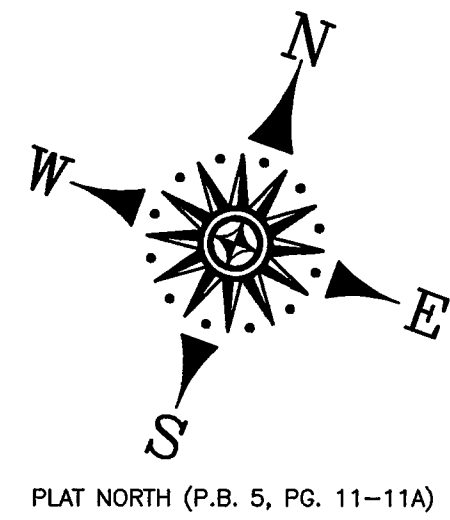


File 12 Slide 224

12,224

NOTES:

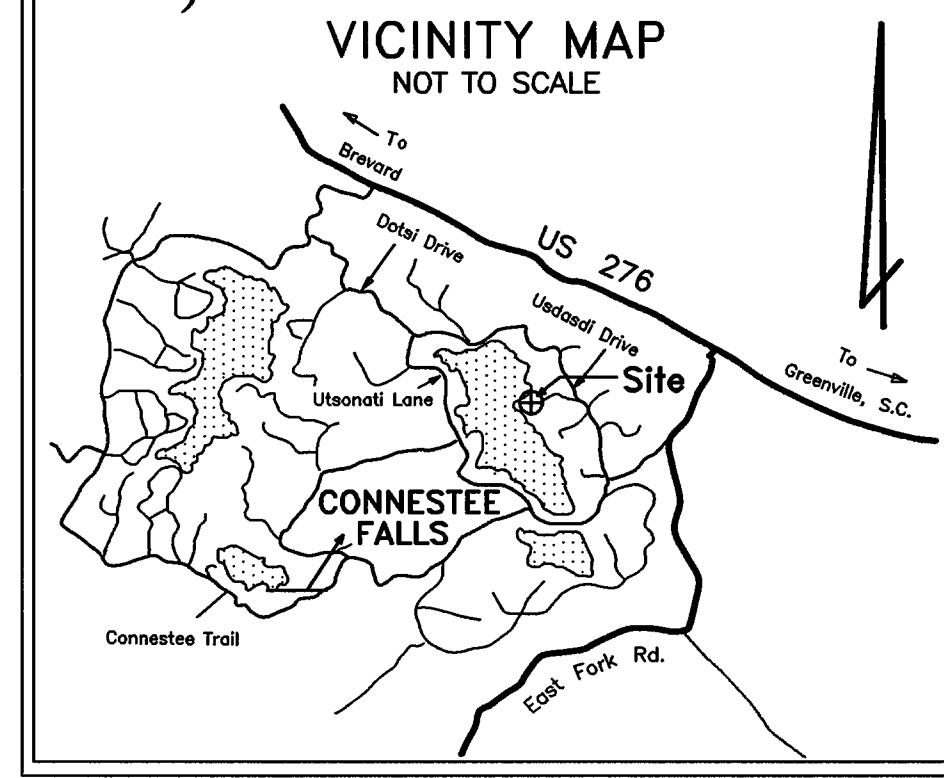
- LOT 58A WAS SURVEYED IN JUNE OF 1994, AND LOT 57 WAS SURVEYED IN AUGUST THROUGH DECEMBER 2006, AND JANUARY 2007. THE LOT LINE BETWEEN LOTS 57 & 58A IS BEING ADJUSTED.
- DEED REFERENCE: LOT 57 - DOCUMENT BOOK 366, PAGE 15
LOT 58A - DEED BOOK 377, PAGE 506
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS; COVENANTS; EASEMENTS; AND RESTRICTIONS OF RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- AREA OF LOT 57 (Revised) = 0.404 OF AN ACRE (SURVEY)
LOT 58A (Revised) = 0.955 OF AN ACRE (SURVEY)
TOTAL PLAT AREA = 1.359 ACRES (SURVEY)
AREA CALCULATED BY COORDINATE COMPUTATION AND ENCOMPASSES PROPERTY WITHIN THE DASHED REAR LOT LINES AS PER PLAT.
- THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF THIS PROPERTY
- PARCEL IDENTIFICATION NUMBERS - LOT 57: 8583-91-3225
LOT 59A: 8583-91-2087
- PLAT REFERENCE: LOT 57 - PLAT BOOK 5, PAGES 11-11A
LOT 58A - PLAT FILE 6, SLIDE 104
- DEED BOOK 289, PAGE 116, SECTION IV (A.) STATES - "THE BOUNDARY OF ANY LOT SHOWN ON THE PLAT AS BEING CONTIGUOUS TO A LAKE SHALL BE THE SHORELINE THEREOF AS SAID SHORELINE WOULD BE IF THE WATER LEVEL IN SAID LAKE WERE ONE VERTICAL FOOT ABOVE THE NORMAL LAKE ELEVATION." THE DESIGN POOL ELEVATION OF LAKE ATAGAH I IS CONTOUR LINE 2890'.
- THERE IS A 40' EASEMENT ALONG THE REAR LOT LINE OF LOTS 55 THROUGH 60. THE HORIZONTAL POSITION OF THE 40' WIDE EASEMENT IS CALCULATED AS BEING 40' PARALLEL TO THE 2891' CONTOUR LINE. THIS EASEMENT IS NOT SHOWN ON THIS PLAT.
- THERE ARE EXISTING IMPROVEMENTS NOT SHOWN ON THIS PLAT.



