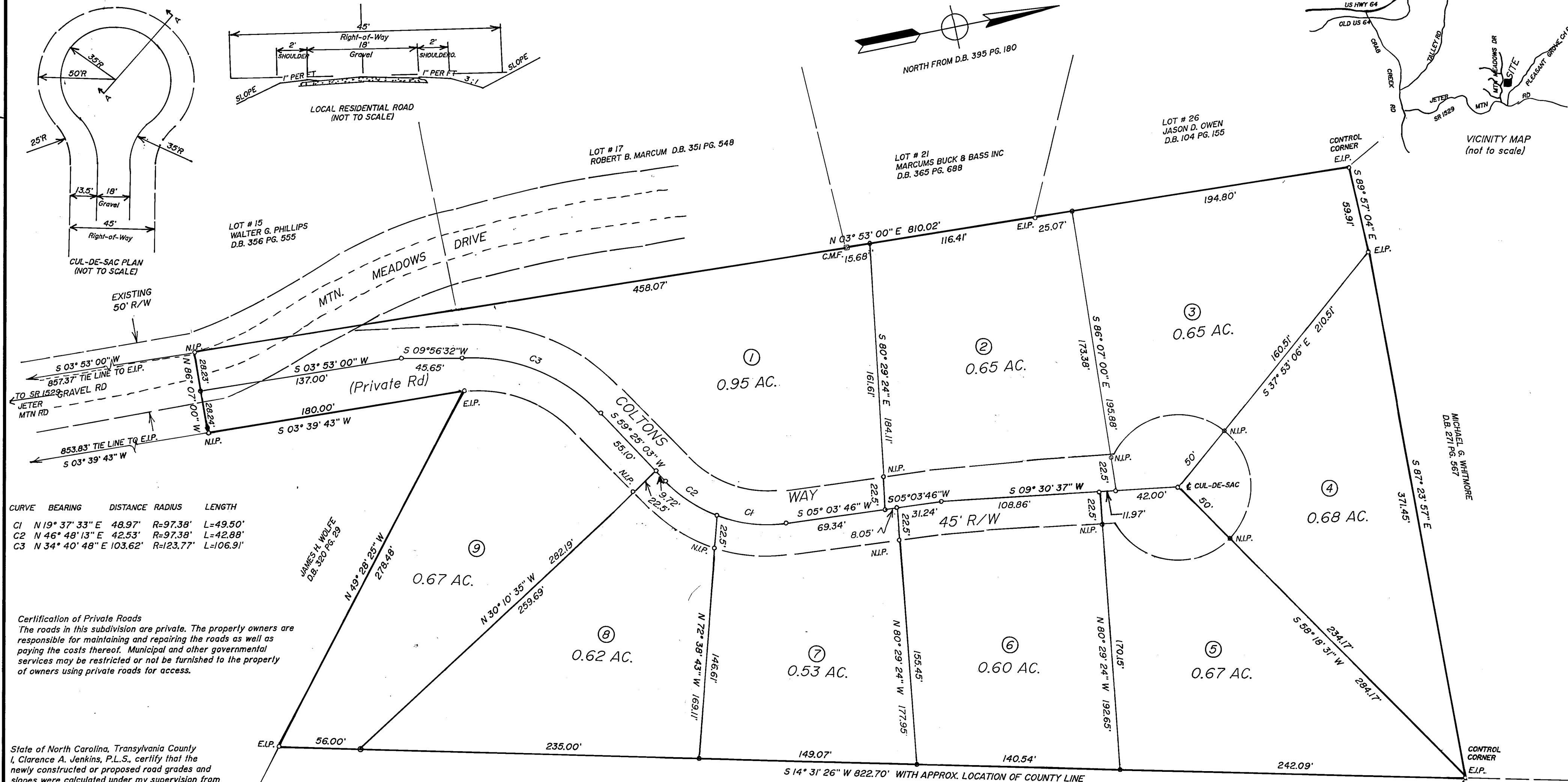


File 11, Slide 133

File 11, Slide 133



CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 19° 37' 33" E	48.97'	R=97.38'	L=49.50'
C2	N 46° 48' 13" E	42.53'	R=97.38'	L=42.88'
C3	N 34° 40' 48" E	103.62'	R=123.77'	L=106.91'

Certification of Private Roads

The roads in this subdivision are private. The property owners are responsible for maintaining and repairing the roads as well as paying the costs thereof. Municipal and other governmental services may be restricted or not be furnished to the property of owners using private roads for access.

