P.F.____ SL. ____

LEGEND

○	EXISTING PROPERTY MONUMENT (AS NOTED)
◎	PROPERTY MONUMENT SET (TYP. 5/8" REBAR W/CAP OR AS NOTED)
o	POINT NOT SET (PNS)
-O-	POWER POLE
R/W	RIGHT OF WAY
IPS	IRON PIN SET
OTP	OPEN-TOP-PIPE
RBC	REBAR AND CAP
CMF	CONCRETE MONUMENT FOUND
PSF	PLANTED STONE FOUND
RBR	REBAR
———	SUBJECT PROPERTY LINE
- - - - - -	ADJOINER PROPERTY LINE (LINE NOT SURVEYED)
— — — — — —	TIE LINE
— — — ——— — —	BUILDING SET BACK
——— · ——— · ———	EXISTING R/W
——OE——OE——OE——	OVERHEAD ELECTRIC
——OT——OT——OT——	OVERHEAD TELEPHONE
——x——x——x——x——	FENCE LINE
D.B. / PG.	DEED BOOK & PAGE
P.B. / PG.	PLAT BOOK & PAGE

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 _____, 2024

_____
NOTARY PUBLIC

MY COMISSION EXPIRES _____.

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

OWNER CERTIFICATION – ANNEXATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAT OF ANNEXATION WITH MY FREE CONSENT

_____
DATE OWNER

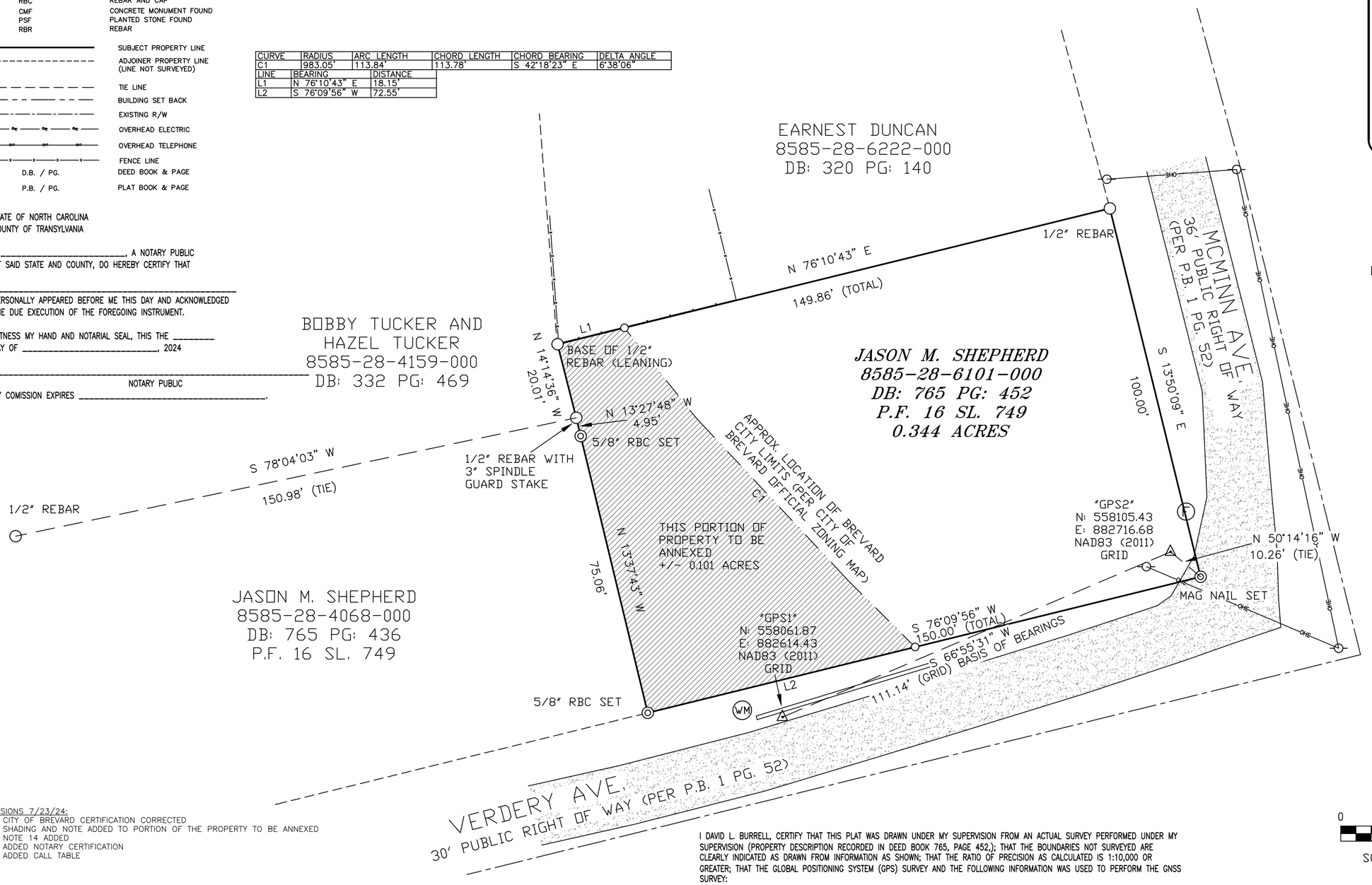
CITY OF BREVARD – ANNEXATION

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 _____

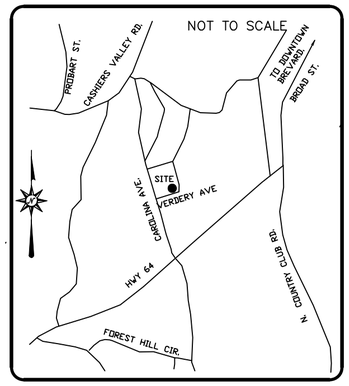
_____
DATE CITY CLERK

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	983.05'	113.84'	113.78'	S 42°18'23" E	6°38'06"

LINE	BEARING	DISTANCE
L1	N 76°10'43" E	18.15'
L2	S 76°09'56" W	72.55'



NOT TO SCALE



DAVID L. BURRELL
PROFESSIONAL LAND SURVEYOR
L-5546 (NC)
828-577-6568
133 COBB ST, EASLEY SC 29640

DRAWING NO. 24-27-REVISED

REVISIONS 7/23/24:
1. CITY OF BREVARD CERTIFICATION CORRECTED
2. SHADING AND NOTE ADDED TO PORTION OF THE PROPERTY TO BE ANNEXED
3. NOTE 14 ADDED
4. ADDED NOTARY CERTIFICATION
5. ADDED CALL TABLE

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. AREAS SHOWN ARE SUBJECT TO EASEMENTS OF RECORD.
3. AREA DETERMINED BY COORDINATE METHOD.
4. OWNER OF RECORD: AS NOTED.
