LEGEND

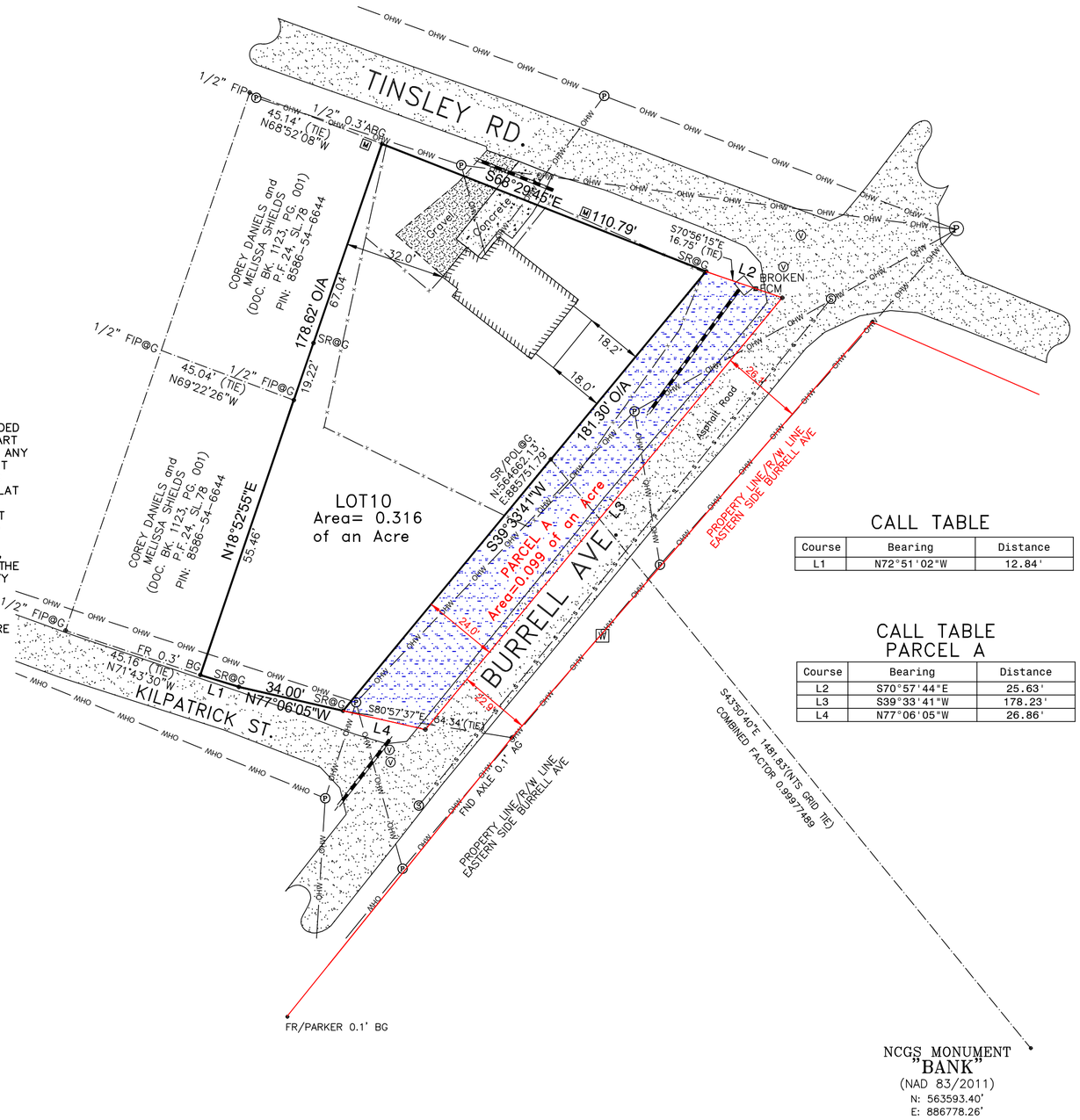
PIN	TAX PARCEL IDENTIFICATION NUMBER
NTS	NOT TO SCALE
SR	5/8" SET REBAR WITH IDENTIFICATION CAP
FIP	FOUND IRON PIPE
FR	FOUND REBAR
FCM	FOUND CONCRETE MONUMENT
CP	CALCULATED POINT
SPK	SET SURVEYOR'S PK NAIL
P.F., SL.	PLAT FILE, SLIDE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
D.B., PG.	DEED BOOK, PAGE
O/A	OVERALL
DIST.	DISTURBED
ABG	ABOVE GRADE
@G	AT GRADE
BG	BELOW GRADE
(P)	UTILITY POLE
(S)	SANITARY SEWER MANHOLE
(V)	H2O VALVE
[M]	H2O METER
	CONCRETE
	ASPHALT
	GRAVEL
	CULVERT
	BUILDING WALL
— OHW — OHW —	OVER HEAD WIRE
— S — S —	SANITARY SEWER LINE
— x — x —	FENCE
	ADJOINER/TIE LINES

