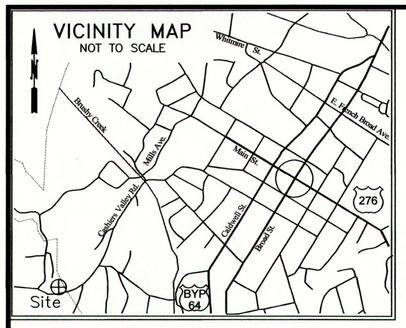


OWNER CERTIFICATION–ANNEXATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF ANNEXATION WITH MY (OUR) FREE CONSENT

_____ DATE

_____ OWNER(S)

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 _____

_____
CITY CLERK

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 STATUTORY REQUIREMENTS FOR RECORDING.

_____ REVIEW OFFICER _____ DATE

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

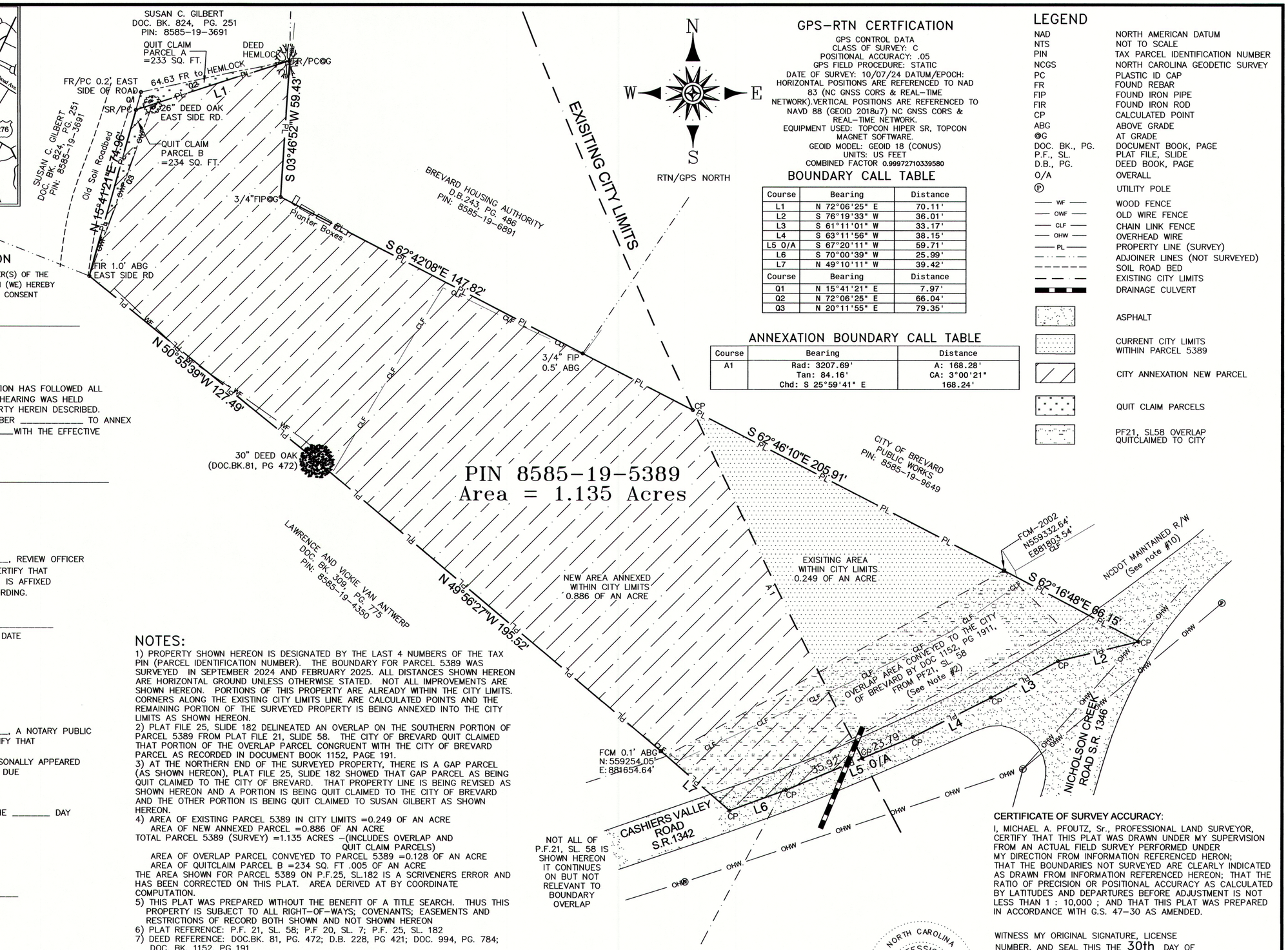
I, _____, A NOTARY PUBLIC OF SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT

_____ 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 _____, 20____.

_____
NOTARY PUBLIC

MY COMMISION EXPIRES: _____



RTN/GPS NORTH

GPS–RTN CERTFICATION

GPS CONTROL DATA
CLASS OF SURVEY: C
POSITIONAL ACCURACY: .05
GPS FIELD PROCEDURE: STATIC
DATE OF SURVEY: 10/07/24 DATUM/EPOCH:
HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83 (NC GNSS CORS & REAL–TIME NETWORK).VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 2018u7) NC GNSS CORS & REAL–TIME NETWORK.
EQUIPMENT USED: TOPCON HIPER SR, TOPCON MAGNET SOFTWARE.
GEOID MODEL: GEOID 18 (CONUS)
UNITS: US FEET
COMBINED FACTOR 0.99972710339580

BOUNDARY CALL TABLE

Course	Bearing	Distance
L1	N 72°06'25" E	70.11'
L2	S 76°19'33" W	36.01'
L3	S 61°11'01" W	33.17'
L4	S 63°11'56" W	38.15'
L5 O/A	S 67°20'11" W	59.71'
L6	S 70°00'39" W	25.99'
L7	N 49°10'11" W	39.42'
Course	Bearing	Distance
Q1	N 15°41'21" E	7.97'
Q2	N 72°06'25" E	66.04'
Q3	N 20°11'55" E	79.35'

ANNEXATION BOUNDARY CALL TABLE

Course	Bearing	Distance
A1	Rad: 3207.69' Tan: 84.16' Chd: S 25°59'41" E	A: 168.28' CA: 3°00'21" 168.24'

LEGEND

NAD	NORTH AMERICAN DATUM
NTS	NOT TO SCALE
PIN	TAX PARCEL IDENTIFICATION NUMBER
NCGS	NORTH CAROLINA GEODETIC SURVEY
PC	PLASTIC ID CAP
FR	FOUND REBAR
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
CP	CALCULATED POINT
ABG	ABOVE GRADE
@G	AT GRADE
DOC. BK., PG.	DOCUMENT BOOK, PAGE
P.F., SL.	PLAT FILE, SLIDE
D.B., PG.	DEED BOOK, PAGE
O/A	OVERALL
Ⓟ	UTILITY POLE
WF	WOOD FENCE
OWF	OLD WIRE FENCE
CLF	CHAIN LINK FENCE
OHW	OVERHEAD WIRE
PL	PROPERTY LINE (SURVEY)
	ADJOINER LINES (NOT SURVEYED)
	SOIL ROAD BED
	EXISTING CITY LIMITS
	DRAINAGE CULVERT
	ASPHALT
	CURRENT CITY LIMITS WITHIN PARCEL 5389
	CITY ANNEXATION NEW PARCEL
	QUIT CLAIM PARCELS
	PF21, SL58 OVERLAP QUITCLAIMED TO CITY

NOTES:

