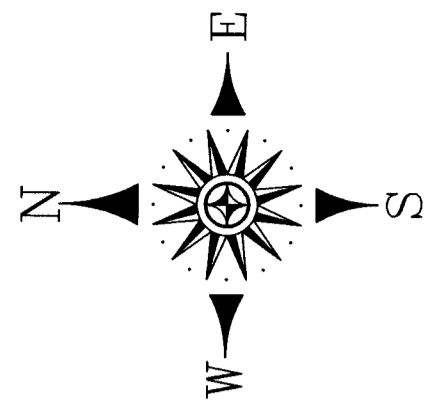
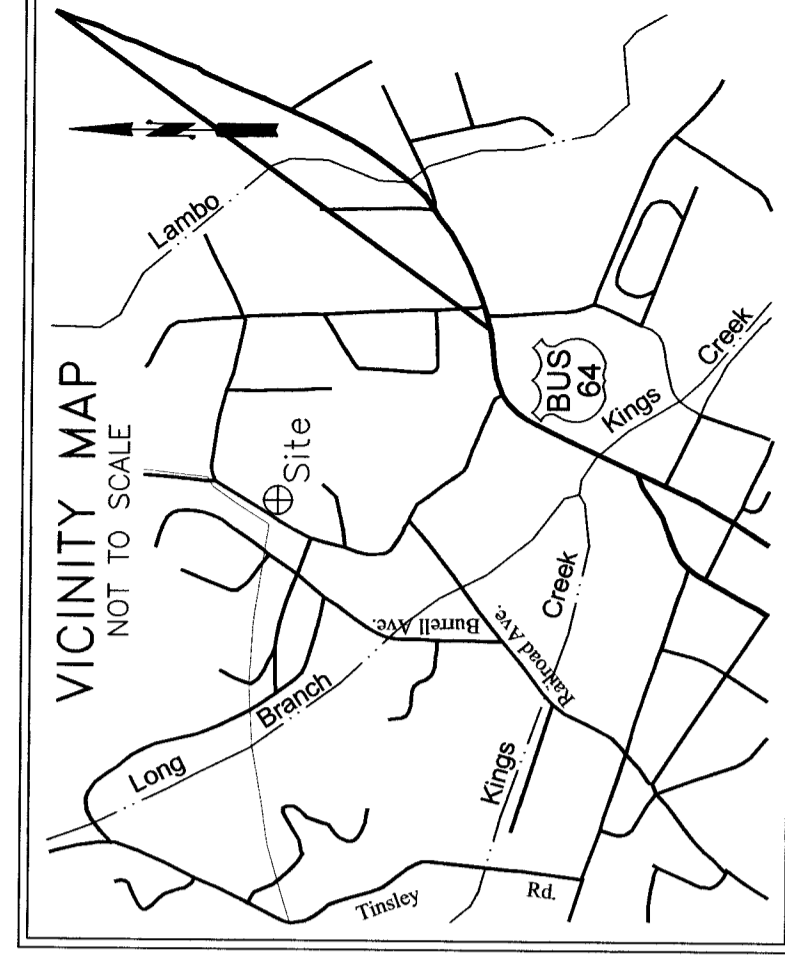
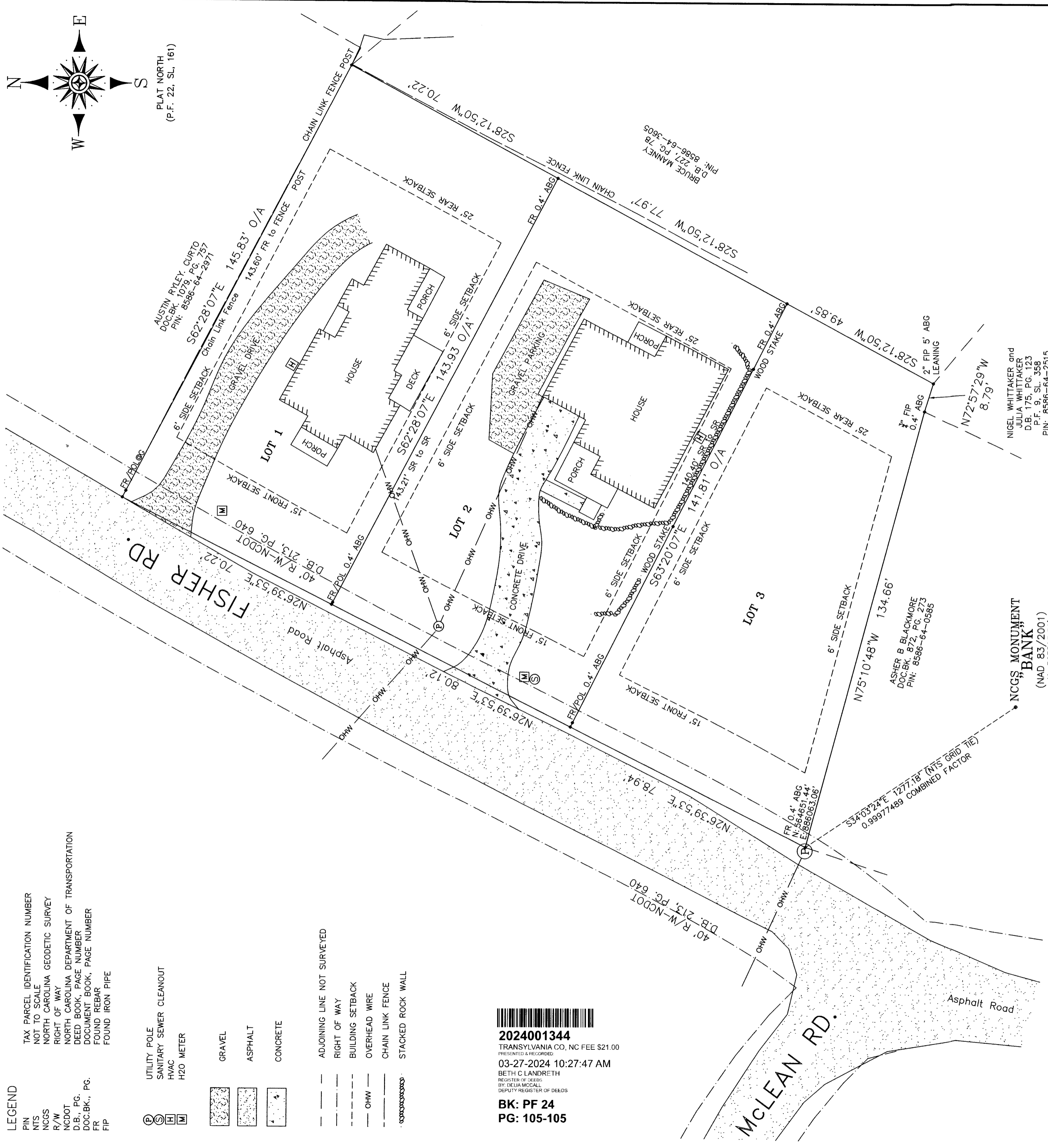


