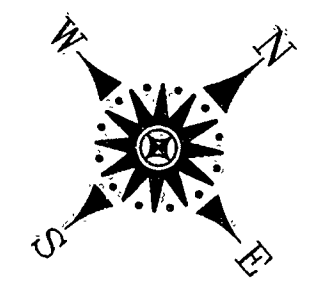


File 9, Slide 125



NGCS NORTH (NAD 83)  
LINDA B. OSWEILER, Trustee  
(DB 386, PG 333)  
PIN: 8586-87-2071  
ZONED: R-1

A. EDWIN JONES and wife JEAN F. JONES  
(DB 451, PG 793)  
PIN: 8586-88-5356  
ZONED: R-1

WE, JTD DEVELOPMENT COMPANY OF BREVARD, LLC  
HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE  
PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY  
DEDICATE TO THE MEMBERS OF THE STRAUS RIDGE  
ASSOCIATION, INC., THE USE OF STREETS, PLAYGROUNDS,  
PARKS, OPEN SPACES AND EASEMENTS AND ALL COMMON  
AREAS SO SHOWN OR INDICATED ON THIS PLAT OF PHASE 2.

THIS SHEET IS INTENDED TO ACCOMPANY ALL  
THE OTHER SHEETS IN THIS SET AND IS TO BE  
CONSIDERED INCOMPLETE WITHOUT ALL THE  
SHEETS TO SUPPORT IT.

CONCRETE MONUMENT  
CONTROL CORNERS  
NAD 83

MONUMENT	NORTHING	EASTING
① "SKN3"	568187.4134	888719.9442
② "SKN4"	568460.6262	888827.4341
③ "SKN2"	568045.9313	889193.5818

NOTES:

- AREAS: LOT 3: 2.714 ACRES  
LOT 4: 6.155 ACRES (Remainder)  
PHASE 1: 1.041 ACRES  
PHASE 2: 0.656 ACRES  
PHASE 3: 1.012 ACRES  
TOTAL AREA: 11.578 ACRES
- REFERENCE PLAT: PF 7, SL 795 (Portion)
- PIN: 8587-08-7977 (Portion)
- ZONED: C-2
- FLOOD INFORMATION SCALED FROM F.I.R.M.  
MAP NUMBER: 37175C0113 C, ZONE "X"  
EFFECTIVE DATE: MARCH 2, 1998
- ALL POINTS ARE CALCULATED UNLESS  
NOTED OTHERWISE.
- PARKING AREA AND MUTUAL DRIVES,  
AREA = 25,133 SQ. FT.

STRAUS RIDGE BOUNDARY  
CURVE TABLE

COURSE	BEARING	DISTANCE
CU-1	N47°22'51"W	130.42'
CU-2	N46°11'21"W	106.43'
CU-3	S17°41'16"E	83.83'
CU-4	N08°58'14"E	120.78'
CU-5	N46°11'21"W	78.91'
CU-6	S17°41'16"E	37.66'
CU-7	N05°50'23"E	63.01'
CU-8	N49°52'54"W	113.82'
CU-9	N13°55'08"E	95.96'
CU-10	S06°54'32"E	26.35'
CU-11	S41°34'51"E	15.39'
CU-12	N36°57'24"E	103.75'
CU-13	N08°30'33"W	42.06'
CU-14	S01°34'55"W	15.26'
CU-15	N16°27'28"E	8.75'
CU-16	S09°38'49"E	57.78'
CU-17	N14°12'23"E	130.26'

PHASE 3 CALL TABLE

Course	Bearing	Distance
PH-1	N 56°45'47" W	121.17'
PH-2	Rad: 215.00' Tan: 40.13' Chd: N46°11'21" W	Arc: 79.36' CA: 21°08'52" 78.91'
PH-3	Rad: 61.17' Tan: 19.79' Chd: N17°41'16" W	Arc: 38.28' CA: 35°51'19" 37.66'
PH-4	Rad: 322.85' Tan: 31.65' Chd: N05°50'23" E	Arc: 83.11' CA: 11°11'58" 83.01'
PH-5	Rad: 50.00' Tan: 4.39' Chd: N16°27'28" E	Arc: 8.76' CA: 10°02'12" 8.75'
PH-6	N 21°28'34" E	53.14'
PH-7	S 65°38'16" E	105.24'
PH-8	N 85°30'01" E	34.40'
PH-9	S 78°10'53" E	23.47'
PH-10	S 04°57'25" E	18.94'
PH-11	Rad: 36.00' Tan: 12.90' Chd: S24°40'37" E	Arc: 24.78' CA: 39°26'25" 24.29'
PH-12	S 44°23'50" E	5.32'
PH-13	N 45°36'10" E	6.31'
PH-14	S 44°51'20" E	12.39'
PH-15	N 49°58'24" E	10.67'
PH-16	S 45°22'50" E	81.99'
PH-17	S 39°01'45" W	169.91'

