

I, MICHAEL L. PETIT, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 976, PG. 169-173, D.B. 1076 PG. 520-521); 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 13 DAY OF JULY, A.D. 2023.



Michael L. Petit
PROFESSIONAL LAND SURVEYOR
L - 3576
LICENSE NUMBER

SURVEY CLASSIFICATION :

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. [G.S. 47-30 (f) (1) (a)].

Michael L. Petit
PROFESSIONAL LAND SURVEYOR L - 3576

2023003434
TRANSLYVANIA CO. NC FEE S21.00
PRESENTED & RECORDED
07-19-2023 09:24:49 AM
BETH C. LANDRETH
REGISTER OF DEEDS
BY ANJIE OWEN
DEPUTY REGISTER OF DEEDS
BK: PF 23
PG: 176-176

CERTIFICATE OF APPROVALS

Ashtley Minerva
DIRECTOR OF THE
TRANSLYVANIA COUNTY PLANNING DEPARTMENT, CERTIFY THAT THIS FINAL PLAT
COMPLIES WITH THE SUBDIVISION CONTROL ORDINANCE OF TRANSLYVANIA COUNTY
[SEC. 16 - 45 (D) (2) g 5]
7/19/23
DATE

CERTIFICATE OF PRIVATE ROADS

THE ROADS IN THIS SUBDIVISION ARE PRIVATE. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING THE ROADS AS WELL AS PAYING THE COSTS THEREOF. MUNICIPAL AND OTHER GOVERNMENTAL SERVICES MAY BE RESTRICTED OR NOT FURNISHED TO THE OWNERS OF THE PROPERTY USING PRIVATE ROADS FOR ACCESS. [SEC. 16-45(D)(2)g2]

SITE CALCULATIONS :

TOTAL AREA OF PARENT TRACT : 2.35 ACRES
TOTAL NUMBER OF LOTS : 3
LINEAR FEET IN ROADS : NONE
AREA OF EACH LOT : 0.26 AC, 0.83 AC. & 1.26 AC.
EXISTING LAND USE : RURAL, RESIDENTIAL
WATER : PRIVATE WELL
SEWER : PRIVATE SEPTIC
ADDRESS LOT 20 : 30 BEARS PLACE DRIVE BREVARD NC 28712
ADDRESS LOT 18 : 18 BEARS PLACE DRIVE BREVARD NC 28712
ADDRESS LOT 100 : 100 BEARS PLACE DRIVE BREVARD NC 28712

LINE TABLE

Id	Bearing	Distance
L1	N 50°32'10" E	51.76'
L2	S 67°23'51" E	24.47'
L3	S 34°33'42" W	10.72'
L4	N 12°36'04" E	10.00'
L5	N 42°52'05" E	10.00'
L6	S 57°45'49" W	21.62'
L7	N 0°34'47" W	76.00'

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 I.D. CAP STAMPED "PETIT P-2072"
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- CP COMPUTED POINT
- R/W RIGHT OF WAY
- PSF PLANTED STONE FOUND
- CMP CORRUGATED METAL PIPE
- PP UTILITY POLE
- SP SERVICE POLE
- OHW 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
- SB SETBACK LINE

LINE TYPES :

- OHW
- PLATTED LINE
- R/W
- STREAM
- FENCE
- CULVERT
- SURVEYED LINE

SYMBOLS ON PLAT

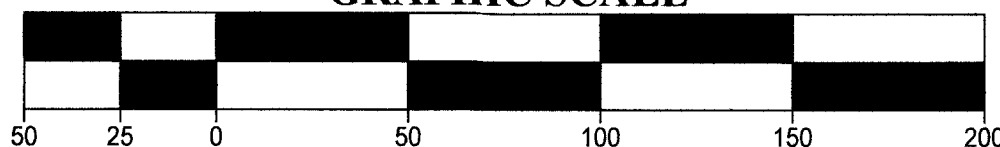
MH	UTILITY POLE
PSF	LP TANK
CP	CMF
IRS	EIR
EIP	EIS
NAIL SET	CMS
WATER METER	AMF
FIRE HYDRANT	SPRING
TRANSFORMER	TREE
WELL	PEDESTAL

FLOOD CERTIFICATION

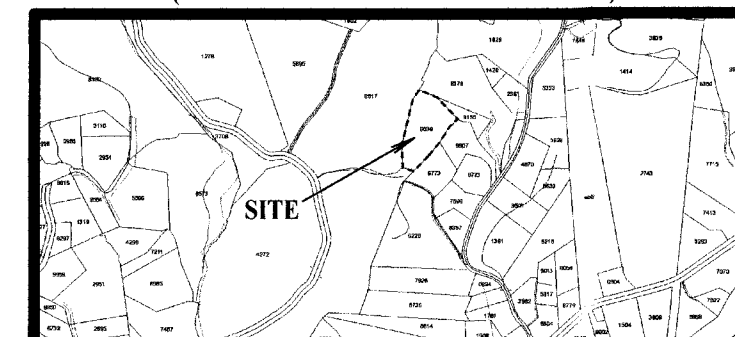
THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP 3700857500J.

EFFECTIVE DATE : OCTOBER 2, 2009

GRAPHIC SCALE



VICINITY MAP NOT TO SCALE (FROM TRANSLYVANIA COUNTY GIS)



TRANSLYVANIA COUNTY : NORTH CAROLINA

Ashtley Minerva
REVIEW OFFICER OF TRANSLYVANIA COUNTY, CERTIFY THAT THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

7/19/23
REVIEW OFFICER DATE

TRANSLYVANIA COUNTY : NORTH CAROLINA

THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT FILE AT SLIDE , THIS THE DAY OF , A.D. AT O'CLOCK M.

REGISTER OF DEEDS

SUBDIVISION PLAT OF :

**BEARS PLACE
LOTS 18, 20 & 100**

OWNER(S) OF RECORD : ERNEST GALLOWAY, JR. & SHEILA S. GALLOWAY
DEED REFERENCE : D.B. 976 PG. 169-173
DEED REFERENCE : D.B. 1076 PG. 520-521
PLAT REFERENCE : P.R. RAXTER PLAT DATED 12 / 1985, B-552 (8-230)
PLAT REFERENCE : PLAT FILE 13 SLIDE 109
PLAT REFERENCE : PLAT FILE 23 SLIDE 23
TOWNSHIP : CATHEYS CREEK
TRANSLYVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : 10 / 18 / 2021
SCALE : 1" = 50 FEET
TAX PIN : 8575-22-6038-000
REVISED : 11 / 15 / 2022
(BOUNDARY LINE AGREEMENT ADDED P.F. 23 SLD. 53)
REVISED : 7 / 13 / 2023
(SPLIT PARCEL INTO 3 LOTS)

NOTES :

THE OWNERS WANTED THE LOT NUMBERS TO MATCH THE 911 ADDRESS FOR EACH LOT.

BEING ALL OF THE GALLOWAY PROPERTY DESCRIBED IN D.B. 976 PG. 169-173 & D.B. 1076 PG. 520-521 OF THE TRANSLYVANIA COUNTY REGISTRY.

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.

THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE FOUND. THIS SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THIS LOCATION.

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.

NO RECOVERABLE N.C.G.S. HORIZONTAL CONTROL MONUMENT WITHIN 2,000 FEET OF THIS SITE.

Petit Land Surveying, PLLC
PETIT LAND SURVEYING, PLLC P-2072
964 G.W. WHITMIRE ROAD
ROSMAN, NC 28772
828-553-3498
828-884-3749
Email: surveyor5345@gmail.com
DWG. NO. 23-88

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