

Plat File 12 slide 205

**NOTES**

NO CONTROL MONUMENTS RECOVERED WITHIN 2000' OF SUBJECT PROPERTY.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF OTHER UNDERGROUND UTILITIES/STRUCTURES MAY BE PRESENT AND NOT SHOWN. PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

**AREA NOTES**

TOTAL AREA OF SUBDIVISION: 15.90 ACRES

TOTAL AREA OF LOTS 3 & 5: 1.77 ACRES

TOTAL AREA REMAINING: 14.13 ACRES

NORTH CAROLINA  
TRANSYLVANIA COUNTY

REGISTERED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007 AT \_\_\_\_\_ O'CLOCK.

RECORDED IN PLAT FILE \_\_\_\_\_

PAGE \_\_\_\_\_ BY \_\_\_\_\_

DEPUTY.

**LEGEND**

DB ... DEED BOOK  
PB ... PLAT BOOK  
PG ... PAGE  
OTF ... OPEN TOP PIPE FOUND  
RBF ... REBAR FOUND  
RBS ... REBAR w/ID CAP SET  
CC ... CONTROL CORNER  
TEL ... TELEPHONE RISER  
FOC ... FIBER OPTIC CABLE RISER  
C/L ... CENTER LINE

● ... IRON FOUND OR SET AS NOTED  
○ ... CALCULATED POINT - NOT SET

**REFERENCES**

PIN 8595-75-0897  
DB 340 PG 288  
PB 12 PG 54  
PB 9 PG 154

UNRECORDED SURVEY BY ROBERT RAXTER ENTITLED "BEVERLY & FREDERICK OUTLAW" DATED FEBRUARY 17, 2006

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 24°51'36" W	15.84'
L2	N 16°59'55" W	81.94'
L3	N 16°59'55" W	45.02'
L4	N 24°03'31" W	17.44'
L5	N 08°25'00" W	46.45'
L6	N 02°41'02" E	100.28'
L7	S 20°49'27" E	23.08'
L8	S 56°19'48" W	42.90'
L9	N 16°08'25" W	116.59'
L10	S 21°36'47" E	23.01'
L11	S 33°13'43" W	7.75'
L12	N 12°42'55" E	31.33'
L13	S 61°53'19" E	30.82'
L14	S 70°11'18" E	30.55'
L15	S 12°41'25" W	31.38'
L16	S 58°05'09" W	54.84'
L17	S 45°16'21" W	73.89'
L18	S 55°34'24" W	63.93'
L19	N 57°10'09" E	50.12'
L20	N 56°13'59" E	25.43'

**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 AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROAD AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED IN THE DISCLOSURE OR PRIVATE ROADWAYS, WHERE APPLICABLE.

