

CODY L. PETIT, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 1068, PG. 238-240)...



PROFESSIONAL LAND SURVEYOR L-5345 LICENSE NUMBER

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Regulating Ordinance for Brevard, North Carolina, and that this plat has been approved by the City of Brevard...

2/13/23 Date Review Officer, City of Brevard

TRANSYLVANIA COUNTY : NORTH CAROLINA

Aaron E. Bland REVIEW OFFICER OF TRANSYLVANIA COUNTY, CERTIFY THAT THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

2/13/23 DATE REVIEW OFFICER

TRANSYLVANIA COUNTY : NORTH CAROLINA

THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT FILE AT SLIDE THIS THE DAY OF A. D. AT O' CLOCK M.

REGISTER OF DEEDS

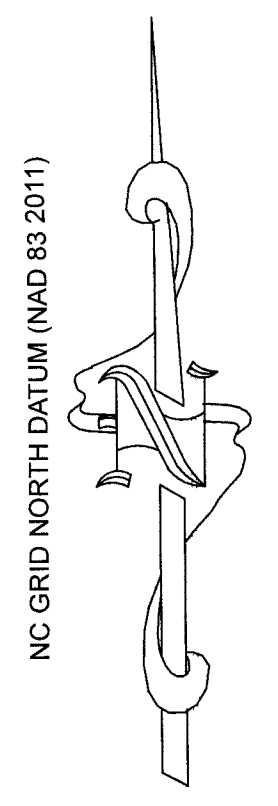
Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdiction of the City of Brevard and that I hereby adopt this plan of subdivision with my free consent...

2/13/2023 Date Owner (s)

Date Owner (s)

SURVEY CLASSIFICATION: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND...

