

11, 391

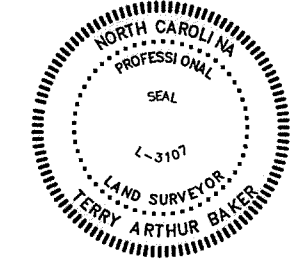
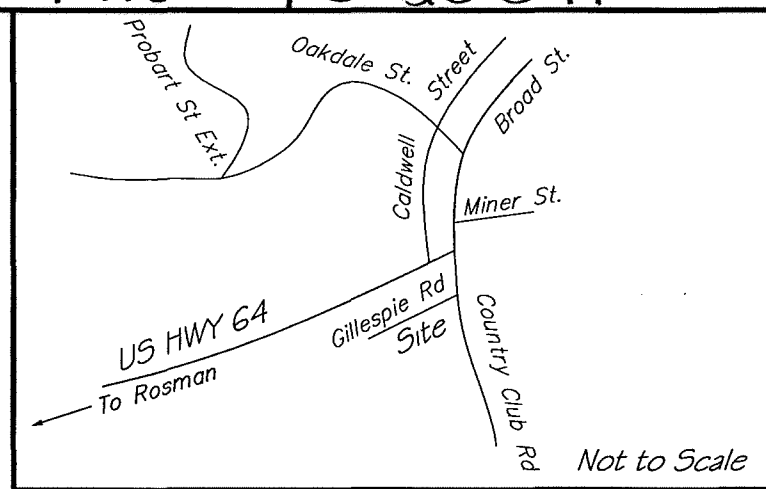
Course	Bearing	Distance
L-1	S 03°01'06" E	54.43'
L-2	S 65°41'34" W	79.60'
L-3	S 65°41'34" W	45.00'
L-4	S 65°41'34" W	45.00'
L-5	S 65°41'34" W	31.00'
L-6	S 65°13'54" W	19.00'
L-7	S 65°13'54" W	50.00'
L-8	S 65°13'54" W	56.61'
L-9	S 65°51'55" W	26.35'
L-10	S 65°37'08" W	111.32'
L-12	Rad: 20.00'	Arc: 7.28'
	Tan: 3.68'	CA: 20°52'09"
	Chd: S 76°03'13" W	7.24'
L-13	S 86°29'17" W	96.05'
L-14	Rad: 67.50'	Arc: 29.11'
	Tan: 14.79'	CA: 24°42'47"
	Chd: N 81°09'19" W	28.89'
L-15	Rad: 25.00'	Arc: 22.95'
	Tan: 12.36'	CA: 52°36'22"
	Chd: N 42°29'45" W	22.16'
L-16	Rad: 35.00'	Arc: 4.73'
	Tan: 2.37'	CA: 7°45'00"
	Chd: N 20°04'04" W	4.73'
L-17	Rad: 35.00'	Arc: 22.58'
	Tan: 11.70'	CA: 36°57'50"
	Chd: N 42°25'29" W	22.19'
L-18	Rad: 35.00'	Arc: 19.80'
	Tan: 10.17'	CA: 32°25'10"
	Chd: N 77°06'59" W	19.54'
L-19	Rad: 35.00'	Arc: 23.16'
	Tan: 12.02'	CA: 37°54'52"
	Chd: S 67°43'00" W	22.74'
L-20	Rad: 35.00'	Arc: 23.11'
	Tan: 12.00'	CA: 37°50'21"
	Chd: S 29°50'24" W	22.70'
L-21	Rad: 35.00'	Arc: 21.30'
	Tan: 10.99'	CA: 34°51'48"
	Chd: S 08°30'40" E	20.97'
L-22	Rad: 35.00'	Arc: 40.19'
	Tan: 22.64'	CA: 65°47'40"
	Chd: S 56°50'24" E	38.02'
L-23	Rad: 25.00'	Arc: 13.93'
	Tan: 7.15'	CA: 31°56'03"
	Chd: S 73°46'12" E	13.75'
L-24	Rad: 112.50'	Arc: 70.11'
	Tan: 36.24'	CA: 35°42'33"
	Chd: N 75°39'28" E	68.99'
L-25	Rad: 65.00'	Arc: 23.68'
	Tan: 11.97'	CA: 20°52'09"
L-26	Rad: 65.00'	Arc: 23.68'
	Tan: 11.97'	CA: 20°52'09"
	Chd: N 76°03'13" E	23.54'

Project Summary
 Total Project Area = 3.46 Acres
 Proposed Zoning = Unified Housing Development
 Zoning: R3
 Allowable Density: R3 = 7.26 Units/Ac.
 Units Proposed = 22 Total
 Townhomes - 6
 Condominium Units - 6
 Single Family Lots - 10
 Streets - Public
 Water - City
 Sewer - City
 Trash Collection - City
 Fire District - Brevard
 Min. Distance Between Structures = 10ft.
 PIN No. 8585-37-5304
 And a portion of 8585-37-4637
 Length of Public Streets 543ft.
 Common Open Space - 0.52 Ac.
 Average Road Grade is 6.5%.

