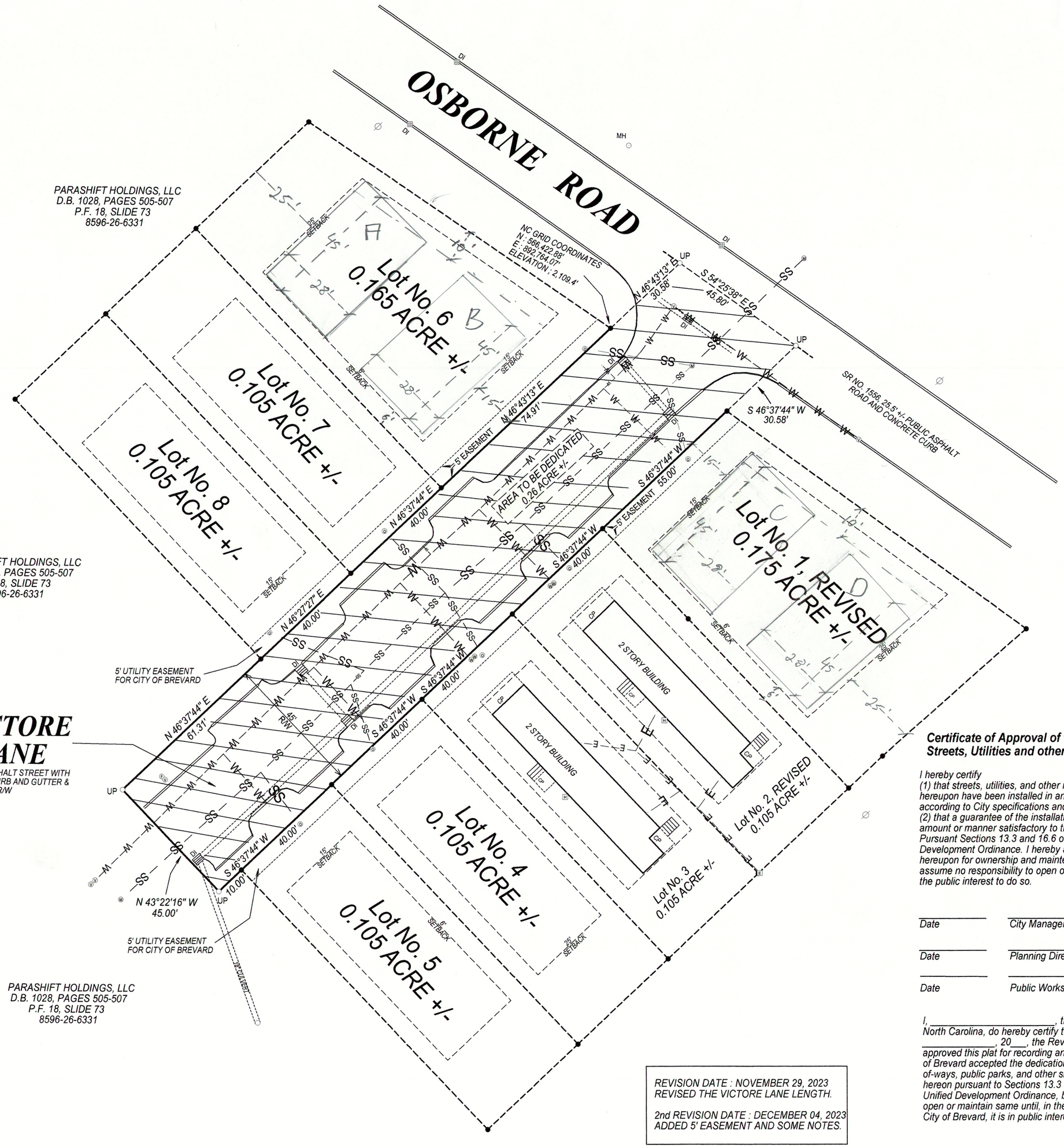
LEGEND
CMF CONCRETE MONUMENT FOUND
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
UP UNMARKED POINT
IRS 5/8" IRON ROD SET
----OVERHEAD UTILITY LINES
N/A NOT APPLICABLE
R/W RIGHT OF WAY
TR TRANSFORMER
T/P TELEPHONE PEDSTAL
W WATER METER
SR STATE ROAD
D.B. DEED OR DOCUMENT BOOK
P.F. PLAT FILE
NTS NOT TO SCALE
SEWER STUBOUT
CULVERT +/-
WATER VALVE
MAN HOLE
UTILITY POLE
DI DROP INLET
FIRE HYDRANT
--ss-- SAINTARY SEWER +/-
--w-- WATER LINE +/-
CMP CORRIGATED METAL PIPE
AC/HEAT UNIT
CP COVERED PORCH

NCGS NORTH
GRID BASED
NAD 83 2011



GPS CONTROL DATA
Class of Survey : B
Positional Accuracy : 0.03'
Type of GPS field procedure : RTK NETWORK ROVER
Date of Survey : 11/14/2023
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

REVISION DATE : NOVEMBER 29, 2023
REVISED THE VICTORE LANE LENGTH.