5. RECORD REFERENCES: AS NOTED.
6. AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
7. ALL PROPERTY CORNERS ARE AS NOTED.
8. ALL EXISTING UTILITIES ARE ASSUMED TO HAVE EASEMENTS WHICH MAY AFFECT PORTIONS OR ALL OF THE PROPERTY SHOWN.
9. ANY UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED
10. ANY NAMES LISTED ARE FOR INDEXING PURPOSES ONLY. NOT A CERTIFICATION OF TITLE
11. MEASUREMENTS TO HOUSE CORNERS WERE TAKEN AT THE FACE OF THE WALLS
12. THIS LOT IS LOCATED IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER F.I.R.M. OF THIS AREA
13. SUBJECT PROPERTIES ARE ZONED GR8 PER CITY OF BREVARD
14. IT IS THE INTENT OF THE OWNER TO ANNEX ANY PORTION OF TAX ID# 8585-28-6101-000 THAT IS NOT CURRENTLY IN THE CORPORATE LIMITS OF THE CITY OF BREVARD, INTO THE CORPORATE LIMITS OF THE CITY OF BREVARD

NORTH CAROLINA PROFESSIONAL SEAL 5546 LAND SURVEYOR DAVID L. BURRELL

PRELIMINARY

0 20 40 60
SCALE: 1 INCH = 20 FEET

I DAVID L. BURRELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 765, PAGE 452,); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: .03'
TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
DATES OF FIELD SURVEY: 6/14/2024
DATUM/EPOCH: NAD83 (2011)
PUBLISHED FIXED CONTROL USE: GPS 2
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.999775
UNITS: US SURVEY FEET

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

(c.)(1.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20_____.

_____ L-5546
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

ANNEXATION PLAT– ORDINANCE NO. _____
OF THE PROPERTY OWNED BY JASON M. SHEPHERD

PLAT OF A BOUNDARY/ANNEXATION SURVEY FOR
JASON M. SHEPHERD
BEING THE PROPERTY
DESCRIBED IN: DEED BOOK 765 PAGE 452
PIN # 8585-28-6101-000
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
JUNE 20, 2024 REVISED JULY 23, 2024