ANNEXATION PLAT -- ORDINANCE NO. _____

PREPARED FOR :

Pisgah Hospitality, LLC,

a South Carolina limited liability company

PROPERTY LOCATED IN :
BREVARD TOWNSHIP
CITY OF BREVARD (PORTION)
TRANSYLVANIA COUNTY
NORTH CAROLINA

DEED REFERENCES : D.B. 1050, PAGES 151-153 & D.B. 1057, PAGES 393-395.

PLAT REFERENCE : P.F. 22, SLIDE 295.

DATE : NOVEMBER 06, 2022.

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,except as noted. Portions of these properties are located in the Floodway area and Flood Zone AE as shown on P.F. 22, Slide 295.
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 is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.
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 plat does not certify legal title to the land itself or to 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 right of way width of Tanglewood Heights is 60' wide per P.B. 3, page 7, it is an existing 18' +/- public asphalt road. The right of way width of U.S. Highways 64 and 276 is 150' wide per D.B. 119, page 149. The location of this right of way is based on the existing concrete monuments found and the location of the existing road. The right of way width of Lambs Creek Road is unknown, it is an existing 16' +/- public gravel roadbed.
9) The points not labled are unmarked points.
10) The division lines were not surveyed by me, their location was determined from the recorded plat referred to above, except for with Lambs Creek Road.
11) The existing sewer line easement as described in D.B. 455, page 494 is 25' wide, 12.5' each side of the existing sewer line.
12) GPS # 1 & # 2 are 1/2" iron rods set. The GPS survey was used for control only.
13) All distances are horziontal ground distances.
14) The Tax Pin's are : 8597-01-6950-000 & 8597-01-8529-000 & 8597-11-0513-000 & 8597-11-0886-000 & 8597-11-1969-000 & 8597-02-9059-000 & 8597-12-0348-000.
15) The location of the Brevard City Limits line is approximate ony, being scaled from the Transylvania County Tax Map.
16) The owners are PISGAH HOSPITALITY, LLC, a South Carolina limited liability company @ 204 Lois Street, Greenville, SC, 29601.
17) The boundary survey was done in April, 2022.
18) The area to be annexed into The City of Brevard is 12.23 acres +/-.

LEGEND
CMF CONCRETE MONUMENT FOUND
IRF IRON ROD FOUND
UP UNMARKED POINT
IRS 5/8" IRON SET
R/W RIGHT OF WAY
IPF IRON PIPE FOUND
(H) FIRE HYDRANT
(P) TELEPHONE PEDESTAL
(W) WATER METER
(T) CABLE PEDESTAL
(M) MAN HOLE
SR STATE ROAD
(F) BURIED FUEL TANK
D.B. DEED OR DOCUMENT BOOK
P.B. PLAT BOOK
P.F. PLAT FILE
NTS NOT TO SCALE
UB UTILITY BOX
B/B BILL BOARD
CP CAR PORT
CULVERT +/-
STREAM +/-
WIRE FENCE +/-
UTILITY POLE
OVERHEAD UTILITY LINES
GUARD RAIL
SS SEWER LINES +/-

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, _____, a Notary Public of said State and County, do herby certify that

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the _____ day of _____, 2022.

_____ Notary Public

My Comission Expires _____.

Review Officer Certification.