I HEREBY CERTIFY (I) THAT STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION INTITLED Downing Park OR (2) THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF BREVARD HAS BEEN RECEIVED.

I, Terry Arthur Baker, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 217, PAGE 661) THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES DOES NOT EXCEED 1:10,000 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY HAND AND SEAL THIS 12 DAY OF SEPT 2005

 PROFESSIONAL LAND SURVEYOR NO. L-3107



N.C. Grid Mon. "TRIANGLE"
 N. = 558,408.834 ft.
 E. = 884,067.016 ft.
 NAD83 Combined Factor 0.99976859

Note:
 Internal Water and Sewer Easement will be situated mostly inside street R.O.W., and will be located after installation.

Note:
 Roads, Drives and Buildings shown are proposed

2005014785
 TRANSYLVANIA CO, NC FEE \$21.00
 PRESENTED & RECORDED:
 09-21-2005 02:48:43 PM
 CINDY M OWBNEY
 REGISTER OF DEEDS
 BY: D REE MCCALL
 DEPUTY REGISTER OF DEEDS
 PF 11
 PG: 391-391

ZONED R-3
 Kardonowy
 Doc.B. 210 Pg. 51

KJSC Development
 Doc. Book 78 Pg. 947

ZONED C4

ZONED R3
 Sizemore
 D.B. 433 Pg. 129

ZONED R3
 Fisher
 D.B. 176 Pg. 31

ZONED R2
 Anderson
 D.B. 179 Pg. 277

ZONED R2
 Hanson
 D.B. 352 Pg. 691

ZONED R2
 Lonce
 D.B. 352 Pg. 358

Legal Reference:
 Doc. Book 217 Pg. 661
 Doc. Book 217 Pg. 664
 Doc. Book 217 Pg. 666
 Doc. Book 217 Pg. 642
 Plat File 10 Slide 589

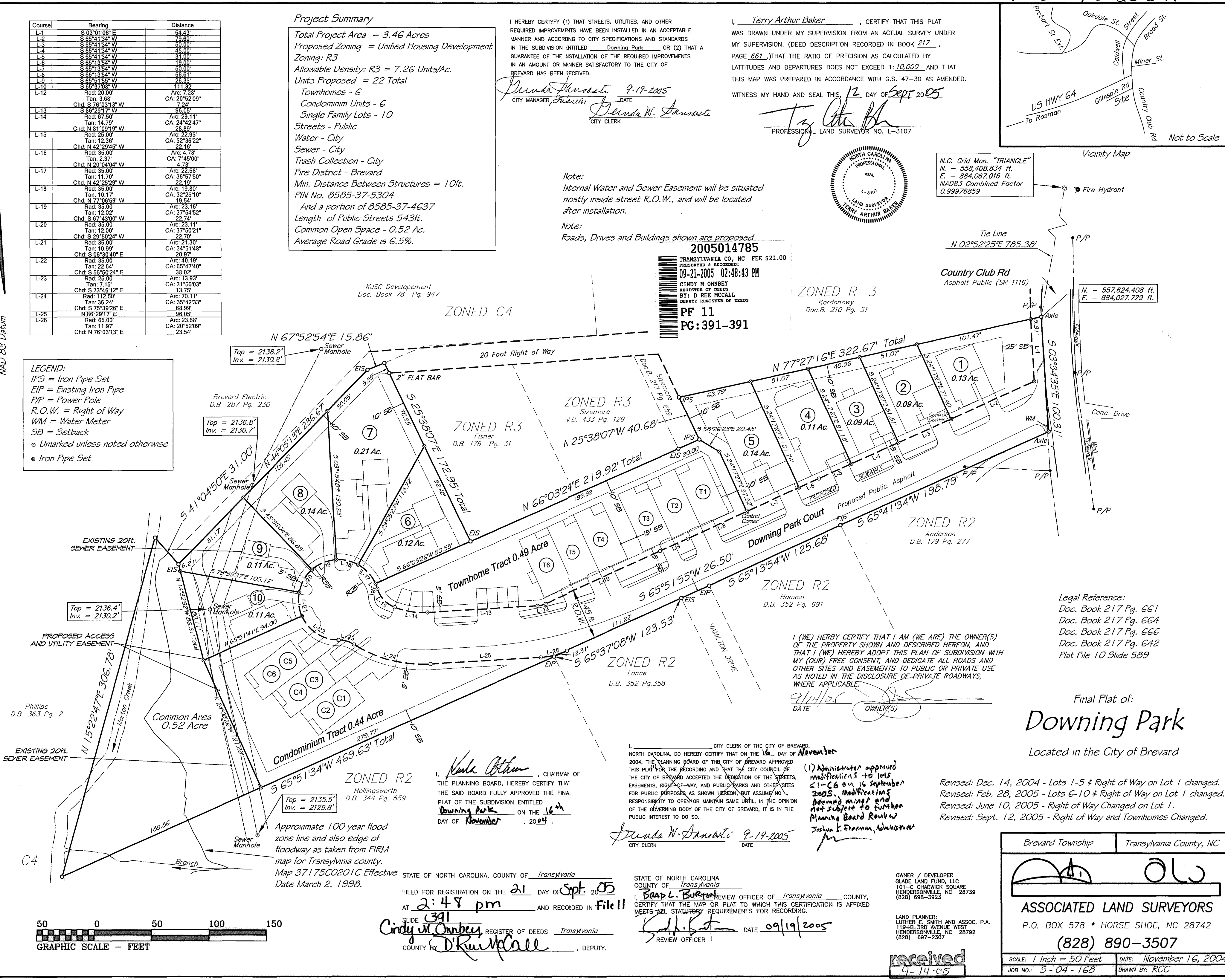
I (WE) HERBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HERBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROADS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.
 9/14/05
 DATE OWNER(S)

