24,291

Plat File 24, slide 291

I , CODY L . PETIT , CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL GPS FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION (SEE GPS STATEMENT BELOW) (DEED DESCRIPTION RECORDED IN D.B. 474 , PG. 409-411) ; 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 0.03' ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47 - 30 AS AMENDED . WITNESS MY ORIGINAL SIGNATURE , LICENSE NUMBER AND SEAL THIS 16 DAY OF AUGUST, A.D. 2024.

Class of Survey: B
Positional Accuracy: 0.03'
Type of GPS field procedure: RTK BASE & ROVER (SPECTRA SP 80 & SP 85)
Date of survey: 8/14/2024
Datum / Epoch: NAD 83 (2011)
Published / Fixed control use: NC VRS NETWORK
Geoid model: GEOID 18B
Combined Factor: 0.999776065
Units: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-5345 LAND SURVEYOR CODY L. PETIT

PROFESSIONAL LAND SURVEYOR

L-5345

LICENSE NUMBER

NC GRID NORTH DATUM NAD 83 (2011)

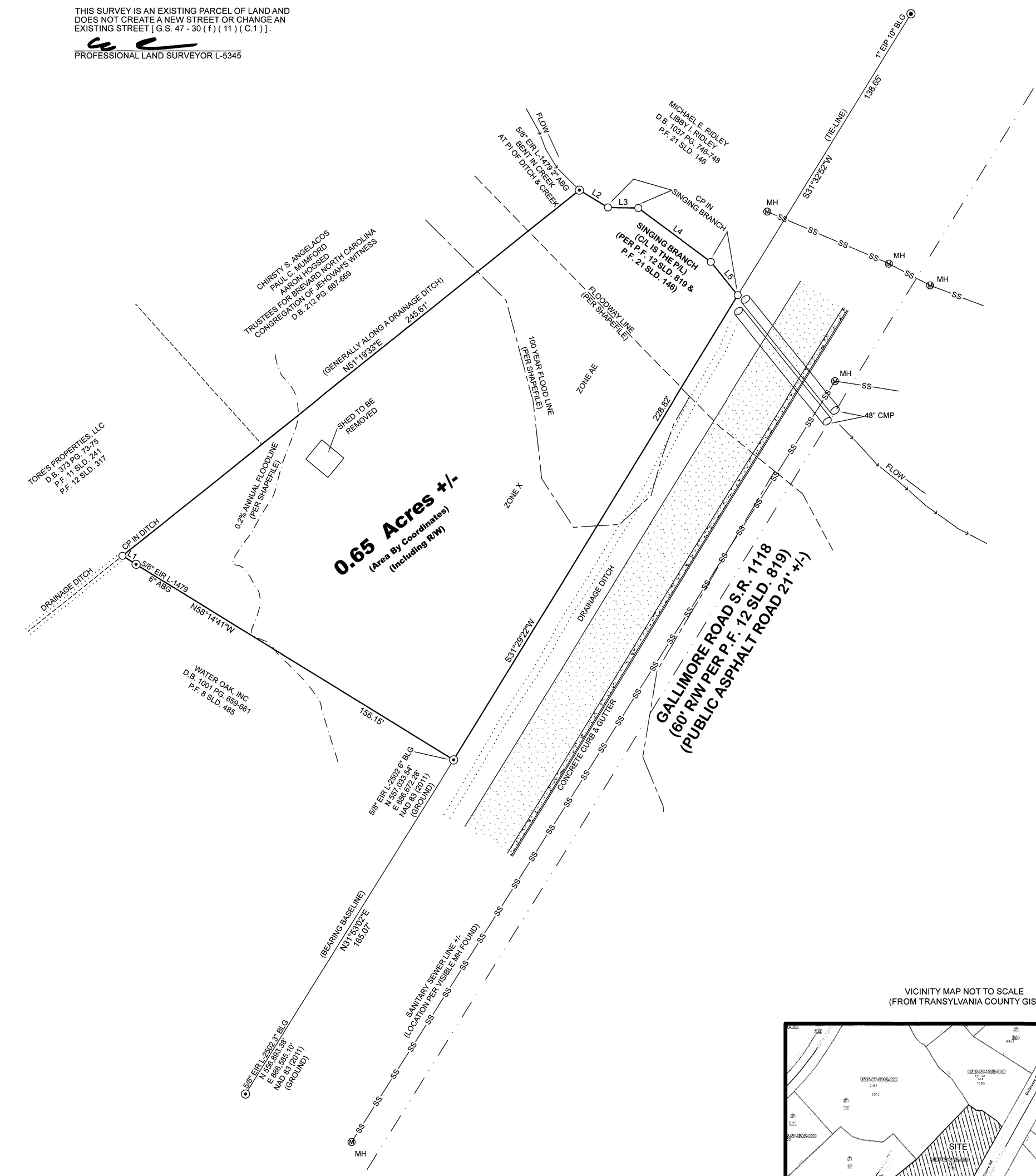
LINE TABLE

NUM	BEARING	DISTANCE
L1	N58°14'41"W	6.74'
L2	S58°44'19"E	13.93'
L3	S89°05'39"E	12.71'
L4	S53°15'34"E	37.91'
L5	S38°55'41"E	17.97'

SURVEY CLASSIFICATION:

THIS SURVEY IS AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET [G.S. 47 - 30 (f) (11) (C.1)] .

