Plat File 13 Slide 332

Plat File 13 slide 332

No. 4104 P. 1

Apr. 30. 2010 3:29PM

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 HEREBY 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

12/09/09
DATE

REVIEW OFFICER, CITY OF BREVARD

REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE _____, SLIDE _____ THIS THE _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M.

REGISTER OF DEEDS

2009006891
TRANSFERABLE CO. 31 FEE $21.00
REGISTER OF DEEDS
12-09-2009 01:12:35 PM
BY: SUSAN D HORNE
PF 13
PG:332-332

NCGS MONUMENT "HARRY" PRELIMINARY POSITION

(NAD 83)
N: 547953.38'
E: 1183535.85'

NCGS MONUMENT "STRAUS" PRELIMINARY POSITION

(NAD 83)
N: 546605.14'
E: 1188933.11'

LEGEND

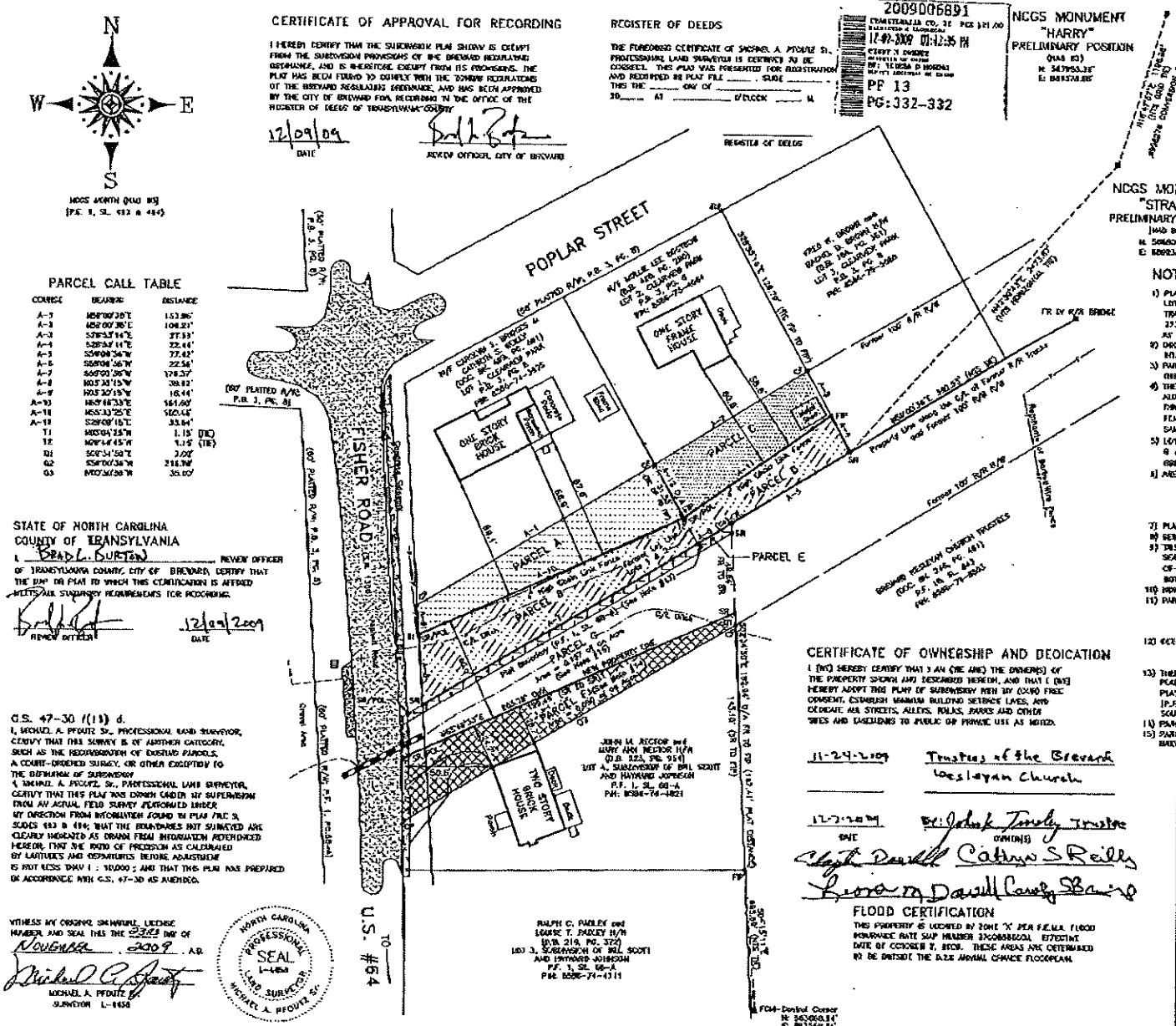
N/F	NOW OR FORMERLY
CP	CALCULATED POINT
FIP	FOUND IRON PIPE
FR	FOUND REBAR
FCM	FOUND CONCRETE MONUMENT
SR	SET REBAR
O/A	OVERALL
NTS	NOT TO SCALE
C/L	CENTERLINE
R/W	RIGHT OF WAY
NCGS	NORTH CAROLINA GEODETIC SURVEY
NAD	NORTH AMERICAN DATUM
PIN	TAX PARCEL IDENTIFICATION NUMBER
HIS WIFE	
P.B., PG	PLAT BOOK, PAGE
D.B., PG	DEED BOOK, PAGE
DOC. BK., PG	DOCUMENT BOOK, PAGE
P.F., SL.	PLAT FILE, SLIDE
S.R.	SECONDARY ROAD
POL	POINT ON LINE
R/R	RAILROAD
	DRAINAGE CULVERT
	FENCE LINE
	CATCH BASIN