Plat File 24, slide 105

24, 105



PLAT NORTH
(P.F. 22, SL. 161)



NIGEL WHITTAKER and
JULIA WHITTAKER
D.B. 175, PG. 123
P.F. 9, SL. 358
PIN: 8586-64-2515

ASHER B BLACKMORE
DOC.BK. 872, PG. 273
PIN: 8586-64-0585

NCCGS MONUMENT
BANK
(NAD 83/2001)
E: 865783.32
E: 865783.06

NOTES:

- BOUNDARY SURVEYED IN FEBRUARY AND MARCH OF 2022. IMPROVEMENTS SURVEYED IN FEBRUARY 2024. PARCELS SHOWN HEREON ARE IDENTIFIED BY THE LOT DESIGNATIONS. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
- THE INTENT OF THIS PLAT IS TO SHOW THE GENERAL IMPROVEMENTS ON LOTS 1 AND 2 NOT ALL OF THE IMPROVEMENTS ARE SHOWN HEREON.
- DEED REFERENCE: DOC BK 1002, PG. 199
- PLAT REFERENCE: PLAT FILE 22, SLIDE 161
- TAX PARCEL IDENTIFICATION NUMBERS:
LOT 1 = 8586-64-1782
LOT 2 = 8586-64-1794
LOT 3 = 8586-64-1656
- PROPERTIES ARE CURRENTLY ZONED AS GENERAL RESIDENTIAL 8 PER TRANSYLVANIA COUNTY GIS WEBSITE. SETBACKS SHOWN ARE IN EFFECT AT THE TIME OF THIS SURVEY.
- AREAS:
LOT 1 = 0.234 OF AN ACRE (SURVEY)
LOT 2 = 0.259 OF AN ACRE (SURVEY)
LOT 3 = 0.208 OF AN ACRE (SURVEY)
TOTAL PLAT AREA = 0.701 OF AN ACRE (SURVEY)
- AREAS CALCULATED BY COORDINATE COMPUTATION.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. EXEMPTIONS: AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- THE DUKE POWER OVERHEAD LINE SHOWN ON P.F. 22, SL. 161 HAS BEEN MOVED AND IS NO LONGER THROUGH LOTS 1 & 2. SL. 161 HAS BEEN SUBDIVISION OF PROPERTY INTO 3 LOTS.



MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4458

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 15th DAY OF FEBRUARY 2024, A.D.

<p>IMPROVED LOT 2 SURVEY and PLAT of LOTS 1-3 PREPARED FOR JACKSON C. WINE PROPERTY SITUATE IN CITY of BREYARD, BREYARD TOWNSHIP TRANSYLVANIA COUNTY, NORTH CAROLINA OWNER OF RECORD: JACKSON C. WINE</p>		<p>DATE FEBRUARY 15, 2023</p>	<p>FIELD RECORDS DATA COLLECTOR</p>	<p>DRAWING CMS21072-LOTS 1-3</p>
<p>PREPARED BY CAROLINA MOUNTAIN SURVEYING FIRM LICENSE NUMBER #-1205 137 NORTH BROAD STREET, SUITE 2 BREYARD, NORTH CAROLINA 28712 (828) 883-2670 CMSURVEYING@COMFORUM.NET</p>		<p>COORD. FILE CMS21105.CRD</p> <p>PROJECT NUMBER CMS21072</p> <p>REF: CMS2105</p>		
<p>LEGEND</p> <ul style="list-style-type: none"> PIN NOT TO SCALE NCGS R/W RIGHT OF WAY NCCDOT D.B., PG. DEED BOOK, PAGE NUMBER FR FOUND REBAR FR FOUND IRON PIPE 		<p>GRAPHIC SCALE - FEET 0 20 40 60 WRITTEN SCALE: 1"=20'</p>		

2024001344
TRANSYLVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED
03-27-2024 10:27:47 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY REISA MCCALL
DEPUTY REGISTER OF DEEDS
BK: PF 24
PG: 105-105