

THIS SHEET IS INTENDED TO ACCOMPANY ALL THE OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL THE SHEETS TO SUPPORT IT.

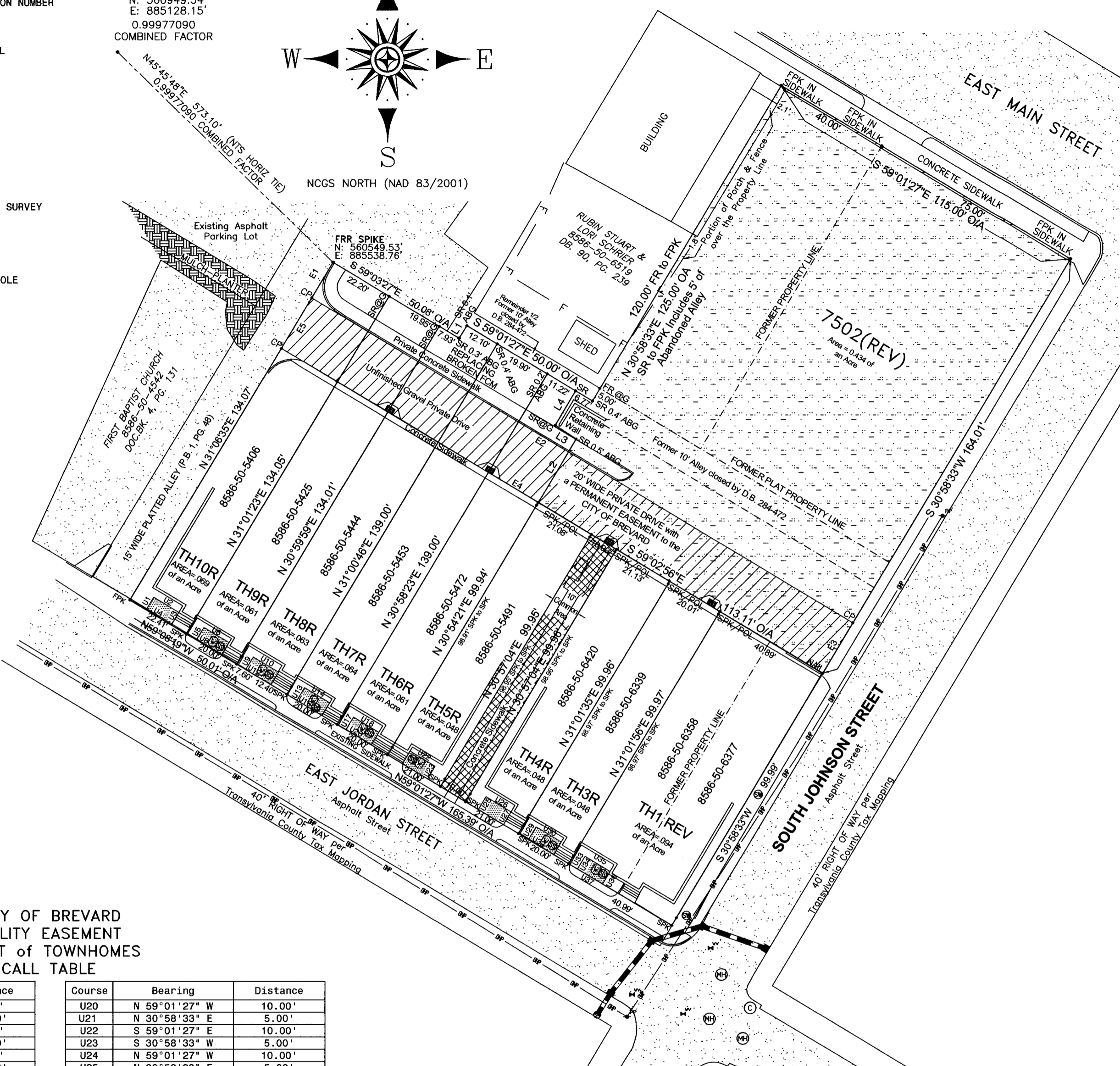
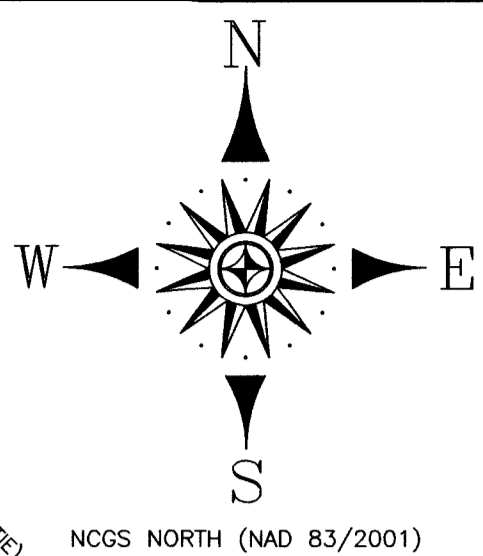


