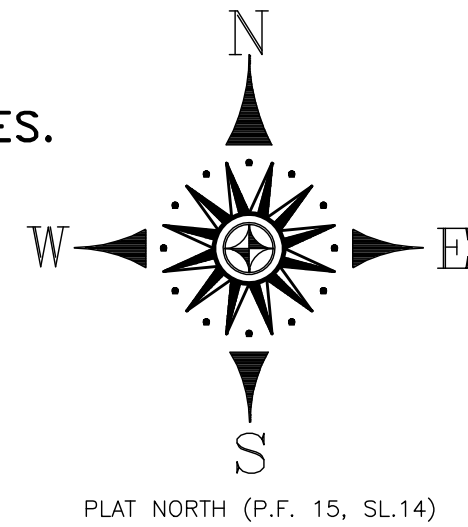


PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES, OR SALES.

THIS SHEET IS INTENDED TO ACCOMPANY ALL THE OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL THE SHEETS TO SUPPORT IT.



NCGS MONUMENT
"PUBLIC"
N: 559197.31'
E: 884138.14'
P.F. 15, SL. 14

NCGS MONUMENT
"TRIANGLE"
N: 558408.77'
E: 884066.68'
P.F. 15, SL. 14

MICHAEL HOSEY and
HEATHER HOSEY H/W
(D.B. 306, PG. 267)
PIN: 8585-48-8785

DORIS D. HULSE
(D.B. 415, PG. 510)
PIN: 8585-58-1820

JANE W. CARTER
(DOC. BK. 15, SL. 80)
PIN: 8585-48-8656

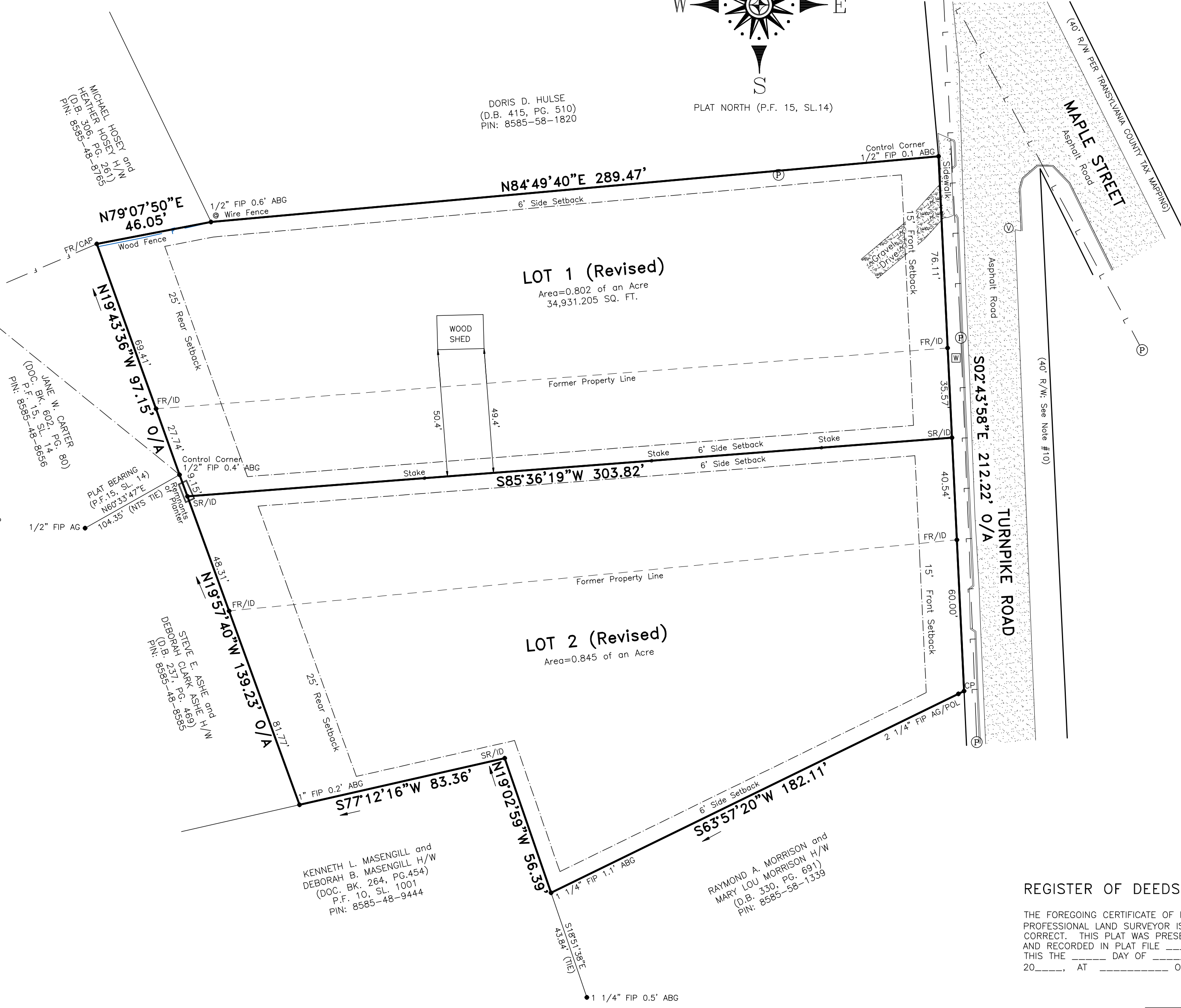
STEVE E. ASHE and
DEBORAH C. ASHE H/W
(D.B. 327, PG. 489)
PIN: 8585-48-8585

