21, 80

File 21 Slide 80

State of North Carolina ----- Transylvania County

Filed for registration on the day of , 20 , at o'clock M. and registered and verified on the day of 20 in Plat file Slide no. .

Register of Deeds, Transylvania County

I, ROBERT RAXTER, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 855 , page 653 ,): that the boundaries not surveyed are clearly indicated as broken lines drawn from information found in Book 964 , page 798-800 , and/or Plat file , slide : that the ratio of precision as calculated is 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 6th day of FEBRUARY A.D., 2021

Surveyor

L-2785
Registration number

Certificate of Approval for Recording. I hereby certify that the subdivision plat shown hereon has been found to comply with the Regulating Ordinance for Brevard, North Carolina, and that this plat has been approved by the City of Brevard for recording in the Office of the Register of Deeds of Transylvania County. I futher certify that the City Council only accepts the dedication of the public open space as shown, if such parks are located within the corporate limits of Brevard, but assumes no responsibility to open or maintain the dedicated open space until, in the opinion of the City Council it is in the public interest to do so.

3/3/21
Date

Review officer, City of Brevard

State of North Carolina -- County of Transylvania

I, Aaron N. Bland Review Officer of Transylvania County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

3/3/21
Date

LEGEND and NOTES:

EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
CMS = CONCRETE MONUMENT SET (CONTROL CORNER)
ECM = EXISTING CONCRETE MONUMENT
UP = UNMARKED POINT
IRS = IRON ROD SET
ACREAGE CALCULATED BY COORDINATE COMPUTATION
R/W = RIGHT-OF-WAY
PI = POINT OF INTERSECTION
THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ROADWAYS, ZONING ORDINANCES, EASEMENTS AND RIGHTS-OF-WAY APPEARING ON THE PROPERTY AND/OR OF RECORD.

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 2, 2009.

THE N.C. GRID TIE WAS TAKEN FROM UNRECORDED PLAT BY E. ROGER RAXTER DATED 1/31/89 WITH A DRAWING NUMBER OF 89-15

THE BUILDING SETBACK LINES SHOWN ON THIS PLAT ARE THE CURRENT SETBACK LINES FOR THE DATE OF THIS SURVEY.

TAX IDENTIFICATION NUMBER = 8586-42-5282-000

ACREAGE SUMMERY:
LOT 1 = 3,149 SQUARE FEET
LOT 2 = 6,023 SQUARE FEET

ROBERT RAXTER LAND SURVEYING

NORTH FROM DEED BOOK 855, PAGE 653 TRANSYLVANIA COUNTY REGISTRY

THE DASHED AREA SHOWN HERE IS TO BE USED AS ACCESS BETWEEN LOTS 1 & 2 AND CARRRICK LANE - THIS AREA IS INCLUDEN IN THE SQUARE FOOTAGE AREA OF LOT 1- AND ALSO SUBJECT TO THE ROAD RIGHT-OF WAY DEEDED TO MOUNTAIN AREA PROPERTIES, LLC IN DOC. BOOK 499, PAGE 692.

MOUNTAIN AREA PROPERTIES, LLC PROPERTY - 499/692

JACKSON C. WINE PROPERTY - 950/344

KING STREET

CARRICK LANE - 12' ALLEY

JACKSON C. WINE PROPERTY - 940/435

JAMES DONALD BRIDGE PROPERTY - 882/797

WILLIAM P. BORTER PROPERTY - 964/798-800

LOT 1

LOT 2

PROPOSED HOUSE

PROPOSED HOUSE

66.39' N 56°37'47" E

N 25°31'50" W 29.13'

S 68°28'13" W 25.06'

45.37' S 56°37'47" W

S 19°42'30" E 50.27'

145.79'

63.03' N 32°55'30" E

N 36°19'55" E

S 32°56'30" W 138.66'

N 59°25'00" W 49.50'

S 59°25'00" E 49.50'

6' SIDELINE SETBACK LINE

10' FRONT SETBACK LINE

25' REAR SETBACK LINE

OLD DEED LINES

10' FRONT SETBACK LINES

EXISTING CONCRETE MONUMENT - CONTROL CORNER

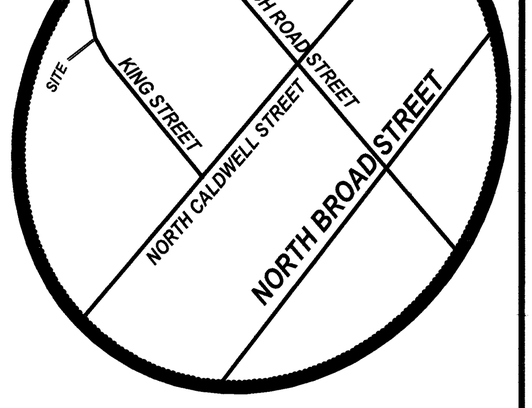
EXISTING CONCRETE MONUMENT - CONTROL CORNER

S 23°45'18" E 1282.18' (GRID DISTANCE)
COMBINED FACTOR = 0.999786
(TIE LINE ONLY - NOT TO SCALE)

N.C. GEODETIC MONUMENT "HALLELUJAH"
N.C. GRID COORDINATES:
N. = 560,895.00
E. = 885,055.73

Id	Bearing	Distance
L1	N 73°27'12" E	35.60'
L2	S 27°50'06" E	23.79'
L3	S 68°19'15" W	23.73'
L4	S 28°27'01" W	10.22'

VICINITY MAP
NOT TO SCALE



2021001687
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
03-03-2021 01:46:10 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: PF 21
PG: 80-80

I, P. ROBERT RAXTER, JR., PROFESSIONAL LAND SURVEYOR NO. L-2785 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS "X"

X A.) THAT THIS PLAT IS OF A SURVEY OF A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY THAT HAS A ORDINANCE THAT REGULATES PARCELS OF LAND.

B.) THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET (ROAD) OF CHANGE AN EXISTING STREET (ROAD)

D.) THAT THIS PLAT IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS. A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINATION OF SUDIVISION.

E.) THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PERFOSSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A: THROUGH D: ABOVE

Certifiacte of Owernship and Dedication

I (we) hereby certify that I am (we are) the owner(s)of the property located within the subdivision-regulation jurisdiction of Transylvania County as shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all roads and other sites and easements to public of private use as noted in the Disclosure of Private Roadways, where applicable. (Sec. 16-45(d) (2) g1)

DATE OWNER(S)

Redivision of property owned by:

GOING GREEN BUILDERS, LLC

City of Brevard
Brevard Township
Transylvania County, N.C.
Date: February 5, 2021
Deed reference:
Doc. bk. 855, page 653
Doc. bk. 966, page 607-609

NORTH CAROLINA PROFESSIONAL SEAL L-2785 LAND SURVEYOR P. ROBERT RAXTER, JR.

Surveyed by:
ROBERT RAXTER
N.C. PLS L-2785
641 DOLLY MASTERS RD.
BREVARD, N.C. 28712
(828) 507-5535

DRAWING NO. A-7971

SCALE IN FEET - 1" = 20 FEET

20 15 10 5 0 20 40 60 80