

file 16, slide 472

10472

# CERTIFICATION:

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

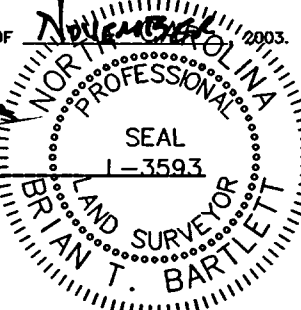
I, BRIAN T. BARTLETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 182 & 325, PAGE 52 & 169.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 182, PAGE 52, 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(7)(11):

a) 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 20th DAY OF November 2003.

*Brian T. Bartlett*  
P.L.S. 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-REGULATION 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.

OWNER(S) *Dugg Nelson* DATE 11-24-03

## CERTIFICATE OF APPROVALS

I, *Mark R. Summors*, DIRECTOR OF THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT, CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE SUBDIVISION CONTROL ORDINANCE OF TRANSYLVANIA COUNTY.

DIRECTOR *Mark R. Summors* DATE 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. I HEREBY CERTIFY THAT THE ROAD GRADES AND SLOPES WERE (CALCULATED UNDER MY SUPERVISION) FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND DO NOT EXCEED EIGHTEEN PERCENT. I HEREBY CERTIFY THAT THE ROAD GRADES AND SLOPES WERE (CALCULATED UNDER MY SUPERVISION) FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND DO NOT EXCEED EIGHTEEN PERCENT.

OFFICIAL SEAL NUMBER 1-3593 PROFESSIONAL LAND SURVEYOR *Brian T. Bartlett*

## 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 9:45 A.M. AND RECORDED IN PLAT FILE 10, SLIDE 472

BY: *Mark R. Summors* REGISTER OF DEEDS  
BY: *Dugg Nelson* DEPUTY

## 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

- T—T— OVERHEAD TELEPHONE
- E—E— OVERHEAD ELECTRIC
- X—X— 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, CPN 37023001920, 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.