KENNETH L. MASENGILL and
DEBORAH B. MASENGILL H/W
(DOC. BK. 264, PG. 454)
P.F. 10, SL. 1001
PIN: 8585-48-9444

RAYMOND A. MORRISON and
MARY LOU MORRISON H/W
(D.B. 330, PG. 691)
PIN: 8585-58-1339

LEGEND

- PIN TAX PARCEL IDENTIFICATION NUMBER
- NAD NORTH AMERICAN DATUM
- NCGS NORTH CAROLINA GEODETIC SURVEY
- NTS NOT TO SCALE
- P.F., SL. PLAT FILE, SLIDE
- SR/ID 5/8" SET REBAR WITH IDENTIFICATION CAP
- FIP FOUND IRON PIPE
- FR/CAP FOUND REBAR WITH UNIDENTIFIED CAP
- C/L CENTERLINE
- DOC. BK., PG. DOCUMENT BOOK, PAGE
- D.B., PG. DEED BOOK, PAGE
- O/A OVERALL
- ABG ABOVE GRADE
- AG AT GRADE
- BG BELOW GRADE
- ⊕ UTILITY POLE
- ⊙ WATER METER
- ⊕ WATER VALVE
- OVERHEAD WIRE
- FENCE
- ASPHALT
- GRAVEL



REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE _____, SLIDE _____, THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

REGISTER OF DEEDS

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

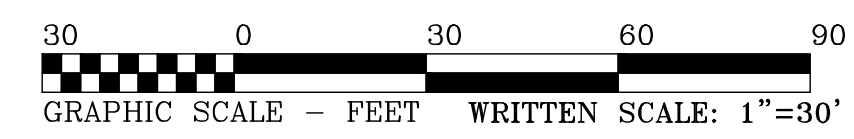
LOTS 1 & 2 (Revised)
WOODBRIDGE
PROPERTY SITUATE IN
CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

RECOMBINATION PLAT
PREPARED FOR
KENNETH L. MASENGILL and
DEBORAH B. MASENGILL H/W

DATE
OCTOBER 11, 2013

FIELD RECORDS
DATA COLLECTOR

DRAWING
CMS13021REV-PLAT



COORD. FILE
CMS13021.CRD
PROJECT NUMBER
CMS13021

PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES, OR SALES.

SHEET 1 OF 2

THIS SHEET IS INTENDED TO ACCOMPANY ALL THE OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL THE SHEETS TO SUPPORT IT.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE BREVARD REGULATING ORDINANCE, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE BREVARD REGULATING ORDINANCE, AND HAS BEEN APPROVED BY THE CITY OF BREVARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE 'X' PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 3700858500J, EFFECTIVE DATE OF OCTOBER 2, 2009. THESE ARE AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY ME.

DATE

REVIEW OFFICER, CITY OF BREVARD

REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE _____, SLIDE _____, THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

REGISTER OF DEEDS

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 LOT RECOMBINATION 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