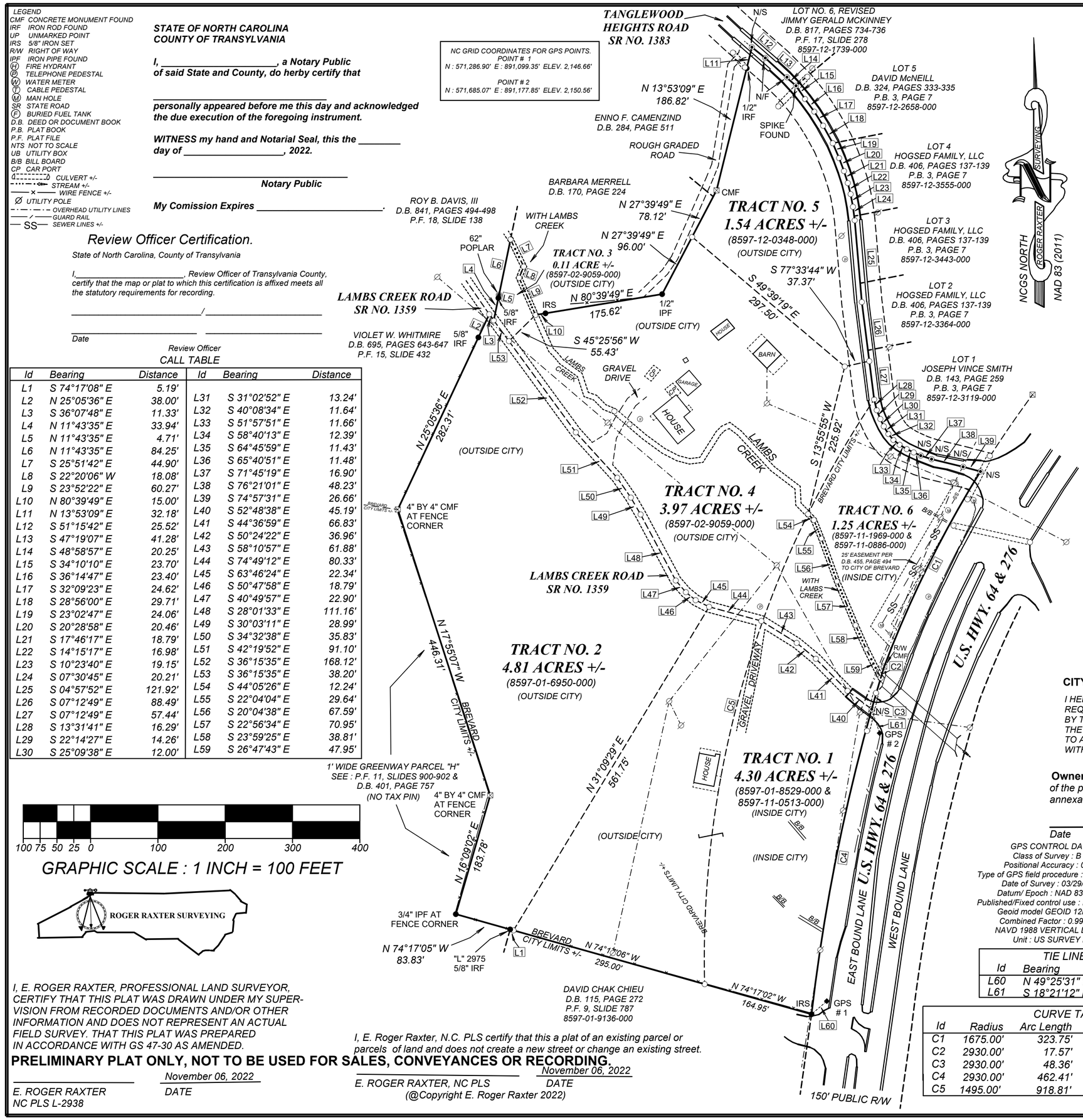
State of North Carolina, County of Transylvania