PLAT NORTH (P.B. 5, PG. 11-11A)

LEGEND

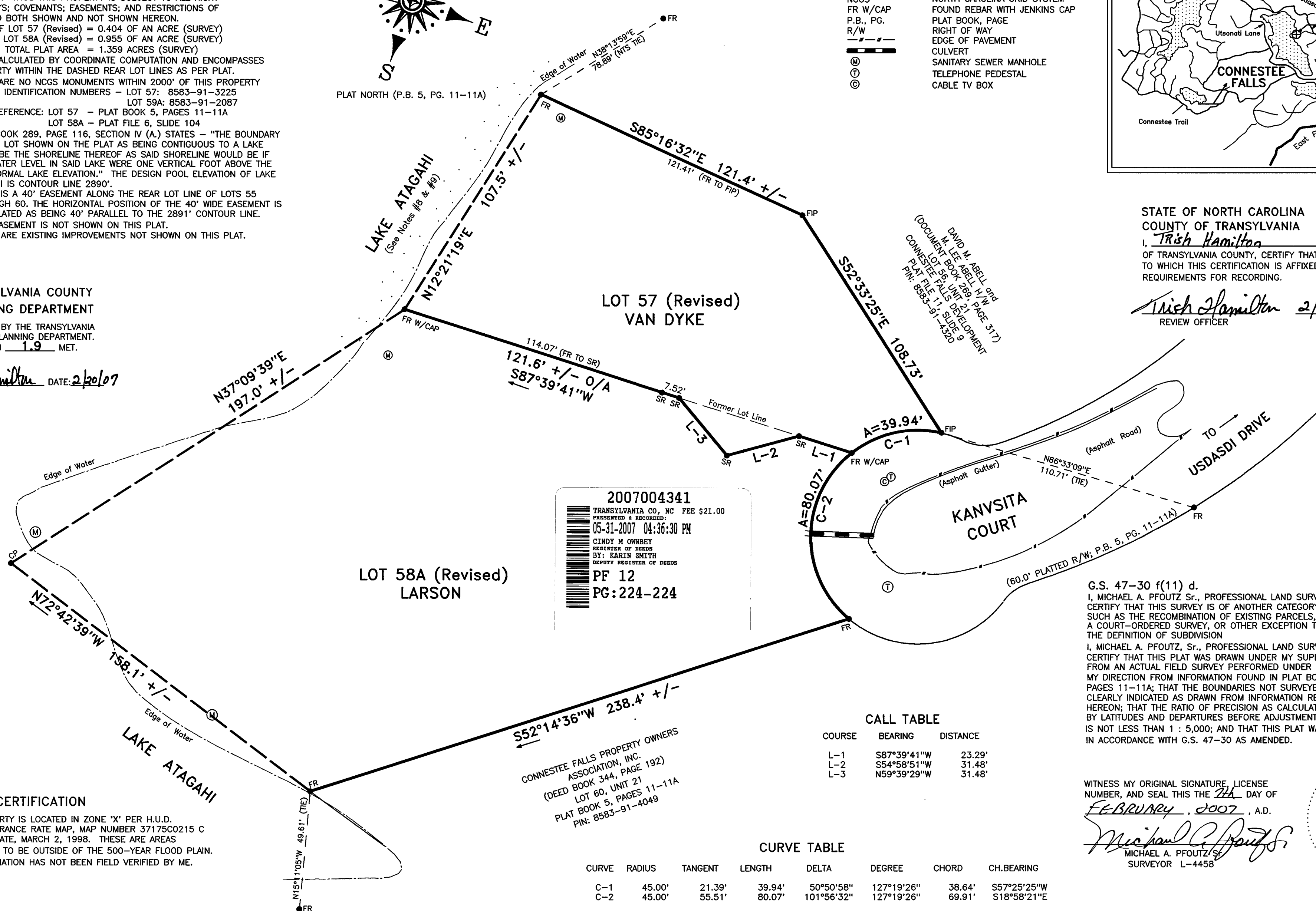
- CP CALCULATED POINT
- SR SET REBAR
- FIP FOUND IRON PIPE
- H/W HIS WIFE
- PIN TAX PARCEL IDENTIFICATION NUMBER
- FR FOUND REBAR
- NCGS NORTH CAROLINA GRID SYSTEM
- FR W/CAP FOUND REBAR WITH JENKINS CAP
- P.B., PG. PLAT BOOK, PAGE
- R/W RIGHT OF WAY
- Edge of Pavement
- CULVERT
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV BOX



STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
I, Trish Hamilton, REVIEW OFFICER
OF TRANSYLVANIA COUNTY, CERTIFY THAT THE MAP OR PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.
Trish Hamilton 2/20/07
REVIEW OFFICER DATE

TRANSYLVANIA COUNTY
PLANNING DEPARTMENT
REVIEWED BY THE TRANSYLVANIA
COUNTY PLANNING DEPARTMENT.
EXCEPTION 1.9 MET.

Trish Hamilton DATE: 2/20/07



2007004341
TRANSYLVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED:
05-31-2007 04:36:30 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
PF 12
PG: 224-224

CONNESTEE FALLS PROPERTY OWNERS
ASSOCIATION, INC.
(DEED BOOK 344, PAGE 192)
LOT 60, UNIT 21
PLAT BOOK 5, PAGES 11-11A
PIN: 8583-91-4049

CALL TABLE

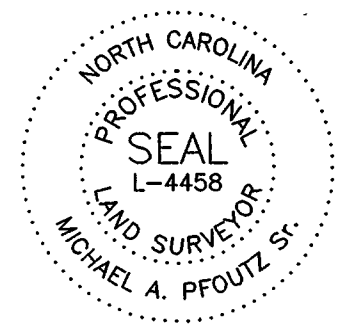
COURSE	BEARING	DISTANCE
L-1	S87°39'41\"W	23.29'
L-2	S54°58'51\"W	31.48'
L-3	N59°39'29\"W	31.48'

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	45.00'	21.39'	39.94'	50°50'58\"	127°19'26\"	38.64'	S57°25'25\"W
C-2	45.00'	55.51'	80.07'	101°56'32\"	127°19'26\"	69.91'	S18°58'21\"E

G.S. 47-30 f(11) d.
I, MICHAEL A. PFOUTZ Sr., PROFESSIONAL LAND SURVEYOR,
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
I, MICHAEL A. PFOUTZ, Sr., PROFESSIONAL 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 BOOK 5,
PAGES 11-11A; THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED
HEREON; THAT THE RATIO OF PRECISION AS CALCULATED
BY LATITUDES AND DEPARTURES BEFORE ADJUSTMENT
IS NOT LESS THAN 1 : 5,000; AND THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

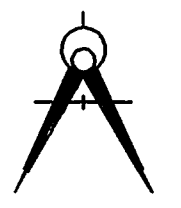
WITNESS MY ORIGINAL SIGNATURE, LICENSE
NUMBER, AND SEAL THIS THE 20 DAY OF
FEBRUARY, 2007, A.D.
Michael A. Pfoutz Sr.
MICHAEL A. PFOUTZ Sr.
SURVEYOR L-4458



FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X" PER H.U.D.
FLOOD INSURANCE RATE MAP, MAP NUMBER 37175C0215 C
EFFECTIVE DATE, 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.

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



LOT 57 (Revised), UNIT 21
AND
LOT 58A (Revised), UNIT 21
CONNESTEE FALLS DEVELOPMENT
SITUATE IN
DUNNS ROCK TOWNSHIP
TRANSYLVANIA COUNTY, NORTH CAROLINA

LOT LINE CHANGE
PREPARED FOR
**TOM G. VANDYKE and
BARBARA B. VANDYKE H/W and
RICHARD C. LARSON and
SUZANNE G. LARSON H/W**

DATE	FIELD RECORDS	DRAWING
JANUARY 24, 2007	DATA COLLECTOR	06097P
		PROJECT NUMBER
GRAPHIC SCALE - FEET		WRITTEN SCALE - 1" = 30'
		06097