AUTHORIZED SIGNATURE

DATE

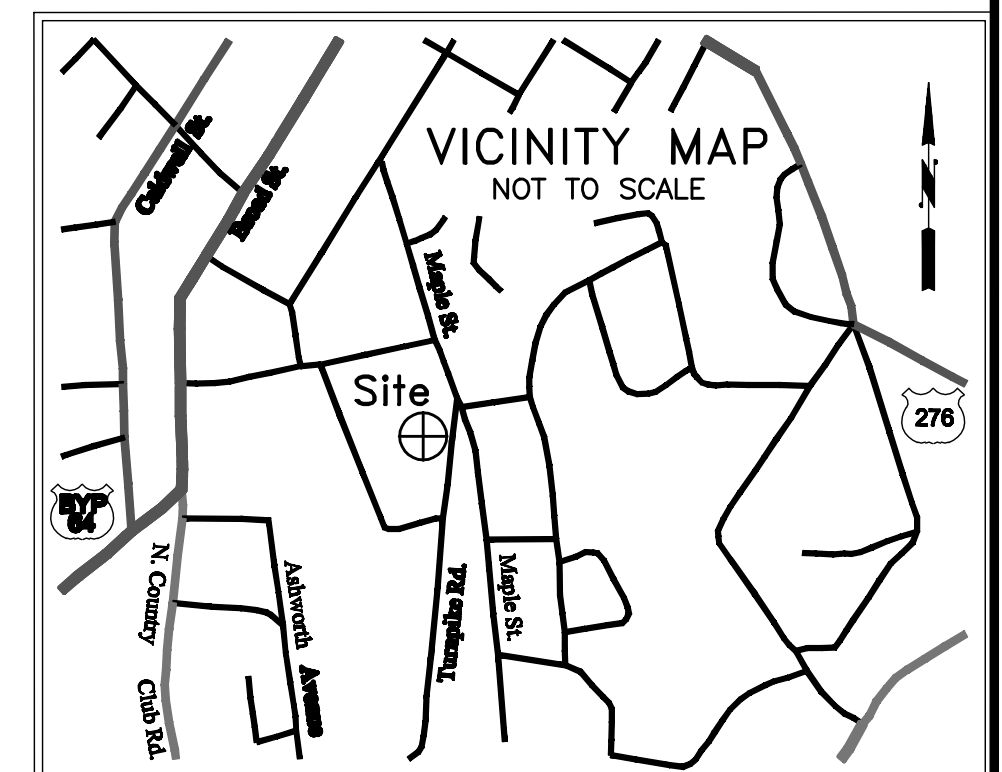
AUTHORIZED SIGNATURE

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

NOTES:

- 1) SURVEYED IN JUNE AND OCTOBER 2013
- 2) TAX PARCEL IDENTIFICATION NUMBERS: 8585-48-0489; 8585-58-1611
- 3) 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
- 4) AREA OF LOT 1 (Revised)=0.802 OF AN ACRE (SURVEY)
LOT 2 (Revised)=0.845 OF AN ACRE (SURVEY)
LOT 3=0.549 OF AN ACRE (SURVEY)
TOTAL PLAT AREA=1.647 ACRES (SURVEY)
AREA DERIVED AT BY COORDINATE COMPUTATION
- 5) PLAT REFERENCE: 2 UNRECORDED SUBDIVISION SURVEYS BY WILLIAM LEONARD, RLS DESIGNATED AS DRAWING NO. BC-112-57-11; DATED MARCH 7, 1957 AND DRAWING NO. BC-112-57-81; DATED SEPT. 26, 1957. PLAT FILE 15, SLIDES 463-464
- 6) DEED REFERENCE: D.B. 126, PG. 228; D.B. 120, PG. 54
- 7) NOT ALL IMPROVEMENTS ARE SHOWN ON THIS PLAT
- 8) THIS PROPERTY IS ZONED GENERAL RESIDENTIAL (GR6)
- 9) THE TIES TO NCGS MONUMENTS PUBLIC AND TRIANGLE ARE TAKEN FROM P.F. 15, SL. 14
- 10) TAX MAPPING SHOWS THE RIGHT OF WAY WIDTH FOR TURNPIKE ROAD AS BEING 40 FEET WIDE. THE R/W AS SHOWN HEREON IS CALCULATED AS BEING 40 FEET FROM THE EXISTING FRONT PROPERTY LINE.
- 11) THE 12 FOOT SHARED DRIVEWAY EASEMENT FOR LOTS 2 AND 3 AS SHOWN ON PLAT FILE 15, SLIDES 463-464 IS ABANDONED WITH THIS PLAT.



PREPARED BY
CAROLINA MOUNTAIN SURVEYING
FIRM LICENSE NUMBER #F-1205
137 NORTH BROAD STREET; SUITE 2
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LOTS 1 & 2 Revised
WOODBIDGE
PROPERTY SITUATE IN
CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

COVER SHEET
FOR A
RECOMBINATION PLAT
PREPARED FOR THE
KENNETH L. MASENGILL and
DEBORAH B. MASENGILL H/W

OCTOBER 11, 2013

DATA COLLECTOR

CMS13021R-COVER

CMS13021.CRD

NOT TO SCALE

CMS13021