2024000245
TRANSYLVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED
01-18-2024 01:18:19 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY ANNE OWEN
DEPUTY REGISTER OF DEEDS
BK: PF 24
PG: 23-23

LEGEND

- PIN TAX PARCEL IDENTIFICATION NUMBER
P.F., SL. PLAT FILE, SLIDE
POL POINT ON LINE
CP CALCULATED POINT
FPK FOUND PK SURVEYOR'S NAIL
FR FOUND REBAR
SR SET REBAR
FCM FOUND CONCRETE MONUMENT
FRR SPIKE FOUND RAILROAD SPIKE
SPK SET PK SURVEYOR'S NAIL
P.B., PG. PLAT BOOK, PAGE
NTS NOT TO SCALE
R/W RIGHT OF WAY
ABG ABOVE GRADE
BG BELOW GRADE
EG AT GRADE
NAD NORTH AMERICAN DATUM
NCGS NORTH CAROLINA GEODETIC SURVEY
DOC. PG. DOCUMENT BOOK, PAGE
D.B., PG. DEED BOOK, PAGE
CATCH BASIN
SEWER MANHOLE
STORM WATER MANHOLE
TELECOMMUNICATIONS MANHOLE
TELEPHONE BOX
CABLE TV BOX
GAS METER
WATER METER
SANITARY SEWER CLEANOUT
HEAT PUMP
WATER VALVE
SEWER CLEAN OUT
UTILITY POLE-POWER POLE
STREET LIGHT POLE
ELECTRIC OUTLET
CROSSWALK BUTTON
DECORATIVE LIGHT POLE
TRAFFIC SIGNAL POLE
NCDOT FIBER BOX
NCDOT SIGNAL BOX
TEXTURED CROSS WALK PAD
CULVERT
OVERHEAD WIRE
WOOD PRIVACY FENCE
FORMER PROPERTY LINE
NCGS TIE LINE
ASPHALT
20' PERMANENT EASEMENT
COMMON AREA
MULCH PLANTER
UTILITY EASEMENT
PARCEL 7502 REV

NCGS MONUMENT "HALLELUJAH" (NAD 83/2001)
N: 560949.34'
E: 885128.15'
0.99977090 COMBINED FACTOR



NOTES:

- 1) SURVEYED IN SEPTEMBER-OCTOBER OF 2021; OCTOBER OF 2022; NOVEMBER & DECEMBER 2023; JANUARY 2024. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND. HORIZONTAL POSITION IS A FIELD SURVEYED DIRECT TIE TO NCGS MONUMENT HALLELUJAH NAD 83/2001.
2) THE PURPOSE OF THIS PLAT IS TO REVISE THE BOUNDARIES OF THE PROPERTIES AS SHOWN HEREON AND TO PROVIDE THE CITY OF BREVARD A 20' WIDE PERMANENT EASEMENT ALONG THE 20' PRIVATE DRIVE AND UTILITY EASEMENTS ALONG THE FRONT OF THE TOWNHOMES ON JORDAN STREET FOR UNDERGROUND WATER AND SEWER LINES. UTILITY AND PERMANENT EASEMENT CORNERS ARE CALCULATED POINTS AND WERE NOT SET UNLESS SHOWN OTHERWISE. SOME FRONT UTILITY EASEMENT CALL LABELS ARE NOT SHOWN BECAUSE OF SPACE CONSTRAINTS ON THE SURVEY. THE FRONT MUNICIPAL UTILITY EASEMENTS ARE 5' DEEP FROM THE FRONT PROPERTY LINE AND 10' LONG FROM THE EDGE OF THE STAIRS AS SHOWN HEREON.
3) THERE WAS A 10' WIDE UNOPENED ALLEY AS SHOWN ON PLAT BOOK 1, PAGE 8. DEED BOOK 284, PAGE 472 CLOSED THE UNOPENED ALLEY BETWEEN LOTS 1-8 AND LOTS 9-11 (P.B. 1, PG.8). SEE NOTE #2 IN P.F. 22, SL. 393-394. PORTIONS OF THE ALLEY ARE BEING COMBINED INTO THE REVISED LOTS AS SHOWN HEREON.
4) THE LOTS MAKING UP THE JORDAN STREET TOWNHOMES ARE BEING REVISED AS SHOWN HEREON. THE FRONT CORNERS ARE SET SURVEYORS PK NAILS IN THE CONCRETE SIDEWALK. THE REAR PROPERTY CORNERS FOR LOTS TH3R-TH5R FALL IN THE EDGE OF THE CONCRETE CURB. SURVEYOR PK NAILS WERE SET AS POINTS ON THE SIDE PROPERTY LINES IN THE CONCRETE SIDEWALK AS SHOWN HEREON.
5) TAX PARCEL IDENTIFICATION NUMBERS: 8586-50-5406, 8586-50-5425, 8586-50-5444, 8586-50-5453, 8586-50-5472, 8586-50-5491, 8586-50-6420, 8586-50-6339, 8586-50-6358, 8586-50-6377.
6) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THUS THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON
7) AREA OF TAX PARCEL 7502 REV = 0.434 OF AN ACRE
20' WIDE PERMANENT EASEMENT OVER PRIVATE DRIVE = 4,303 SQ. FT.

