NOTES:

1. THIS PLAT IS BASED ON A CURRENT BOUNDARY SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
3. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
4. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE TRANSYLVANIA COUNTY GIS WEBSITE.
5. ALL BEARINGS ARE BASED UPON NAD83(2011)
6. ALL DISTANCES SHOWN HERON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
7. ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
8. ALL COORDINATES ARE NAD83(2011) GRID.
9. THE 25–FOOT ALLEY SHOWN HEREON IS HEREBY VACATED AND CLOSED PURSUANT TO N.C.G.S. § 160A–299 BY ORDER OF THE CITY COUNCIL OF THE CITY OF BREVARD, ADOPTED ON _____, AND RECORDED IN BOOK _____, PAGE _____, TRANSYLVANIA COUNTY REGISTER OF DEEDS. THE CITY OF BREVARD EXPRESSLY RESERVES A PERPETUAL EASEMENT WITHIN THE CLOSED ALLEY FOR THE LOCATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EXISTING SEWER AND STORMWATER UTILITIES

CERTIFICATE OF OWNERSHIP FOR EXEMPT DIVISION OF LANDS

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF TRANSYLVANIA COUNTY.

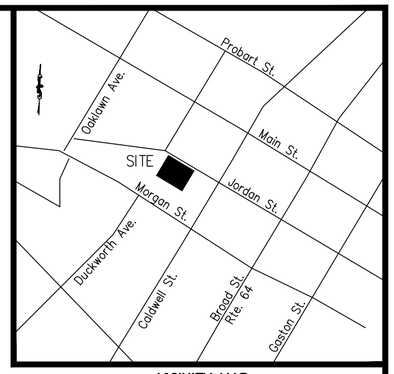
_____
OWNER DATE

_____
OWNER DATE

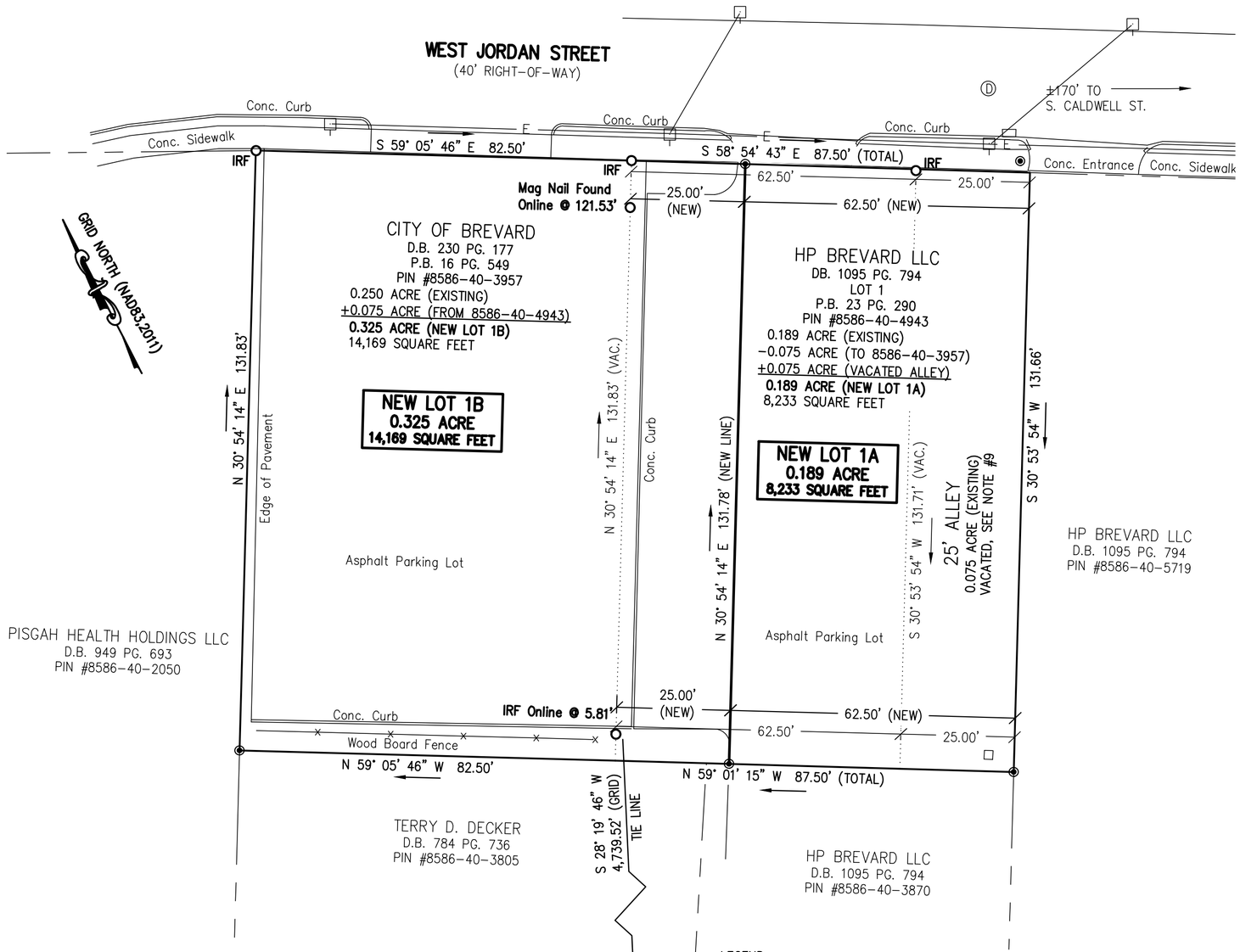
CERTIFICATE OF APPROVALS

I, _____ , DIRECTOR OF THE CITY OF BREVARD PLANNING DEPARTMENT, CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE SUBDIVISION CONTROL ORDINANCE OF CITY OF BREVARD.

DATE _____



VICINITY MAP
(NOT TO SCALE)



GLOBAL POSITIONING CERTIFICATION

I, TIMOTHY W. CALDWELL, P.L.S., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A – RATIO OF PRECISION 1/10,000
