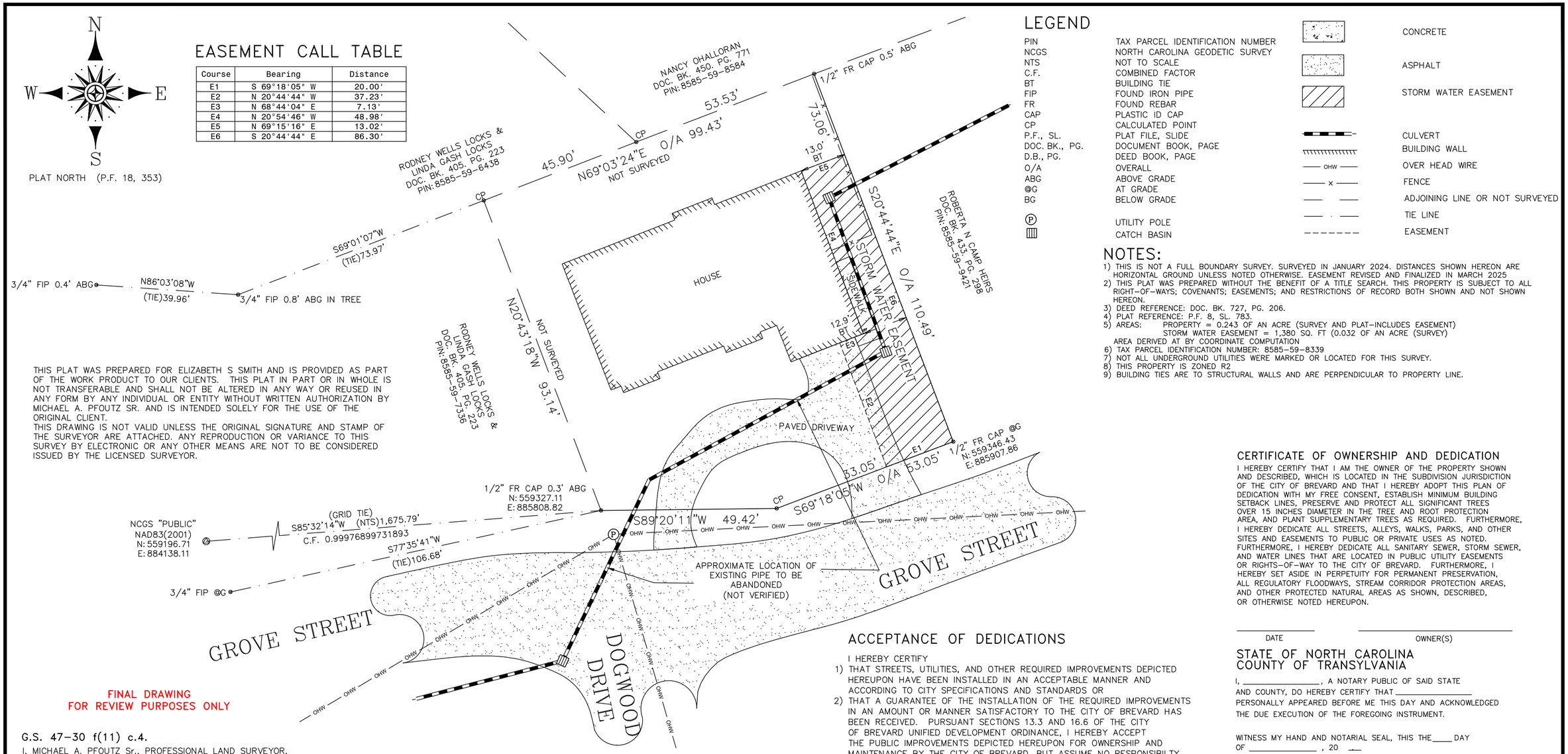


LEGEND

PIN	TAX PARCEL IDENTIFICATION NUMBER
NCGS	NORTH CAROLINA GEODETIC SURVEY
NTS	NOT TO SCALE
C.F.	COMBINED FACTOR
BT	BUILDING TIE
FIP	FOUND IRON PIPE
FR	FOUND REBAR
CAP	PLASTIC ID CAP
CP	CALCULATED POINT
P.F., SL.	PLAT FILE, SLIDE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
D.B., PG.	DEED BOOK, PAGE
O/A	OVERALL
ABG	ABOVE GRADE
@G	AT GRADE
BG	BELOW GRADE
Ⓟ	UTILITY POLE
▥	CATCH BASIN

CONCRETE
ASPHALT
STORM WATER EASEMENT
CULVERT
BUILDING WALL
OHW — OVER HEAD WIRE
x — FENCE
ADJOINING LINE OR NOT SURVEYED
TIE LINE
EASEMENT

