24,331

Plat File 24, Slide 331

GPS-RTN CERTFICATION

GPS CONTROL DATA
CLASS OF SURVEY: B
POSITIONAL ACCURACY: .10
GPS FIELD PROCEDURE: STATIC
DATE OF SURVEY: 10/05/2022
DATUM/EPOCH: HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83 (NC GNSS CORS & REAL-TIME NETWORK).VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 2018u7) NC GNSS CORS & REAL-TIME NETWORK.
EQUIPMENT USED: TOPCON HIPER SR, TOPCON MAGNET SOFTWARE.
GEOID MODEL: GEOID 99 (CONUS)
UNITS: US FEET
COMBINED FACTOR 0.99977522

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF BREVARD, NORTH CAROLINA, AND THAT I HEREBY FREELY ADOPT THIS PLAN.

OWNER(S) _____ DATE 7/24/2024

CERTIFICATE OF EXEMPTION AND ZONING APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE BREVARD UNIFIED DEVELOPMENT ORDINANCE. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE BREVARD UNIFIED DEVELOPMENT ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY, PROVIDED THAT THIS PLAT IS RECORDED WITHIN THIRTY (30) DAYS OF THE DATE OF MY SIGNATURE BELOW.

REVIEW OFFICER Paul C. Ray DATE 9-24-2024

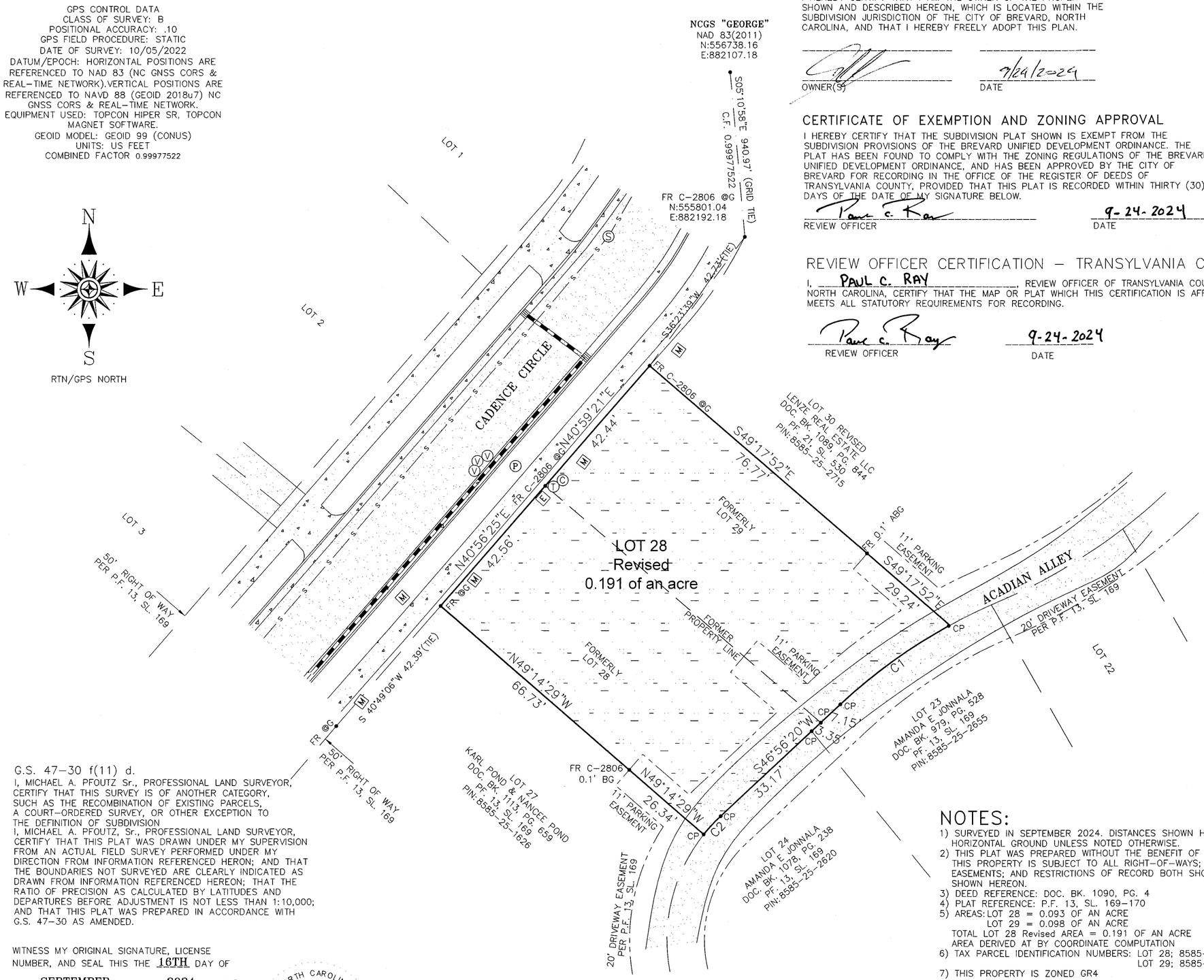
REVIEW OFFICER CERTIFICATION – TRANSYLVANIA COUNTY

I, PAUL C. RAY, REVIEW OFFICER OF TRANSYLVANIA COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER Paul C. Ray DATE 9-24-2024

