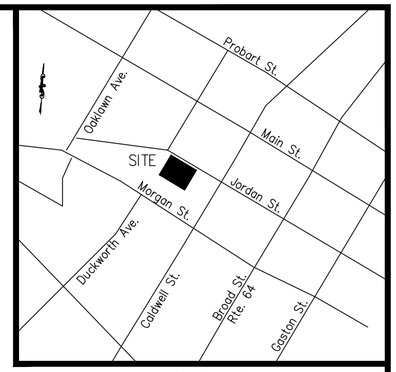
NOTES:

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 HEREIN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
7. ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
8. ALL COORDINATES ARE NAD83(2011) GRID.
9. NO RECORDED EASEMENT CONVEYANCE WAS FOUND FOR EXISTING SEWER AND STORM DRAIN STRUCTURES RUNNING THROUGH THE ALLEY WAY.
10. THE 25-FOOT ALLEY WAY SHOWN HEREIN 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

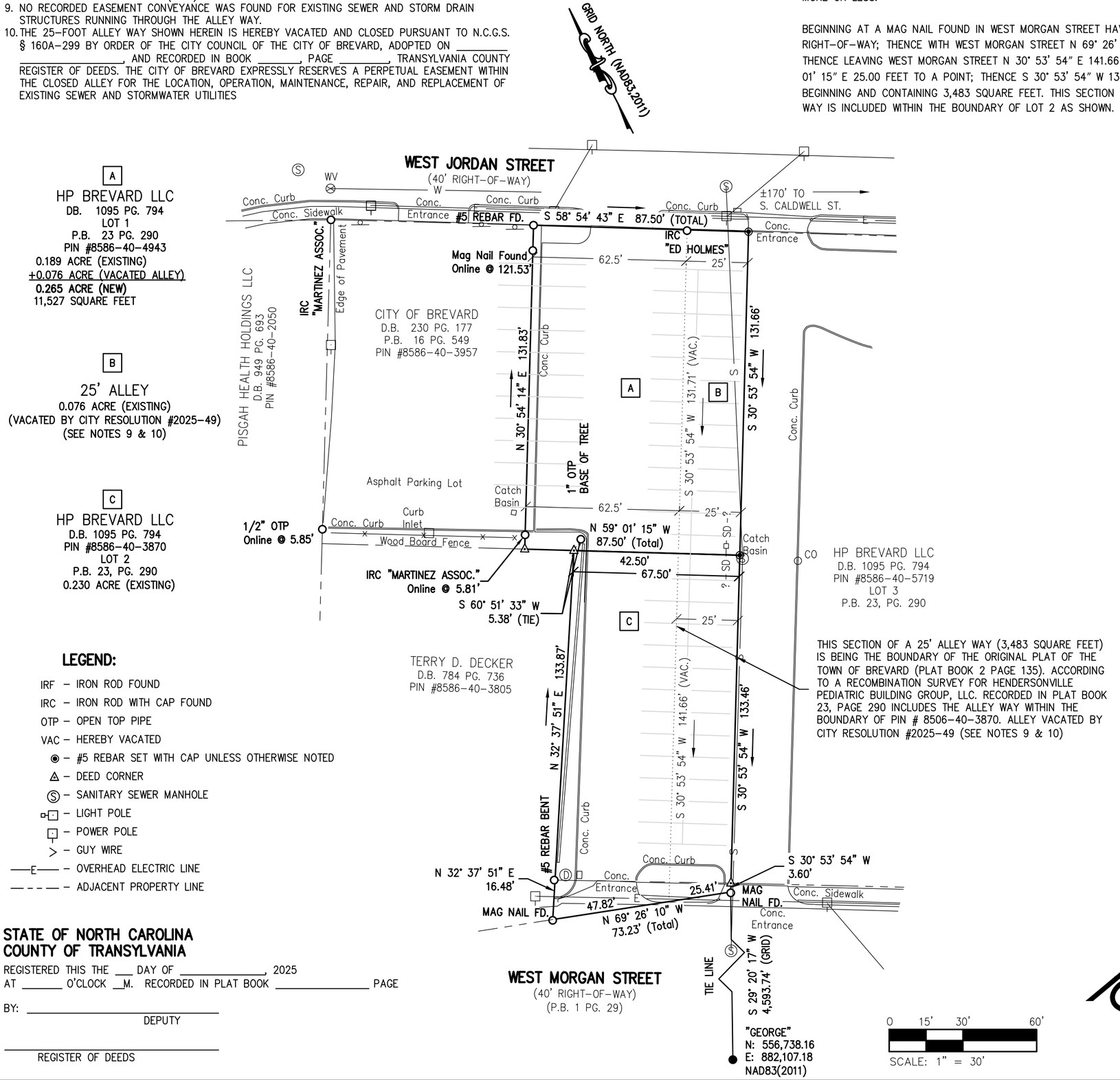
LEGAL DESCRIPTION FOR ALLEY WAY CLOSURE:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST JORDAN STREET, BEING A COMMON CORNER BETWEEN HP BREVARD LLC AND AN TWENTY-FIVE FOOT ALLEY; THENCE LEAVING THE AFORESAID RIGHT-OF-WAY AND WITH THE COMMON BOUNDARY LINE OF HP BREVARD, LLC AND ALLEY S 30° 53' 54" W 131.66 FEET TO A POINT, THENCE N 59° 01' 15" W 25.00 FEET TO A POINT; THENCE N 30° 53' 54" E 131.71 FEET TO AN IRON ROD AND CAP "ED HOMES" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST JORDAN STREET; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE S 58° 54' 43" E 25.00 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 3,293 SQUARE FEET MORE OR LESS.

