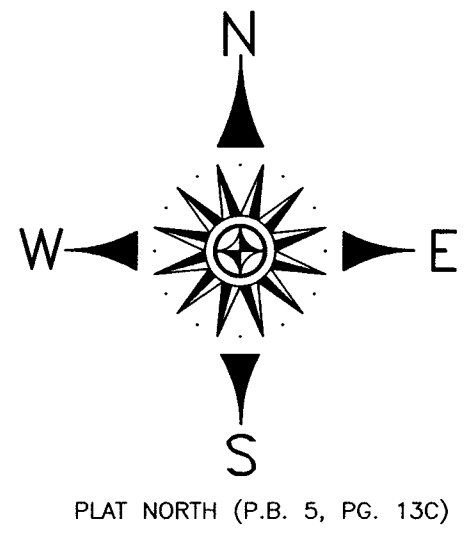


PF 21 S 139

Plat File 21 Slide 139



2021002872
TRANSLYVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED
04-13-2021 11:38:28 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY BRIDGET MCCALL
DEPUTY REGISTER OF DEEDS
BK: PF 21
PG: 139-139

LEGEND

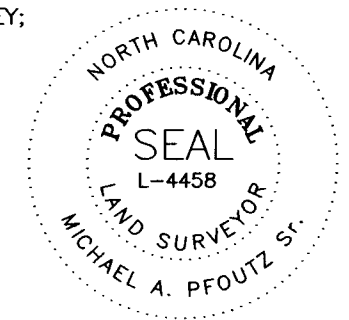
PIN	TAX PARCEL IDENTIFICATION NUMBER
D.B., PG.	DEED BOOK, PAGE
P.F., SL.	PLAT FILE, SLIDE
P.B., PG.	PLAT BOOK, PAGE
D.B., PG.	DEED BOOK, PAGE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
CP	CALCULATED POINT
NTS	NOT TO SCALE
R/W	RIGHT OF WAY
C/L	CENTERLINE
	EASEMENT
	COMBINED PROPERTY

STATE OF NORTH CAROLINA
COUNTY OF TRANSLYVANIA
I, Darby Terrell REVIEW OFFICER
OF TRANSLYVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.
Darby Terrell REVIEW OFFICER
4/9/2021 DATE

