LEGEND:

= PROPERTY LINE
= ADJOINING PROPERTY LINE
= TIE LINE
= RIGHT OF WAY
= OVERHEAD UTILITY LINES
= DITCH
= CHAIN LINK FENCE
= STORM PIPE
= GRAVEL

IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
IRS = IRON REBAR SET
MNS = MAG NAIL SET
= POINT/CORNER NOT SET
= ORANGE PIN FLAG
= COMMUNICATIONS PEDESTAL
= TRANSFORMER
R/W = RIGHT OF WAY
PB = PLAT BOOK
DB = DEED BOOK
PG. = PAGE
SF = SQUARE FEET
CPP = CORRUGATED PLASTIC PIPE

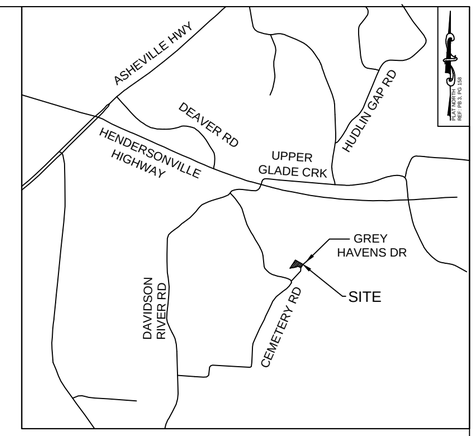
SITE DATA:

PROPERTY ADDRESS:
7 GREY HAVENS DRIVE
PISGAH FOREST, NC
PIN #: 8597-82-4493-000
DB 445 PG. 133
PB 3 PG. 158

TOTAL AREA: 0.67 ACRES TOTAL

ZONING:
EXISTING ZONING: BREVARD GENERAL RESIDENTIAL 4
SETBACKS: FRONT 15'
REAR 25'
SIDE 6'