BEGINNING AT A MAG NAIL FOUND IN WEST MORGAN STREET HAVING A 40 FEET WIDTH RIGHT-OF-WAY; THENCE WITH WEST MORGAN STREET N 69° 26' 10" W 25.41 FEET TO A POINT; THENCE LEAVING WEST MORGAN STREET N 30° 53' 54" E 141.66 FEET TO A POINT; THENCE S 59° 01' 15" E 25.00 FEET TO A POINT; THENCE S 30° 53' 54" W 133.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,483 SQUARE FEET. THIS SECTION OF A TWENTY-FIVE (25) FEET ALLEY WAY IS INCLUDED WITHIN THE BOUNDARY OF LOT 2 AS SHOWN.



VICINITY MAP
(NOT TO SCALE)



LEGEND:

- IRF – IRON ROD FOUND
- IRC – IRON ROD WITH CAP FOUND
- OTP – OPEN TOP PIPE
- VAC – HEREBY VACATED
- ◉ – #5 REBAR SET WITH CAP UNLESS OTHERWISE NOTED
- △ – DEED CORNER
- Ⓢ – SANITARY SEWER MANHOLE
- ▫-▫ – LIGHT POLE
- ▫ – POWER POLE
- > – GUY WIRE
- —E— – OVERHEAD ELECTRIC LINE
- — — — – ADJACENT PROPERTY LINE

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: REAL-TIME KINETIC
4. DATES OF SURVEY: 9/3/2025
5. DATUM/EPOCH: NAD83(2011), EPOCH 2010.0000
6. PUBLISHED/FIXED-CONTROL USED: NC VRS 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.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5232

NORTH CAROLINA PROFESSIONAL SEAL L-5232 LAND SURVEYOR TIMOTHY W. CALDWELL

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 _____

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

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

NC GS 160A-299 PERMANENT CLOSING A STREET OR ALLEY

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

SCALE 1" = 30' DATE 9/9/2025
M&C COMM. No. 4724

SHEET 1 OF 1

\\192.168.13.13\Projects\4724 Brevard On-Call Survey\4724A Jordan St Parking\03 Design\03-Survey\05-CAD\4724_AlleyVacation.dwg, 12/8/2025 1:26:22 PM, twc