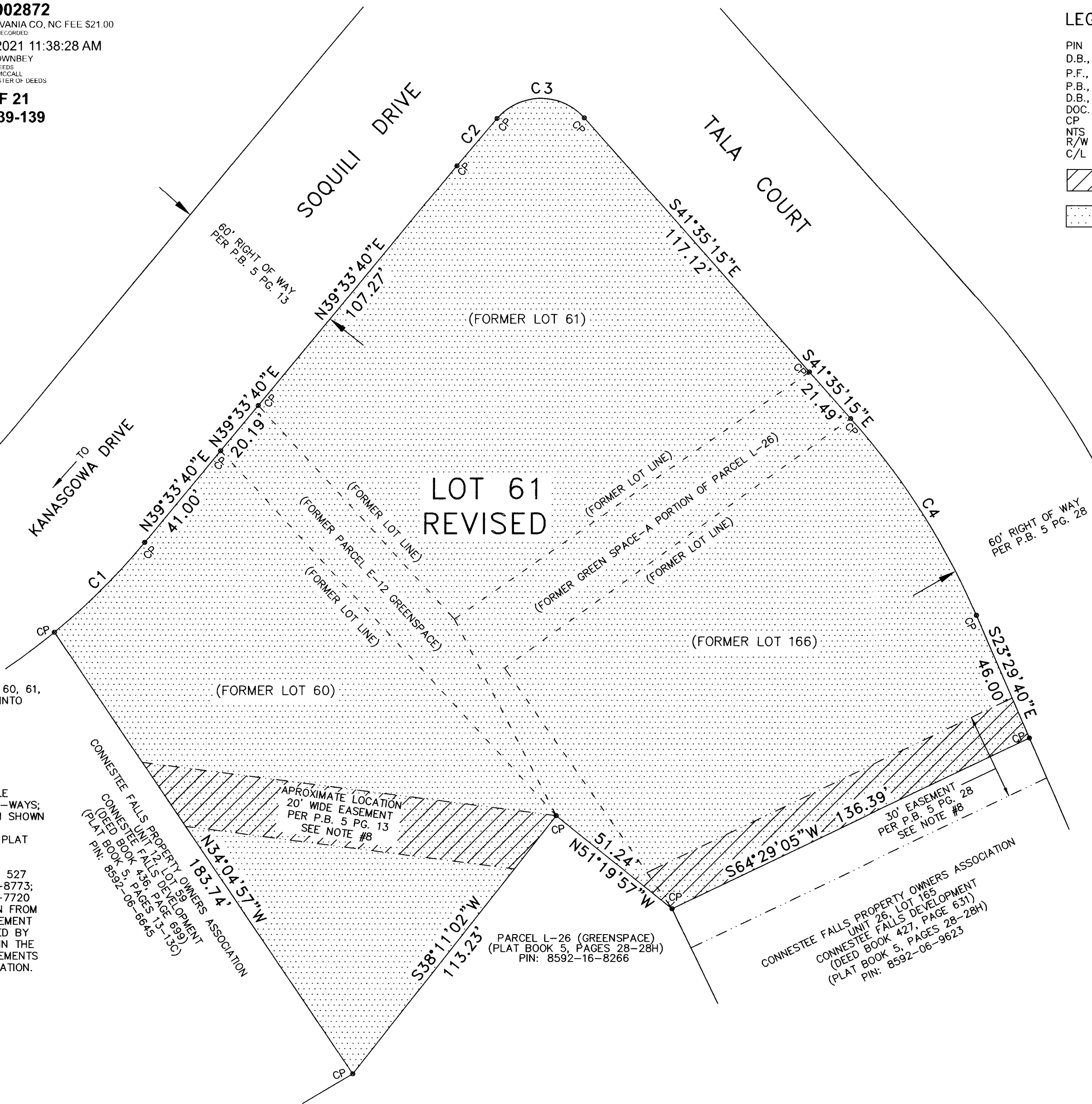
TRANSLYVANIA COUNTY
PLANNING DEPARTMENT
REVIEWED BY THE TRANSLYVANIA
COUNTY PLANNING DEPARTMENT.
EXCEPTION 1.1 MET.
Darby Terrell DATE: 4/9/2021

- NOTES:
- 1) DRAWN IN MARCH OF 2021. THIS IS NOT A FIELD SURVEY. DISTANCES SHOWN ARE HORIZONTAL GROUND PER PLAT. LOTS 60, 61, 166, AND A PORTION OF GREEN SPACE ARE BEING COMBINED INTO ONE LOT BY PLAT. ALL CORNERS ARE CALCULATED POINTS.
 - 2) AREAS:
LOT 60 = 0.39 OF AN ACRE (PLAT)
LOT 61 = 0.41 OF AN ACRE (PLAT)
LOT 166 = 0.38 OF AN ACRE (PLAT)
GREEN SPACE = 0.16 OF AN ACRE (PLAT)
LOT 61 REVISED TOTAL AREA = 1.34 ACRES (PLAT)
 - 3) AREAS CALCULATED BY COORDINATE COMPUTATION
 - 4) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
 - 5) PLAT REFERENCE: PLAT BOOK 5, PAGES 13-13C, 28-28H, PLAT FILE 10, SLIDE 259
 - 6) DEED REFERENCE: LOT 60: DOC. BK. 340, PG. 143
LOT 61: DOC. BK. 98, PG. 96 LOT 166: DOC. BK. 435, PG. 527
 - 7) TAX PARCEL IDENTIFICATION NUMBERS: LOT 166: 8592-06-8773;
LOT 61: 8592-06-7884; LOT 60: 8592-06-7720
 - 8) THE EASEMENTS SHOWN HERON ARE SHOWN ON AND TAKEN FROM P.B. 5 PG. 13 AND P.B. 5 PG. 28. THE PURPOSE OF THE EASEMENT IS UNKNOWN. ALTHOUGH THE EASEMENTS ARE NOT DELINEATED BY BEARINGS AND DISTANCES, AND THE PROPERTIES THAT CONTAIN THE EASEMENTS ARE BEING COMBINED INTO ONE PARCEL, THE EASEMENTS WILL REMAIN TO CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION.

G.S. 47-30 f(11) d.
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR,
CERTIFY THAT 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
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR,
CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION
FROM RECORDED DOCUMENTS AND/OR OTHER INFORMATION
AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY;
THIS PLAT WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED.

