

20473

file 10, slide 473

CERTIFICATION:

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
I, BRIAN T. BARTLETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 182 & 325, PAGE 62 & 169...); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 182...
PAGE 62 AND/OR PLAT FILE SLIDE 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.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):

e) SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY THAT HAS AN ORDINANCE WHICH REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL THIS 22ND DAY OF NOVEMBER 2003.

Professional seal for Brian T. Bartlett, Land Surveyor, License No. L-3593.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY LOCATED WITHIN THE SUBDIVISION... JURISDICTION OF TRANSYLVANIA COUNTY AS SHOWN ON THE DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROADS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

Official seal number L-3593 and date 11-24-03.

CERTIFICATE OF APPROVALS

Approval from the Director of the Transylvania County Planning Department, dated 11/24/03.

CERTIFICATE OF ROAD GRADES AND SUITABILITY

STATE OF NORTH CAROLINA, BUNCOMBE COUNTY. I, BRIAN T. BARTLETT, CERTIFY THAT THE NEWLY CONSTRUCTED OR PROPOSED ROAD GRADES AND SLOPES WERE (CALCULATED UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) AND DO NOT EXCEED EIGHTEEN PERCENT (18%)... WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22ND DAY OF NOVEMBER 2003.

Official seal number L-3593 and date 11-24-03.

CERTIFICATE OF PRIVATE ROADS

THE ROADS IN THIS SUBDIVISION ARE PRIVATE. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING THE ROADS AS WELL AS PAYING THE COSTS THEREOF. MUNICIPAL AND OTHER GOVERNMENTAL SERVICES MAY BE RESTRICTED OR NOT BE FURNISHED TO THE PROPERTY OF OWNERS USING PRIVATE ROADS FOR ACCESS.

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

FILED FOR REGISTRATION ON THE 25TH DAY OF November 2003.

AT 8:45 A.M. AND RECORDED IN PLAT FILE 10, SLIDE 473.

Signature of the Register of Deeds.

Signature of the Deputy Register of Deeds.

LEGEND:

These standard symbols will be found in the drawing.

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- PK NAIL FOUND
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- MANHOLE
- POWER POLE
- WELL
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- FENCE

REFERENCES:

D.B. 182, P. 62 & D.B. 325, P. 169

NOTES:

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- AREA CALCULATED BY COORDINATE COMPUTATION.
- SUBJECT PROPERTY P.I.N. : 8574-63-5433 (PART OF ORIGINAL)
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INS. RATE MAPS, CFPN 3702300192C, EFFECTIVE MARCH 2, 1998.
- BUILDING SETBACKS (AS SHOWN) : FRONT & REAR - 20' SIDES - 15'.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE; THE COMBINED GRID FACTOR IS 0.99977078.
- EXISTING LAND USE - RURAL FARM LAND / RESIDENTIAL.
- NO LOTS EXCEED AN ELEVATION OF 2,540 FEET ABOVE SEA LEVEL.