N

W E

S

PLAT NORTH (P.F. 25, SL. 46)



CALL TABLE

Course	Bearing	Distance
L1	N72°51'02"W	12.84'

CALL TABLE PARCEL A

Course	Bearing	Distance
L2	S70°57'44"E	25.63'
L3	S39°33'41"W	178.23'
L4	N77°06'05"W	26.86'

NOTES:

1) LOT 10 WAS SURVEYED IN NOVEMBER AND DECEMBER 2024. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES. CORNERS WHERE SET ARE BASED ON DEED POSITIONS CALCULATED FROM DOC. BK. 409, PG 757. THE DEED FOR THIS LOT CONSISTED ORIGINALLY OF LOTS 9 & 10 WITH THE AREA FOR LOT 9 (PIN 6644) BEING SHOWN AS AN EXCEPTION PARCEL IN THE DEED.
2) AREA OF LOT 10 = 0.316 OF AN ACRE (SURVEY)
PARCEL A = 0.099 OF AN ACRE (SURVEY)
TOTAL LOT 10 REVISED = 0.415 OF AN ACRE (SURVEY)
3) AREAS CALCULATED BY COORDINATE COMPUTATION
4) 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) DEED REFERENCE: D.B. 220, PG. 798;DOC BK. 409, PG 757
7) PLAT REFERENCE: P.B. 1, PG. 119
8) TAX PARCEL IDENTIFICATION NUMBER: 8586-54-7616
9) THIS PROPERTY PER TRANSYLVANIA COUNTY GIS IS CURRENTLY ZONED GR8
10) BUILDING TIES ARE TO THE STRUCTURAL WALL UNLESS NOTED OTHERWISE
11) THE ORIGINAL CONFIGURATION OF LOTS 9&10 OF THE C.C KILPATRICK SUBDIVISION IS SHOWN ON P.B. 1, PG. 119.

IN D.B. 83, PG. 543, A PORTION OF THE LEGAL DESCRIPTION CONTAINED THIS STATEMENT-"Being all of Lot No. 10 of the C.C. Kilpatrick lands (Except a 24 foot strip along the East margin, given to Burrell Street)". IN OCTOBER 1965, THE PROPERTY SHOWN HEREON WAS SURVEYED BY WALTER NEWMAN, RLS., AND REFERS TO SURVEYING BOTH LOTS 9 & 10 OF THE C.C. KILPATRICK SUBDIVISON. RESEARCH DID NOT REVEAL A RECORDED COPY OF THE SURVEY PLAT.

IN D.B. 203, PG. 204, DATED AUGUST 13, 1973, A DEED WAS WRITTEN REFERRING TO THE SURVEY AS DONE BY NEWMAN. THE LEGAL DESCRIPTION IN THE DEED DOES NOT REFER TO THE PORTION OF LOT 10 (24' ALONG THE EASTERN MARGIN-THAT WAS "GIVEN TO BURREL"). HOWEVER, IN DOING THE SURVEY AND FOLLOWING THE METES AND BOUNDS (BEARINGS AND DISTANCE) LEGAL DESCRIPTION IN THE DEED, IT IS EVIDENT THAT THERE IS A SIGNIFICANT DISTANCE DIFFERENCE BETWEEN THE EXISTING PROPERTY LINE BASED ON THE NEWMAN SURVEY (RESURVEYED BY CAROLNA MOUNTAIN SURVEYING) AND THE EXISTING ASPHALT ROAD (WESTERN MARGIN OF BURRELL AVE.) IT IS THIS SURVEYOR'S OPINION THAT IN CONDUCTING HIS SURVEY, THAT NEWMAN FOUND THE DEED THAT "GAVE 24' TO BURRELL" AND SURVEYED THE BOUNDARY LINE ACCORDINGLY, AS HE SHOULD HAVE.

IN D.B. 220, PAGE 798, CONVEYANCE OF THE PROPERTY WAS MADE TO HARLEY AND ELAINE RAINES AND THE SURVEY BY WALTER NEWMAN WAS ALSO REFERENCED AS BEING ALL OF LOTS 9 AND 10 OF THE C.C. KILPATRICK SUBDIVISION (WITH THE 24' TAKEN OUT, PER HIS SURVEY). THERE WAS HOWEVER AN EXCEPTION PARCEL CONVEYED OUT OF THE OVERALL PROPERTY BOUNDARY. "EXCEPTED FROM THE DESCRIBED TRACT IS THE FOLLOWING TRACT OF LAND: BEGINNING at a point in the Northern edge of Kilpatrick street, and running thence along said street, N. 75 deg. 36 min. W. 45.0 ft. to a nail; thence leaving Kilpatrick Street and running with the old C.C. Kilpatrick line(see Deed Book 33, Page 53) N. 16 deg. 00 min. E. 181.0 ft. to an iron pin near the Southern margin of Tinsley Road; thence running parallel to said margin, S. 73 deg. 55 min. E. 45.0 ft. (passing an iron pin at 43.0 ft.) to a stake; thence S. 16 deg. 02 min w. 179.9 ft. to the point of BEGINNING." THE EXCEPTION PARCEL THEN BECAME LOT 9, HOWEVER, THE ORIGINAL LOT 9 SHOWN IN PLAT BOOK 1, PAGE 119 WAS 70' WIDE AND THE REVISED LOT 9 WAS ONLY 45' WIDE. THE TOTAL WIDTH OF THE PROPERTY FOR LOTS 9 & 10 WAS RECONFIGURED WITH DEED BOOK 220, PAGE 798 CONVEYING ONLY 45' TO LOT 9 AND LOT 10 HAD ITS FULL WIDTH OF 110' FROM THE ORIGINAL PLAT.

