16, 633

Plat File 16, Slide 633

NOTES:

1. THIS SURVEY IS BASED ON DEED AND EXISTING MONUMENTATION AS SHOWN.
2. PARCEL MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS WRITTEN AND UNWRITTEN; RECORDED AND UNRECORDED.
3. THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
5. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
6. COPYRIGHT ©, JOEL JOHNSON LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF THE LAND SURVEYOR IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
7. TRAVERSE ADJUSTED BY COMPASS METHOD TO 1 : 111,340.
8. PROPERTY HAS NOT BEEN INSPECTED FOR WETLANDS.
9. ALL ADJOINING PROPERTY INFORMATION WAS TAKEN FROM CURRENT LAND RECORDS INFORMATION AS OF DATE OF SURVEY BUT IT SHOULD BE NOTED THAT ALL PUBLIC LAND RECORDS INFORMATION MAY NOT BE CURRENT OR UP TO DATE.
10. THE FLOOD INFORMATION WAS TAKEN FROM THE FEDERAL FLOOD RISK INFORMATION SYSTEM.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SURVEY FOR A CONSERVATION EASEMENT ON THE PROPERTY OF JOHN WELCH AND WIFE, FRANCES BRADBURN, BREVARD, N.C.

DATED: December 21, 2015 BY: John Welch Frances B Bradburn

2016000171
TRANSYLVANIA CO, NC FEE $21.00
PRESENTED & RECORDED:
01-13-2016 03:20:20 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BETH C. LANDRETH
ASSISTANT

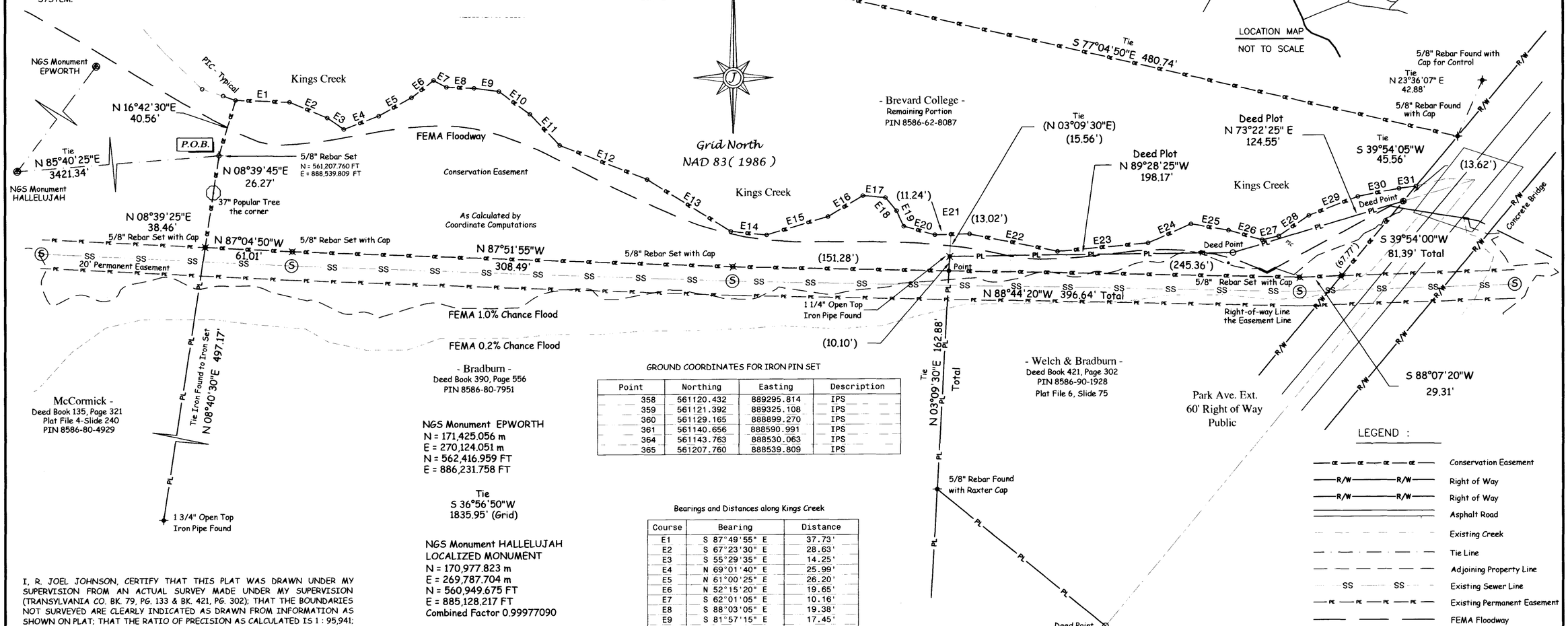
BK: PF 16
PG: 633-633

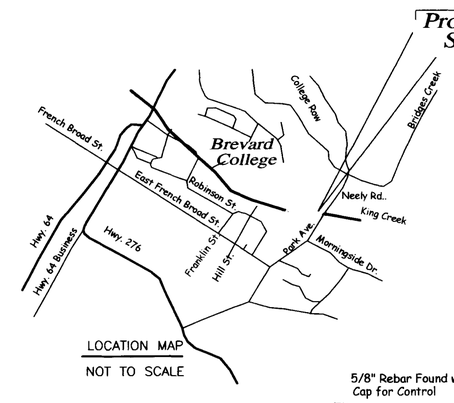
M this

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Daniel Cobb, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

