

10, 332

File 10 Slide 332

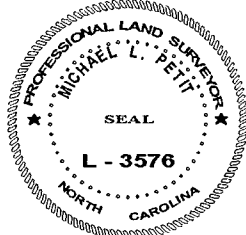
I, MICHAEL L. PETIT, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 356, PAGE 465); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN DEEDS REFERENCED ON THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES BEFORE ANY ADJUSTMENTS IS 1" IN 7,500'; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47 - 30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 27 DAY OF AUGUST, A. D. 2003.

TRANSYLVANIA COUNTY : NORTH CAROLINA

TRANSYLVANIA COUNTY : NORTH CAROLINA

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

THIS PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT FILE 10 AT SLIDE 332, THIS THE 28 DAY OF Aug. 2003 A. D. AT 9:00 O'CLOCK A. M.



Michael L. Petit
PROFESSIONAL LAND SURVEYOR

Irish Hamilton
REVIEW OFFICER
DATE 8/28/03

Cindy M. Ownbey
REGISTER OF DEEDS
By: D. Rue McCall, Deputy

L - 3576
LICENSE NUMBER

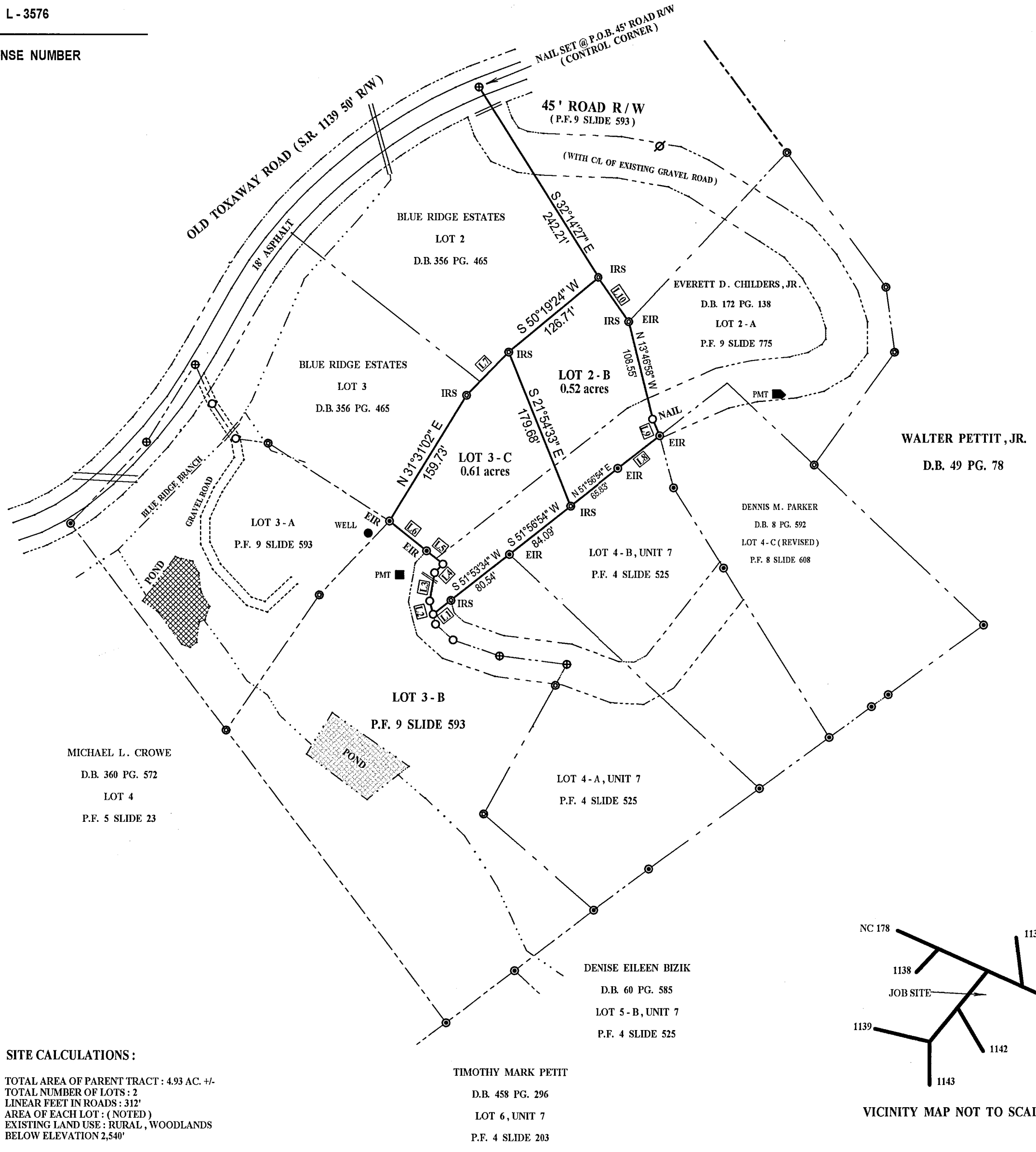
LOT SURVEY OF :

BLUE RIDGE ESTATES LOT 2 - B & LOT 3 - C

DEED REFERENCE : D.B. 356 PG. 465
PLAT REFERENCE : P.F. 9 SLIDE 593
TOWNSHIP : EASTATOE
TRANSYLVANIA COUNTY
NORTH CAROLINA
SURVEY DATE : AUGUST 27, 2003
SCALE : 1" = 100 FEET
TAX PIN : 8551 - 39 - 1198

