

10,470

**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):

1) 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 22<sup>nd</sup> DAY OF NOVEMBER, 2003.

*Brian T. Bartlett*  
 PROFESSIONAL LAND SURVEYOR  
 SEAL  
 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 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.

OWNER(S) Chase Wood DATE 11-24-03

**CERTIFICATE OF APPROVALS**

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

DIRECTOR Mark R. Summers 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 (18%). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22<sup>nd</sup> DAY OF NOVEMBER, 2003.

OFFICIAL SEAL NUMBER L-3593 PROFESSIONAL LAND SURVEYOR

**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 25<sup>th</sup> DAY OF November, 2003,  
 AT 1:45A AND RECORDED IN PLAT FILE 10, SLIDE 470  
 BY Cindy M. Quibbey  
 REGISTER OF DEEDS  
Paul Wappes  
 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

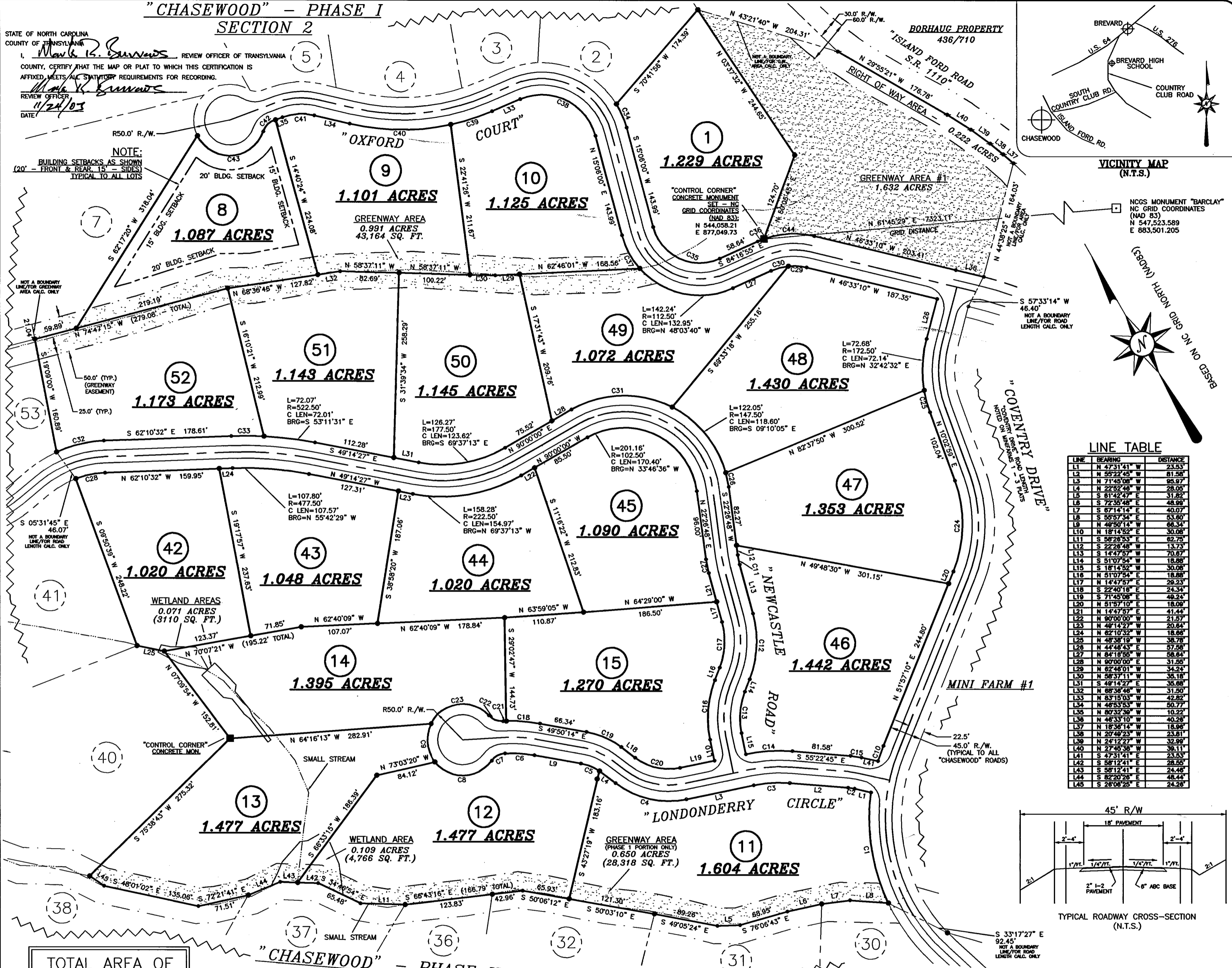
**REFERENCES:**  
 D.B. 182, P. 62 & D.B. 325, P. 169

**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 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.

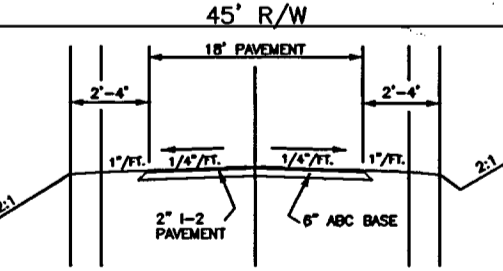


Cavanaugh & Associates, P.A. 11 North Market Street, Suite 101, Asheville, NC 28801  
 828/255-7596 fax: 828/255-0770 www.cavanaughassociates.com



