

17,363

File 17 Slide 363

- LEGEND**
- CMF CONCRETE MONUMENT FOUND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - APF ALUMINUM PIPE FOUND
 - N/F NAIL FOUND
 - PSF PLANTED STONE FOUND
 - ISF IRON STAKE FOUND
 - UP UNMARKED POINT
 - IRS 5/8" IRON ROD SET
 - IPF IRON PIPE FOUND
 - CMS CONCRETE MONUMENT SET
 - N/S NAIL SET
 - OUL OVERHEAD UTILITY LINES
 - N/A NOT APPLICABLE
 - R/W RIGHT OF WAY
 - TR TRANSFORMER
 - T/P TELEPHONE PEDSTAL
 - WM WATER METER
 - SR STATE ROAD
 - CULVERT +/-
 - STREAM +/-
 - WV WATER VALVE
 - MH MAN HOLE
 - x--- FENCE +/-
 - D.B. DEED OR DOCUMENT BOOK
 - P.B. PLAT BOOK
 - P.F. PLAT FILE
 - NTS NOT TO SCALE
 - UB UTILITY BOXES
 - CWT CORNER WITNESS TREE(S)

2017006348
 TRANSYLVANIA CO, NC FEE \$21.00
 PRESENTED & RECORDED
 12-05-2017 11:44:54 AM
 CINDY M OWNBEE
 REGISTER OF DEEDS
 BY KARIN SMITH
 DEPUTY REGISTER OF DEEDS
BK: PF 17
PG: 363-363

BOUNDARY SURVEYS PREPARED FOR:

BREVARD PROPERTIES, LLC
 &
DAVID K. EDMONDS and
MARY LEIGH SPRADLIN

TRACT "A-1" IS A PORTION OF A TRACT OWNED BY DAVID K. EDMONDS and MARY LEIGH SPRADLIN PER D.B. 421, PAGE 481 OF TRANSYLVANIA COUNTY REGISTER. THIS TRACT IS TO BE CONVEYED TO BREVARD PROPERTIES, LLC.