CAVANAUGH

Solutions through integrity and partnership

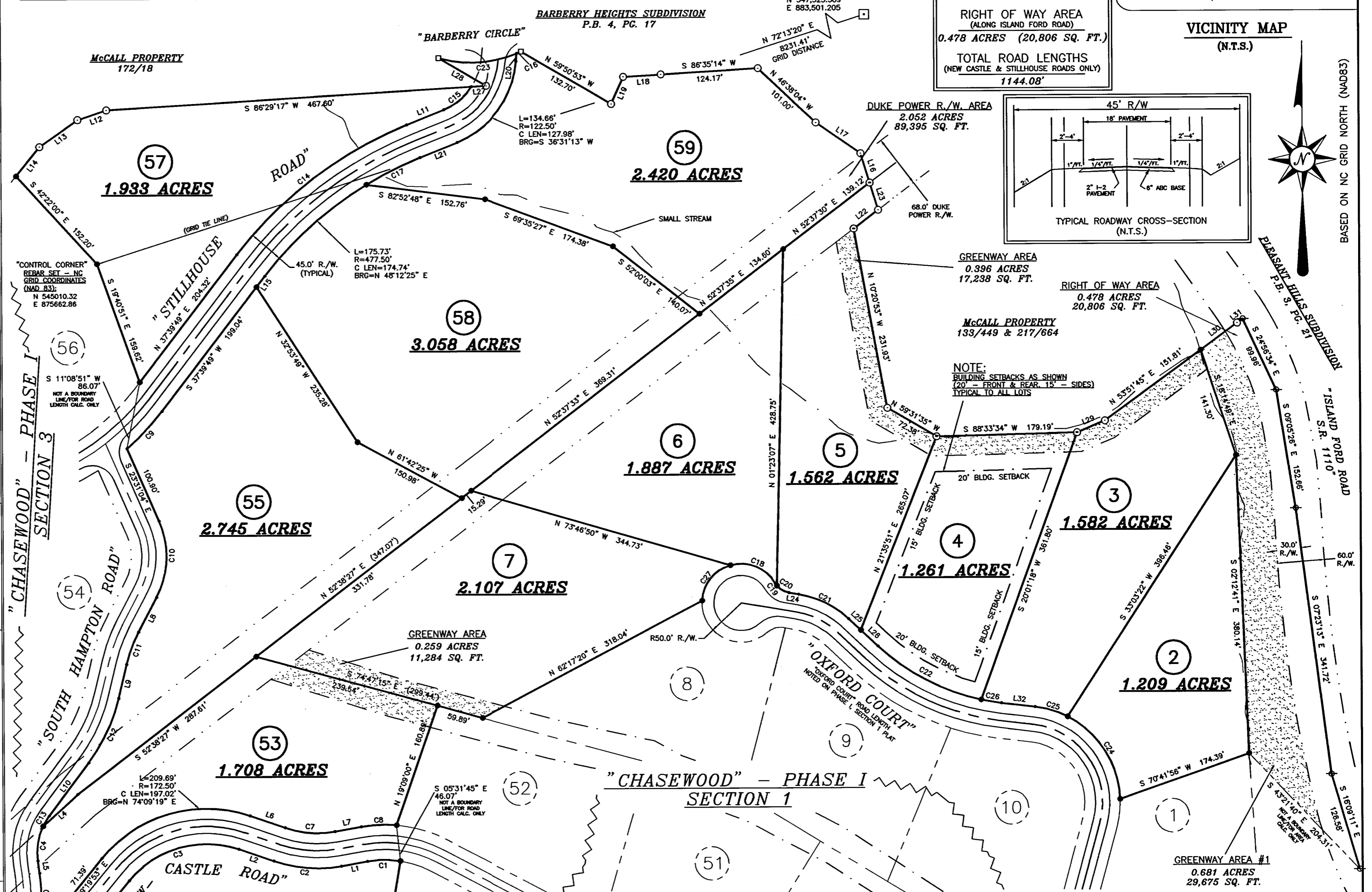
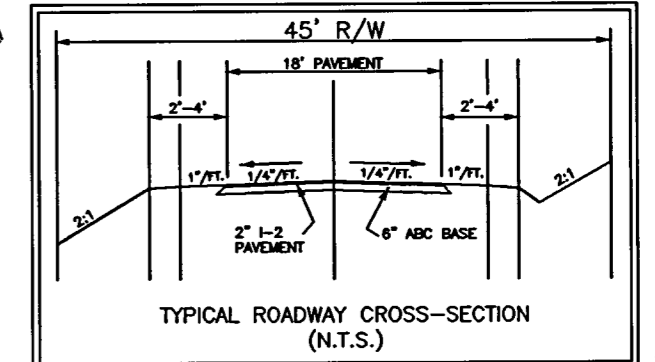
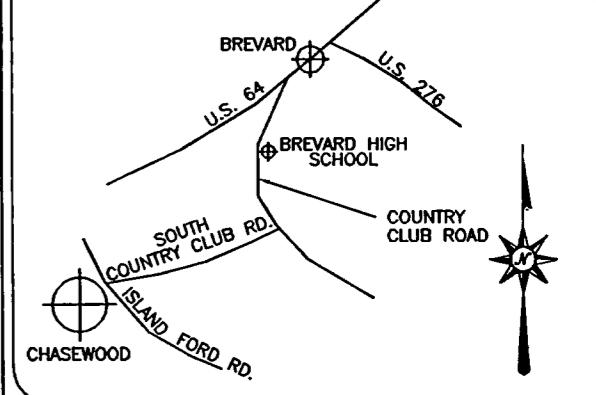
Cavanaugh & Associates, P.A. 11 North Market Street, Suite 101, Asheville, NC 28801 828/255-7596 fax: 828/255-0770 www.cavanaughassociates.com

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C27 with their respective geometric data.

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA. 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: Mark R. Swann, DATE: 11/24/03.

TOTAL AREA OF THIS SURVEY: 24.105 ACRES. TOTAL NUMBER OF LOTS: 12. TOTAL LOT AREA: 22.946 ACRES. TOTAL GREENWAY AREA: 1.336 ACRES. RIGHT OF WAY AREA (ALONG ISLAND FORD ROAD): 0.478 ACRES (20,806 SQ. FT.). TOTAL ROAD LENGTHS (NEW CASTLE & STILLHOUSE ROADS ONLY): 1144.08'.



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L19 with their respective bearings and distances.

"PHASE I - SECTION 2" OF "CHASEWOOD" A PLANNED DEVELOPMENT. OWNER / DEVELOPER: CHASEWOOD CONSERVATION, LLC (A FLORIDA CORPORATION), 3965 ORTEGA BLVD., JACKSONVILLE, FLA. 32210. CATHY'S CREEK TOWNSHIP, TRANSYLVANIA COUNTY, NORTH CAROLINA. SCALE 1" = 100'. DATE 09/16/03. Drawing No. 121103E.dwg, File No. 121103.