LEGEND

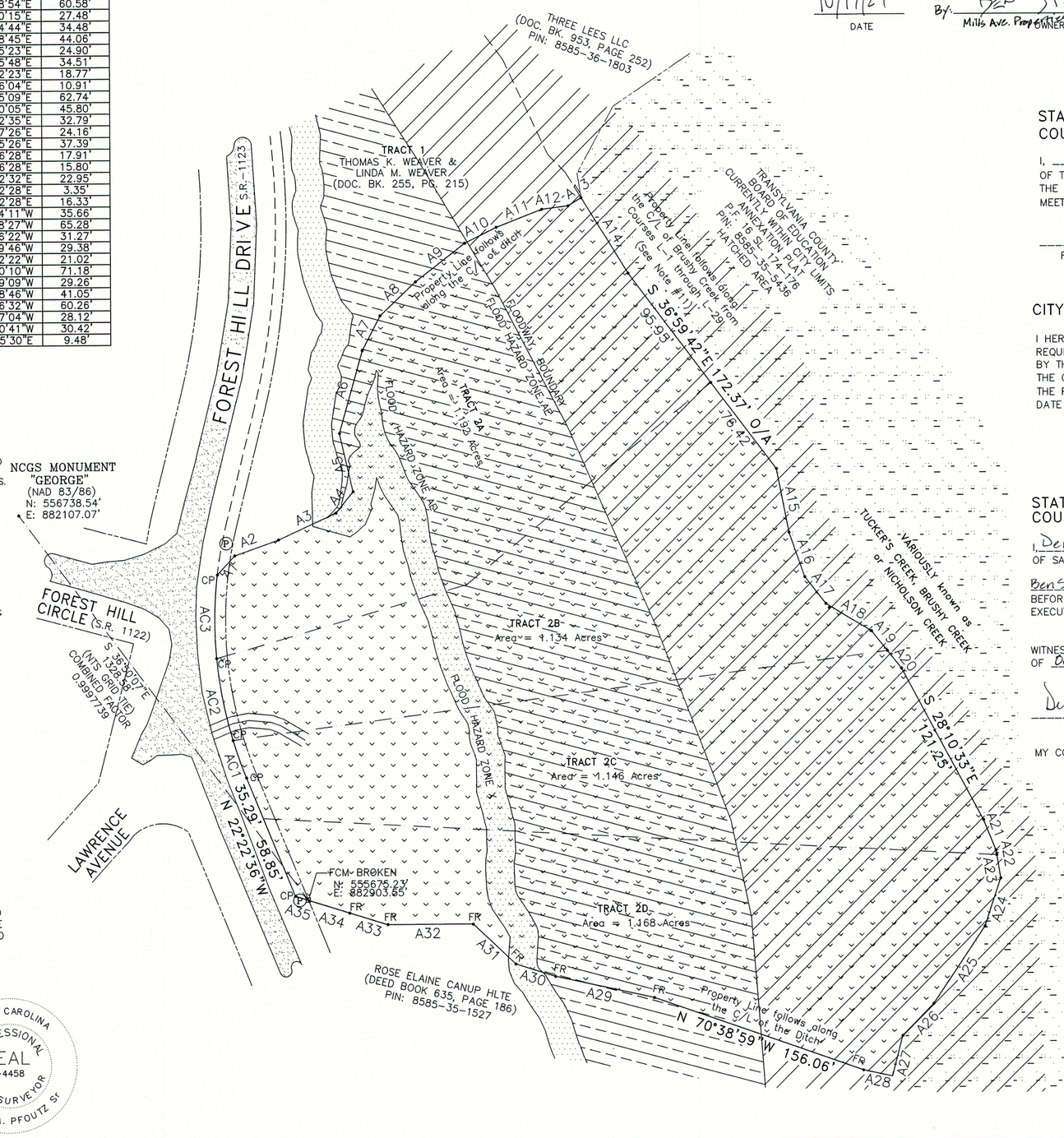
P.F., SL.	PLAT FILE, SLIDE
PIN	TAX PARCEL IDENTIFICATION NUMBER
NCGS	NORTH CAROLINA GRID SYSTEM
NAD	NORTH AMERICAN DATUM
FCM	FOUND CONCRETE MONUMENT
FR	FOUND REBAR
NTS	NOT TO SCALE
C/L	CENTERLINE
R/W	RIGHT OF WAY
CP	CALCULATED POINT
H/W	HIS WIFE
O/A	OVERALL
DOC. BK., PG.	DOCUMENT BOOK, PAGE
SR/POL	SET REBAR/POINT ON LINE
S.R.	SECONDARY ROAD
Ⓟ	UTILITY POLE
	ASPHALT
	FLOODWAY
	FLOOD ZONE AX
	FLOOD ZONE AE
	ANNEX AREA
	CURRENT CITY LIMITS– TRANSYLVANIA COUNTY SCHOOL BOARD PROPERTY
– – – –	ADJOINING LINES NOT SURVEYED
———	RIGHT OF WAY
—·—·—	EXISTING LOT LINES 2A–2D