5-17-07 *Jamin C. Kilpatrick* FOR JACK ARIAS  
DATE OWNER(S) WHITE SQUIRREL LLC

NORTH CAROLINA  
TRANSYLVANIA COUNTY

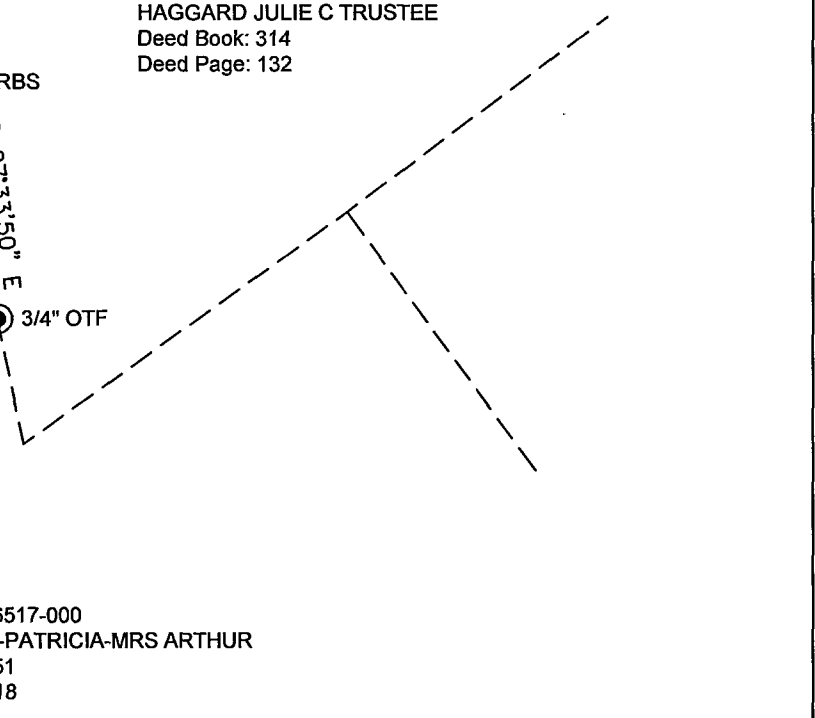
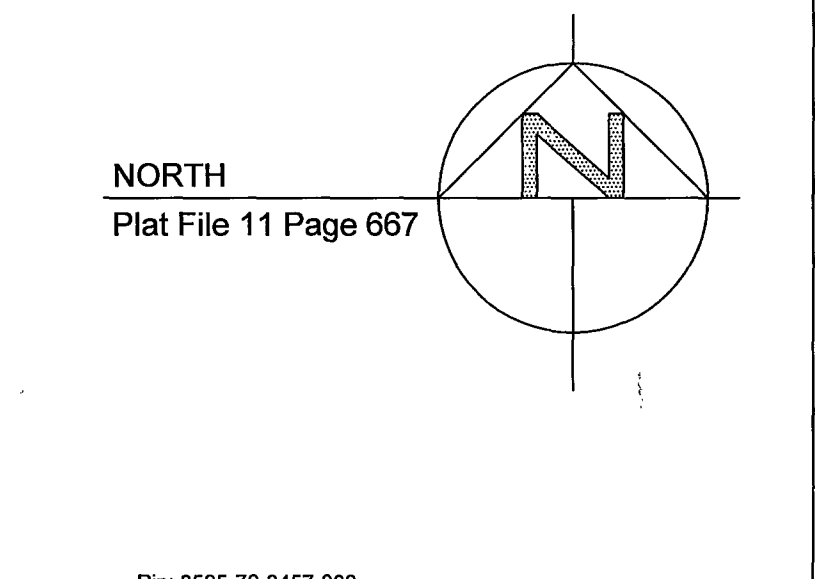
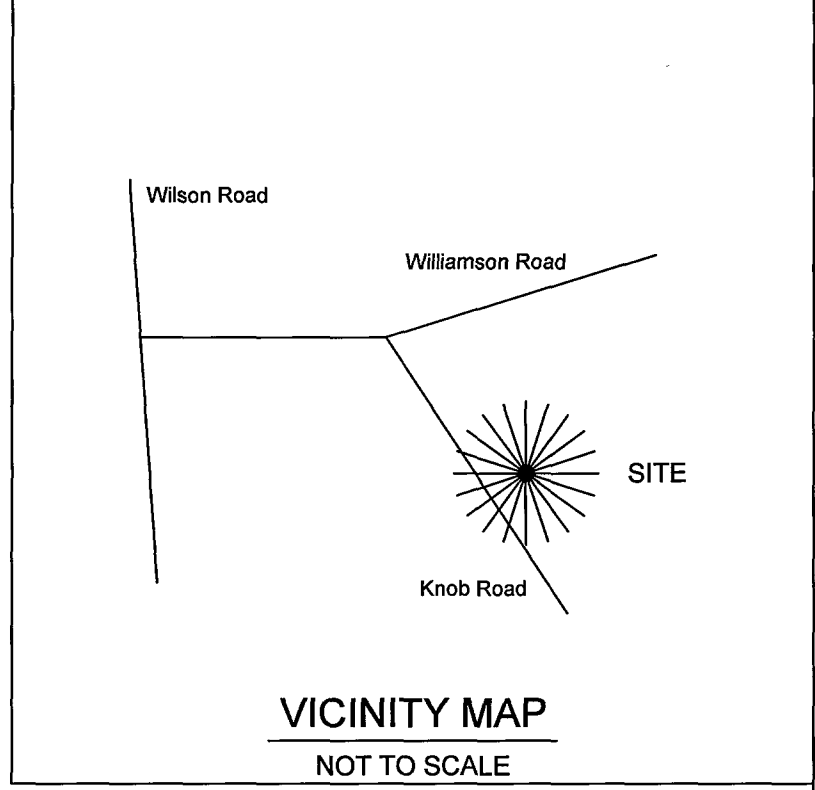
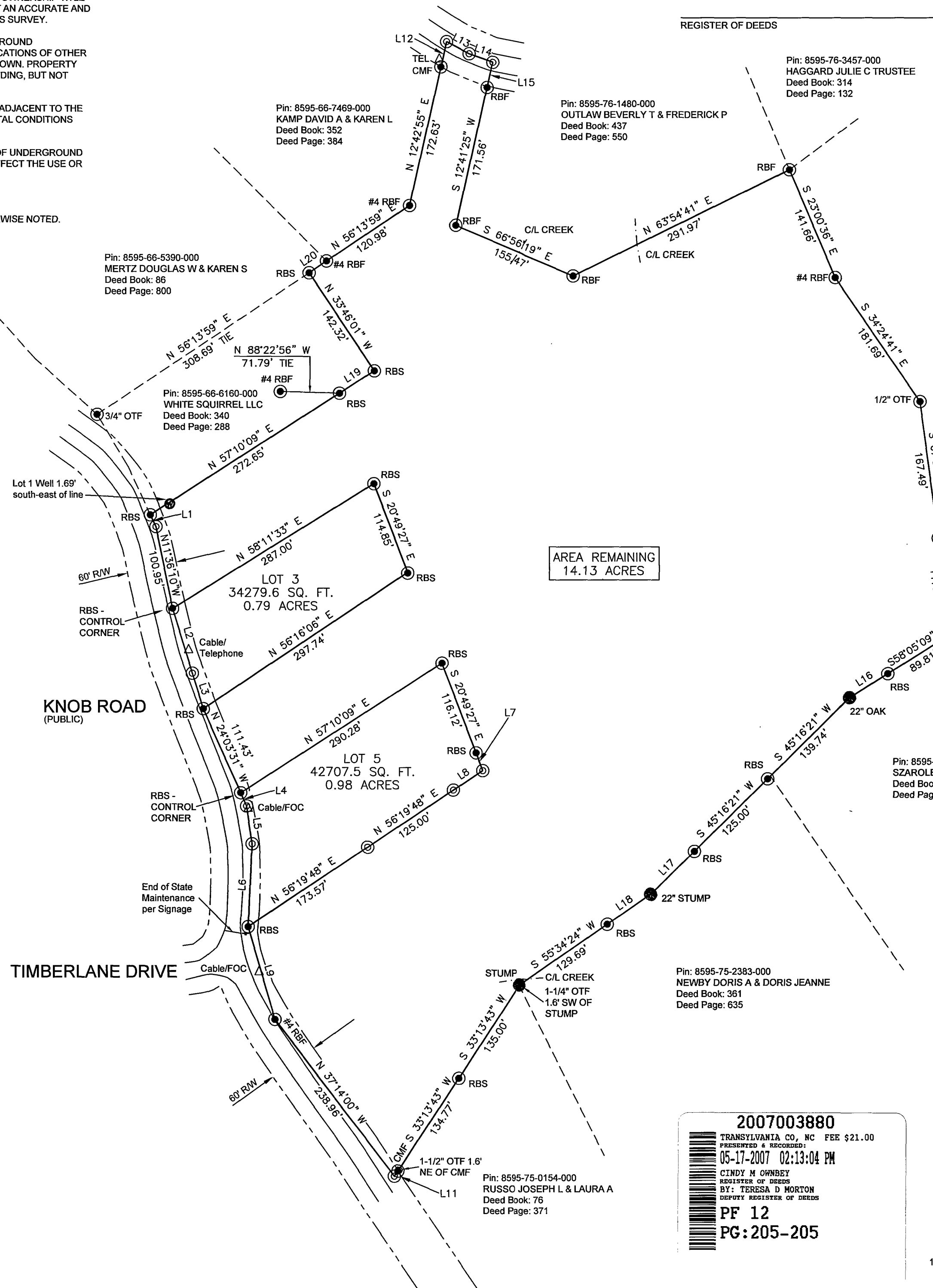
I, *MIKE THOMAS*, DIRECTOR/PLANNER OF THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT, CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE SUBDIVISION CONTROL ORDINANCE OF TRANSYLVANIA COUNTY.