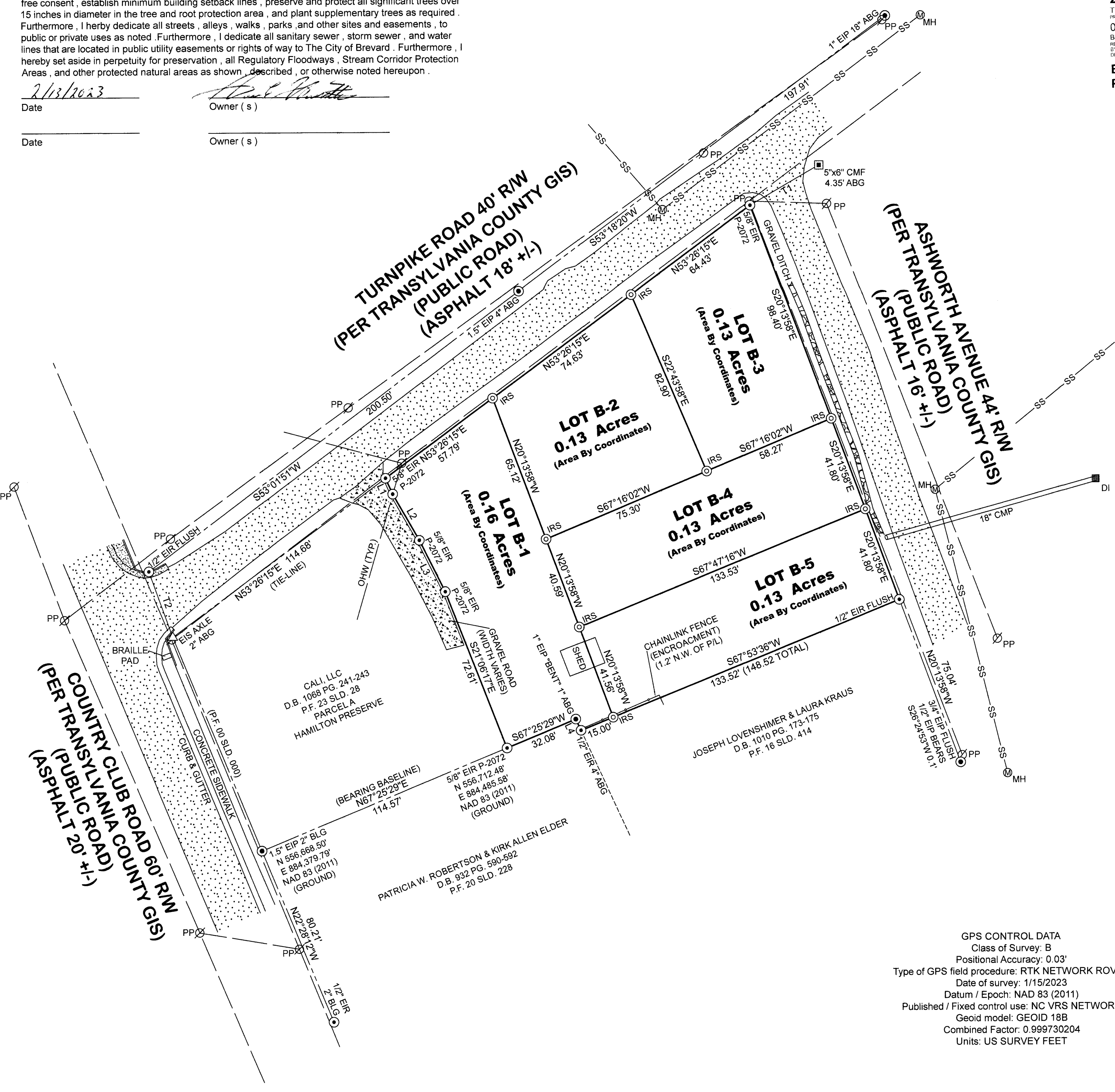


PROFESSIONAL LAND SURVEYOR L-5345

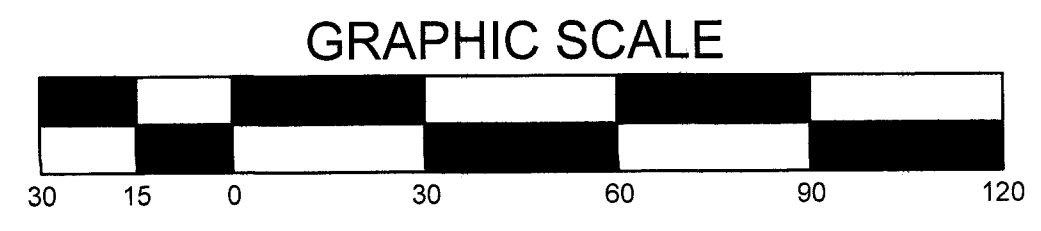
Tables for LINE TABLE and TIE-LINE TABLE with columns for NUM, BEARING, and DISTANCE.

- LEGEND: EIP EXISTING IRON PIPE (SIZE BASED ON O.D.), EIR EXISTING IRON ROD (SIZE BASED ON O.D.), IRS IRON ROD SET # 5 REBAR ID CAP STAMPED "PETIT P-2072", etc.

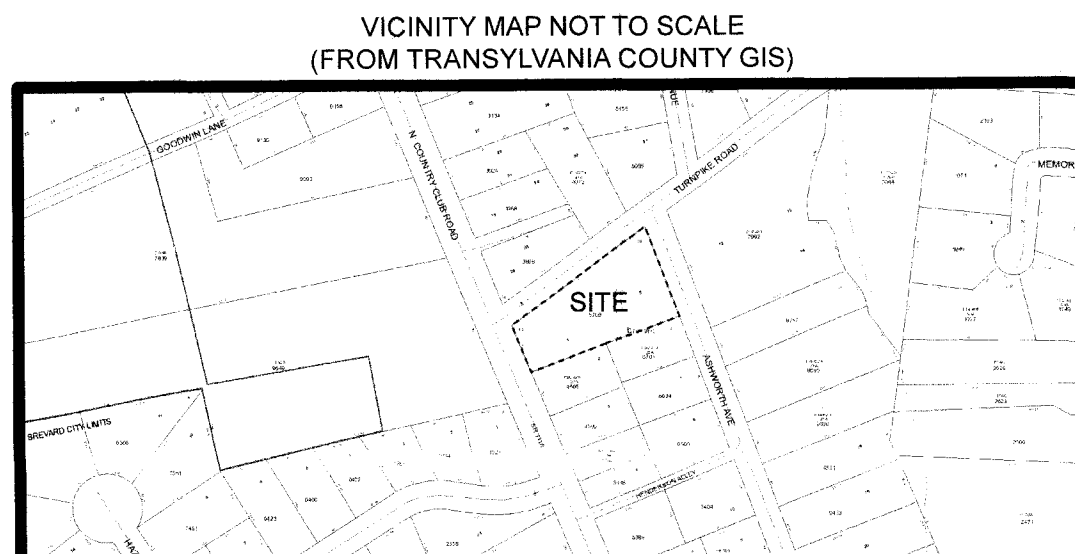
- LINE TYPES: OHW, PLATTED LINE, RW, STREAM, FENCE, CULVERT, SURVEYED LINE.
- SYMBOLS: AMF, CMF, CP, EIP, EIR, FH, D.I., FH, GAS VALVE, HVAC, IRS, MH, N/F (NAIL FOUND), N/S (NAIL SET), PED, PMT, PP, PSF, WELL, WM, WATER VALVE, RRSF.