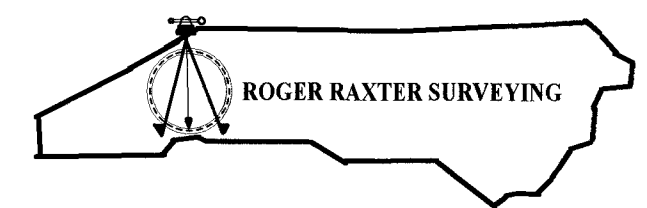
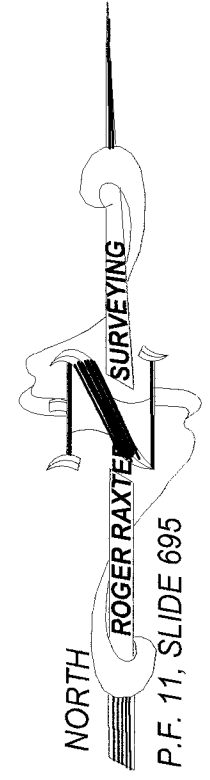
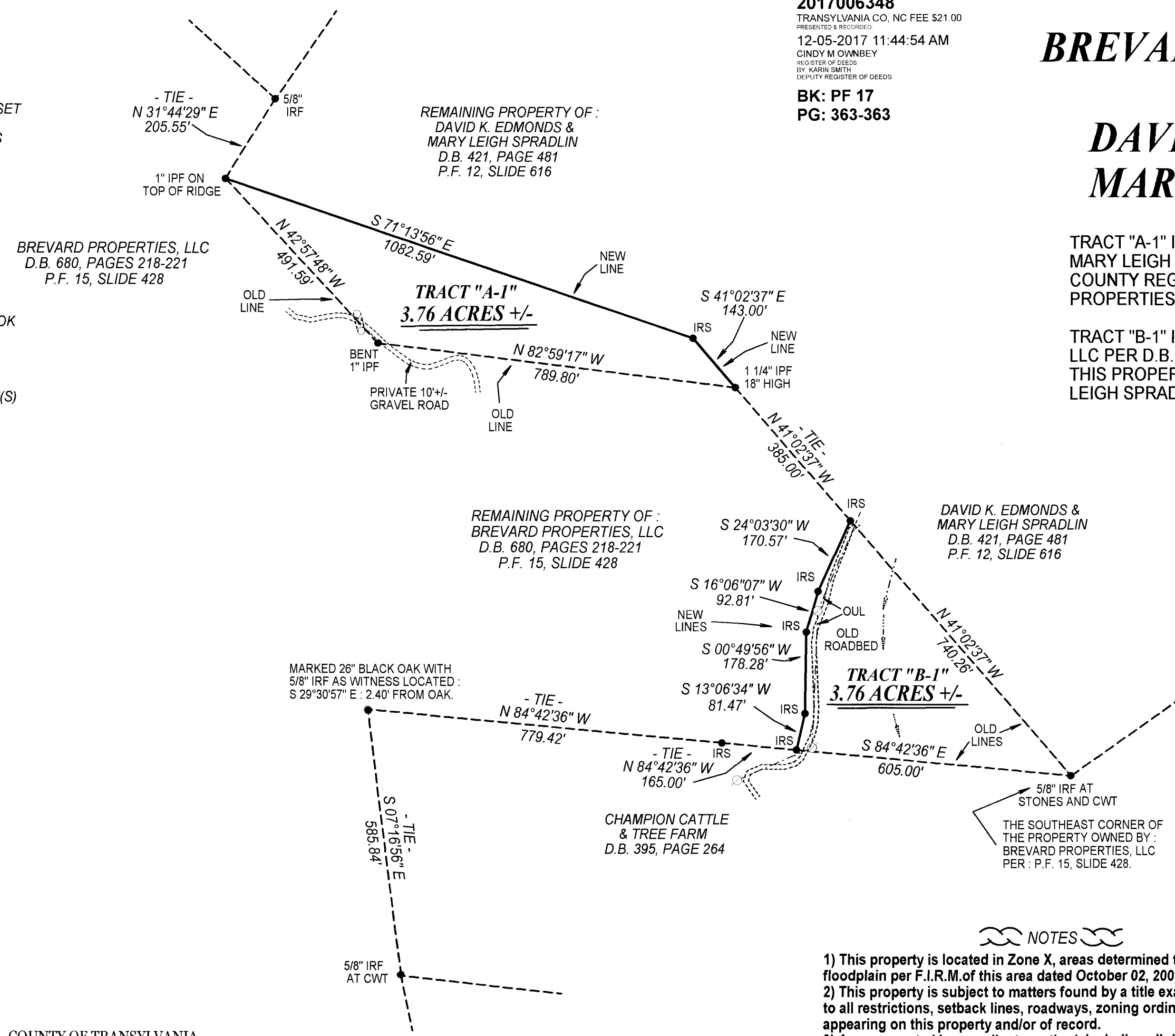
TRACT "B-1" IS A PORTION OF A TRACT OWNED BY BREVARD PROPERTIES, LLC PER D.B. 680, PAGES 218-221 OF TRANSYLVANIA COUNTY REGISTER. THIS PROPERTY IS TO BE CONVEYED TO DAVID K. EDMONDS and MARY LEIGH SPRADLIN.

PROPERTY LOCATED IN :
 EASTATOE TOWNSHIP
 TRANSYLVANIA COUNTY
 NORTH CAROLINA

PLAT REFERENCES :
 P.F. 12 SLIDE 616 (TRACT "A")
 P.F. 15 SLIDE 428 (TRACT "B")

SURVEY DATE : NOVEMBER & DECEMBER, 2017.