1) PROPERTY SHOWN HEREON IS DESIGNATED BY THE LAST 4 NUMBERS OF THE TAX PIN (PARCEL IDENTIFICATION NUMBER). THE BOUNDARY FOR PARCEL 5389 WAS SURVEYED IN SEPTEMBER 2024 AND FEBRUARY 2025. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED. NOT ALL IMPROVEMENTS ARE SHOWN HEREON. PORTIONS OF THIS PROPERTY ARE ALREADY WITHIN THE CITY LIMITS. CORNERS ALONG THE EXISTING CITY LIMITS LINE ARE CALCULATED POINTS AND THE REMAINING PORTION OF THE SURVEYED PROPERTY IS BEING ANNEXED INTO THE CITY LIMITS AS SHOWN HEREON.
2) PLAT FILE 25, SLIDE 182 DELINEATED AN OVERLAP ON THE SOUTHERN PORTION OF PARCEL 5389 FROM PLAT FILE 21, SLIDE 58. THE CITY OF BREVARD QUIT CLAIMED THAT PORTION OF THE OVERLAP PARCEL CONGRUENT WITH THE CITY OF BREVARD PARCEL AS RECORDED IN DOCUMENT BOOK 1152, PAGE 191.
3) AT THE NORTHERN END OF THE SURVEYED PROPERTY, THERE IS A GAP PARCEL (AS SHOWN HEREON), PLAT FILE 25, SLIDE 182 SHOWED THAT GAP PARCEL AS BEING QUIT CLAIMED TO THE CITY OF BREVARD. THAT PROPERTY LINE IS BEING REVISED AS SHOWN HEREON AND A PORTION IS BEING QUIT CLAIMED TO THE CITY OF BREVARD AND THE OTHER PORTION IS BEING QUIT CLAIMED TO SUSAN GILBERT AS SHOWN HEREON.
4) AREA OF EXISTING PARCEL 5389 IN CITY LIMITS =0.249 OF AN ACRE
AREA OF NEW ANNEXED PARCEL =0.886 OF AN ACRE
TOTAL PARCEL 5389 (SURVEY) =1.135 ACRES –(INCLUDES OVERLAP AND QUIT CLAIM PARCELS)
AREA OF OVERLAP PARCEL CONVEYED TO PARCEL 5389 =0.128 OF AN ACRE
AREA OF QUITCLAIM PARCEL B =234 SQ. FT .005 OF AN ACRE
THE AREA SHOWN FOR PARCEL 5389 ON P.F.25, SL.182 IS A SCRIVENERS ERROR AND HAS BEEN CORRECTED ON THIS PLAT. AREA DERIVED AT BY COORDINATE COMPUTATION.
5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THUS THIS PROPERTY IS SUBJECT TO ALL RIGHT–OF–WAYS; COVENANTS; EASEMENTS AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON
6) PLAT REFERENCE: P.F. 21, SL. 58; P.F 20, SL. 7; P.F. 25, SL. 182
7) DEED REFERENCE: DOC.BK. 81, PG. 472; D.B. 228, PG 421; DOC. 994, PG. 784; DOC. BK. 1152, PG 191
8) TAX PARCEL IDENTIFICATION NUMBER: 8585–19–5389
9) THAT PORTION OF PROPERTY CURRENTLY WITHIN THE CITY LIMITS IS ZONED GENERAL RESIDENTIAL 8 AND THE REMAINDER APPEARS TO BE ZONED GENERAL RESIDENTIAL 4.
10) PER PLAT FILE 20 SLIDE 7, NCDOT HAS ONLY A MAINTAINED R/W FOR CASHIERS VALLEY ROAD IN THIS AREA.
11) THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF THIS PROPERTY.

CERTIFICATE OF PURPOSE OF PLAT:
G.S. 47–30 f(11) d.
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

NORTH CAROLINA PROFESSIONAL SEAL L–4458 LAND SURVEYOR MICHAEL A. PFOUTZ Sr

CERTIFICATE OF SURVEY ACCURACY:
I, MICHAEL A. PFOUTZ, Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION REFERENCED HERON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 10,000 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS THE 30th DAY OF JULY , 2025 , A.D.

MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L–4458

PREPARED BY
CAROLINA MOUNTAIN SURVEYING
FIRM LICENSE NUMBER #F–1205
137 NORTH BROAD STREET; SUITE 2
BREVARD, NORTH CAROLINA 28712
(828) 883–2670
CMSURVEYING@COMPORIUM.NET

ORDINANCE No. _____

PROPERTY SITUATE IN
CITY OF BREVARD, BREVARD TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA
OWNERS OF RECORD: CITY OF BREVARD

ANNEXATION and PROPERTY LINE ADJUSTMENT PLAT for PIN 8585–19–5389

PREPARED FOR
THE CITY of BREVARD

DATE	JULY 26, 2025
FIELD RECORDS	DATA COLLECTOR
DRAWING	CMS24048–ANNEX
COORD. FILE	CMS24048.CRD
PROJECT NUMBER	CMS24048

30 0 30 60 90
GRAPHIC SCALE – FEET WRITTEN SCALE: 1"=30'