NOTES:

1) PLAT BOOK 3, PAGE 4 (PLAT OF CLEARVIEW PARK) SHOWS THE REAR LOT LINES OF LOTS 1 & 2 AS BEING THE C/L OF THE SOUTHERN RAILWAY TRACKS. THE C/L OF THE TRACK HAS BEEN RESTRICTED IN DOCUMENT BOOK 273, PAGE 464 (NORFOLK SOUTHERN RAILROAD TO BREVARD WESLEYAN CHURCH) AS THE SOUTHERN BOUNDARY OF A 50' WIDE RAILROAD R/W EXTENDING INTO LOTS 1 & 2.
2) DOCUMENT BOOK 273, PAGE 509 SURRENDERS ALL RIGHT, TITLE OR INTEREST IN THE R/W TO THE TRUSTEES OF THE BREVARD WESLEYAN CHURCH.
3) PARCELS A, B, C, D, E, F & G ARE NOT TO BE REGARDED AS SEPARATE PARCELS. THE DESIGNATIONS ARE FOR THE PURPOSE OF IDENTIFICATION ONLY.
4) THE REAR LOT LINES FOR LOTS 1 & 2 ARE BEING CHANGED TO FOLLOW ALONG THE EXISTING REAR FENCE LINES. PARCELS A & B COMPRISE THAT PORTION OF THE RAILROAD R/W WITHIN LOT 1. THE EXISTING FENCE LINE DIVIDES PARCELS A & B. PARCELS C & D FOLLOW THE SAME PATTERN FOR LOT 2.
5) LOT 1 WILL RETAIN PARCEL A. LOT 2 WILL RETAIN PARCEL C. PARCELS B & D MAY BE INCORPORATED INTO PROPERTY BELONGING TO THE BREVARD WESLEYAN CHURCH. THE 50' WIDE R/W WILL BE DISCONTINUED.
6) AREAS: PARCEL A = 3,833 SQ. FT.; 0.088 OF AN ACRE
PARCEL B = 4,978 SQ. FT.; 0.114 OF AN ACRE
PARCEL C = 3,064 SQ. FT.; 0.070 OF AN ACRE
PARCEL D = 1,941 SQ. FT.; 0.045 OF AN ACRE
TOTAL = 13,816 SQ. FT.; 0.317 OF AN ACRE
7) PLAT REFERENCES: P.F. 1, PG. 484; P.B. 3, PG. 8; P.F. 1, PG. 483 & 484
8) SET REBAR HAVE A PLASTIC I.D. CAP
9) 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.
10) NOT ALL IMPROVEMENTS ARE SHOWN ON THIS PLAT.
11) PARCEL IDENTIFICATION NUMBERS – WESLEYAN CHURCH: 8588-74-8587
LOT 1: 8588-74-3173
LOT 2: 8588-73-4084
LOT 4: 8588-74-4821
12) DEED REFERENCE: RAILROAD R/W – DOC. BK. 273, PG. 508
LOT 1 – D.B. 217, PG. 484
LOT 2 – DOC. BK. 188, PG. 231
13) THERE IS A GORE PARCEL (PARCEL E) ABOUT 4.5 WIDE BETWEEN THE PRIOR (SOUTHERN) PLATTED LOT LINE OF LOT 1, CLEARVIEW PARK (P.B. 3, PG. 8) AND THE SOUTH (SOUTHERN) PLATTED LOT LINE OF LOT 4 "SUBDIVISION OF BEL SCOTT AND HAYWARD JOHNSON" (P.F. 1, SL. 88-N). THIS GORE PARCEL IS INCLUDED IN DOC. BK. 234, PG. 131-NORFOLK SOUTHERN RAILROAD TO TRUSTEES OF BREVARD WESLEYAN CHURCH.
14) PARCEL F IS BEING QUITCLAIMED BACK TO JOHN AND MARY ANN RECTOR.
15) PARCEL G IS A PORTION OF THE 50' WIDE R/W, R/W DEEDED TO THE TRUSTEES OF THE BREVARD WESLEYAN CHURCH IN DOC. BK. 250, PG. 131 & 135.