PROFESSIONAL LAND SURVEYOR L-5345



LEGEND

EIP	EXISTING IRON PIPE (SIZE BASED ON O.D.)
EIR	EXISTING IRON ROD (SIZE BASED ON O.D.)
IRS	IRON ROD SET # 5 OR # 3 REBAR ID CAP STAMPED " PETIT P-2072 "
IPS	IRON PIPE SET "PETIT P-2072"
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
FH	FIRE HYDRANT
D.I.	DROP INLET
M.H.	MANHOLE
AMF	ALUMINUM MONUMENT FOUND
AMS	ALUMINUM MONUMENT SET "PETIT P-2072"
EIS	EXISTING IRON STAKE
P/L	PROPERTY LINE
C/L	CENTERLINE
PMT	TRANSFORMER
PED	PHONE PEDESTAL
CPP	CORRUGATED PLASTIC PIPE
PVMT	PAVEMENT
CONC.	CONCRETE
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
RRSF	RAILROAD SPIKE FOUND
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

AMF	MH
CMF	N/F (NAIL FOUND)
CP	N/S (NAIL SET)
EIP	PED
EIR	PMT
EIS	PP
D.I.	PSF
FH	WELL
GAS VALVE	WM
HVAC	WATER VALVE
IRS	RRSF

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE AE & X PER FLOOD INSURANCE RATE MAP 3700858500J.

EFFECTIVE DATE : OCTOBER 2, 2009

GRAPHIC SCALE

25 12.5 0 25 50 75 100

TRANSYLVANIA 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

2024003990
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED :
08-21-2024 01:19:43 PM
BETH CLANEMITH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS

BK: PF 24
PG: 291-291

RESURVEY OF AN EXISTING PARCEL FOR :

NORTHSLOPE CONSTRUCTION, LLC

OWNER(S) OF RECORD : COZONE, LLC
DEED REFERENCE : D.B. 474 PG. 409-411
PLAT REFERENCE : P.F. 12 SLD. 819
TOWNSHIP : BREVARD
TRANSYLVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : 8/14/2024
SCALE : 1" = 25 FEET
TAX PIN : 8585-67-6152
ZONED : General Residential (8)

NOTES :

BEING ALL OF THE COZONE, LLC PROPERTY DESCRIBED IN BOOK 474 AT PAGE 409-411 OF THE TRANSYLVANIA COUNTY REGISTRY.

THE DEED BEARINGS WERE ROTATED 0°53'22" CLOCKWISE TO MATCH NC GRID NORTH DATUM (NAD 83 (2011)).

THE FLOOD HAZARD LINES SHOWN WERE TAKEN FROM A SHAPEFILE PER THE FRIS PROFILE AND PROVIDED BY THE NCFLOODMAPS WEBSITE.

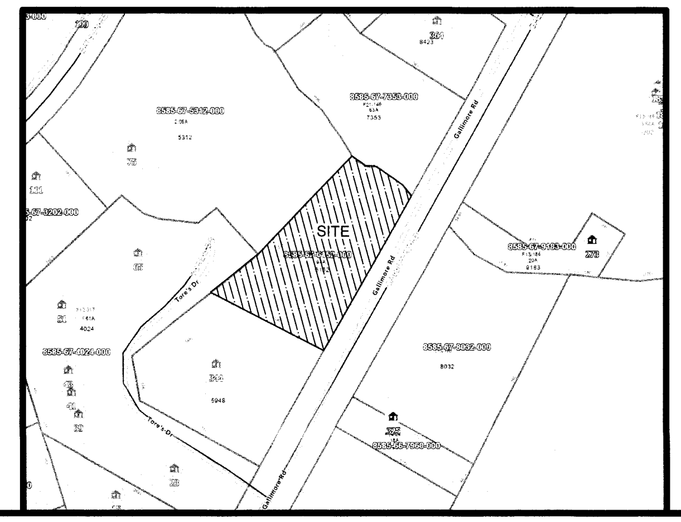
SUBJECT TO ALL RESTRICTIONS AND EASEMENTS FOR UTILITIES AND RIGHTS OF WAY APPEARING ON THE PROPERTY OR OF RECORD AND ANY MATTERS FOUND BY A TITLE EXAMINATION.

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. (SEE GPS STATEMENT FOR COMBINED FACTOR).

VICINITY MAP NOT TO SCALE
(FROM TRANSYLVANIA COUNTY GIS)



PETIT LAND SURVEYING, PLLC
P-2072
964 G.W. WHITMIRE RD.
ROSMAN, NC 28772
C: 828-553-3498
O: 828-884-3749
Email:
surveyor5345@gmail.com

DWG. NO. 24-101

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