PLAT NORTH
REF: PB 3, PG 158

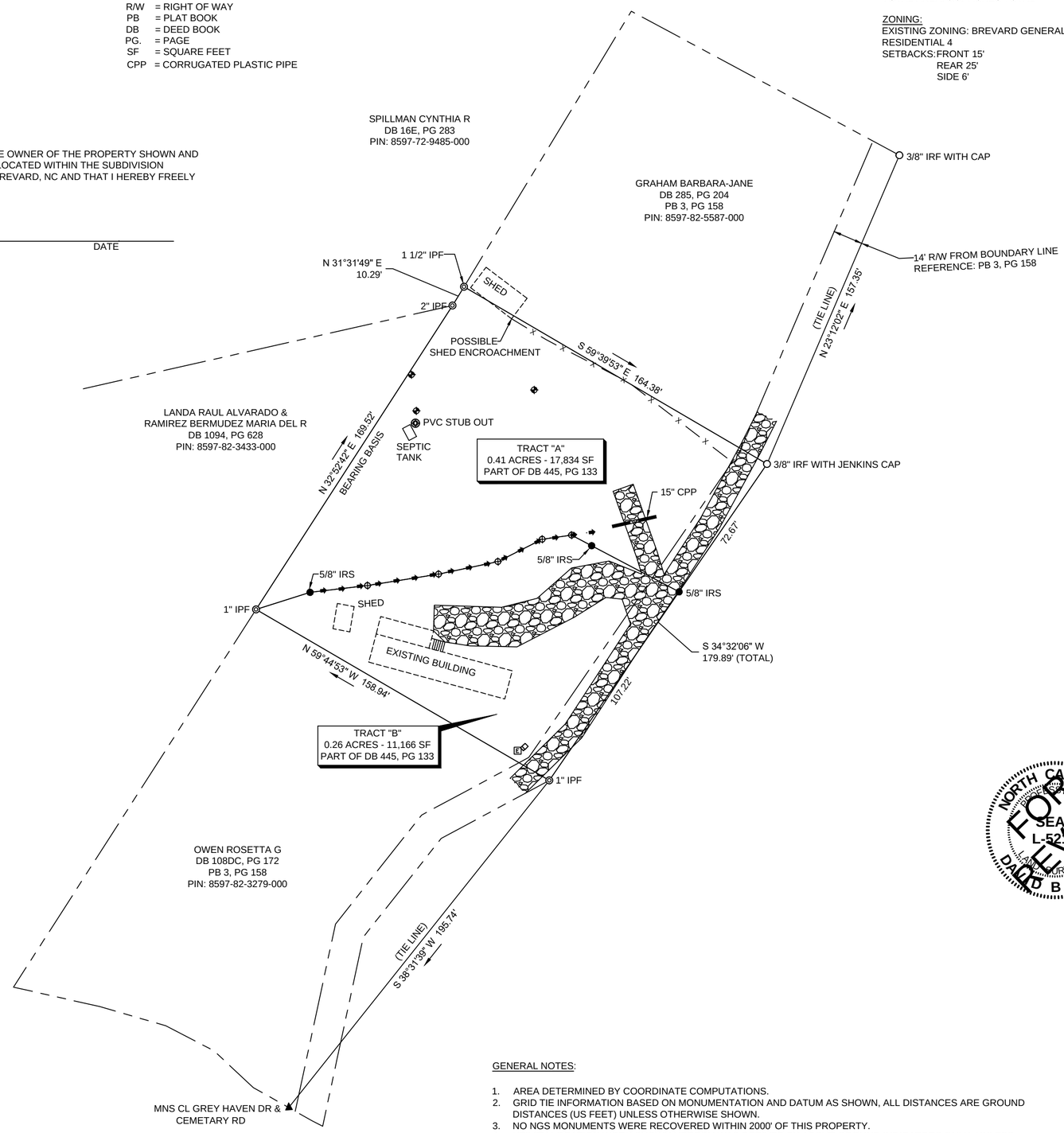


VICINITY MAP
1" = 2000'

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF BREVARD, NC AND THAT I HEREBY FREELY ADOPT THIS PLAN

OWNER(S) DATE



SURVEYOR'S CERTIFICATION:

"I, DAVID B. IVEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 445 PAGE 133, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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 ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF JUNE, 2026 A.D.

PROFESSIONAL LAND SURVEYOR

L-5210
LICENSE NUMBER

REVIEW OFFICER CERTIFICATION. 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 THE STATUTORY REQUIREMENTS FOR RECORDING.
DATE:_____

REVIEW OFFICER: _____

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC INFRASTRUCTURE OR ANY CHANGE IN EXISTING PUBLIC STREETS OR CHANGE IN EXISTING UTILITIES, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE SUBDIVISION PROVISIONS OF THE BREVARD UNIFIED DEVELOPMENT ORDINANCE. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE BREVARD UNIFIED DEVELOPMENT ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY, PROVIDED THAT THIS PLAT IS RECORDED WITHIN THIRTY (30) DAYS OF THE DATE OF MY SIGNATURE BELOW.

REVIEW OFFICER DATE

NORTH CAROLINA PROFESSIONAL SURVEYOR SEAL L-5210 DAVID B. IVEY

SUBDIVISION PLAT FOR: JEFF ROGERS

OWNER:
JEFF ROGERS

COMMUNITY OF PISGAH FOREST
(PROPERTY WITHIN BREVARD ETJ)
TOWNSHIP: BREVARD
SCALE: 1"=40'

TRANSYLVANIA COUNTY
NORTH CAROLINA
DATE: 06-15-2026

40 0 20 40 80 160

GENERAL NOTES:

1. AREA DETERMINED BY COORDINATE COMPUTATIONS.
2. GRID TIE INFORMATION BASED ON MONUMENTATION AND DATUM AS SHOWN, ALL DISTANCES ARE GROUND DISTANCES (US FEET) UNLESS OTHERWISE SHOWN.
3. NO NGS MONUMENTS WERE RECOVERED WITHIN 2000' OF THIS PROPERTY.
4. UTILITY LOCATION WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND INDICATORS ONLY, UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
8. THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A.
9. HORIZONTAL DATUM: NAD83(2011).
10. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3700859700J, EFFECTIVE DATE OCTOBER 2, 2009.

FEI
Civil Engineers and Land Surveyors
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www.feiconsulting.com
(828) 676-2011
License No. C-0950

PROJ. NO. 03075.018 | DRAWN BY: DBI