

19,321

File 19, Side 321

I, 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. 855, PG. 616-618); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN DEEDS REFERENCED ON THIS PLAT ; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ANY ADJUSTMENTS IS 1" IN 10,000'; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47 - 30 AS AMENDED . WITNESS MY ORIGINAL SIGNATURE , LICENSE NUMBER AND SEAL THIS 20 DAY OF SEPTEMBER, A.D. 2019.

TRANSLYVANIA COUNTY : NORTH CAROLINA

TRANSYL

2019005604
TRANSLYVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED:
10-24-2019 04:42:35 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS
OFFICE IN PLAT FILE AT
K M .
BK: PF 19
PG: 321-321



Cody L. Petit
PROFESSIONAL LAND SURVEYOR
L - 5345
LICENSE NUMBER

I, PAUL C. RAY, REVIEW OFFICER OF TRANSLYVANIA COUNTY,
CERTIFY THAT THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE
STATUTORY REQUIREMENTS FOR RECORDING .
Paul C. Ray 10/24/19
REVIEW OFFICER DATE

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown is exempt from the subdivision provisions of the Brevard Regulating Ordinance, and is therefore exempt from its provisions. The plat has been found to comply with the zoning regulations of the Brevard Regulating Ordinance, and has been approved by the City of Brevard for recording in the Office of the Register of Deeds of Transylvania County.

10/24/19
Date Review Officer, City of Brevard

SURVEY CLASSIFICATION:

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT - ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION [G.S. 47-30 (f) (1) (d)].

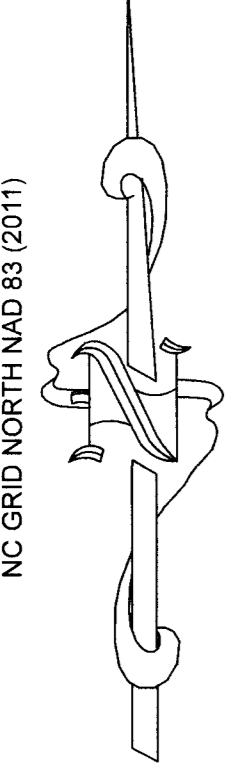
Cody L. Petit
PROFESSIONAL LAND SURVEYOR L-5345

Certificate of Ownership and Dedication

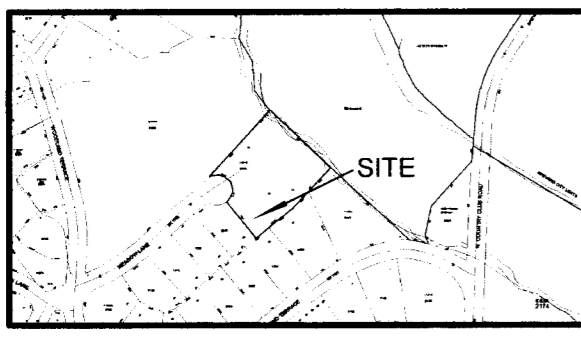
I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdiction of the City of Brevard and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 15 inches in diameter in the tree and root protection area, and plant supplementary trees as required. Furthermore, I hereby dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights of way to The City of Brevard. Furthermore, I hereby set aside in perpetuity for preservation, all Regulatory Floodways, Stream Corridor Protection Areas, and other protected natural areas as shown, described, or otherwise noted hereupon.

10.3.2019
Date
10.3.2019
Date

Francis X. Leahy Ursula Leahy
Owner (s)
Nathan Korniotes Hillary Ayn Hamilton
Owner (s)



NC GRID NORTH NAD 83 (2011)



VICINITY MAP NOT TO SCALE (FROM TRANSLYVAINA COUNTY GIS)

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 WITH PLASTIC I.D. CAP STAMPED "MICHAEL PETIT PLS L- 3576"
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- CP COMPUTED POINT
- RAW RIGHT OF WAY
- PSF PLANTED STONE FOUND
- CMP CORRUGATED METAL PIPE
- PP UTILITY POLE
- SP SERVICE POLE
- OHV OVERHEAD WIRES
- W.M. WATER METER
- CLF CHAIN LINK FENCE
- P.I. POINT OF INTERSECTION
- C.B. CATCH BASIN
- D.I. DROP INLET
- M.H. MANHOLE
- AMF ALUMINUM MONUMENT FOUND
- EIS EXISTING IRON STAKE
- P/L PROPERTY LINE
- C/L CENTERLINE
- PMT TRANSFORMER
- PED PHONE PEDESTAL
- CPP CORRUGATED PLASTIC PIPE
- PVMT PAVEMENT
- CNR CORNER
- TYP. TYPICAL
- POL POINT ON LINE
- PC POINT OF CURVATURE
- PT POINT OF TANGENT
- RP RADIUS POINT
- N/F NAIL FOUND
- N/S NAIL SET
- ABG ABOVE GRADE
- BLG BELOW GRADE
- P.F. PLAT FILE
- SLD SLIDE