Final Plat of:
Downing Park
 Located in the City of Brevard

Revised: Dec. 14, 2004 - Lots 1-5 & Right of Way on Lot 1 changed.
 Revised: Feb. 28, 2005 - Lots 6-10 & Right of Way on Lot 1 changed.
 Revised: June 10, 2005 - Right of Way Changed on Lot 1.
 Revised: Sept. 12, 2005 - Right of Way and Townhomes Changed.

LEGEND:
 IPS = Iron Pipe Set
 EIP = Existing Iron Pipe
 P/P = Power Pole
 R.O.W. = Right of Way
 WM = Water Meter
 SB = Setback
 o Umarked unless noted otherwise
 ● Iron Pipe Set

Grid North
 NAD 83 Datum



I, Kenke Othman, CHAIRMAN OF THE PLANNING BOARD, HEREBY CERTIFY THAT THE SAID BOARD FULLY APPROVED THE FINAL PLAT OF THE SUBDIVISION INTITLED Downing Park ON THE 16th DAY OF November, 2004.

I, _____, CITY CLERK OF THE CITY OF BREVARD, NORTH CAROLINA, DO HERBY CERTIFY THAT ON THE 16 DAY OF November, 2004, THE PLANNING BOARD OF THE CITY OF BREVARD APPROVED THIS PLAT FOR THE RECORDING AND THAT THE CITY COUNCIL OF THE CITY OF BREVARD ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC PARKS AND OTHER SITES FOR PUBLIC PURPOSES AS SHOWN HEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL, IN THE OPINION OF THE GOVERNING BODY OF THE CITY OF BREVARD, IT IS IN THE PUBLIC INTEREST TO DO SO.

 CITY CLERK

(1) Administrator approved modifications to lots 2-10 on 16 September 2005. Modifications deemed minor and not subject to further Planning Board Review
 Joshua S. Freeman, Administrator

STATE OF NORTH CAROLINA, COUNTY OF Transylvania
 FILED FOR REGISTRATION ON THE 21 DAY OF Sept. 2005
 AT 2:48 pm AND RECORDED IN File 11
 SLIDE 391

 REGISTER OF DEEDS Transylvania
 COUNTY BY D. Ree McCall, DEPUTY.

STATE OF NORTH CAROLINA
 COUNTY OF Transylvania
 I, Beard L. Burton, 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 09/19/2005

OWNER / DEVELOPER
 GLADE LAND FUND, LLC
 101-C CHADWICK SQUARE
 HENDERSONVILLE, NC 28739
 (828) 696-3923
 LAND PLANNER:
 LUTHER E. SMITH AND ASSOC. P.A.
 119-B 3RD AVENUE WEST
 HENDERSONVILLE, NC 28792
 (828) 697-2507

Brevard Township Transylvania County, NC

ASSOCIATED LAND SURVEYORS
 P.O. BOX 578 * HORSE SHOE, NC 28742
 (828) 890-3507

SCALE: 1 Inch = 50 Feet DATE: November 16, 2004
 JOB NO.: 5-04-168 DRAWN BY: RCC

