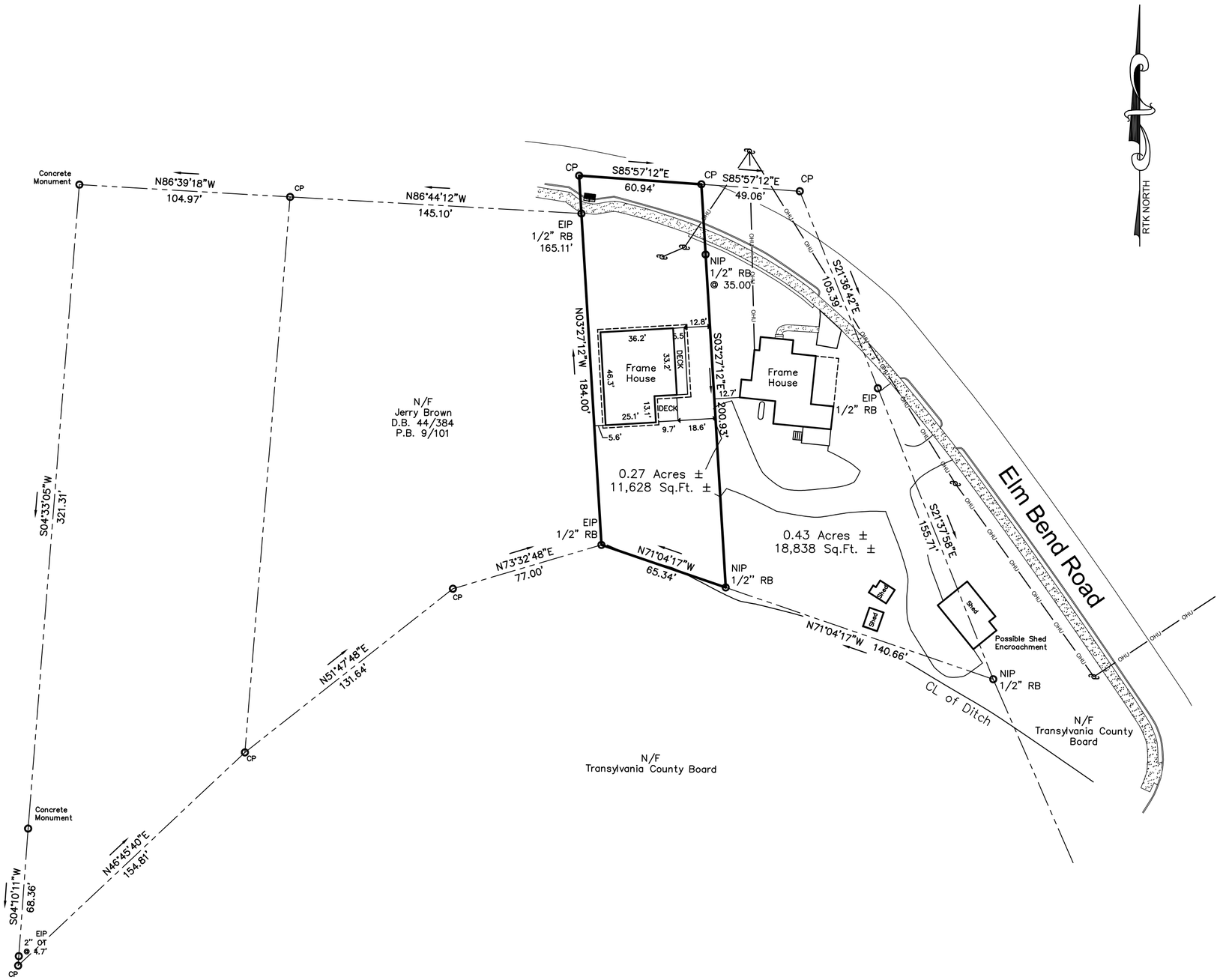
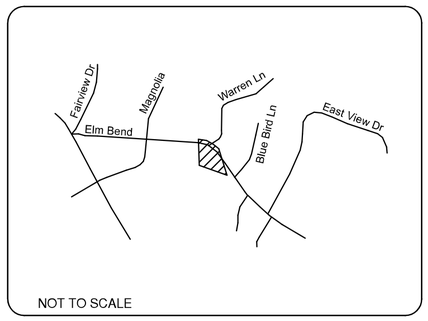




LOCATION MAP

LEGEND:

○	NIP	NEW IRON PIN (5/8" REBAR)
○	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
		POWER POLE
		LIGHT POLE
		WATER VALVE
		GAS VALVE
Ⓦ		WATER METER
		FIRE HYDRANT
Ⓢ		SANITARY SEWER MANHOLE
Ⓓ		STORM DRAIN MANHOLE
□		CATCH BASIN
◉		CLEANOUT
		CURB INLET
⊠		TRANSFORMER
—ohp—		OVERHEAD POWER
—X—X—X—		FENCE LINE

1.CERTIFICATE OF SURVEY AND ACCURACY

I, Fulton V. Clinkscales, Jr., certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey under my supervision) (deed description recorded in Book ____, Page ____, Book _____, Page ____, etc.) (other); that the error of closure as calculated by latitudes and departures is 1: ____, that the boundaries not surveyed are shown as broken lines plotted from information found in Book ____, Page ____; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ____ day of December, A.D., 2023

G.S. 47-30(f)(11)(d) This survey is of another catagory, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

F.V. Clinkscales Jr., P.E.
No: L2614

I (officer authorized to take acknowledgments) do hereby certify that (name of registered surveyor) personally appeared before me this day and acknowledged the due execution of this certificate. Witness my hand and (where an official seal is required by law) official seal this ____ day of December, A.D., 2023

_____
Signature of Licensed Surveyor

2. 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 subdivision 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): _____

6 REVIEW OFFICER CERTIFICATION

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 the statutory requirements for recording.

Date: _____

Review Officer: _____

0 40 80 120

1"=40'

PROPERTY LINE ADJUSTMENT
MARGARET RENEA MASTERS
(Owner)

250 Elm Bend Road
City of Brevard, Transylvania County
North Carolina

PRELIMINARY

NORTH CAROLINA PROFESSIONAL SEAL L2614 FULTON V. CLINKSCALES, JR. SURVEYOR

FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC
Engineers * Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
fcaofnc@outlook.com

REF.PLAT BOOK	9/101
REF. DEED BOOK	610/591
TAX MAP	8585-88-8335
PARTY CHIEF	BLB
DRAWN	BLB
DATE	DECEMBER 11, 2023
DWG.NO.	H43349

RLS: F. V. CLINKSCALES JR., P.E.
NO: L-2614 Firm No. C-1562