THIS PLAT IS BEING PREPARED TO SHOW AND RESTORE THAT PORTION OF THE EASTERN LINE OF LOT 10 (24' WIDE) THAT WAS GIVEN TO THE CITY OF BREVARD FOR THE RIGHT OF WAY FOR BURRELL AVE. THE 24' WIDE PARCEL IS SHOWN AS BEING CALCULATED FROM THE CURRENT EXISTING EASTERN PROPERTY LINE AS SHOWN HEREON. THAT PUTS THE EASTERN PORTION OF THE 24' WIDE PARCEL WITHIN THE EXISTING ASPHALT OF BURRELL AVE. AS SHOWN HEREON.

AT THE TIME OF THE PLATTING OF THE C.C. KILPATRICK SUBDIVISION (AUGUST 15, 1918), THE ROAD ALONG THE EASTERN MARGIN OF THE SUBDIVISON (NOT NAMED IN THE PLAT) APPEARS TO HAVE HAD A 24' WIDE RIGHT OF WAY.

ON THIS PLAT, THE PROPERTY LINE/RIGHT OF WAY FOR THE EASTERN MARGIN OF THE LOTS ON THE EASTERN MARGIN BURRELL AVE IS SHOWN FOR COMPARISON, AS WELL AS THE DISTANCE BETWEEN THE EXISTING EASTERN MARGIN OF BURRELL AVE. AND THE PROPOSED NEW RIGHT OF WAY LINE IF THE 24' WIDE STRIP WAS RESTORED TO LOT 10.

THIS SURVEY WAS PREPARED FOR HARLEY RAINES hIte 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 IT'S USE IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL PRINTED SURVEY PLAT BY THE ORIGINAL CLIENT.
ALL MISCELLANEOUS SURVEY RELATED MATERIALS, INCLUDING BUT NOT LIMITED TO, PROJECT PLANS, DEED AND R/W RESEARCH, MAPS, FIELD NOTES AND DATA, SURVEY REPORTS, RECORD TITLE REPORT, CALCULATIONS, WORKING CAD DRAWINGS, PRELIMINARY SURVEY PLATS, ESTIMATES AND OTHER MATERIALS ACQUIRED AND/OR PREPARED BY THE SURVEYOR AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE MICHAEL A PFOUTZ, PLS.
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.

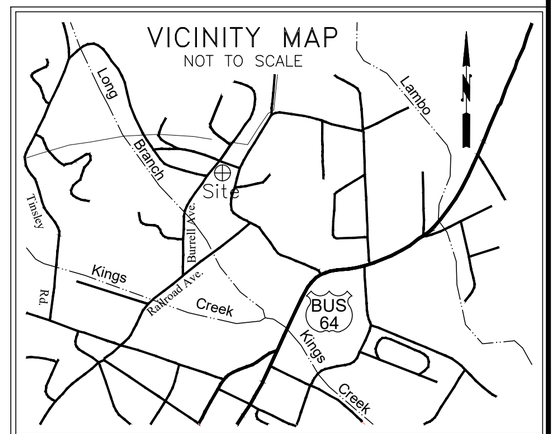
G.S. 47-30 f(11) c.1.

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. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR AN "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN LEGALLY CONVEYED TO A NEW OWNER BY DEED IN IT'S EXISTING CONFIGURATION.

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 REFERENCED HERON; AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM DOCUMENT BOOK 409, PAGE 757; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

VICINITY MAP
NOT TO SCALE



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

930 TINSLEY ROAD
LOT 10 of the
C.C. KILPATRICK Subdivision
PROPERTY SITUATE IN
CITY OF BREVARD/BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
OWNERS OF RECORD: HARLEY RAINES hIte

SURVEY and PLAT of
LOT 10 Revised of the
C.C.KILPATRICK Subdivison
PREPARED FOR
HARLEY RAINES hIte

DATE: SEPTEMBER 24, 2026	FIELD RECORDS: DATA COLLECTOR	DRAWING: CMS24054-SUBDIV
		COORD. FILE: CMS24054.CRD
		PROJECT NUMBER: CMS24054

30 0 30 60 90
GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=30'