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA  
I, Stuart R. Edwards REVIEW OFFICER  
OF TRANSYLVANIA COUNTY, CITY OF BREVARD, CERTIFY THAT  
THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Stuart R. Edwards  
REVIEW OFFICER  
DATE: March 29, 2001

REGISTER OF DEEDS  
THE FOREGOING CERTIFICATE OF ROBERT L.  
HAFLER, REGISTERED LAND SURVEYOR IS  
CERTIFIED TO BE CORRECT. THIS PLAT WAS  
PRESENTED FOR REGISTRATION AND  
RECORDED IN PLAT FILE 9 SLIDE 125  
THIS THE 29 DAY OF March  
2001 AT 10:45 O'CLOCK A. M.

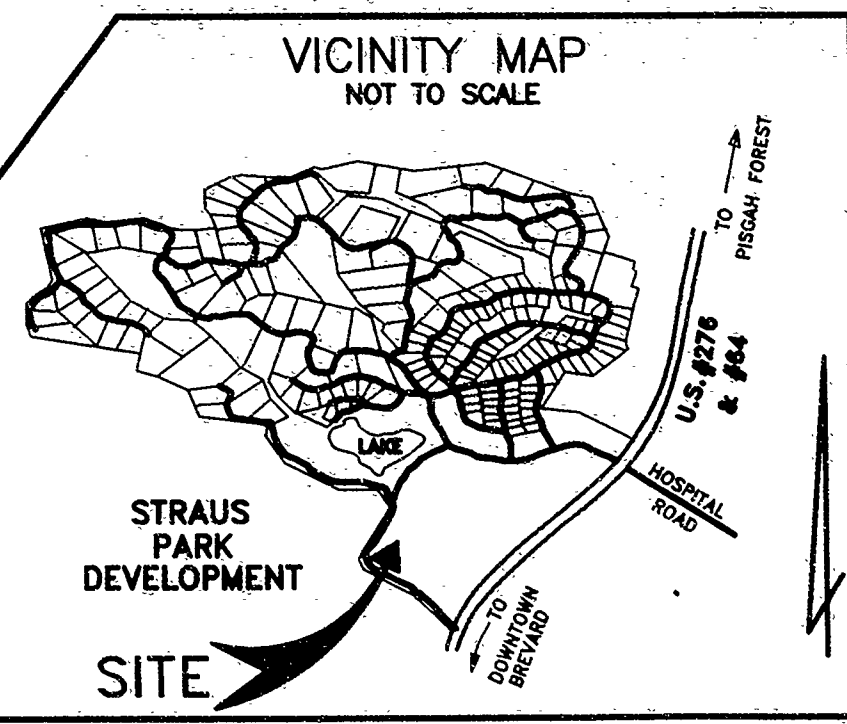
Vickie L. Edwards  
REGISTER OF DEEDS  
By: D. R. McCall  
Deputy