2nd REVISION DATE : DECEMBER 04, 2023
ADDED 5' EASEMENT AND SOME NOTES.

I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. 1028 , Pages 505-507 ; That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in 7,500' . That this plat was prepared in accordance with G.S. 47-30 as ammended. Witness my original signature, registration number and seal this the 28th day of November, 2023.

SURVEYOR L-2938 REGISTRATION NUMBER

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

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 — DATE: November 28, 2023
(@Copyright E. Roger Raxter 2023)

ROGER RAXTER SURVEYING

GRAPHIC SCALE : 1 INCH = 20 FEET
20 10 0 20 40 60 80

DEDICATION PLAT OF :

VICTORE LANE

LOCATED IN :
CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

DEED REFERENCE : D.B. 1028, PAGES 505-507.

PLAT REFERENCE : P.F. 18, SLIDE 73.

SURVEY DATE : NOVEMBER, 2023.

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 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.
5) The corners found and set are one inch to twelve inches above the ground, unless otherwise noted.
6) This survey 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.
7) The calls around the boundary were taken from the recorded plat referred to above, not an actual field survey. This data has not been field verified by me.
8) The location of the buried water and sewer lines is approximate only, as located by The City Of Brevard Public Works Department.
9) See the appropriate utility companys for exact location of utilities.
10) A portion of this property is located in Flood Zone "X", areas of 500-Year floods.
11) This is a portion of a 4.025 acres +/- tract to be divided into 9 lots.
12) The Tax Pin is : 8596-26-6331-000.
13) The right of way width of Old Hendersonville Highway and Osborne Road is unknown.
14) All corners for Lots No. 1-8 are 5/8" iron rods set. (Set in September, 2022)
15) The improvements for Lots No. 1-8 have been located as of November 16, 2023.
16) This property is zoned RMX.
17) This is an active construction site and all utility locations are subject to change.

PRESENT OWNER :
PARASHIFT HOLDINGS, LLC
P.O. Box 362
Brevard, N.C., 28712

Certificate of Approval of the Design and Installation of Streets, Utilities and other Required Improvements

I hereby certify
(1) that streets, utilities, and other required improvements depicted hereupon have been installed in an acceptable manner and according to City specifications and standards or
(2) that a guarantee of the installation of the required improvements in an amount or manner satisfactory to the City of Brevard has been received. Pursuant Sections 13.3 and 16.6 of the City of Brevard Unified Development Ordinance. I hereby accept the public improvements depicted hereupon for ownership and maintenance by the City of Brevard, but assume no responsibility to open or maintain same until I deem it to be in the public interest to do so.

Date — City Manager

Date — Planning Director

Date — Public Works Director, City of Brevard

I, _____, the City Clerk of the City of Brevard, North Carolina, do hereby certify that on the _____ day of _____, 20___, the Review Officer of the City of Brevard approved this plat for recording and that the City Manger of the City of Brevard accepted the dedication of the streets, easements, right-of-ways, public parks, and other sites for public purposes as shown hereon pursuant to Sections 13.3 and 16.6 of the City of Brevard Unified Development Ordinance, but assume no responsibility to open or maintain same until, in the opinion of the City Manger of the City of Brevard, it is in public interest to do so.

Date — City Clerk

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdication of the City of Brevard and that I hereby adopt this plan of subdivision with my free consent, establish minimun building setback lines, preserve and protect all significant trees over 15 inches diameter in the tree and root protection area, and plant supplementary trees as required. Futhermore, I hereby dedicate all streets, alleys, walks, parks, and other site and easements, to public or private uses as noted. Futhermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or right-of-ways to the City of Brevard. Futhermore, I hereby set aside in perpetuity for permanent perservation, all Regulatory Floodways, Stream Corridor Protection Areas, and other protected natural areas as shown, described, or otherwise noted hereon.

Date — Owner(s)

Certificate of Approval for Recording

I hereby certify that the dedication 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 assume 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.

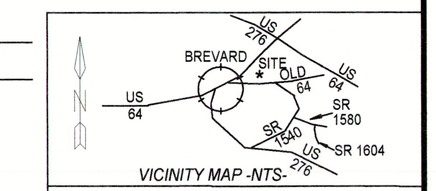
Date — Review Officer, City of Brevard

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



VICINITY MAP -NTS-

Surveyed 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 NOVEMBER 28,2023
DRAWING NUMBER 17024H