- LINE TYPES:
- OHV
- PLATTED LINE
- RAW
- STREAM
- FENCE
- CULVERT
- SURVEYED LINE

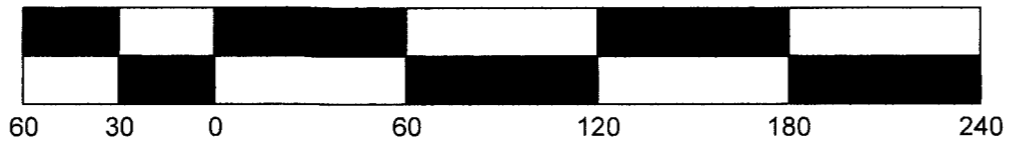
GPS CONTROL DATA

Point	Northing	Easting	Description
2	554,470.22'	883,402.59'	N/S GPS 2
3	554,439.74'	883,359.76'	N/S GPS 3
Combined Factor			0.99977592

- SYMBOLS
- AMF
- CP
- EIP
- EIS
- 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

GPS CONTROL DATA
Class of Survey: B
Positional Accuracy: 0.03'
Type of GPS field procedure: OPUS
Date of survey: 8/22/2019
Datum / Epoch: NAD 83 (2011)
Published / Fixed control use: DG5311 NCSW SWANNANOAA RP
Geoid model: GEOID 12B
Combined Factor: 0.99977592
Units: US SURVEY FEET

GRAPHIC SCALE



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



LINE TABLE

NUM	BEARING	DISTANCE
L1	S54°16'25"W	38.68'
L2	S54°16'25"W	63.52'
L3	S52°43'06"W	49.92'
L4	S52°43'06"W	49.78'
L5	S52°43'06"W	50.04'
L6	S47°38'01"W	48.98'
L7	N49°08'01"E	49.36'
L8	N54°33'56"E	52.56'
L9	S47°31'36"E	84.41'
L10	N38°46'58"W	166.63'
L11	N42°10'21"W	196.17'
L12	N47°23'00"E	50.00'

CURVE TABLE

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	151.98'	50.00'	N41°30'58"W	99.87'
C2	53.88'	50.00'	N80°36'24"E	51.31'
C3	22.45'	20.00'	N79°19'03"E	21.29'

" Areas delineated upon this plat or plan as a protection area or Special Flood Hazard Area is subject to limitations upon development as set forth in Chapter 34 of the City of Brevard Code of Ordinances , and that any development , disturbance , or encroachment is prohibited except in accordance therewithin . "

RECOMBINATION SURVEY FOR:
NATHAN J. KORNIOTES
&
HILLARY AYN HAMILTON
and
FRANCIS X. LEAHY, JR.
and wife
URSULA J. LEAHY

OWNER(S) OF RECORD : NATHAN J. KORNIOTES & HILLARY AYN HAMILTON
DEED REFERENCE : D.B. 855 PG. 616-618
PLAT REFERENCE : CLARENCE JENKINS PLAT 12/9/1988 UNRECORDED
TOWNSHIP : BREVARD
TRANSLYVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : AUGUST-SEPTEMBER 2019
SCALE : 1" = 60 FEET
TAX PIN : 8585-34-3539 & 2379
ZONED : General Residential 4

NOTES :

BEING A PORTION OF WOODLAND TERRACE SUBDIVISION & THE NATHAN J. KORNIOTES & HILLARY AYN HAMILTON PROPERTY DESCRIBED IN BOOK 855 AT PAGE 616-618 OF THE TRANSLYVANIA COUNTY REGISTRY.

THIS IS A RECOMBINATION SURVEY OF A PORTION OF THE KORNIOTES & HAMILTON PROPERTY "PARCEL A" (0.21 ACRES SHOWN IN THE HATCHED AREA). THIS AREA IS TO BE RECOMBINED WITH THE FRANCIS X. LEAHY, JR. & URSULA J. LEAHY PROPERTY (D.B. 433 PG. 410-412) TO FORM A SINGLE PARCEL OF LAND.

THE AREA OF PARCEL A (0.21 ACRES) WAS COMPUTED BY THE COORDINATE METHOD.

THE COMPUTED POINTS ALONG THE CENTER OF NICHOLSON CREEK A.K.A. "TUCKER CREEK" WERE PLATTED FROM PLAT FILE 12 SLIDE 829-832. THE PROPERTY LINE RUNS WITH THE THREAD OF THE CREEK.

THE FLOOD DATA SHOWN ON THIS PLAT WAS TAKEN FROM A SHAPEFILE (BASED ON THE FIS PROFILE) PROVIDED BY www.floodnc.gov.

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.

MICHAEL L. PETIT, PLS L-3576

940 G.W. WHITMIRE RD.
ROSMAN, NC 28772
828-884-3749

Email:
surveyor5345@gmail.com

DWG. NO. 19-73A