**THIS IS A REVISION OF THE PLAT
 RECORDED IN P.F. 17, SLIDE 119.**



NOTES

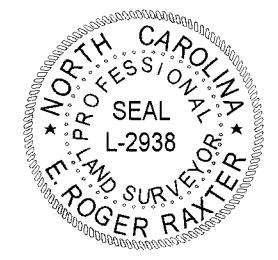
- 1) This property is located in Zone X, areas determined to be outside the 500-year floodplain per F.I.R.M. of this area dated October 02, 2009.
- 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances and right of ways appearing on this property and/or of record.
- 3) Area computed by coordinate method, including all right of ways.
- 4) This is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
- 5) This map is not transferable, and may not be used by any person or entity without written authorization from E. Roger Raxter, PLS. This plat is provided for the use of the parties named hereon.
- 6) The corners found and set are one inch to twelve inches above the ground, unless otherwise noted.
- 7) The tax pin numbers are 8581-39-4185-000 (Tract "A-1"), 8581-18-6097-000 (Tract "B-1").
- 8) The dashed tie lines and dashed old lines were taken from the recorded plat referred to above, not a new survey performed in 2017.

STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

I, Kalen K. Lawson, Review Officer of the above noted county certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Review Officer Kalen K. Lawson
 Date 12-05-17

REVIEWED BY THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT, EXCEPTION 1.9 MET.

Kalen K. Lawson 12-05-17
 PLANNING DEPARTMENT DATE

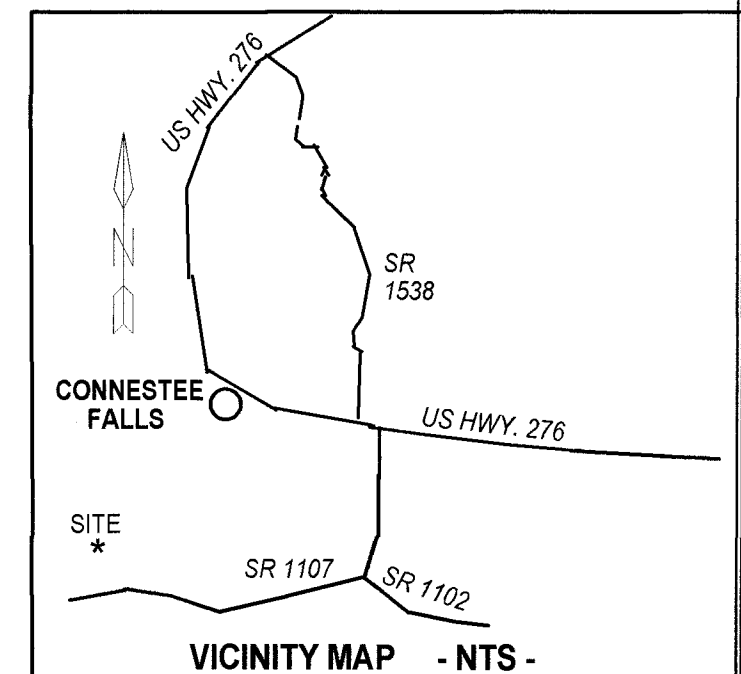


I, E. Roger Raxter, N.C. PLS certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.

E. Roger Raxter December 04, 2017
 E. Roger Raxter, PLS No. L-2938 Date

I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. as , Page noted : That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in 7,500' . That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 04th day of December , 2017.

E. Roger Raxter
 SURVEYOR L-2938 REGISTRATION NUMBER



Surveyed By :
E. ROGER RAXTER, N.C. PLS L-2938
 1101 SILVERSTEEN ROAD
 LAKE TOXAWAY, N.C. 28747
 PHONE : (828) 966-4399 OR
 CELL : (828) 226-0251
 E-MAIL : erraxter@hotmail.com
 DATE DECEMBER 04, 2017 DRAWING NUMBER 05016E