DATE: *5/17/07 Mike Thomas*

NORTH CAROLINA  
TRANSYLVANIA COUNTY

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

*Mike Thomas* 5/17/07  
REVIEW OFFICER DATE



I, Jamin C. Kilpatrick, certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

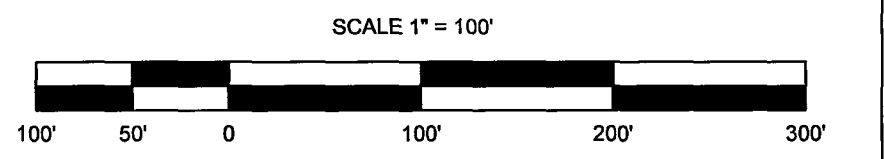
I, Jamin C. Kilpatrick, certify that this plat was drawn under my supervision from Deed Book 340, Page 288; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30(f)(1)(c)1. Witness my original signature, registration number and seal this 15th day of May, A.D., 2007.

*Jamin C. Kilpatrick* L-4602  
Jamin C. Kilpatrick, PLS

2007003880

TRANSYLVANIA CO, NC FEE \$21.00  
PRESENTED & RECORDED  
05-17-2007 02:13:04 PM  
CINDY M OWENBY  
REGISTER OF DEEDS  
BY: TERESA D MORTON  
DEPUTY REGISTER OF DEEDS

PF 12  
PG: 205-205



1548 Airport Road Suite B4 Hendersonville North Carolina 28792

www.kispllc.com Office 828.692.6107 Fax 828.692.6108

Owner: Jack Arias  
White Squirrel LLC  
Telephone: 954-920-9530  
1201 S. Ocean Blvd  
Hollywood, FL 33019

Dunn's Rock Township  
Transylvania County, North Carolina

PIN No. 8595-75-0897

SURVEY OF SUBDIVISION ENTITLED:

# Timber Ridge

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4602 JAMIN C. KILPATRICK

Date 15 MAY 2007  
Drawn By JCK  
Scale 1" = 100'  
Revision Original  
Dwg No. C-07-020