

23,95

Plat File 23, slide 95

- LEGEND**
- IRF IRON ROD FOUND
 - UP UNMARKED POINT
 - IRS 5/8" IRON SET
 - R/W RIGHT OF WAY
 - IPF IRON PIPE FOUND
 - SR STATE ROAD
 - D.B. DEED OR DOCUMENT BOOK
 - P.F. PLAT FILE
 - P.B. PLAT BOOK
 - (M) MANHOLE
 - (P) PUMP STATION
 - CULVERT +/-
 - ∅ UTILITY POLE
 - OVERHEAD UTILITY LINES
 - STREAM +/-
 - CHAINLINK FENCE +/-

DUKE ENERGY
D.B. 145, PAGE 198
WITH THE BRANCH, CENTER
OF THE BRANCH IS THE
PROPERTY LINE PER
P.B. 5, PAGE 33.

STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA

I, Ashley Minem, 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 3/31/23



2023001850
TRANSYLVANIA CO. NC FEE \$21.00
PRESENTED & RECORDED
04-18-2023 04:54:17 PM
BETH C. LANDRETH
REGISTER OF DEEDS
BY DELIA MCCALL
DEPUTY REGISTER OF DEEDS
BK: PF 23
PG: 95-95

PROPOSED
UTILITY AND TRAIL EASEMENT
SURVEY PREPARED FOR:

TOWN OF ROSMAN

A N.C. Municipal Corporation

PROPERTY LOCATED IN :
TOWN OF ROSMAN
EASTATOE TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

THE EASEMENT IS ACROSS A PORTION OF THE PROPERTY
OWNED BY THE TRANSYLVANIA COUNTY BOARD OF
EDUCATION PER D.B. 202 PAGE 554 OF THE TRANSYLVANIA
COUNTY REGISTRY.

SURVEY DATE : FEBRUARY & MARCH, 2023.

NOTES

- 1) This property is located in the Floodway area per F.I.R.M. of this area dated October 02, 2009.
- 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances, right of ways and easements appearing on this property and/or of record.
- 3) Area computed by coordinance method, including all right of ways.
- 4) This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- 5) This map is not transferable, and may not be used by any person or entity without written authorization by E. Roger Raxter, PLS. The map is provided for the use of the parties named hereon.
- 6) The corners found or set are 1 inch to 12 inches above the ground, unless otherwise noted.
- 7) This survey does not certify legal title to the land itself or to the boundaries shown. Users of this plat should obtain an accurate legal opinion as to the ownership within the boundaries of this plat.
- 8) The Tax Pin is : 8552-69-2395 (portion).
- 9) The proposed easement area is 2.28 acres +/-.
- 10) The points not labeled are unmarked points.
- 11) All distances are horizontal ground distances.

GPS CONTROL DATA
Class of Survey : B
Positional Accuracy : 0.03'
Type of GPS field procedure : RTK NETWORK ROVER
Date of Survey : 01/20/2023
Datum/ Epoch : NAD 83 (2011)
Published/Fixed control use : NC VRS NETWORK
Geoid model GEOID 18B
Combined Factor : 0.999707346
Unit : US SURVEY FEET

Id	Bearing	Distance
L1	S 45°43'18" W	41.90'
L2	S 89°38'35" W	29.29'
L3	N 63°54'26" W	28.14'
L4	S 58°17'36" W	41.61'
L5	S 76°51'30" W	6.56'
L6	N 62°01'42" E	13.21'
L7	N 42°06'14" E	12.45'
L8	N 75°04'42" E	66.21'

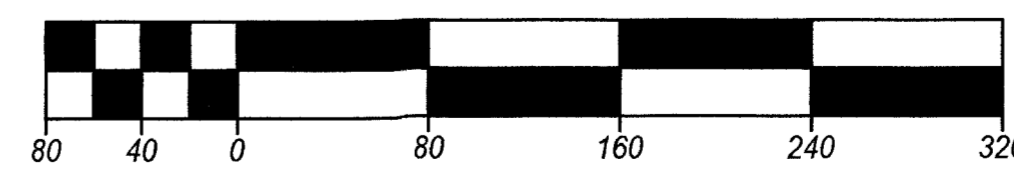


I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. as , Page noted : That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1' in 10,500'. That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 06th day of March, 2023.

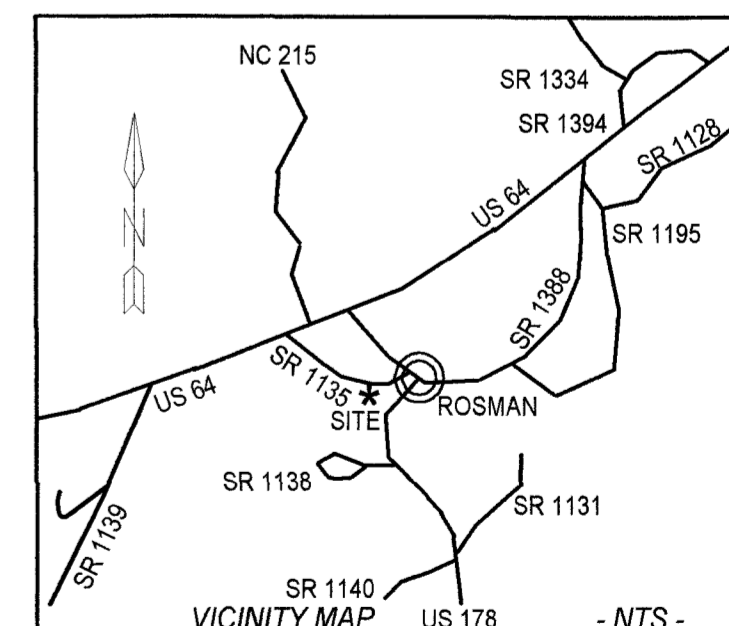
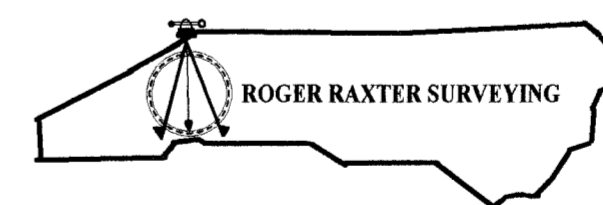
I, E. Roger Raxter, N.C. PLS certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision. (GS 47-30)(11) d.

E. Roger Raxter March 06, 2023
E. Roger Raxter, PLS No. L-2938 Date
(@Copyright E. Roger Raxter 2023)

SURVEYOR L-2938 REGISTRATION NUMBER



GRAPHIC SCALE : 1 INCH = 80 FEET



Surveyed By :
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LAKE TOXAWAY, N.C. 28747
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DATE MARCH 06, 2023 DRAWING NUMBER 23001B