- REVIEW OFFICER - DATE 12/22/15





LOCATION MAP
NOT TO SCALE

GROUND COORDINATES FOR IRON PIN SET

Point	Northing	Easting	Description
358	561120.432	889295.814	IPS
359	561121.392	889325.108	IPS
360	561129.165	888899.270	IPS
361	561140.656	888590.991	IPS
364	561143.763	888530.063	IPS
365	561207.760	888539.809	IPS

NGS Monument EPWORTH
N = 171,425.056 m
E = 270,124.051 m
N = 562,416.959 FT
E = 886,231.758 FT

Tie
S 36°56'50"W
1835.95' (Grid)

NGS Monument HALLELUJAH
LOCALIZED MONUMENT
N = 170,977.823 m
E = 269,787.704 m
N = 560,949.675 FT
E = 885,128.217 FT
Combined Factor 0.99977090

Bearings and Distances along Kings Creek

Course	Bearing	Distance
E1	S 87°49'55" E	37.73'
E2	S 67°23'30" E	28.63'
E3	S 55°29'35" E	14.25'
E4	N 69°01'40" E	25.99'
E5	N 61°00'25" E	26.20'
E6	N 52°15'20" E	19.65'
E7	S 62°01'05" E	10.16'
E8	S 88°03'05" E	19.38'
E9	S 81°57'15" E	17.45'
E10	S 53°34'20" E	26.90'
E11	S 43°51'00" E	30.21'
E12	S 68°31'30" E	65.59'
E13	S 58°02'30" E	69.04'
E14	S 84°15'55" E	25.21'
E15	N 73°30'35" E	44.88'
E16	N 59°08'15" E	28.35'
E17	S 85°06'25" E	15.82'
E18	S 40°02'25" E	12.14'
E19	S 24°55'50" E	12.02'
E20	S 74°41'45" E	22.52'
E21	N 88°48'40" E	24.26'
E22	S 78°18'45" E	62.85'
E23	N 84°50'40" E	63.64'
E24	N 66°14'35" E	32.76'
E25	S 80°19'15" E	26.76'
E26	S 74°04'05" E	24.33'
E27	N 77°42'35" E	11.86'
E28	N 55°45'10" E	25.59'
E29	N 69°01'55" E	36.69'
E30	N 79°00'55" E	29.47'
E31	N 83°02'10" E	11.81'

I, R. JOEL JOHNSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TRANSYLVANIA CO. BK. 79, PG. 133 & BK. 421, PG. 302); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 95,941; THAT THIS PLAT MEETS THE REQUIREMENTS FOR A CLASS A SURVEY; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION PER SECTION (f)(11)d; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th DAY OF JANUARY, A.D., 2015.

SEAL L-3882 LAND SURVEYOR JOEL JOHNSON

JANUARY 26, 2015

R. JOEL JOHNSON REGISTRATION NUMBER L - 3882

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 for Transylvania County.

12/22/15 Date — Review Officer, City of Brevard

ALL CONSERVATION EASEMENT CORNERS ON BOTH PARCELS HAVE ALUMINUM CAPS ON 5 / 8" REBARS WITH U-CHANNELL POST WITH YELLOW TOPS AND SIGNS.

RJJ Revised 12-7-2015 to change names of Welch & Bradburn, add City Subdivision note, add FEMA Flood information, combine Tracts A & B and change acreage.

RJJ Revised 7-3-2015 to show call at 1 1/4" Open Top between tracts A and B.

RJJ Revised 6-19-2015 to show tracts A & B.

50' 25' 0 50' 100'
Scale In Feet
Graphic Scale 1" = 50'

LEGEND :

- Conservation Easement
- Right of Way
- Right of Way
- Asphalt Road
- Existing Creek
- Tie Line
- Adjoining Property Line
- Existing Sewer Line
- Existing Permanent Easement
- FEMA Floodway
- FEMA 1.0% Chance Flood
- FEMA 0.2% Chance Flood
- 5/8" Rebar Set with Cap
- Property Corner Found
- Sewer Manhole
- PIC Point In Creek
- NGS Monument

Conservation Easement Survey for :

State of North Carolina

North Carolina Department of Administration
Ecosystem Enhancement Program
PROJECT NAME - KINGS CREEK
EEP NUMBER 208 EEP SPO OPEN FILE NUMBER 88-AU

Field Crew	Johnson-Robison	Drawing Scale	1" = 50'
Field Book	14-09	PIN	8586-80-7951 8586-90-1928
Data File	14-065A	Title Source	79-133 421-302
Dwg. File	14-065CE	Survey Date	01-15-2015
Project Number	14-065	Plot Date	01-26-2015

Prepared By :
Joel Johnson Land Surveying, Inc.
Corporate License C - 2436
701 Old Settlement Road
Sylva, North Carolina 28779
Tel. 828-586-6488
E-mail rjjohnson31@hotmail.com
joeljohnsonlandsurveying.com

Location :
Park Ave. Ext.
Brevard, N.C.28712
Brevard Township
Transylvania County, North Carolina

Showing :
A 1.05 Acre Conservation Easement
LOCATED ON THE
BRADBURN AND WELCH PROPERTY