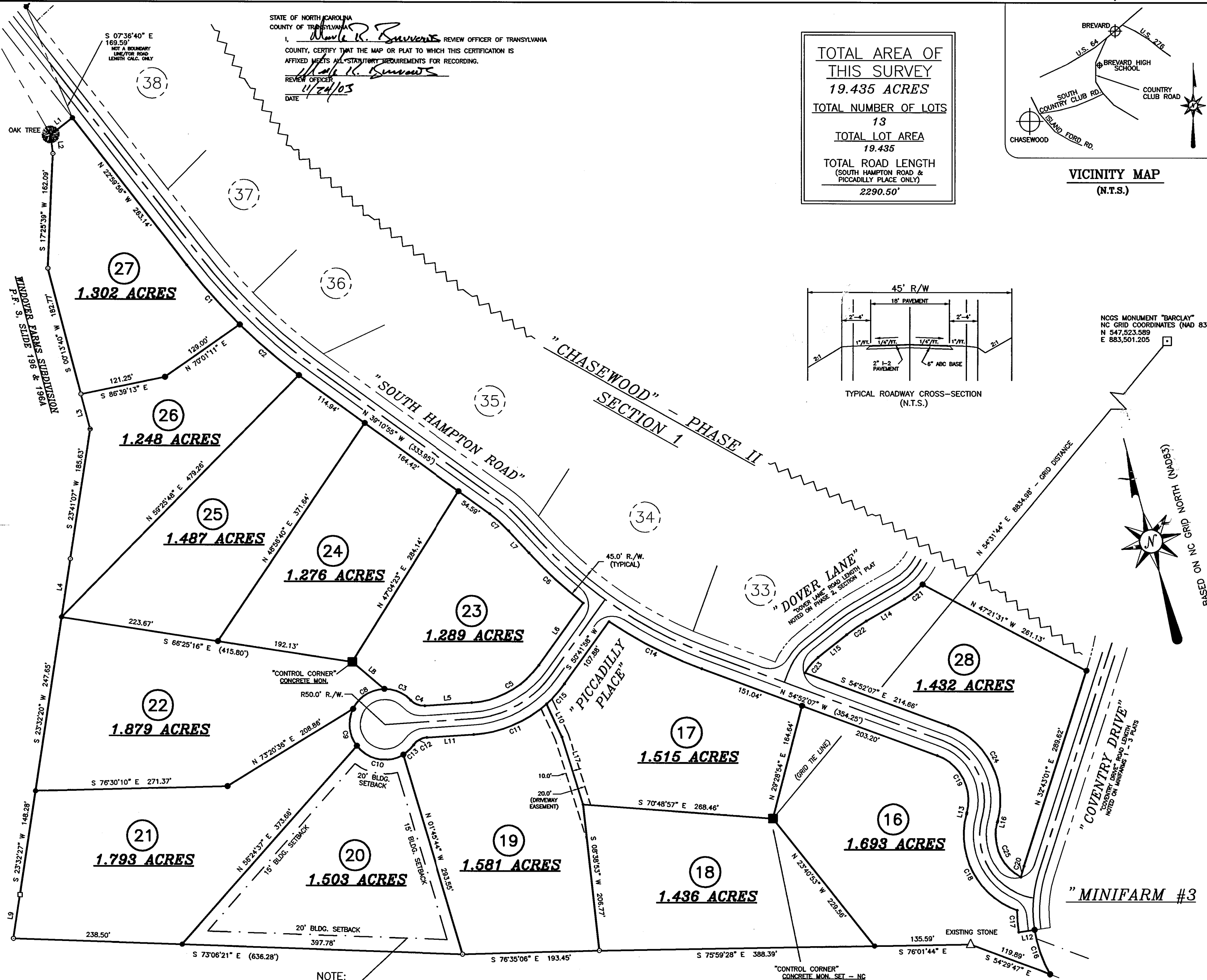
**CAVANAUGH**

Solutions through integrity and partnership

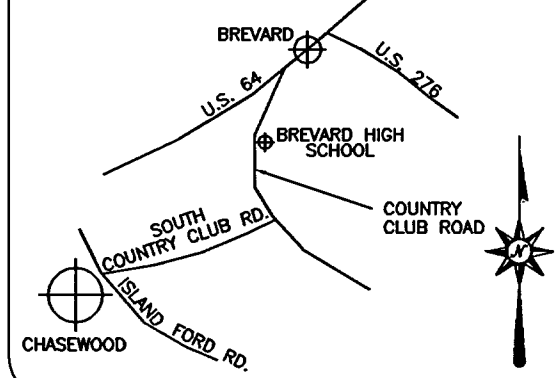
Cavanaugh & Associates, P.A. 11 North Market Street, Suite 101, Asheville, NC 28801  
828/255-7596 fax: 828/255-0770 www.cavanaughassociates.com

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

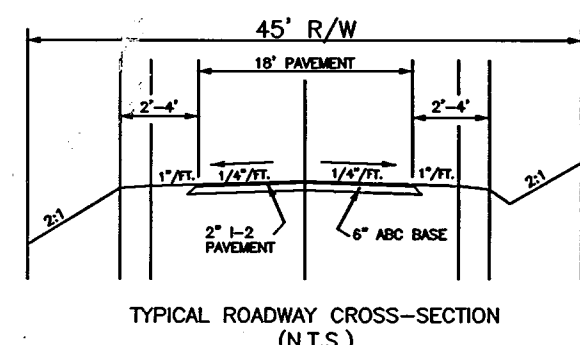
I, *Mark R. Summors*, REVIEW OFFICER OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
REVIEW OFFICER  
DATE 11/24/03