J.D. CURRY and wife  
DORIS RISK CURRY  
(DB 100, PG 109)  
PIN: 8586-87-8588  
ZONED: R-1

J.D. CURRY and wife  
DORIS RISK CURRY  
(DB 100, PG 109)  
PIN: 8586-87-2426  
ZONED: R-1

TO DOWNTOWN BREVARD

U.S. HIGHWAY  
NO. 64 & 276

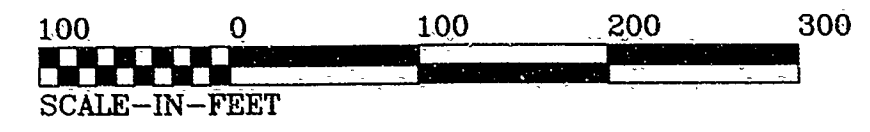


FLOOD CERTIFICATION

PORTIONS OF LOTS 3 & 4 ARE LOCATED IN FLOOD ZONE  
"AE" PER H.U.D. FLOOD INSURANCE RATE MAP NUMBER  
37175C0113 C, DATED MARCH 2, 1998; THESE ARE AREAS  
OF 100 YEAR FLOODING; BASE FLOOD ELEVATIONS AND FLOOD  
HAZARD FACTORS HAVE BEEN DETERMINED BY H.U.D. THESE  
AREAS FOLLOW ALONG ALLISON CREEK AND ARE SHOWN HEREON  
AS SCALED FROM THE ABOVE REFERENCED FLOOD MAP.  
STRAUS RIDGE PHASE 3 IS LOCATED IN FLOOD ZONE "X" PER  
FLOOD INSURANCE RATE MAP NUMBER 37175C0113 C, DATED  
MARCH 2, 1998. THESE ARE AREAS DETERMINED TO BE OUTSIDE  
OF THE 500-YEAR FLOOD PLAIN.  
THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY ME.

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N27°19'02"E	76.01'
L-2	N33°20'29"E	84.95'
L-3	N15°33'10"E	41.14'
L-4	N80°24'37"E	51.63'
L-5	N80°24'37"E	30.22'
L-6	N85°51'55"E	30.11'
L-7	N64°11'13"E	26.37'
L-8	N76°20'49"E	40.55'
L-9	N59°25'27"E	31.82'
L-10	N67°33'48"E	45.74'
L-11	N85°35'27"E	40.45'
L-12	N70°06'53"E	106.00'
L-13	S83°35'49"E	12.14'
L-14	N62°48'56"E	30.52'
L-15	N87°55'16"E	71.26'
L-16	S56°10'23"E	84.16'
L-17	S71°43'17"E	79.65'
L-18	S64°13'40"E	33.61'
L-19	S44°23'45"E	44.52'
L-20	N15°33'10"E	66.95'
L-21	N24°00'54"W	5.12'



STRAUS RIDGE  
CONDOMINIUM

Phase 3

situate in the  
City of Brevard  
Brevard Township  
Transylvania County  
North Carolina

DATE:  
FEBRUARY 2, 2001

PREPARED BY  
HAFLER LAND SURVEYING  
427 S. CALDWELL STREET  
BREVARD, NC 28712  
(828) 884-7168  
FAX (828) 884-8646

SCALE:  
1" = 100'

DRAWING:  
SRIDGPH3

COORDINATE FILE:  
ABDOWDEN.crd

PROJECT NUMBER:  
00084

**LEGEND**

- DENOTES LIMITED COMMON AREAS: STOOPS, STEPS, PATIOS, AND PARKING SPACES DIRECTLY IN FRONT OF GARAGES ARE LIMITED COMMON AREAS FOR UNITS ADJUTED.
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- PUBLIC WATER LINE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- STORM DRAINAGE INLET

**REGISTER OF DEEDS**

THE FOREGOING CERTIFICATE OF ROBERT L. HAFLER, PROFESSIONAL LAND SURVEYOR IS CERTIFIED TO BE CORRECT. THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN PLAT FILE 9, SLIDE 126 THIS THE 29 DAY OF March 20 01 AT 10:45 O'CLOCK A. M.

**STATE OF NORTH CAROLINA COUNTY OF TRANSYLVANIA**

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

THIS SHEET IS INTENDED TO ACCOMPANY ALL THE OTHER SHEETS IN THIS SET AND IS TO BE CONSIDERED INCOMPLETE WITHOUT ALL THE SHEETS TO SUPPORT IT.

