

19,254

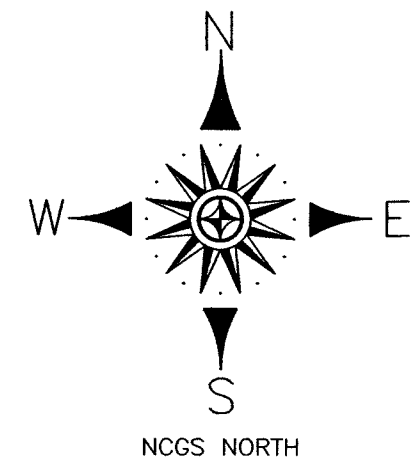
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NOTES:

- 1) PROPERTIES SHOWN HEREON ARE IDENTIFIED BY THE LAST 4 NUMBERS OF THEIR TAX PARCEL IDENTIFICATION NUMBERS, SURVEYED IN JULY AND AUGUST 2019. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND UNLESS NOTED OTHERWISE.
- 2) DOC. BK. 74, PG. 324 SHOWS THE SOUTHEAST CORNER OF THE SCHULMAN BUILDING AS BEING ON THE SOUTHEAST PROPERTY LINE FOR PARCEL 4896. DUE TO A LACK OF FOUND PHYSICAL IRON PIPES OR REBAR TYPICALLY USED AS MARKING PROPERTY CORNERS THE SOUTHEAST CORNER OF THE SCHULMAN BUILDING WAS USED AS A CALLED FOR DEED PROPERTY CORNER AND USED TO CALCULATE THE DEEDS FOR PARCELS 4896, 4930 AND 4914.
- 3) THE EXTENT OF THE DEEDED PROPERTY LINES (D.B. 87, PG. 83 & D.B. 112, PG. 450) FOR PARCEL 4914 ARE SHOWN HEREON.
- THAT PORTION OF THE BUILDING DESIGNATED AS LOVE'S JEWELRY IS AN ADDITION TO AND AN EXTENSION OF THE ORIGINAL SCHULMAN BUILDING AS MENTIONED IN DOC BK. 74, PG. 324 (DEED FOR PARCEL 8586-50-4896).
- THE REAR WALL OF THE LOVE'S JEWELRY BUILDING EXTENDS BEYOND THE REAR DEEDED PROPERTY LINE FOR PARCEL 4914 (D.B. 87, PG. 83).
- 4) D.B. 112, PG. 450 (PARCEL 4914) CALLS FOR THE CENTERLINE OF THE COMMON WALL (ORIGINAL OUTER EXISTING WALL OF THE SCHULMAN BUILDING) AS THE PROPERTY LINE WITHIN THE BUILDING BETWEEN PARCELS 4914 AND 4930. THIS SURVEY LOCATED BOTH REAR CORNERS OF THE ORIGINAL OUTSIDE WALL (NOW COMMON WALL BETWEEN PARCELS 4914 & 4930) AND CALCULATED THE CENTERLINE OF THE NOW COMMON WALL AS THE PROPERTY LINE AND AS SHOWN HEREON.
- 5) BY DEED DISTANCE, THE DEED FOR ADJOINER PARCEL 4930 WOULD HAVE EXTENDED BEYOND THE ORIGINAL SURVEYED BUILDING CORNER (A) OF THE SCHULMAN BUILDING BY .25'.
- HOWEVER, WHEN THE LOVE'S JEWELRY BUILDING EXTENSION WAS ADDED AND THE OUTER WALL OF THE ORIGINAL SCHULMAN BUILDING BECAME A COMMON WALL WITH LOVE'S JEWELRY, THE DEEDED PROPERTY LINE (D.B. 87, PG. 83) AND DEEDED REAR CORNER IS NOW INSIDE THE BUILDING DESIGNATED AS LOVE'S JEWELRY BY 0.79'.
- NO DEED WAS FOUND EXTENDING THE CALLS FOR THE CENTERLINE OF THE EXISTING COMMON WALL BETWEEN PARCELS 4914 & 4930 TO THE NORTHERN AND SOUTHERN DEED LINES OF PARCEL 4930.
- 6) THE WESTERN PROPERTY LINE OF PARCEL 4914 BY DEED CALCULATION IS WITHIN THE EXISTING CONCRETE HALF DRAIN BETWEEN THE BUILDING WALL AND THE RETAINING WALL AND CONCRETE SIDEWALK AND IS THE COMMON LINE WITH THE 12' PLATTED ALLEY ON P.B. 2, PG. 135.
- 7) THE DRILL HOLE (DH) IN THE CONCRETE SIDEWALK WHICH MARKS THE NORTHWESTERN BOUNDARY OF A 12' WIDE PLATTED ALLEY (P.B. 2, PG. 135) IS 12.01 FEET FROM THE CALCULATED DEEDED SOUTHWESTERN CORNER OF PARCEL 4914.
- 8) AREA OF PARCEL 4914= 0.053 OF AN ACRE (2,316 SQ. FT.)
- 9) AREA CALCULATED BY COORDINATE COMPUTATION
- 10) 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.
- 11) PLAT REFERENCE: P.B. 2, PG. 135
- 12) DEED REFERENCE: D.B. 87, PG. 83; D.B. 112, PG. 450; DOC. BK. 74, PG. 324; DOC. BK. 800, PG. 819.
- 13) TAX PARCEL IDENTIFICATION NUMBER: 8586-50-4914
- 14) THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP OF THE SURVEYOR ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED SURVEYOR.



