LEGEND

○	EXISTING PROPERTY MONUMENT (AS NOTED)
◎	PROPERTY MONUMENT SET (TYP. 5/8" REBAR W/CAP OR AS NOTED)
○	POINT NOT SET (PNS)
-○-	POWER POLE
◇	UTILITY PEDESTAL
WM	WATER METER
MH	SEWER MANHOLE
SS	SEWER CLEANOUT
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

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 435, PAGE 211,); 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:

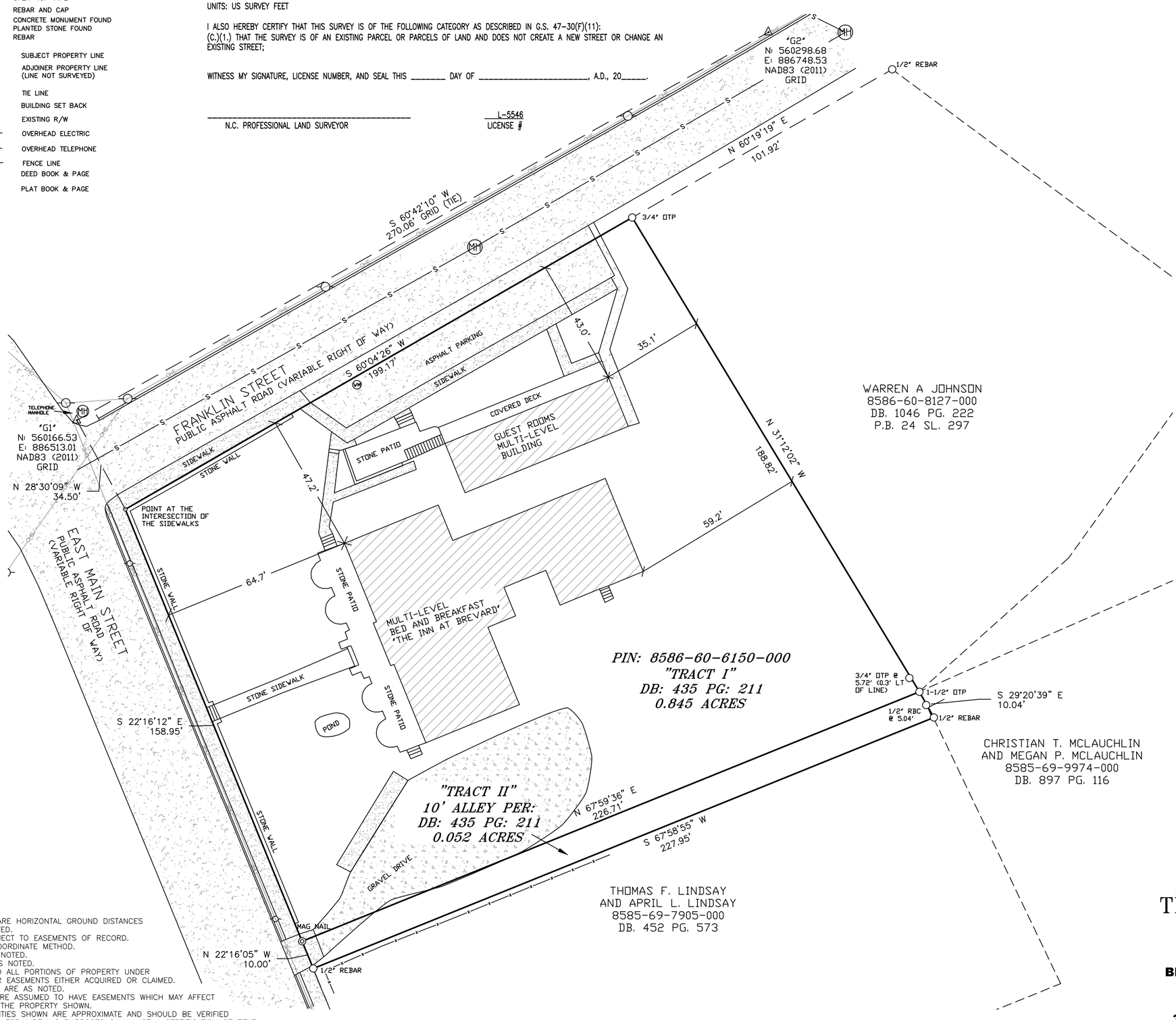
CLASS OF SURVEY: A
POSITIONAL ACCURACY: .02'
TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
DATES OF SURVEY: 2-22-2025
DATUM/EPOCH: NAD83 (2011)
PUBLISHED FIXED CONTROL USE: NCVRS
HOLDING POINT: G1
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.999712
UNITS: US SURVEY FEET

I 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 #

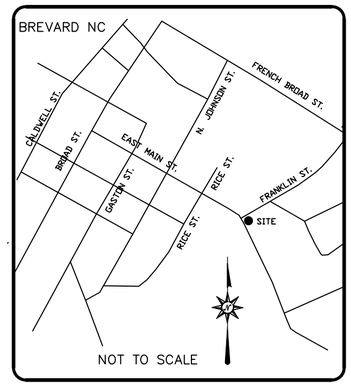
NORTH CAROLINA PROFESSIONAL SEAL L-5546 LAND SURVEYOR DAVID L. BURRELL



WARREN A JOHNSON
8586-60-8127-000
DB. 1046 PG. 222
P.B. 24 SL. 297

CHRISTIAN T. MCLAUCHLIN
AND MEGAN P. MCLAUCHLIN
8585-69-9974-000
DB. 897 PG. 116

THOMAS F. LINDSAY
AND APRIL L. LINDSAY
8585-69-7905-000
DB. 452 PG. 573



BURRELL & COMPANY
LAND SURVEYING AND MAPPING, PLLC
P-3032 (NC)
828-577-6568
133 COBB ST, EASLEY SC 29640
BURRELLSURVEYING@GMAIL.COM

DRAWING NO. 25-035

NC GRID NORTH
NAD 83 (2011)

0 30 60 90
SCALE: 1 INCH = 30 FEET

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. THIS LOT IS LOCATED IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER F.I.R.M. OF THIS AREA
12. THIS PROPERTY IS ZONED RESIDENTIAL MIXED USE PER CITY OF BREVARD ZONING MAP. SEE ZONING ORDINANCE FOR MORE INFORMATION.

PLAT OF A BOUNDARY SURVEY FOR:
THE DIANE A. BEAR LIVING TRUST
CURRENT OWNER OF RECORD:
HOWARD S. YAGER
BEING THE PROPERTY DESCRIBED IN:
DEED BOOK 435 PAGE 211
PIN # 8586-60-6150-000
CITY OF BREVARD
315 E MAIN ST, BREVARD NC 28712
TRANSYLVANIA COUNTY, NORTH CAROLINA
FEBRUARY 23, 2025