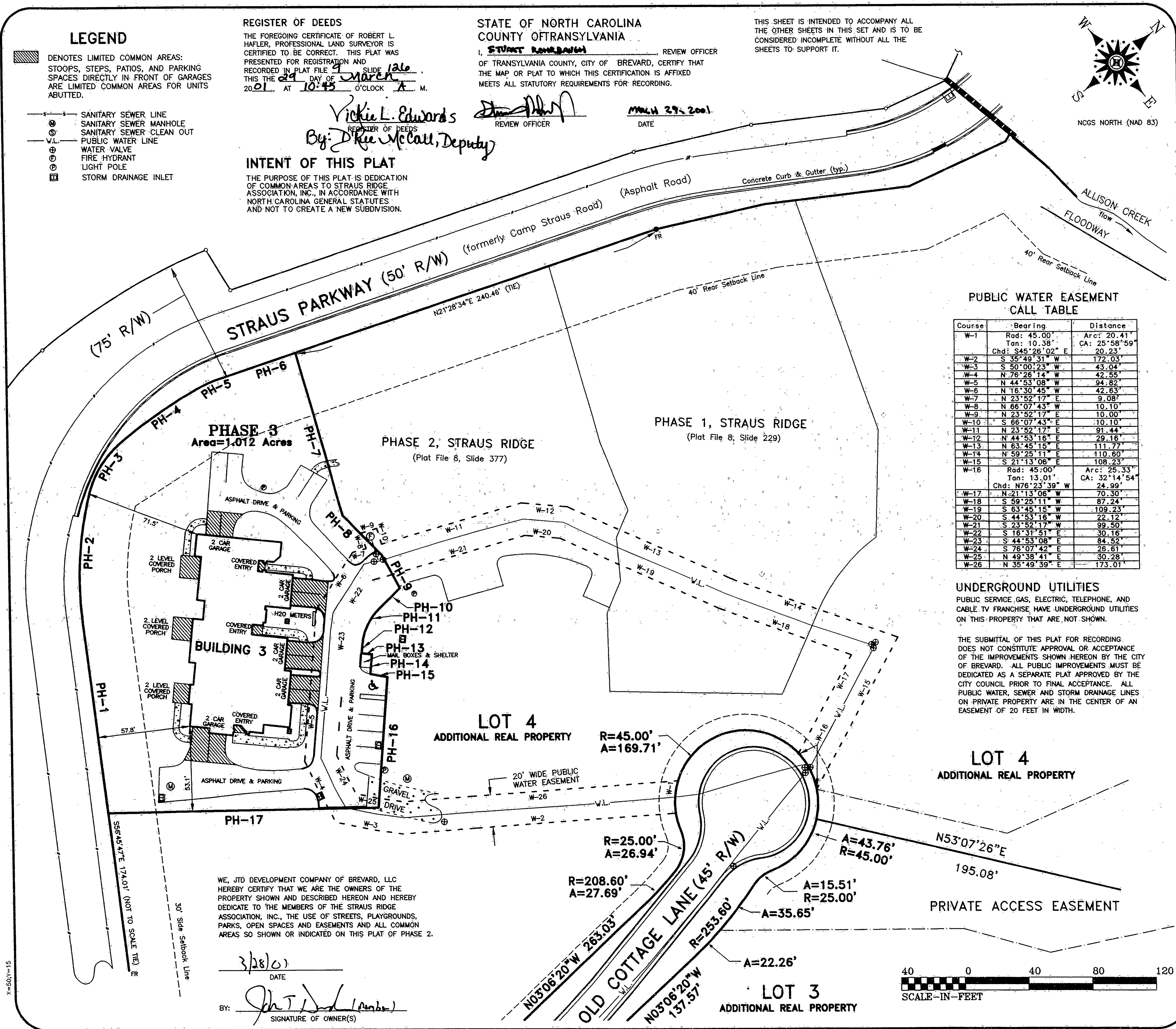


**INTENT OF THIS PLAT**

THE PURPOSE OF THIS PLAT IS DEDICATION OF COMMON AREAS TO STRAUS RIDGE ASSOCIATION, INC. IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES AND NOT TO CREATE A NEW SUBDIVISION.

Vickie L. Edwards  
By: Duke McCall, Deputy  
REGISTER OF DEEDS  
REVIEW OFFICER  
DATE: MARCH 29, 2001