ANNEX PARCEL CALL TABLE

LINE	BEARING	DISTANCE
A1	N42°42'28"E	18.15'
A2	N70°17'08"E	32.99'
A3	N65°22'33"E	44.58'
A4	N39°05'26"E	19.33'
A5	N13°02'07"W	42.04'
A6	N15°38'54"E	60.58'
A7	N27°30'15"E	27.48'
A8	N46°24'44"E	34.48'
A9	N52°18'45"E	44.06'
A10	N63°35'23"E	24.90'
A11	N68°35'48"E	34.51'
A12	N82°42'23"E	18.77'
A13	N59°06'04"E	10.91'
A14	S31°45'09"E	62.74'
A15	S11°00'05"E	45.80'
A16	S19°22'35"E	32.79'
A17	S38°07'26"E	24.16'
A18	S58°35'26"E	37.39'
A19	S38°46'28"E	17.91'
A20	S38°46'28"E	15.80'
A21	S22°12'32"E	22.95'
A22	S09°32'28"E	3.35'
A23	S09°32'28"E	16.33'
A24	S18°24'11"W	35.66'
A25	S33°58'27"W	65.28'
A26	S44°26'22"W	31.27'
A27	S14°19'46"W	29.38'
A28	N77°32'22"W	21.02'
A29	N77°40'10"W	71.18'
A30	N72°39'09"W	29.26'
A31	N46°48'46"W	41.05'
A32	S89°46'32"W	60.26'
A33	N72°47'04"W	28.12'
A34	N72°50'41"W	30.42'
A35	S72°35'30"E	9.48'

ANNEX PARCEL CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
AC1	N19°36'24"W	27.93'	289.00'	27.95'	5°32'25"
AC2	N11°00'10"W	58.75'	289.00'	58.85'	11°40'02"
AC3	N00°39'58"E	58.76'	289.00'	58.87'	11°40'14"



NOTES:

