

2018001564

 TRANSYLVANIA CO. NC FEE \$21.00

 PRESENTED & RECORDED

 04-04-2018 03:54:03 PM

 CINDY M OWNBREY

 REGISTER OF DEEDS

 BY: KARIN SMITH

 DEPUTY REGISTER OF DEEDS

BK: PF 18

PG: 89-89

- NOTES:**
- 1) SURVEYED IN MARCH 2018. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND.
 - 2) AREAS: TRACT 1=10.096 ACRES (SURVEY)
TRACT 2=13.88 ACRES +/- (PLAT)
TOTAL PLAT AREA=24.0 ACRES +/- (REMAINDER OF 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: P.F. 8, SL. 816, P.F. 9, SL. 35
 - 6) DEED REFERENCE: DOC. BK. 538, PG. 465
 - 7) TAX PARCEL IDENTIFICATION NUMBER: 9515-96-3924
 - 8) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY

THIS SURVEY WAS PREPARED FOR SPIRIT OF THE MOUNTAINS RETREAT, LLC AND IS PROVIDED AS PART OF THE WORK PRODUCT TO OUR CLIENTS. THIS PLAT IN PART OR IN WHOLE IS NOT TRANSFERABLE AND SHALL NOT BE ALTERED IN ANY WAY OR REUSED IN ANY FORM BY ANY INDIVIDUAL OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY MICHAEL A. PFOUTZ SR. AND IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT

G.S. 47-30 f(11) a.

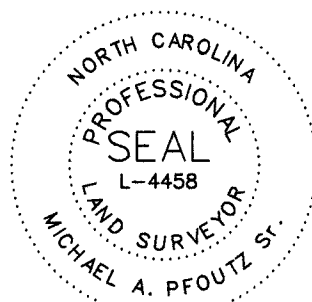
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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 B, SLIDE 816; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 5,000 ; 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 21st DAY OF MARCH, 2018, A.D.

Michael A. Pfoutz Sr.

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



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Kalen K Lawson, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Kalen Lawson REVIEW OFFICER
3-23-18 DATE

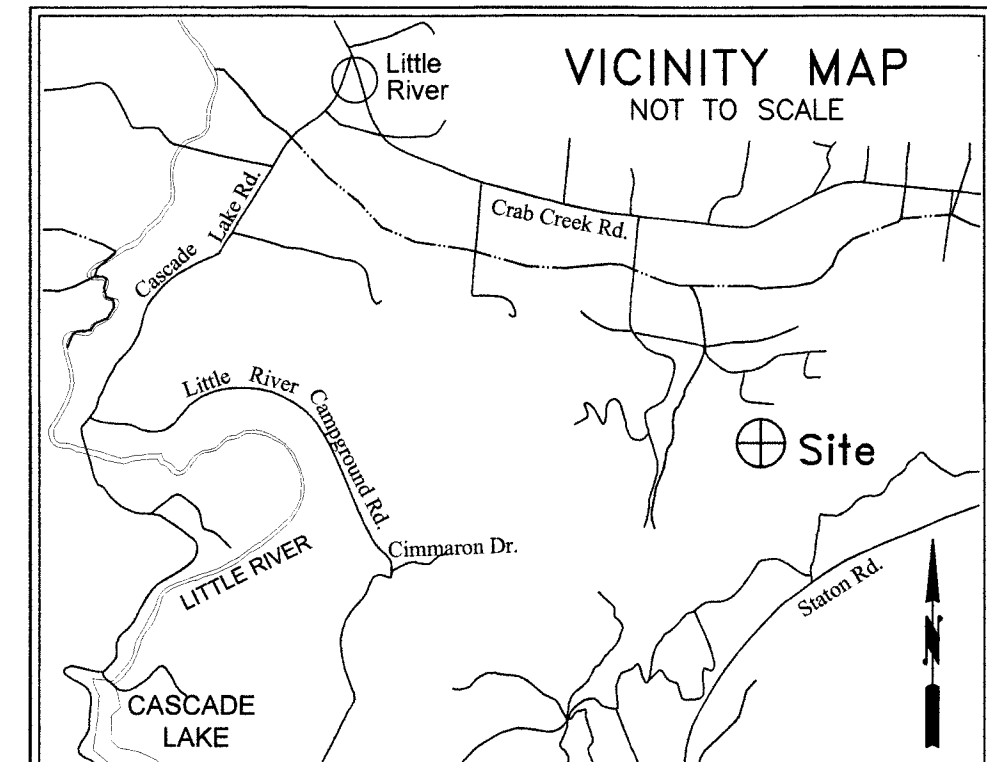
TRANSYLVANIA COUNTY
PLANNING DEPARTMENT

REVIEWED BY THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT.
EXCEPTION 1.2 MET.

Kalen Lawson DATE: 3-23-18

CALL TABLE

Course	Bearing	Distance
L1	N69°40'34"E	25.00'
L2	S69°36'19"E	111.83'
L3	N77°30'54"E	52.35'
L4	S07°35'24"E	74.08'
L5	N48°46'22"W	81.75'
L6	S69°40'34"W	13.00'
L7	N22°50'52"W	141.38'
L8	N20°22'34"W	95.28'
L9	N69°40'34"E	25.00'
T1	S54°26'32"E	65.52'
T2	N74°28'41"E	79.02'



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

**BOUNDARY SURVEY and
SUBDIVISION PLAT**
PREPARED FOR
**OWNER OF RECORD:
SPIRIT OF THE
MOUNTAINS RETREAT, LLC**

DATE
MARCH 21, 2018

FIELD RECORDS
DATA COLLECTOR

GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=120'

DRAWING NUMBER
CMS16081

COORDINATE FILE
CMS16081.CRD

PROJECT NUMBER
CMS16081