- TOWNHOME LOT AREAS: TH1REV = 0.094 OF AN ACRE (INCLUDES EASEMENT)
TH3REV = 0.046 OF AN ACRE (INCLUDES EASEMENT)
TH4REV = 0.048 OF AN ACRE (INCLUDES EASEMENT)
10' COMMON AREA = 0.023 OF AN ACRE (INCLUDES EASEMENT)
TH5REV = 0.048 OF AN ACRE (INCLUDES EASEMENT)
TH6REV = 0.061 OF AN ACRE (INCLUDES EASEMENT)
TH7REV = 0.064 OF AN ACRE (INCLUDES EASEMENT)
TH8REV = 0.063 OF AN ACRE (INCLUDES EASEMENT)
TH9REV = 0.061 OF AN ACRE (INCLUDES EASEMENT)
TH10REV = 0.069 OF AN ACRE (INCLUDES EASEMENT)
TOTAL TOWNHOME PLAT AREA = 0.577 OF AN ACRE (INCLUDES EASEMENTS)
AREA DERIVED AT BY COORDINATE COMPUTATION
8) PLAT REFERENCE: P.B. 1, PG. 8; P.B. 1, PG. 48; P.F. 8, SL. 86; P.F. 16, SL. 685; P.F. 22, SL. 393-394
9) DEED REFERENCE: DEED BOOK 284, PAGE 472; DEED BOOK 399, PAGE 597-TRACT XI; DOCUMENT BOOK 993, PAGE 414-4 TRACTS.
10) PROPERTIES AS SHOWN HEREON ARE CURRENTLY ZONED DOWNTOWN MIXED USE PER TRANSYLVANIA COUNTY GIS.
11) NO UNDERGROUND UTILITIES WERE LOCATED FOR THIS SURVEY. DEEDS FOR NON MUNICIPAL UTILITY EASEMENTS ARE RECORDED IN: DOC. BK. 1023, PG. 634; DOC. BK. 1078, PG. 501; DOC. BK. 1100, PG. 716

CITY OF BREVARD UTILITY EASEMENT FRONT OF TOWNHOMES CALL TABLE

Table with 3 columns: Course, Bearing, Distance. Lists utility easement courses U1 through U19.

Table with 3 columns: Course, Bearing, Distance. Lists utility easement courses U20 through U37.

20' WIDE PERMANENT EASEMENT CALL TABLE

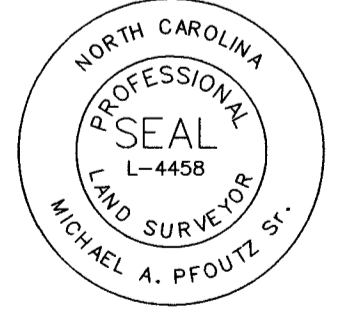
Table with 3 columns: Course, Bearing, Distance. Lists permanent easement courses E1 through E5.

BOUNDARY CALL TABLE

Table with 3 columns: Course, Bearing, Distance. Lists boundary courses L1 through L4.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 16th DAY OF JANUARY, 2023, A.D.

Signature of Michael A. Pfoutz Sr.
MICHAEL A. PFOUTZ SR.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4458



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

JORDAN STREET TOWNHOMES
PROPERTY SITUATE IN
CITY OF BREVARD, BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
OWNERS OF RECORD: LENZE REAL ESTATE, LLC

PROPERTY LINE REVISION;
UTILITY ACCESS EASEMENT and
20' WIDE ACCESS EASEMENT
PREPARED FOR
LENZE REAL ESTATE, LLC and
THE CITY OF BREVARD

JANUARY 16, 2024

FIELD RECORDS DATA COLLECTOR

DRAWING CMS21058-REV;EASE

COORD. FILE CMS21058.CRD

PROJECT NUMBER CMS21058