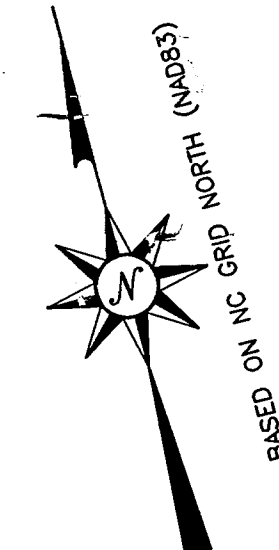
TOTAL AREA OF THIS SURVEY  
19.435 ACRES  
TOTAL NUMBER OF LOTS  
13  
TOTAL LOT AREA  
19.435  
TOTAL ROAD LENGTH  
(SOUTH HAMPTON ROAD & PICCADILLY PLACE ONLY)  
2290.50'



VICINITY MAP  
(N.T.S.)



NCGS MONUMENT "BARCLAY"  
NC GRID COORDINATES (NAD 83)  
N 547,523.589  
E 883,501.205



## LINE TABLE

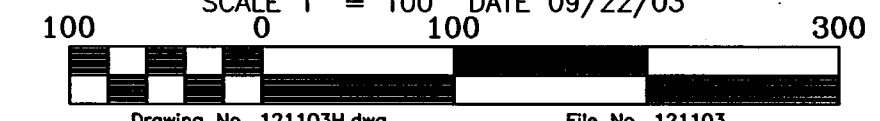
LINE	BEARING	DISTANCE
L1	S 66°59'27" W	38.81'
L2	S 08°18'29" W	26.69'
L3	S 00°13'40" W	51.17'
L4	S 23°32'08" W	82.94'
L5	S 78°51'36" E	67.10'
L6	N 50°41'58" E	107.88'
L7	N 27°36'28" W	42.20'
L8	S 34°59'38" E	59.05'
L9	S 23°31'11" W	61.85'
L10	S 09°48'54" E	51.45'
L11	N 78°51'36" W	67.10'
L12	N 83°41'46" W	22.50'
L13	N 30°03'12" E	2.05'
L14	S 74°50'21" W	62.28'
L15	S 66°23'02" W	51.63'
L16	S 30°03'12" W	2.05'
L17	S 02°28'03" E	100.15'

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	822.50'	111.96'	N 26°53'55" W	111.88'
C2	822.50'	110.02'	N 34°37'49" W	109.94'
C3	50.00'	41.79'	S 52°06'05" E	40.59'
C4	25.00'	22.12'	S 53°30'30" E	21.41'
C5	127.50'	112.25'	N 75°55'11" E	108.66'
C6	622.50'	104.53'	N 32°25'07" W	104.41'
C7	177.50'	35.89'	N 33°24'02" W	35.83'
C8	50.00'	55.07'	N 72°24'02" E	52.33'
C9	50.00'	65.21'	N 09°12'54" E	52.45'
C10	50.00'	73.26'	N 84°23'36" W	66.88'
C11	172.50'	113.96'	S 82°12'50" W	111.90'
C12	25.00'	22.12'	S 75°47'18" W	21.41'
C13	50.00'	20.24'	S 62°02'01" W	20.10'
C14	822.50'	146.64'	N 48°07'13" W	146.30'
C15	172.50'	37.90'	S 58°59'37" W	37.82'
C16	181.06'	66.86'	N 04°16'33" W	66.48'
C17	203.50'	30.73'	N 10°37'34" E	30.70'
C18	112.50'	168.34'	N 12°48'50" W	153.07'
C19	67.50'	100.05'	N 12°24'28" W	91.14'
C20	203.50'	16.04'	N 30°27'33" E	16.03'
C21	112.50'	32.77'	S 66°29'44" W	32.65'
C22	227.50'	33.57'	S 70°36'41" W	33.54'
C23	67.50'	28.57'	S 54°15'37" W	28.35'
C24	112.50'	166.74'	S 12°24'28" E	151.89'
C25	67.50'	90.61'	S 08°24'03" E	83.95'

## "PHASE II - 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 09/22/03



Drawing No. 121103H.dwg

File No. 121103