2. POSITIONAL ACCURACY: HORIZONTAL ACCURACY = 0.04'
   VERTICAL ACCURACY = 0.07'
3. TYPE OF GPS FIELD PROCEDURE: NC VRS NETWORK
4. DATES OF SURVEY: 9/3/2025
5. DATUM/EPOCH: NAD83(2011), EPOCH 2010.0000
6. PUBLISHED/FIXED–CONTROL USED: GNSS NETWORK
7. GEOID MODEL: GEOID 18 U.S.
8. COMBINED GRID FACTOR: 1.0002280573
9. UNITS: US SURVEY FEET

CERTIFICATE OF SURVEY AND ACCURACY

I TIMOTHY W. CALDWELL, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AND PLATS FOUND IN THE TRANSYLVANIA COUNTY REGISTRY AS NOTED ON PLAT); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

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

(a) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 9TH DAY OF SEPTEMBER, A.D., 2025.

FOR REVIEW

TIMOTHY W. CALDWELL

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

REGISTERED THIS THE ___ DAY OF _____, 2025
AT _____ O'CLOCK __M. RECORDED IN PLAT BOOK _____ PAGE

BY: _____
DEPUTY

_____
REGISTER OF DEEDS

RECOMBINATION PLAT FOR
CITY OF BREVARD

SHOWING THE RECOMBINATION OF
PIN # 8586–40–3957
(D.B. 230 PG. 177)
(P.B. 16 PG. 549),
PIN #8586–40–4943
(D.B. 1095 PG. 794)
(P.B. 23 PG. 290)
&
25' ALLEY

CREATING HEREON
NEW LOT 1A
(0.189 ACRE)
&
NEW LOT 1B
(0.325 ACRE)

CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
BEING SITUATE ALONG WEST JORDAN STREET

SCALE 1" = 20' DATE 9/9/2025
M&C COMM. No. 4702

Mattern & Craig
ENGINEERS•SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254–2201
FAX (828) 254–4562
NC License No. C–1154