State of North Carolina, Transylvania County
I, Clarence A. Jenkins, P.L.S., certify that the newly constructed or proposed road grades and slopes were calculated under my supervision from an actual survey made under my supervision and do not exceed eighteen percent (18%). Witness my original signature, license number and seal this the 8th day of February, 2005.

Clarence A. Jenkins, P.L.S.
Clarence A. Jenkins, P.L.S.

Certificate of Ownership and Dedication

I, hereby certify that I am the owner of the property located within the subdivision-regulation jurisdiction of Transylvania County as shown and described hereon, and that I hereby adopt this plan of subdivision with my 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.

Clarence A. Jenkins
Owner

2/22/05
Date

I, *Mark R. Surran*, Director of the Transylvania County Planning Department, certify that this land plat complies with the Subdivision Control Ordinance of Transylvania County.

State of North Carolina
County of *Transylvania*
I, *Mark R. Surran*, Review Officer of *Transylvania* County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Mark R. Surran
Review Officer

The foregoing certificates of Clarence A. Jenkins, a professional Land Surveyor, and *Cindy M. Ombrey*, a Review Officer, are certified to be correct. This plat was presented for registration and recorded in this office in Plat File *11* at Slide *133*, this the *7* day of *April*, A.D. 2005 at *11:30* o'clock *A.* m.
Cindy M. Ombrey
Register of Deeds
By: Beth C. Sales, Asst.

N/F SNOWDON PROPERTY
D.B. 884 PG. 481 HENDERSON COUNTY

RAYMOND MERRILL
D.B. 1140 PG. 625 HENDERSON COUNTY

OWNER:
II BROTHERS, LLC
SCOTT GOLDSMITH
PO BOX 2354, BREVARD, NC 28712

FINAL SUBDIVISION PLAN OF
LOTS 1 - 9 OF

LITTLE COVE SUBDIVISION

LITTLE RIVER TOWNSHIP, TRANSYLVANIA COUNTY, N.C.
DEED REFERENCE: DEED BOOK 395 PAGE 180
TAX PIN: 9527-00-8796-000 & 9527-00-7546-000

SCALE: 1" = 50' DATE: FEB. 8, 2005
REVISED: MARCH 24, 2005

Surveyed By
Clarence A. Jenkins, P.L.S.
3 Four Seasons Plaza, N. Broad Street
Brevard N.C. 28712
Tele. # 884-5880
REVISED: APRIL 5, 2005

LEGEND & NOTES:

E.I.P.=EXISTING IRON PIPE OR PIN FOUND
N.I.P.=NEW IRON PIN SET
C.M.F.=CONCRETE MONUMENT FOUND
POINTS UNLABELED ARE CALCULATED POINTS
R/W=RIGHT-OF-WAY
D.B.=DEED OR DOCUMENT BOOK PG.=PAGE
TOTAL AREA IN PROPOSED SUBDIVISION = 6.136 AC.
TOTAL # OF PROPOSED LOTS = 9
LAND USE = SINGLE FAMILY RESIDENTIAL
EACH LOT WILL HAVE INDIVIDUAL WATER & SEPTIC SYSTEMS.
THERE IS NO HORIZONTAL CONTROL WITHIN 2,000'
THIS PROPERTY IS ABOVE ELEV. 2540'
TOTAL # OF FEET IN PROPOSED ROAD = 717.86'

I, Clarence A. Jenkins P.L.S. certify that this property is not located in the 100 year flood zone as per Flood Insurance Rate Maps.

G.S. 47-30 (f) (1) a.
I, Clarence A. Jenkins P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book *395* Page *180*); that the ratio of precision as calculated is *1* : *3,000*; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature Registration number and seal this *8th* day of *FEBRUARY*, A.D. 2005
Clarence A. Jenkins, P.L.S.
Registration Number *L-1291*