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

_____/_____
Date Review Officer

CALL TABLE

Id	Bearing	Distance	Id	Bearing	Distance
L1	S 74°17'08" E	5.19'	L31	S 31°02'52" E	13.24'
L2	N 25°05'36" E	38.00'	L32	S 40°08'34" E	11.64'
L3	S 36°07'48" E	11.33'	L33	S 51°57'51" E	11.66'
L4	N 11°43'35" E	33.94'	L34	S 58°40'13" E	12.39'
L5	N 11°43'35" E	4.71'	L35	S 64°45'59" E	11.43'
L6	N 11°43'35" E	84.25'	L36	S 65°40'51" E	11.48'
L7	S 25°51'42" E	44.90'	L37	S 71°45'19" E	16.90'
L8	S 22°20'06" W	18.08'	L38	S 76°21'01" E	48.23'
L9	S 23°52'22" E	60.27'	L39	S 74°57'31" E	26.66'
L10	N 80°39'49" E	15.00'	L40	S 52°48'38" E	45.19'
L11	N 13°53'09" E	32.18'	L41	S 44°36'59" E	66.83'
L12	S 51°15'42" E	25.52'	L42	S 50°24'22" E	36.96'
L13	S 47°19'07" E	41.28'	L43	S 58°10'57" E	61.88'
L14	S 48°58'57" E	20.25'	L44	S 74°49'12" E	80.33'
L15	S 34°10'10" E	23.70'	L45	S 63°46'24" E	22.34'
L16	S 36°14'47" E	23.40'	L46	S 50°47'58" E	18.79'
L17	S 32°09'23" E	24.62'	L47	S 40°49'57" E	22.90'
L18	S 28°56'00" E	29.71'	L48	S 28°01'33" E	111.16'
L19	S 23°02'47" E	24.06'	L49	S 30°03'11" E	28.99'
L20	S 20°28'58" E	20.46'	L50	S 34°32'38" E	35.83'
L21	S 17°46'17" E	18.79'	L51	S 42°19'52" E	91.10'
L22	S 14°15'17" E	16.98'	L52	S 36°15'35" E	168.12'
L23	S 10°23'40" E	19.15'	L53	S 36°15'35" E	38.20'
L24	S 07°30'45" E	20.21'	L54	S 44°05'26" E	12.24'
L25	S 04°57'52" E	121.92'	L55	S 22°04'04" E	29.64'
L26	S 07°12'49" E	88.49'	L56	S 20°04'38" E	67.59'
L27	S 07°12'49" E	57.44'	L57	S 22°56'34" E	70.95'
L28	S 13°31'41" E	16.29'	L58	S 23°59'25" E	38.81'
L29	S 22°14'27" E	14.26'	L59	S 26°47'43" E	47.95'
L30	S 25°09'38" E	12.00'			



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.

PRELIMINARY PLAT ONLY, NOT TO BE USED FOR SALES, CONVEYANCES OR RECORDING.

E. ROGER RAXTER *November 06, 2022*
NC PLS L-2938 *DATE*

I, E. Roger Raxter, N.C. PLS certify that this a plat of an existing parcel or parcels of land and does not create a new street or change an existing street.

E. ROGER RAXTER, NC PLS *November 06, 2022*
(@Copyright E. Roger Raxter 2022) *DATE*

CITY OF BREVARD-ANNEXATION

I HEREBY CERTIFY THAT THIS PLAT FOR ANNEXATION HAS FOLLOWED ALL REQUIREMENTS AND PROCEDURES AND A PUBLIC HEARING WAS HELD BY THE CITY OF BREVARD TO ANNEX THE PROPERTY HEREIN DESCRIBED. THE CITY OF BREVARD ADOPTED ORDINANCE NUMBER _____ TO ANNEX THE PROPERTY DESCRIBED HEREIN ON _____ WITH THE EFFECTIVE DATE OF ANNEXATION ON _____.

Owner Certificate- Annexation: *I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of annexation with my (our) free consent.*

_____ _____
Date *Owner*

GPS CONTROL DATA
Class of Survey : B
Positional Accuracy : 0.03'
Type of GPS field procedure : RTK NETWORK ROVER
Date of Survey : 03/29/2022
Datum/ Epoch : NAD 83 (2011)
Published/Fixed control use : NC VRS NETWORK
Geoid model GEOID 12B (CONUS)
Combined Factor : 0.999715
NAVD 1988 VERTICAL DATUM
Unit : US SURVEY FEET

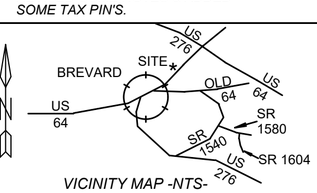
TIE LINES

Id	Bearing	Distance
L60	N 49°25'31" E	29.91'
L61	S 18°21'12" E	37.47'

CURVE TABLE

Id	Radius	Arc Length	Chord	Ch Bear
C1	1675.00'	323.75'	323.25'	S 26°15'24" W
C2	2930.00'	17.57'	17.57'	S 16°48'07" W
C3	2930.00'	48.36'	48.36'	S 16°09'27" W
C4	2930.00'	462.41'	461.93'	S 11°09'43" W
C5	1495.00'	918.81'	904.42'	S 16°10'08" W

REVISION DATE : MARCH 23, 2024
REVISED SOME NOTES & ADDED SOME TAX PIN'S.



VICINITY MAP -NTS-

Plat Prepared By :
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1101 SILVERSTEEN ROAD
LAKE TOXAWAY, N.C. 28747
PHONE : (828) 966-4399 OR
CELL : (828) 226-0251
E-MAIL : erraxter@gmail.com

DATE **DRAWING NUMBER**
NOVEMBER 06 2022 **22017D**