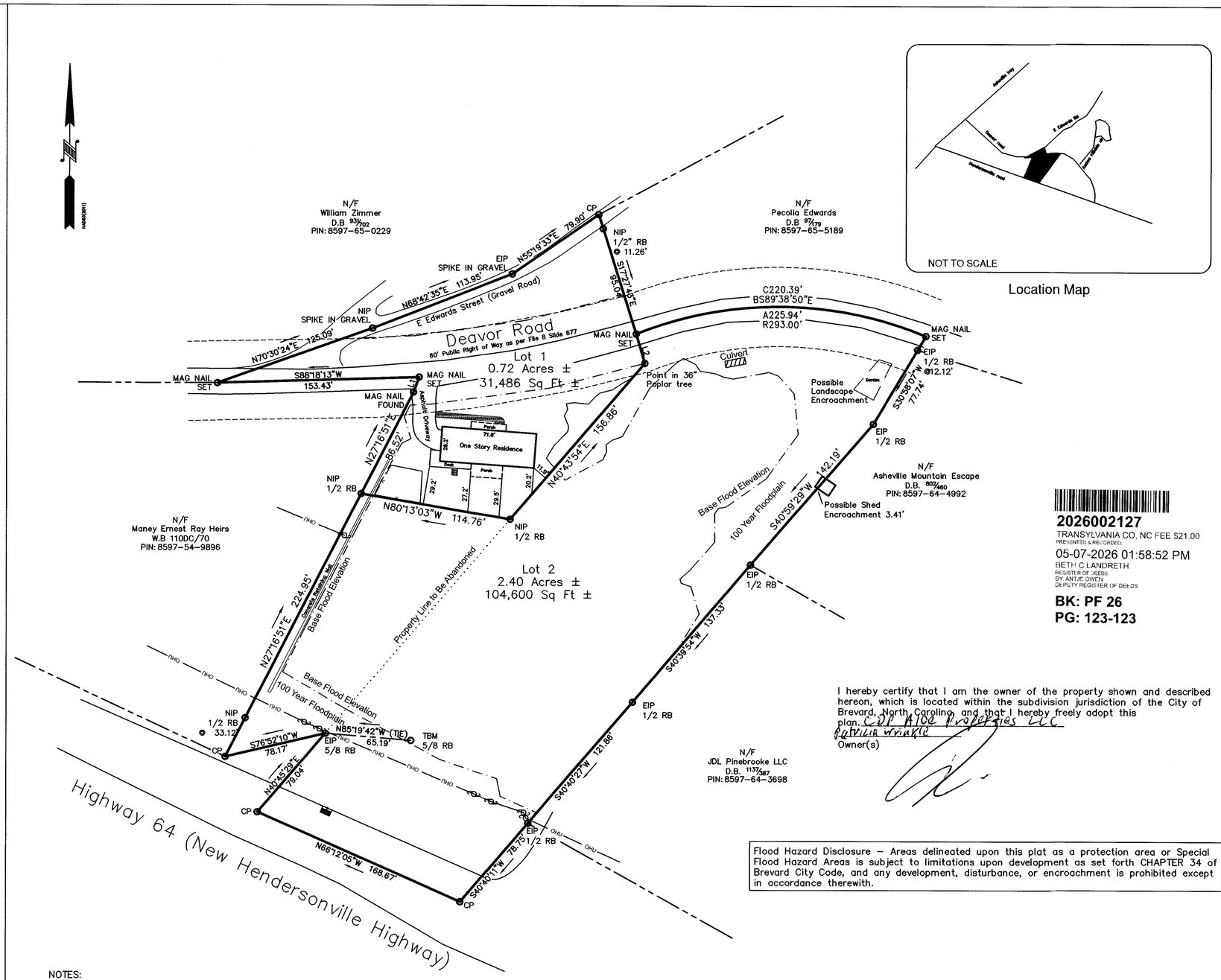
26, 123

Plat File 26 Slide 123



I, Fulton V. Clinkscales, Jr., certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 930 , page 698, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 930, page 698; that the ratio of precision as calculated is 1:10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GNSS survey:

Class of survey: A
Positional accuracy: 0.05'
Type of GPS field procedure: RTK
Dates of survey:
Datum/Epoch: NAD83(2011)
Published/Fixed-control use: VRS
Geoid model: 2018
Combined grid factor(s): 0.99990249
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended

G.S. 47-30(f)(11)(d) This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

F.V. Clinkscales, Jr.