SITE CALCULATIONS: TOTAL AREA OF PARENT TRACT: 0.66 AC, TOTAL NUMBER OF LOTS: 5, LINEAR FEET IN ROADS: N/A, AREA OF EACH LOT: (LOT B-1 0.16 AC) (LOTS B-2 TO B-5 0.13 AC), EXISTING LAND USE: RURAL RESIDENTIAL



GPS CONTROL DATA: Class of Survey: B, Positional Accuracy: 0.03', Type of GPS field procedure: RTK NETWORK ROVER, Date of survey: 1/15/2023, Datum / Epoch: NAD 83 (2011), Published / Fixed control use: NC VRS NETWORK, Geoid model: GEOID 18B, Combined Factor: 0.999730204, Units: US SURVEY FEET



2023000667 TRANSYLVANIA CO. NC FEE \$21.00 RECORDING FEE 02-13-2023 01:30:02 PM BETH C. LANDRETH REGISTER OF DEEDS BY INSTR. INSTR. DEPUTY REGISTER OF DEEDS BK: PF 23 PG: 42-42

MINOR SUBDIVISION OF :

HAMILTON PRESERVE PARCEL B LOTS B-1, B-2, B-3, B-4, B-5

OWNER(S) OF RECORD : AARON E. HAMILTON DEED REFERENCE : D.B. 1068 PG. 238-240 PLAT REFERENCE : P.F. 23 SLD. 28 TOWNSHIP : BREVARD TRANSYLVANIA COUNTY NORTH CAROLINA SURVEY DATE : JANUARY 2023 SCALE : 1" = 30 FEET TAX PIN : 8585-46-5708 ZONED : General Residential (R)

NOTES: BEING ALL OF THE AARON E. HAMILTON PROPERTY (PARCEL B) DESCRIBED IN BOOK 1068 AT PAGE 238-240 OF THE TRANSYLVANIA COUNTY REGISTRY. THE DEED BEARINGS WERE ROTATED 2°25'29" CLOCKWISE TO MATCH NC GRID NORTH DATUM (NAD 83 2011). THE CHAIN LINK FENCE ENCROACHMENT SHOWN IS BEING USED AND MAINTAINED BY LOVENSCHIMMER & KRAUS. THE LOCATION OF THE SANITARY SEWER LINE SHOWN IS PER THE VISIBLE SURFACE STRUCTURES FOUND ALONG THE ROAD CORRIDORS. SUBJECT TO ALL RESTRICTIONS AND EASEMENTS FOR UTILITIES AND RIGHTS OF WAY APPEARING ON THE PROPERTY OR OF RECORD AND ANY MATTERS FOUND BY A TITLE EXAMINATION. REFER TO THE SYMBOLS CHART FOR ANY UNLABELED POINT. TIE - LINES TO ANY BUILDINGS SHOWN ARE TO THE STRUCTURE WALLS. ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND MEASURE UNLESS OTHERWISE NOTED.

PETIT LAND SURVEYING, PLLC P-2072 964 G.W. WHITMIRE RD. ROSMAN, NC 28772 828-553-3498 828-884-3749 Email: surveyor5345@gmail.com DWG. NO. 23-04A

Plat file 23 slide 42

FLOOD CERTIFICATION THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 3700858500J. EFFECTIVE DATE : OCTOBER 2, 2009