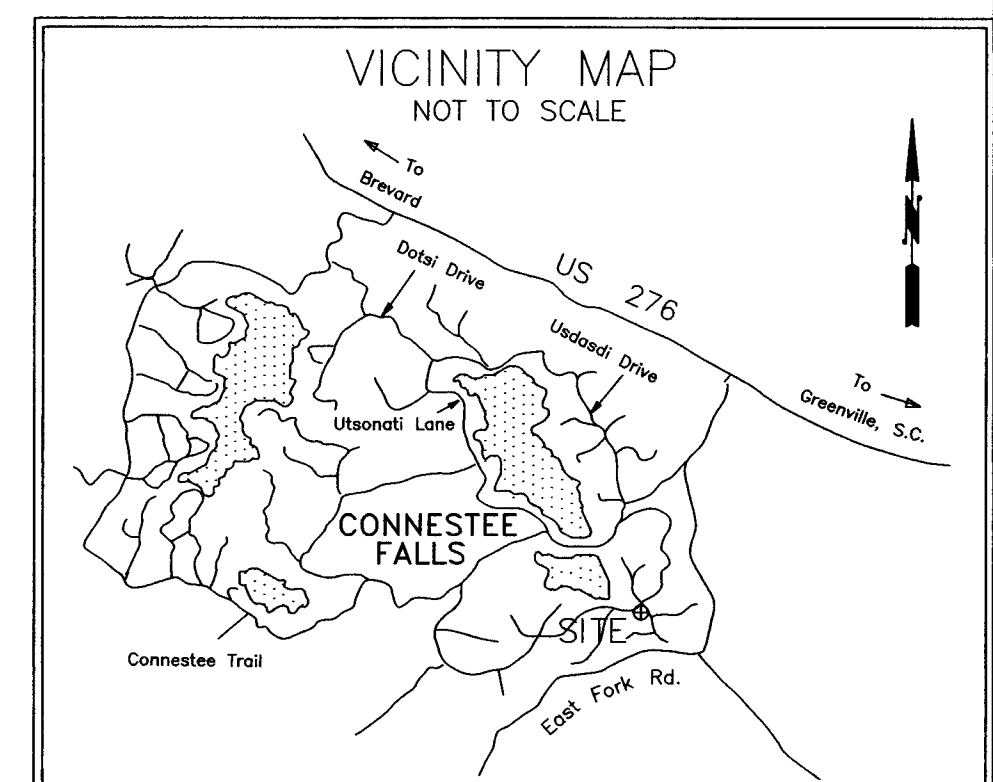


MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4458



CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	227.80'	22.07'	44.00'	11°04'01"	25°09'07"	43.93'	N45°05'40" E
C2	1018.45'	10.69'	21.39'	1°12'12"	5°37'33"	21.39'	N40°09'46" E
C3	20.00'	22.87'	34.09'	97°38'54"	286°28'44"	30.11'	N89°35'18" E
C4	256.52'	40.84'	81.00'	18°05'31"	22°20'09"	80.66'	S32°32'28" E



PREPARED BY
CAROLINA MOUNTAIN SURVEYING
FIRM LICENSE NUMBER #F-1205
137 NORTH BROAD STREET, SUITE 2
BREVARD, NORTH CAROLINA 28712
(828) 883-2670
CMSURVEYING@COMPORIUM.NET

COMBINATION OF
LOTS 60, 61, UNIT 12 and
LOT 166, UNIT 26 and
AND A PORTION OF GREENSPACE
INTO
LOT 61 REVISED, UNIT 12
CONNESTEE FALLS DEVELOPMENT

COMBINATION PLAT
PREPARED FOR
SALLEY M STEPP
PROPERTY SITUATE IN
DUNNS ROCK TOWNSHIP
TRANSLYVANIA COUNTY, NORTH CAROLINA
OWNERS OF RECORD: SALLEY STEPP and
CONNESTEE FALLS PROPERTY OWNERS ASSOCIATION

DATE: APRIL 5, 2021

FIELD RECORDS: NONE

GRAPHIC SCALE - FEET: 0, 30, 60, 90

WRITTEN SCALE: 1"=30'

DRAWING: CMS21020
COORD. FILE: CMS21020.CRD
PROJECT NUMBER: CMS21020