PARCEL CALL TABLE

COURSE	BEARING	DISTANCE
A-1	N58°00'20"E	153.86'
A-2	N52°00'38"E	104.21'
A-3	S78°57'14"E	37.53'
A-4	S28°57'14"E	32.46'
A-5	S34°08'34"W	77.42'
A-6	S56°08'36"W	22.56'
A-7	N68°00'36"W	178.37'
A-8	N05°38'15"W	38.12'
A-9	N03°30'15"W	16.44'
A-10	N53°18'33"E	161.60'
A-11	N55°33'25"E	160.46'
A-12	S28°09'15"E	33.84'
T1	N03°04'25"W	1.15' (TIE)
T2	N09°14'45"W	1.15' (TIE)
B1	S09°34'50"E	2.00'
B2	S56°00'36"W	218.78'
B3	N70°30'08"W	35.00'



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, BRAD L. BURTON, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

12/09/2009
DATE

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 AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION FOUND IN PLAT FILE 3, SLIDES 483 & 484; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 10,000 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS THE 03rd DAY OF NOVEMBER, 2009 A.D.

MICHAEL A. PFOUTZ
SURVEYOR L-1458

NORTH CAROLINA PROFESSIONAL SEAL L-1458 LAND SURVEYOR MICHAEL A. PFOUTZ Sr.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

11-24-2009
DATE

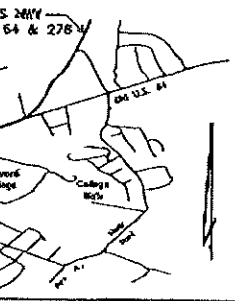
Trustees of the Brevard Wesleyan Church
By: John K. Tinsley Trustee
OWNER(S)

Clayton Dowell
Cathryn S Reilly
Leona M Dowell
Carolyn S Bridges

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 3700880001C, EFFECTIVE DATE OF OCTOBER 2, 1980. THESE AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

VICINITY MAP
NOT TO SCALE



PREPARED BY
HAFLER LAND SURVEYING
435 S. CALDWELL STREET
BREVARD, NORTH CAROLINA 28712
(828) 884-7168
FAX (828) 884-8646

PROPERTY SITUATE IN
CITY OF BREVARD
TRANSYLVANIA COUNTY
NORTH CAROLINA

PROPERTY LINE CHANGE
PREPARED FOR
TRUSTEES OF
BREVARD WESLEYAN CHURCH and
CAROLYN S. BRIDGES and
CATHRYN S. REILLY and
CLAYTON and LEONA DOWELL

DATE	FIELD RECORDS	DRAWING
NOVEMBER 17, 2009	DATA COLLECTOR	04077C-REV

40 0 40 80 120
GRAPHIC SCALE – FEET WRITTEN SCALE 1" = 100'

PROJECT NUMBER 04077

AJS: 01100