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 47°31'41" W	23.53
L2	N 55°22'45" W	81.58
L3	N 71°45'05" W	65.97
L4	N 22°02'48" W	28.05
L5	S 81°42'47" E	31.82
L6	S 72°36'48" E	48.89
L7	S 67°14'48" E	40.07
L8	S 55°57'34" E	53.60
L9	N 46°50'14" W	66.34
L10	N 18°14'52" E	30.08
L11	S 58°28'55" E	62.75
L12	S 22°28'48" W	18.88
L13	S 14°47'57" W	70.67
L14	S 51°07'54" W	18.88
L15	N 18°14'52" E	30.08
L16	N 51°07'54" E	18.88
L17	N 14°47'57" E	29.23
L18	S 22°40'16" E	24.34
L19	S 71°45'05" E	48.24
L20	N 51°07'54" E	18.88
L21	N 14°47'57" E	41.44
L22	N 80°00'00" W	21.57
L23	N 48°14'27" W	20.64
L24	N 62°10'32" W	18.88
L25	N 48°14'27" W	18.88
L26	N 44°48'43" E	57.58
L27	N 84°18'55" W	58.64
L28	N 80°00'00" E	31.85
L29	N 82°45'01" W	34.74
L30	N 56°37'11" W	38.18
L31	S 48°14'27" E	36.88
L32	N 68°36'48" E	31.50
L33	N 63°15'03" W	42.82
L34	N 48°53'53" W	50.77
L35	N 80°32'36" W	10.22
L36	N 48°33'10" W	40.28
L37	N 18°36'48" E	16.88
L38	N 20°49'23" W	13.81
L39	N 24°12'27" W	32.99
L40	N 27°45'36" W	38.11
L41	N 47°31'41" E	23.53
L42	S 58°12'41" E	28.52
L43	S 58°12'41" E	24.48
L44	S 82°20'28" E	48.44
L45	S 26°06'25" E	24.28



**TOTAL AREA OF THIS SURVEY**  
 26.555 ACRES

**TOTAL NUMBER OF LOTS**  
 20

**TOTAL LOT AREA**  
 24.701

**TOTAL GREENWAY AREA**  
 3.274 ACRES

**RIGHT OF WAY AREA (ALONG ISLAND FORD ROAD)**  
 0.222 ACRES

**TOTAL ROAD LENGTH (OXFORD COURT, NEWCASTLE ROAD, & LONDONDERRY CIRCLE ONLY)**  
 3258.25'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	272.50	158.24	N 21°05'01" E	158.02
C2	67.50	9.29	N 51°27'13" W	9.24
C3	177.50	50.72	N 63°33'57" W	50.55
C4	122.50	104.84	N 47°12'42" W	101.78
C5	67.50	67.50	N 37°48'47" W	28.09
C6	177.78	41.02	N 58°27'12" W	40.93
C7	25.00	22.12	N 88°48'00" W	21.41
C8	50.00	82.48	N 81°08'58" W	78.85
C9	50.00	58.88	N 241°75'0" E	53.70
C10	272.50	22.57	N 48°34'48" E	22.56
C11	102.50	13.08	S 18°37'22" W	13.67
C12	147.50	83.53	S 32°57'58" W	81.87
C13	102.50	58.83	S 34°41'23" W	58.02
C14	222.81	68.39	S 63°48'59" E	65.08
C15	112.50	15.42	S 51°27'13" E	15.40
C16	147.50	84.86	N 34°41'23" E	83.50
C17	102.50	85.00	N 32°57'58" E	83.81
C18	222.72	47.18	S 65°44'33" E	47.08
C19	112.50	53.34	S 38°15'15" E	52.84
C20	77.50	88.39	S 47°12'42" E	84.38
C21	222.72	4.53	S 82°33'40" E	4.53
C22	25.00	22.12	S 38°05'47" E	21.41
C23	50.00	86.41	S 67°56'07" E	82.18
C24	177.50	31.86	N 18°20'40" E	31.84
C25	147.50	20.36	S 18°28'30" W	20.35
C26	147.50	19.86	N 18°37'22" E	19.87
C27	177.50	42.09	N 71°33'30" E	41.80
C28	77.50	25.85	N 56°08'30" W	25.73
C29	77.50	25.18	N 74°58'22" W	25.07
C30	147.50	147.07	S 61°28'11" E	141.05
C31	177.50	68.44	S 73°33'30" E	67.88
C32	522.50	45.89	S 58°39'34" E	44.88
C33	122.50	35.85	S 06°41'06" E	35.85
C34	67.50	117.08	S 34°35'28" E	102.95
C35	122.50	6.38	S 82°05'13" E	6.38
C36	112.50	52.90	N 01°37'47" E	52.41
C37	77.50	133.03	N 34°04'32" W	117.29
C38	322.50	60.82	N 77°50'22" W	60.83
C39	322.50	143.70	S 58°39'47" E	142.92
C40	77.50	45.51	N 63°41'23" W	44.88
C41	25.42	24.44	S 76°30'17" W	23.51
C42	50.00	117.67	N 63°48'33" W	92.34
C43	122.50	71.29	N 63°15'28" W	70.29

**"PHASE I - SECTION 1" 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. 121103D.dwg File No. 121103