LEGEND

PIN	TAX PARCEL IDENTIFICATION NUMBER
RTN/GPS	REAL TIME NETWORK/GLOBAL POSITIONING SYSTEM
C.F.	COMBINED FACTOR
NTS	NOT TO SCALE
FR	FOUND REBAR
CP	CALCULATED POINT
P.F., SL.	PLAT FILE, SLIDE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
D.B., PG.	DEED BOOK, PAGE
ABG	ABOVE GRADE
@G	AT GRADE
BG	BELOW GRADE
Ⓟ	LIGHT POLE
Ⓢ	SANITARY SEWER MANHOLE
Ⓥ	H2O VALVE
Ⓒ	CABLE PEDESTAL
Ⓣ	TELEPHONE PEDESTAL
Ⓜ	H2O METER
Ⓔ	ELECTRIC BOX
	CATCH BASIN
	CONCRETE
	ASPHALT
	PROPERTY
—— S ——	SANITARY SEWER LINE
—— ——	ADJOINING LINE NOT SURVEYED
—— · ——	EASEMENT
- - - - - -	SETBACK
—— - - ——	EASEMENT
	STORM WATER CULVERT



NOTES:

1) SURVEYED IN SEPTEMBER 2024. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
2) 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.
3) DEED REFERENCE: DOC. BK. 1090, PG. 4
4) PLAT REFERENCE: P.F. 13, SL. 169-170
5) AREAS: LOT 28 = 0.093 OF AN ACRE
   LOT 29 = 0.098 OF AN ACRE
   TOTAL LOT 28 Revised AREA = 0.191 OF AN ACRE
   AREA DERIVED AT BY COORDINATE COMPUTATION
6) TAX PARCEL IDENTIFICATION NUMBERS: LOT 28; 8585-25-1659
   LOT 29; 8585-25-1782
7) THIS PROPERTY IS ZONED GR4

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S54°03'04"W	35.68'	144.08'	35.77'	14°13'28"
C2	S42°40'30"W	6.67'	44.89'	6.68'	8°31'38"

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

I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, 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
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 REFERENCED HERON; AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1:10,000; 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 16TH DAY OF SEPTEMBER, 2024, A.D.

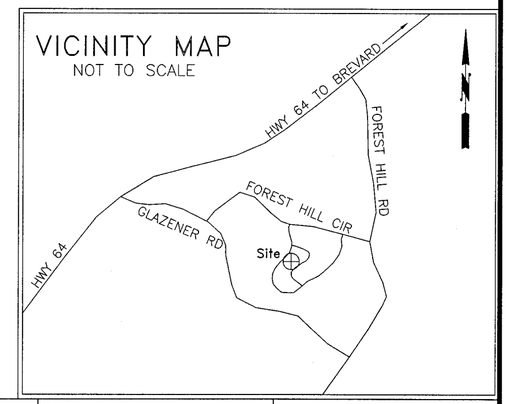
MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4458

NORTH CAROLINA PROFESSIONAL SEAL L-4458 LAND SURVEYOR MICHAEL A. PFOUTZ SR.

THIS PLAT WAS PREPARED FOR LENZE REAL ESTATE 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. THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP OF THE SURVEYOR ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED SURVEYOR.

VICINITY MAP

NOT TO SCALE



2024004616
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED
09-25-2024 10:08:52 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: PF 24
PG: 331-331

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

LOTS 28 AND 29
into LOT 28 Revised
CADENCE POINT
PROPERTY SITUATE IN
CITY OF BREVARD, BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
OWNER OF RECORD: LENZE REAL ESTATE LLC

COMBINATION PLAT
PREPARED FOR
LENZE REAL ESTATE LLC

DATE: SEPTEMBER 16, 2024	FIELD RECORDS: DATA COLLECTOR	DRAWING: CMS24047-COMBO
		COORD. FILE: CMS24047.CRD
		PROJECT NUMBER: CMS24047

20 0 20 40 60
GRAPHIC SCALE – FEET WRITTEN SCALE: 1"=20'