1) PARCELS SHOWN HEREON ARE IDENTIFIED BY THEIR TAX PARCEL IDENTIFICATION NUMBERS. PROPERTY ORIGINALLY SURVEYED IN JUNE OF 2022. THIS PLAT IS DEFINING THE PROPERTY THAT IS IS BEING ANNEXED INTO CITY LIMITS. LOTS 2A, 2B, 2C, AND 2D ARE BEING ANNEXED INTO THE CITY LIMITS. TRACT 1 IS NOT BEING ANNEXED INTO THE CITY LIMITS. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE. THE CREEK LOCATION WAS NOT RE–SURVEYED FROM THE ORIGINAL SURVEY/PLAT. THE PROPERTY LINE BY DEED IS THE CENTERLINE OF BRUSHY (TUCKER'S or NICHOLSON) CREEK.
2) AREA OF TRACT 2A = 1.192 ACRES
TRACT 2B = 1.134 ACRES
TRACT 2C = 1.146 ACRES
TRACT 2D = 1.168 ACRES
TOTAL PLATTED AREA = 4.640 ACRES
AREA CALCULATED BY COORDINATE COMPUTATION
3) THIS PLAN 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
4) SEE P.F. 22. SL. 158 FOR DETAILED INFORMATION ON RIGHT OF WAYS, NCGS TIE, AND CALLS AND DESCRIPTIONS FOR THE INTERNAL LINES.
5) DEED REFERENCE: DOC. BK. 1035, PG. 743
6) PLAT REFERENCE: P.F. 22, SL. 158
7) TAX PINS: 2A 8585–36–0021
2B 8585–35–0899
2C 8585–35–1747
2D 8585–35–1676
8) THIS PROPERTY IS CURRENTLY ZONED GENERAL RESIDENTIAL 4.
9) POINTS ALONG THE C/L OF BRUSHY CREEK AND THE C/L OF THE DITCH ARE CALCULATED AND WERE NOT SET.
10) FLOODWAY, FLOOD ZONES, AND PORTIONS OF THE ROADWAY WERE DOWNLOAD FROM FRIS.NC.GOV FROM FLOOD INSURANCE RATE MAP 3700858500J; EFFECTIVE DATE OCTOBER 2, 2009.

G.S. 47–30 f(11) d.

I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
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 IN P.F. 22, SL. 158; 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 : 10,000 ; 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 27th DAY OF SEPTEMBER, 2024, A.D.

Michael A. Pfoutz Sr.

MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L–4458

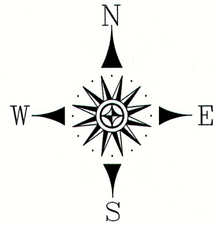
NORTH CAROLINA PROFESSIONAL SEAL L–4458 LAND SURVEYOR MICHAEL A. PFOUTZ Sr.

OWNER CERTIFICATION–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

10/17/24
DATE

By: Ben Stone
Mills Ave. Properties LLC OWNER(S)



NCGS NORTH (NAD 83/86)
(P.F. 22, SL. 158)

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, _____, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
REVIEW OFFICER 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 _____

_____
CITY CLERK

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Denise Hodsdon, A NOTARY PUBLIC OF SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT

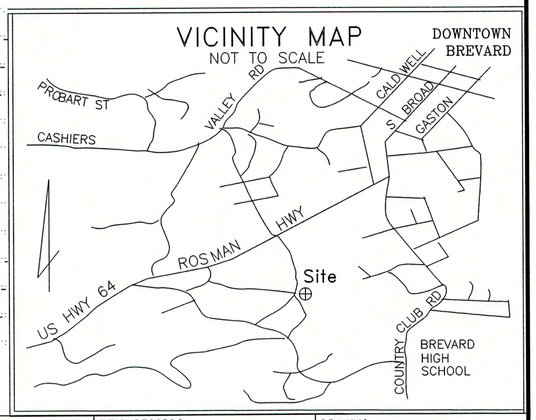
Ben Stone, Owner, Mills Ave. Properties, LLC PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 17th DAY OF October, 2024.

Denise Hodsdon
NOTARY PUBLIC

MY COMMISION EXPIRES: 10/6/2029

DENISE HODSDON NOTARY PUBLIC BUNCOMBE COUNTY, NC



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

ORDINANCE No. _____

PROPERTY SITUATE IN
CITY OF BREVARD, BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
OWNERS OF RECORD: MILLS AVE PROPERTIES LLC

ANNEXATION PLAT

PREPARED FOR

MILLS AVE PROPERTIES LLC

DATE	SEPTEMBER 27, 2024
FIELD RECORDS	DATA COLLECTOR
DRAWING	CMS24053–ANNEX
COORD. FILE	CMS18084.CRD
PROJECT NUMBER	CMS24053

60 0 60 120 180
GRAPHIC SCALE – FEET WRITTEN SCALE: 1"=60'