Id	Bearing	Distance
L1	S 51°53'34" W	24.56'
L2	N 14°27'03" W	14.86'
L3	N 10°03'56" E	30.71'
L4	N 43°14'09" E	13.18'
L5	N 51°23'00" W	22.57'
L6	N 51°23'00" W	51.25'
L7	N 44°01'45" E	65.27'
L8	N 51°55'32" E	57.28'
L9	N 22°00'22" W	19.73'
L10	N 34°40'36" W	58.35'

PLAT FILE 8 SLIDE 608



MICHAEL L. CROWE
D.B. 360 PG. 572
LOT 4
P.F. 5 SLIDE 23

DENISE EILEEN BIZIK
D.B. 60 PG. 585
LOT 5 - B, UNIT 7
P.F. 4 SLIDE 525

TIMOTHY MARK PETIT
D.B. 458 PG. 296
LOT 6, UNIT 7
P.F. 4 SLIDE 203

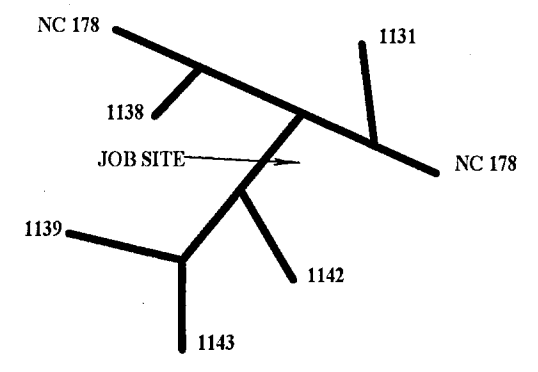
WALTER PETTIT, JR.
D.B. 49 PG. 78

- LEGEND :**
- EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
 - IRS IRON ROD SET
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - CP COMPUTED POINT
 - R/W RIGHT OF WAY
 - PSF PLANTED STONE FOUND
 - CMP CORRUGATED METAL PIPE
 - PP UTILITY POLE
 - OHW OVERHEAD WIRES
 - W.M. WATER METER
 - CLF CHAIN LINK FENCE
 - P.I. POINT OF INTERSECTION
 - C.B. CATCH BASIN
 - D.I. DROP INLET
 - M.H. MANHOLE
 - AMF ALUMINUM MONUMENT FOUND
 - EIS EXISTING IRON STAKE
 - P/L PROPERTY LINE
 - C/L CENTERLINE
 - PMT TRANSFORMER
 - PEP PHONE PEDESTAL
 - CPP CORRUGATED PLASTIC PIPE

SITE CALCULATIONS :
TOTAL AREA OF PARENT TRACT : 4.93 AC. +/-
TOTAL NUMBER OF LOTS : 2
LINEAR FEET IN ROADS : 312
AREA OF EACH LOT : (NOTED)
EXISTING LAND USE : RURAL, WOODLANDS
BELOW ELEVATION 2,540'

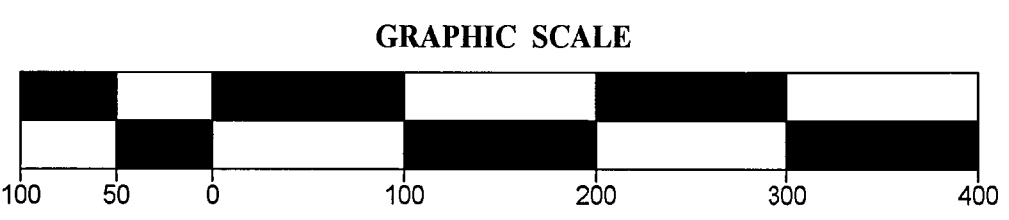
NOTES :

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN TRANSYLVANIA COUNTY WHICH HAS AN ORDINANCE REGULATING PARCELS OF LAND.
- BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 356 AT PAGE 465 OF THE TRANSYLVANIA COUNTY REGISTRY.
- SUBJECT TO ALL RESTRICTIONS AND EASEMENTS FOR UTILITIES AND RIGHTS OF WAY APPEARING ON THE PROPERTY OR OF RECORD.
- ALL POINTS IN THE CENTER OF THE ROAD R/W ARE COMPUTED POINTS UNLESS NOTED OTHERWISE.
- AREA COMPUTED BY COORDINATE METHOD.
- NO RECOVERABLE N.C.G.S. HORIZONTAL CONTROL MONUMENT WITHIN 2,000 FEET OF THIS SITE.



OWNERS :
ELISHA DODSON
HC 71 BOX 124 A
ROSMAN NC 28772

FLOOD CERTIFICATION
THIS PROPERTY IS LOCATED IN ZONE X PER H.U.D. FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 370230 0302 C.
EFFECTIVE DATE : MARCH 2, 1998



TRANSYLVANIA COUNTY SUBDIVISION ORDINANCE APPROVED AS A SPECIAL SUBDIVISION. ACCESS IS CONSIDERED AS A PRIVATE DRIVEWAY.
Irish Hamilton
PLANNING DEPARTMENT
DATE 8/28/03

MICHAEL L. PETIT PLS L - 3576
HC 71 BOX 51
ROSMAN N. C. 28772
(828) 884 - 3749
DWG. NO. 03-68