Fulton V. Clinkscales, Jr.
L-2614

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.

Paul C. Ray
Review Officer

5/7/2026
Date

2026002127
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
05-07-2026 01:58:52 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS

BK: PF 26
PG: 123-123

Filed and recorded in the Register of Deeds Office for Transylvania County, N.C. this _____ day of April, 2025 at _____ o'clock ___M in Slide _____

_____
Register of Deeds

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. CDP Aloe Properties LLC
Patricia Wrinkle
Owner(s)

State of North Carolina
Transylvania County

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

Paul C. Ray
Review Officer

5/7/2026
Date

Flood Hazard Disclosure – Areas delineated upon this plat as a protection area or Special Flood Hazard Areas is subject to limitations upon development as set forth CHAPTER 34 of Brevard City Code, and any development, disturbance, or encroachment is prohibited except in accordance therewith.

NOTES:

1) The Basis of Bearings for this survey is NAD83(2011)

2) Surveyor was not provided with a legal title search. There may exist easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts pertinent to this property that an accurate and current title search may disclose that are not shown on this plat.

3) No underground utilities were located. Call before NC811 before digging.

4) All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown. Subsurface and environmental conditions were not surveyed or considered as part of this survey.

5) Area by coordinate computation.

6) All distances are horizontal ground distances in US Survey Feet, unless otherwise noted.

7) Portion of Subject Property is located within an area having a Zone Designation "AE" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 3700859700J, with a date of identification of 10/02/2009.

8) Flood Plain shown on drawing is taken from LOMR-F Property Map by Epps Engineering Associates project number 15022 dated 01/13/16

9) Portion of Subject Property Zoned Residential Mixed Use
Front Setback – 10'
Side Setback – 6'
Rear Setback – 25'

Portion of Subject Property Zoned Pisgah Gateway Mixed Use
Front Setback – 15'
Side Setback – 6'
Rear Setback – 10'

0 60 120 180
1" = 60'

LINE	BEARING	DISTANCE
L1	N20°38'48"E	12.07'
L2	S16°30'47"E	23.15'

LEGEND:

o	NIP	NEW IRON PIN (1/2" REBAR)
o	EIP	EXISTING IRON PIN
o	CP	CALCULATED POINT
	D.B.	DEED BOOK
	P.B.	PLAT BOOK
	Pg.	PAGE
	PIN	PROPERTY INDENTIFICATION NUMBER
	OT	OPEN TOP PIPE
	RB	REBAR
	R/W	RIGHT OF WAY
	PIN	PROPERTY INDENTIFICATION NUMBER
	OT	OPEN TOP PIPE

PROPERTY BOUNDARY LINE
ADJOINING PROPERTY LINE
OLD LOT LINE (TO BE REMOVED)
ROAD RIGHT OF WAY LINE
EASEMENT LINE

Recombination Plat
CDP Aloe Properties LLC
(Owner)
240 Deavor Road
Brevard Township
Transylvania County
State of North Carolina

NORTH CAROLINA PROFESSIONAL SEAL L2614 FULTON V. CLINKSCALES, JR. LAND SURVEYOR

RLS: F. V. CLINKSCALES JR., P.E.
NO: L-2614 Firm No. C-1562

FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
info@fcaofnc.com

REF.PLAT BOOK	—/—
REF. DEED BOOK	930/698
TAX MAP	8597-64-2864 & 8597-64-1942
PARTY CHIEF	ACL
DRAWN	ACL
DATE	May 5, 2026
DWG.NO.	H46037