23,210

File 23 Slide 210

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	307.50'	79.82'	79.60'	N10°10'12"W	14°52'25"
C2	752.50'	44.03'	44.03'	N04°24'34"W	3°21'09"

C/L CREEK CALLS:

LINE	BEARING	DISTANCE
L1	S04°55'35"E	16.65'
L2	S72°51'21"E	13.50'
L3	S18°07'22"E	28.99'
L4	S10°01'31"E	31.47'
L5	S07°57'03"W	18.14'
L6	S13°30'54"W	29.58'
L7	S01°05'08"E	15.37'
L8	S27°15'33"E	10.12'

LEGEND:

PIN	TAX PARCEL IDENTIFICATION NUMBER
NTS	NOT TO SCALE
FR	FOUND REBAR
CP	CALCULATED POINT
SR	SET REBAR
POL	POINT ON LINE
HLS	HAFLER LAND SURVEYING ID CAP
P.F., SL.	PLAT FILE, SLIDE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
O/A	OVERALL
ABG	ABOVE GRADE
@G	AT GRADE
Ⓒ	CABLE BOX
Ⓔ	ELECTRIC TAP
⊞	WOODEN STAKE
	ASPHALT ROAD
	CULVERT PIPE

N
W E
S

PLAT NORTH (P.F. 12, SL. 20)

NOTES:

1) SURVEYED IN JUNE AND AUGUST 2023; NOT ALL IMPROVEMENTS ARE SHOWN ON THIS PLAT. DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
2) REAR PROPERTY LINE BY RECORDED PLAT IS THE CENTERLINE OF THE CREEK. PROPERTY CORNERS IN THE CREEK ARE CALCULATED POINTS AND NOT SET. REAR SIDELINE CORNERS ARE SHOWN AS ORIGINALLY SET AS REBAR.
3) AREA: LOT 53R = 1.020 ACRES (SURVEY & PLAT)
4) AREA CALCULATED BY COORDINATE COMPUTATION
5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THUS THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS; AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
6) PLAT REFERENCE: P.F. 12 SL. 20
7) DEED REFERENCE: DOC. BK. 1069, PG. 700
8) TAX PARCEL IDENTIFICATION NUMBER: 8574-96-0665

THIS PLAT WAS PREPARED FOR MATT AND VIRGINIA FAIRCLOTH 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.

G.S. 47-30 f(11) c.1.

I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

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 FOUND IN PLAT FILE 12, SLIDE 20; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1:5,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

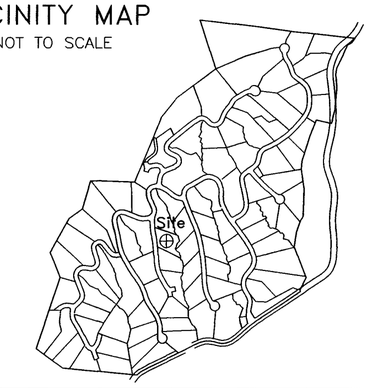
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 17th DAY OF AUGUST, 2023, A.D.

MICHAEL A. PFOUTZ Sr.
SURVEYOR L-4458

NORTH CAROLINA PROFESSIONAL SEAL L-4458 LAND SURVEYOR MICHAEL A FOUTZ Sr.

VICINITY MAP

NOT TO SCALE



2023004124
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
08-23-2023 10:49:44 AM
BETH C LANDRETH
REGISTER OF DEEDS
BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS
BK: PF 23
PG: 210-210

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

LOT 53R
MOUNTAIN BROOK

PROPERTY SITUATE IN
CATHEY'S CREEK TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

BOUNDARY SURVEY and PLAT

PREPARED FOR

MATT and VIRGINIA FAIRCLOTH

OWNER OF RECORD: ANNE BLAY

DATE	FIELD RECORDS
AUGUST 17, 2023	DATA COLLECTOR

20 0 20 40 80
GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=20'

DRAWING	CMS23054-LOT 53
COORD. FILE	CMS23054.CRD
PROJECT NUMBER	CMS23054