NOTES:

1) THIS IS NOT A FULL BOUNDARY SURVEY. SURVEYED IN JANUARY 2024. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE. EASEMENT REVISED AND FINALIZED IN MARCH 2025
2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS; AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
3) DEED REFERENCE: DOC. BK. 727, PG. 206.
4) PLAT REFERENCE: P.F. 8, SL. 783.
5) AREAS: PROPERTY = 0.243 OF AN ACRE (SURVEY AND PLAT-INCLUDES EASEMENT)
STORM WATER EASEMENT = 1,380 SQ. FT (0.032 OF AN ACRE (SURVEY)
AREA DERIVED AT BY COORDINATE COMPUTATION
6) TAX PARCEL IDENTIFICATION NUMBER: 8585-59-8339
7) NOT ALL UNDERGROUND UTILITIES WERE MARKED OR LOCATED FOR THIS SURVEY.
8) THIS PROPERTY IS ZONED R2
9) BUILDING TIES ARE TO STRUCTURAL WALLS AND ARE PERPENDICULAR TO PROPERTY LINE.

THIS PLAT WAS PREPARED FOR ELIZABETH S SMITH 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 IS INTENDED SOLELY FOR THE USE OF THE ORIGINAL CLIENT.
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.

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 JURISDICTION OF THE CITY OF BREVARD AND THAT I HEREBY ADOPT THIS PLAN OF DEDICATION WITH MY FREE CONSENT, ESTABLISH MINIMUM 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. FURTHERMORE, I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE CITY OF BREVARD. FURTHERMORE, I HEREBY SET ASIDE IN PERPETUITY FOR PERMANENT PRESERVATION, ALL REGULATORY FLOODWAYS, STREAM CORRIDOR PROTECTION AREAS, AND OTHER PROTECTED NATURAL AREAS AS SHOWN, DESCRIBED, OR OTHERWISE NOTED HEREUPON.

_____ DATE

_____ OWNER(S)

STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

I, _____, A NOTARY PUBLIC OF SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE____ DAY OF _____ , 20 __

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

G.S. 47-30 f(11) c.4.

I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3

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

I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

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 HEREON; AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; 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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 10th DAY OF MARCH , 2025 , A.D.

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

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

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 FURTHER CERTIFY 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 ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE DEDICATED OPEN SPACE UNTIL, IN THE OPINION OF THE CITY COUNCIL IT IS THE PUBLIC INTEREST TO DO SO.

_____ DATE _____ REVIEW OFFICER, CITY OF BREVARD

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

ACCEPTANCE OF DEDICATIONS

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 RESPONSIBILTY TO OPEN OR MAINTAIN SAME UNTIL I DEEM IT TO BE IN THE PUBLIC INTEREST TO DO SO.

_____ DATE _____ CITY MANAGER

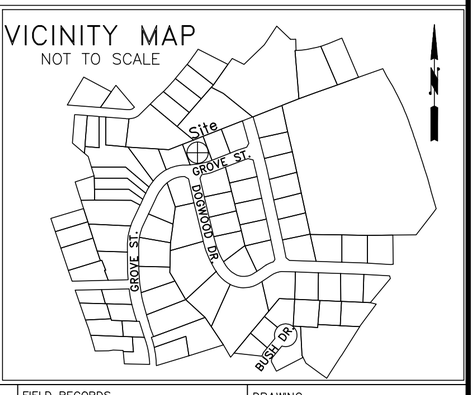
_____ DATE _____ PLANNING DIRECTOR

_____ 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 THE CITY MANAGER OF THE CITY BREVARD ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY, PUBLIC PARKS, AND OTHER SITES FOR PUBLIC PURPOSES AS SHOWN HEREON PURSUANT TO SECTIONS 13.3 AND 16.6 OF THE CITY OF BREVARD DEVELOPMENT ORDINANCE, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL, IN THE OPINION OF THE CITY MANAGER OF THE CITY OF BREVARD, IT IS IN THE PUBLIC INTEREST TO DO SO.

_____ DATE _____ CITY CLERK

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

PROPERTY SITUATE IN
CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

OWNER OF RECORD: ELIZABETH S SMITH

STORM WATER EASEMENT DEDICATION SURVEY and PLAT

PREPARED FOR

THE CITY OF BREVARD
AND
ELIZABETH S SMITH

DATE: JANUARY 16, 2024
EASEMENT REVISED MARCH 10, 2025

FIELD RECORDS: DATA COLLECTOR

DRAWING: CMS24004-EASE

COORD. FILE: CMS24004.CRD

PROJECT NUMBER: CMS24004

20 0 20 40 60
GRAPHIC SCALE - FEET WRITTEN SCALE: 1"=20'