SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING CONCRETE MONUMENT (ECM)
- C.S.D. CONTROL POINT
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT (CO)
- WATER METER (WM)
- VALVE
- UTILITY POLE
- LIGHT POLE
- CURB INLET (CI)
- YARD INLET (YI)/DROP INLET (DI)
- ELECTRIC METER (EM)
- DECIDUOUS TREE (SIZE AND TYPE AS NOTED)

ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK OR DOCUMENT BOOK
PF...PLAT FILE
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
R/W...RIGHT OF WAY
ID...SURVEYORS IDENTIFICATION CAP
CONC...CONCRETE
C/L...CENTER LINE
HOL...HOLLY TREE
CMY...CRAPE MYRTLE TREE
U.T...UNKNOWN TREE
MAG...MAGNOLIA TREE
T.C.E...TEMPORARY CONSTRUCTION EASEMENT

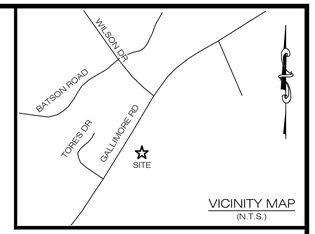
LINE LEGEND:

- BOUNDARY/DEED LINE
- TCE TCE TCE — TEMPORARY CONSTRUCTION EASEMENT LINE
- RIGHT OF WAY LINE
- FM FM FM — FORCEMAIN LINE
- SS SS SS — SANITARY SEWER LINE
- TIE LINE ONLY
- C/L STORM DITCH
- OHU OHU OHU — OVERHEAD UTILITY LINE
- SPLIT RAIL FENCELINE
- CHAIN LINK FENCELINE
- FEMA FLOODLINE
- W W W W — WATER LINE
- FOC FOC FOC — FIBER OPTIC LINE
- UGE UGE UGE — UNDERGROUND ELECTRIC LINE

LINE	BEARING	DISTANCE
L1	N 58°24'27" W	66.03'
L2	N 31°35'33" E	15.00'
L3	N 58°24'27" W	108.93'
L4	N 31°31'42" E	35.00'
L5	S 58°24'27" E	174.42'
L6	S 30°55'24" W	50.00'
L7	S 30°59'08" W	46.70'
L8	S 39°28'13" W	77.54'
L9	N 30°55'24" E	206.61'
L10	N 58°24'27" W	108.91'

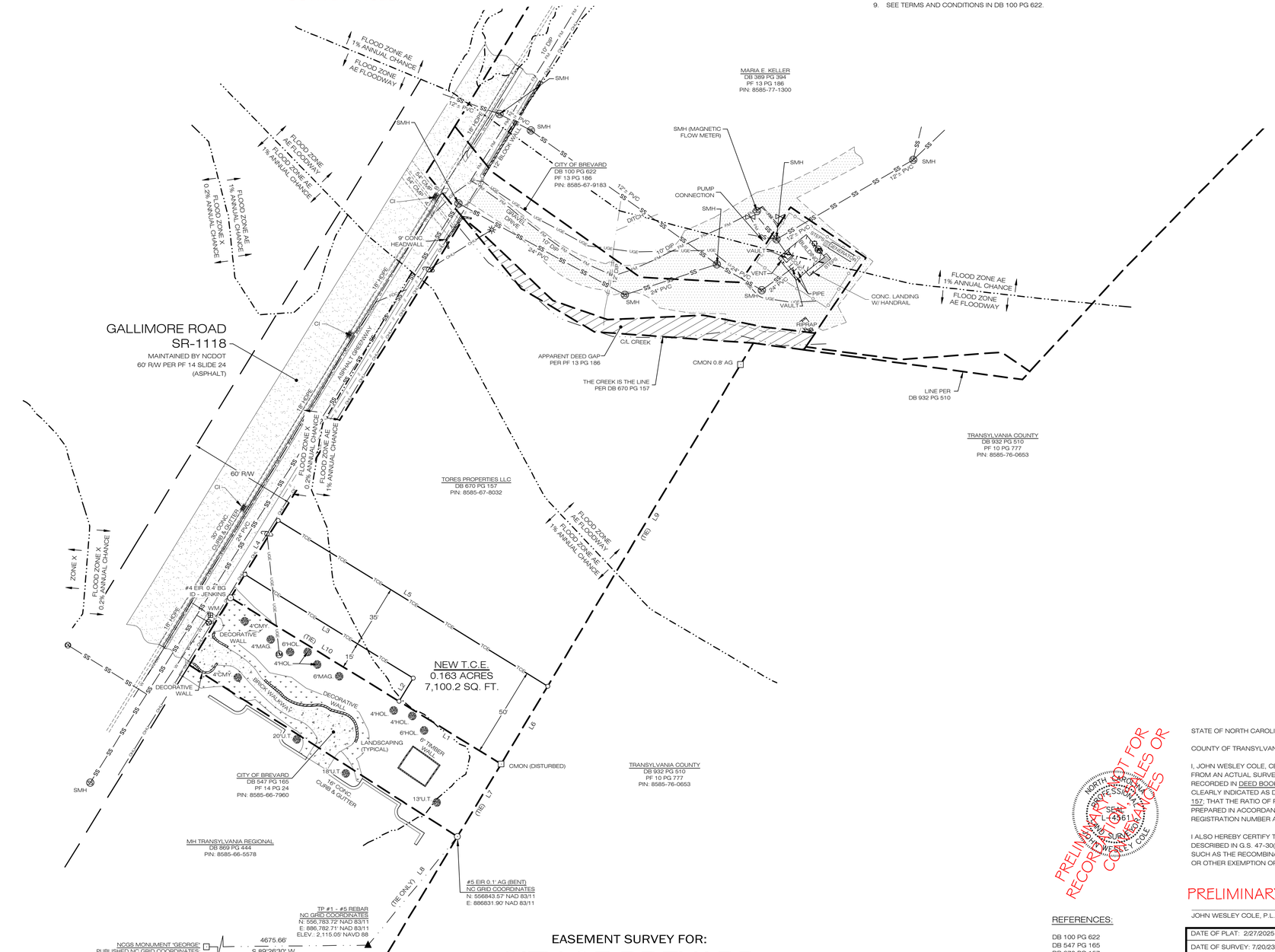
NOTES:

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE TRANSYLVANIA COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS ZONED GR8 BY THE CITY OF BREVARD.
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 37008585500J, EFFECTIVE DATE 10/2/2009.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES, APPURTENANCES, AND LINES MARKED TO SUE LEVEL B BY JMT. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. NO EXCAVATIONS HAVE BEEN MADE TO VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES HORIZONTAL OR VERTICAL POSITIONS. PIPE SIZE DIAMETER AND MATERIAL ARE NOTED FROM AS-BUILT RECORD DRAWINGS/GIS INFORMATION AND/OR VISUAL INSPECTION FROM THE EXTERIOR OF MANHOLES/STORMWATER BOXES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. SEE TERMS AND CONDITIONS IN DB 100 PG 622.



VICINITY MAP
(N.T.S.)

PRELIMINARY: NOT FOR RECORDATION, SALES OR CONVEYANCES



NC GRID NORTH
NAD 83 (NSRS 2011)

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 STATUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER

_____
DATE

Certificate of Ownership
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.

_____ _____
Owner(s) Date

Certificate of Exemption and Zoning Approval
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.

_____ _____
Review Officer 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.

Acceptance of Public Infrastructure
I hereby certify that the City of Brevard, North Carolina accepts the public infrastructure dedicated on this plat, in accordance with the dedication agreement dated _____.

_____ _____
City Manager, City of Brevard Date

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.04' (H) & 0.06' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK
4. DATES OF SURVEY: 7-20-2023
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: NCGS MONUMENT "GEORGE"
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999776 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

EASEMENT SURVEY FOR:

CITY OF BREVARD

(OWNERS OF RECORD: TORES PROPERTIES, LLC)
CITY OF BREVARD, TRANSYLVANIA COUNTY, NC

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4561 JOHN WESLEY COLE

STATE OF NORTH CAROLINA

COUNTY OF TRANSYLVANIA

I, JOHN WESLEY COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 670 PAGE 157); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 670, PAGE 157; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27th DAY OF FEBRUARY, A.D., 2025.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(d): THAT THE 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.

PRELIMINARY - FOR REVIEW

JOHN WESLEY COLE, P.L.S. L-4561

REFERENCES:

DB 100 PG 622
DB 547 PG 165
DB 670 PG 157
PF 13 PG 186
PF 14 PG 24

0' 30' 60' 90'

DATE OF PLAT: 2/27/2025	REVISIONS			
DATE OF SURVEY: 7/20/23 THRU 9/5/23	NO.	DATE	DESC.	BY
PROJECT NO.: 23-093				
FIELD WORK: EL				
DRAWN BY: JWC & BJO				
SCALE: 1" = 30'				
PIN: 8585-67-8032				