2019004513
TRANSLYVANIA CO. NC FEE \$21.00
PRESENTED & RECORDED
09-06-2019 12:38:52 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: PF 19
PG: 254-254

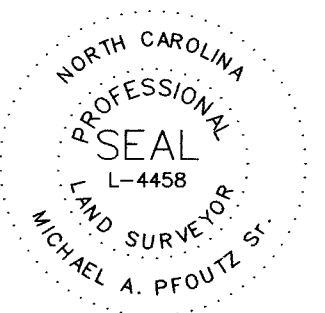


NCGS MONUMENT
"HALLELUJAH"
N: 560949.74'
E: 885128.49'
NAD 83/86

G.S. 47-30 f(11) c.1.
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
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 FOUND IN D.B. 87, PG. 83 & D.B. 112, PG. 450; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION 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 16th DAY OF AUGUST, 2019, A.D.

Michael A. Pfoutz Sr.
MICHAEL A. PFOUTZ Sr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4458



BOUNDARY AND TIE CALL TABLE

Course	Bearing	Distance
L1	S59°00'24"E	20.00'
L2	S30°59'36"W	12.00'
L3	S58°51'17"E	0.79'
L4	N59°00'24"W	0.81'
L5	S30°59'36"W	5.02'
L6	N59°00'24"W	20.00'
T1(TIE)	S58°56'06"E	12.01'
T2(TIE)	S60°55'03"E	145.08'
T3(TIE)	S58°08'07"E	2.00'

EAST MAIN STREET

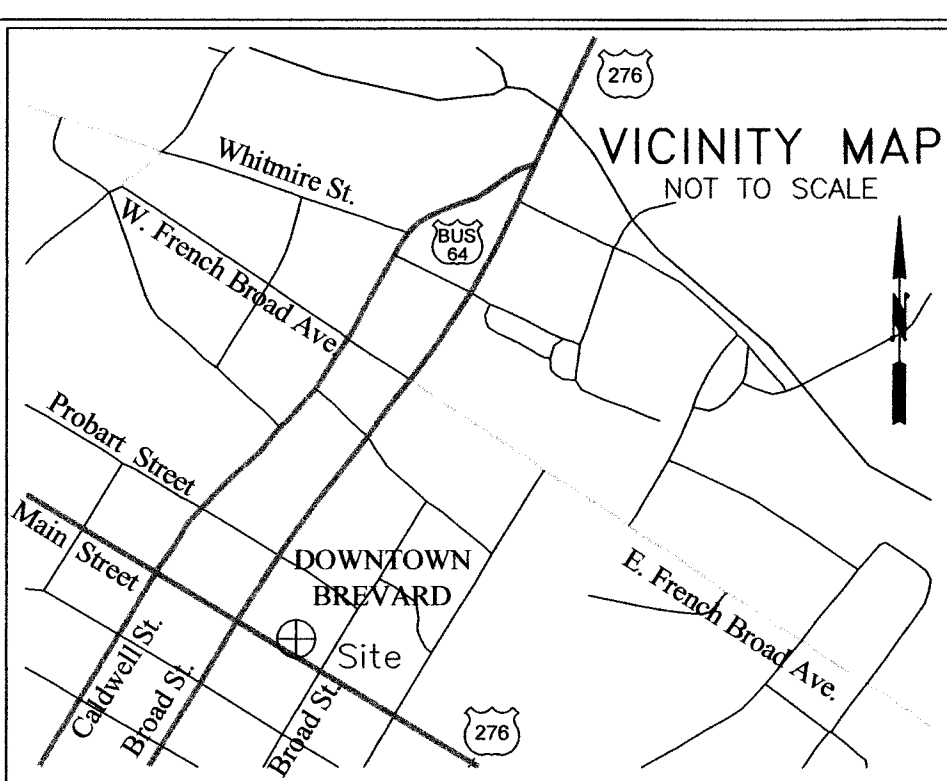
REVISION: 08/20/19-REVISE ADJOINERS'S DEED INFORMATION

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

PROPERTY SITUATE IN
**CITY OF BREVARD
BREVARD TOWNSHIP
TRANSLYVANIA COUNTY
NORTH CAROLINA**
OWNERS OF RECORD: ARTHUR AND PAMELA LOVE

SURVEY and PLAT
PREPARED FOR
DREW PARKER

DATE AUGUST 16, 2019	FIELD RECORDS DATA COLLECTOR	DRAWING CMS19038
COORD. FILE CMS19038.CRD		PROJECT NUMBER CMS19038
GRAPHIC SCALE - FEET 10 0 10 20 30 WRITTEN SCALE: 1"=20'		



- LEGEND
- NTS NOT TO SCALE
 - O/A OVERALL
 - D.B., PG. DEED BOOK, PAGE
 - NCGS NORTH CAROLINA GEODETIC SURVEY
 - PIN TAX PARCEL IDENTIFICATION NUMBER
 - NAD NORTH AMERICAN DATUM
 - DH DRILL HOLE
 - DOC. BK., PG. DOCUMENT BOOK, PLAGE
 - Ⓛ LIGHT POLE
 - Ⓟ UTILITY POLE
 - CONCRETE
 - STONE PATIO
 - SURVEYED PROPERTY