24, 118

Plat File 24, Slide 118

LEGEND
IR IRON ROD
UP UNMARKED POINT
R/W RIGHT OF WAY
IP IRON PIPE
SR STATE ROAD
D.B. DEED OR DOCUMENT BOOK
P.F. PLAT FILE
NTS NOT TO SCALE
N/A NOT APPLICABLE

CALL TABLE		
Id	Bearing	Distance
L1	N 23°23'49" E	56.48'
L2	N 45°39'31" E	46.44'
L3	N 76°44'10" E	49.03'
L4	N 65°23'20" E	25.55'
L5	N 45°48'08" E	28.13'
L6	N 37°01'14" E	86.24'
L7	N 30°10'19" E	30.92'
L8	N 20°02'50" E	27.22'
L9	N 10°01'29" E	41.24'
L10	N 14°49'49" E	46.69'

MARSHALL F. McCALLIE
D.B. 511, PAGES 340-342
P.F. 9, SLIDE 643

STEEL CREEK ROAD
PRIVATE 60' R/W

THRASH ROAD
PRIVATE 60' R/W

S 60°07'32" E
31.06'

TRACT 2
PETER C. DIEPEVEEN
D.B. 971, PAGES 589-591
P.F. 8, SLIDE 5

S 60°07'32" E
328.66'

TRACT 1
LEWIS S. SAYRE
D.B. 586, PAGES 113-115
P.F. 11, SLIDE 732

TRACT 1-A
3.53 ACRES +/

THE SMW AND JBW
LIMITED PARTNERSHIP
D.B. 363, PAGE 77

N 84°48'20" W
31.58'

N 84°48'20" W
282.88'

S 22°39'08" W
395.00'

STEEL CREEK ROAD
PRIVATE 60' R/W

N 24°30'11" E
209.01'

60'

R/W

TRACT A
1.90 ACRES +/

N 22°05'56" E
333.89'

N 61°42'24" W
38.46'

N 61°42'24" W
272.99'

S 55°55'12" W
272.09'

THE SMW AND JBW
LIMITED PARTNERSHIP
D.B. 363, PAGE 77

THEODORE R. FLAGG
D.B. 56, PAGE 475
P.F. 9, SLIDE 250

N 22°05'56" E
27.68'

- NTS TIE -
S 22°07'33" W
386.53'

- NTS TIE -
S 04°59'05" W
89.85'

- NTS TIE -
S 07°47'39" W
131.83'

THE SOUTHEAST CORNER OF
THE 4 ACRE TRACT PER P.F.
10, SLIDE 565.

NORTH
ROGER RAXTER SURVEYING
P.F. 14, SLIDE 455

ROGER RAXTER SURVEYING

2024001530
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
04-04-2024 04:58:15 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: PF 24
PG: 118-118

SUBDIVISION OF PROPERTY OWNED BY :

ROBIN BALOOCHI and SIOBHAN NICOLE BALOOCHI

LOCATED IN :
DUNNS ROCK TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

DEED REFERENCE : D.B. 968, PAGES 81-84.

PLAT REFERENCES : P.F. 8, SLIDE 4 & P.F. 10, SLIDE 565 & P.F. 14, SLIDE 455.

DATE : FEBRUARY 18, 2024.

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 ordinaces 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 plat creates a subdivision of land within an area of a county or municipality that has an ordinance that regulates parcels of land.
5) This map is not transferable, and may not be used by any person or enitity 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) This survey does not certify legal title to the land itself or tp the boundaries shown. Users of this plat should obtain an accurate legal opinion as to the ownership within the boundaries of this plat.
8) The Tax Pin is : 8593-72-3039-000.
9) This plat was prepared from the plats referred to above, not an actual field survey.
10) The calls and corner descriptions were taken from the plats referred to above. This data has not been field verified by me.
11) None of the improvements on these properties has been located or shown on this plat.
12) The owners address is : 584 Springbrook Lane, Brevard, N.C., 28712.
13) This is a residential area.
14) This property is above the 2,540' contour.
15) These properties are to have private water and sewer systems.

I Darby Terrell, Director of the Transylvania County Planning Department certify that this final plat complies with the Subdivision Control Ordinance of Transylvania County. (SEC 16-45(D)(2)(G5)

REVIEW OFFICER — DATE 4/4/2024

I, E. Roger Raxter N.C. PLS certify that this plat creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

E. ROGER RAXTER, PLS — DATE February 18, 2024

(@ Copyright E. Roger Raxter 2024)

THIS IS NOT AN ACTUAL FIELD SURVEY

NORTH CAROLINA PROFESSIONAL SEAL L-2938 LAND SURVEYOR E. ROGER RAXTER

I, E. ROGER RAXTER, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPER-VISION FROM RECORDED DOCUMENTS AND/OR OTHER INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

E. ROGER RAXTER — DATE February 18, 2024
NC PLS L-2938

STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

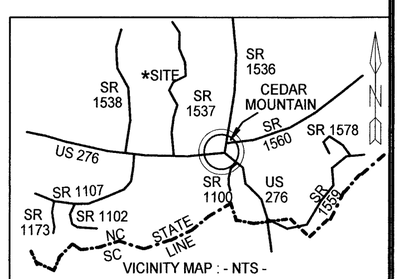
I, Darby Terrell, Review Officer of Transylvania County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Darby Terrell

Date 4/4/2024

60 30 0 60 120 180 240

GRAPHIC SCALE : 1 INCH = 60 FEET



VICINITY MAP : - NTS -

Plat Prepared 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@gmail.com

DATE February 18, 2024
DRAWING NUMBER 24003A