9, 126



**PUBLIC WATER EASEMENT CALL TABLE**

Course	Bearing	Distance
W-1	Rad: 45.00' Tan: 10.38' Chd: S46°26'02" E	Arc: 20.41' CA: 25°58'59" 20.23'
W-2	S 35°49'31" W	172.03'
W-3	S 50°00'23" W	43.04'
W-4	N 76°26'14" W	42.55'
W-5	N 44°53'08" W	94.82'
W-6	N 16°30'45" W	42.63'
W-7	N 23°52'17" E	9.08'
W-8	N 66°07'43" W	10.10'
W-9	N 23°52'17" E	10.00'
W-10	S 66°07'43" E	10.10'
W-11	N 23°52'17" E	91.44'
W-12	N 44°53'16" E	29.16'
W-13	N 63°45'15" E	111.77'
W-14	N 59°25'11" E	110.60'
W-15	S 21°13'08" E	108.23'
W-16	Rad: 45.00' Tan: 13.01' Chd: N76°23'39" W	Arc: 25.33' CA: 32°14'54" 24.99'
W-17	N 21°13'08" W	70.30'
W-18	S 69°25'11" W	87.24'
W-19	S 63°45'15" W	109.23'
W-20	S 44°53'16" W	22.12'
W-21	S 23°52'17" W	99.50'
W-22	S 16°31'51" E	30.16'
W-23	S 44°53'08" E	84.52'
W-24	S 76°07'42" E	26.61'
W-25	N 49°38'41" E	30.28'
W-26	N 35°49'39" E	173.01'

**UNDERGROUND UTILITIES**

PUBLIC SERVICE GAS, ELECTRIC, TELEPHONE, AND CABLE TV FRANCHISE HAVE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT SHOWN.

THE SUBMITTAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE OF THE IMPROVEMENTS SHOWN HEREON BY THE CITY OF BREVARD. ALL PUBLIC IMPROVEMENTS MUST BE DEDICATED AS A SEPARATE PLAT APPROVED BY THE CITY COUNCIL PRIOR TO FINAL ACCEPTANCE. ALL PUBLIC WATER, SEWER AND STORM DRAINAGE LINES ON PRIVATE PROPERTY ARE IN THE CENTER OF AN EASEMENT OF 20 FEET IN WIDTH.

- NOTES:**
- 1) AREAS: LOT 3: 2.714 ACRES  
LOT 4: 6.155 ACRES (Remainder)  
PHASE 1: 1.041 ACRES  
PHASE 2: 0.856 ACRES  
PHASE 3: 1.012 ACRES  
TOTAL AREA: 11.578 ACRES
  - 2) REFERENCE PLAT: PF 7, SL 795 (Portion)
  - 3) PIN: 8587-08-7977 (Portion)
  - 4) ZONED: C-2
  - 5) FLOOD INFORMATION SCALED FROM F.I.R.M. MAP NUMBER 37175C0113 C, ZONE "X"  
EFFECTIVE DATE: MARCH 2, 1998
  - 6) ALL POINTS ARE CALCULATED UNLESS NOTED OTHERWISE.
  - 7) SEE SHEET 1 FOR THE BALANCE OF THE CALL TABLES
  - 8) SEE SHEET 1 FOR CONTROL CORNERS

I, ROBERT L. HAFLER, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FROM INFORMATION FOUND IN PLAT FILE 7, SLIDE 795; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE PLOTTED FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT IS NOT LESS THAN 1 : 7,500; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 19th DAY OF February 2001, A.D.

Robert L. Hafler  
ROBERT L. HAFLER  
SURVEYOR L-2975

DEVELOPER/OWNER:  
**JTD DEVELOPMENT COMPANY OF BREVARD, LLC**  
P.O. BOX 307  
BREVARD, NC 28712

**STRAUS RIDGE CONDOMINIUM Phase 3**  
situate in  
**City of Brevard Brevard Township Transylvania County, NC**

DATE: **FEBRUARY 2, 2001**

PREPARED BY:  
**HAFLER LAND SURVEYING**  
427 S. CALDWELL STREET  
BREVARD, NC 28712  
(828) 884-7168  
FAX (828) 884-8646

SCALE: **1" = 40'**

DRAWING: **Sridgun3**

COORDINATE FILE: **ABDOWDEN.crd**

PROJECT NUMBER: **00084**

WE, JTD DEVELOPMENT COMPANY OF BREVARD, LLC HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY DEDICATE TO THE MEMBERS OF THE STRAUS RIDGE ASSOCIATION, INC., THE USE OF STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS AND ALL COMMON AREAS SO SHOWN OR INDICATED ON THIS PLAT OF PHASE 2.

DATE: 3/28/01  
BY: [Signature]  
SIGNATURE OF OWNER(S)

