

12, 422

ROAD DESIGN DISCLOSURE STATEMENT:

THIS SUBDIVISION CONTAINS ROADS THAT ARE OR WILL BE PAVED, AND WHICH EXCEED EIGHTEEN PERCENT (18 %) GRADE(S) BUT NO MORE THAN TWENTY PERCENT (20 %) GRADE(S). TRANSYLVANIA COUNTY EMERGENCY VEHICLES AND PUBLIC UTILITY ACCESS TO HOMES WITHIN THE SUBDIVISION MAY BE LIMITED. THE NC DEPARTMENT OF TRANSPORTATION IS UNLIKELY TO ACCEPT AND MAINTAIN ROADS WITHIN THE SUBDIVISION AS PUBLIC ROAD(S). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF OCTOBER, 2007.

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

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

Mike Thomas 11/1/07
REVIEW OFFICER DATE

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 ROADS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.

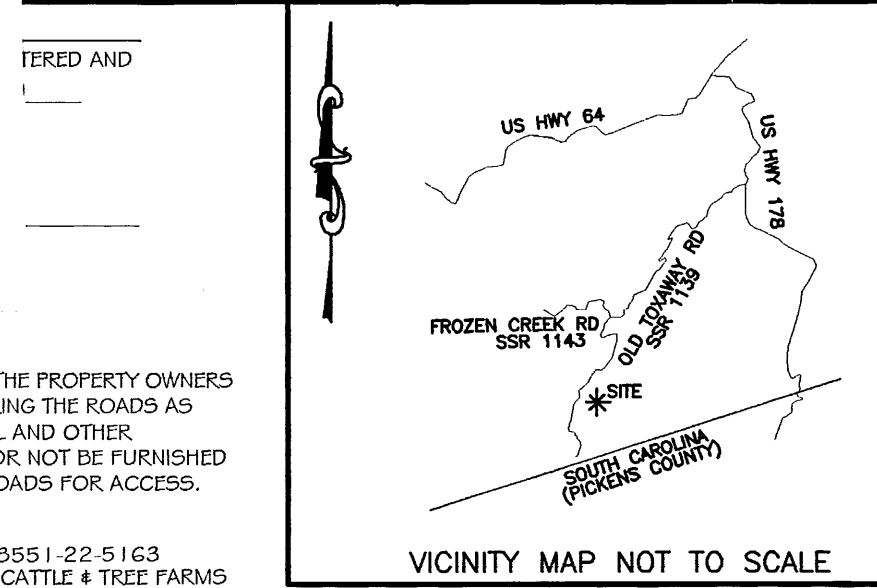
Charles C. Bobb 10/30/07
OWNER(S) DATE

2007008482

TRANSYLVANIA CO, NC FEE \$21.00
PRESENTED & RECORDED:
11-02-2007 09:30:40 AM
CINDY M OWNEY
REGISTER OF DEEDS
BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS
PF 12
PG: 422-422

CERTIFICATION OF PRIVATE ROADS:

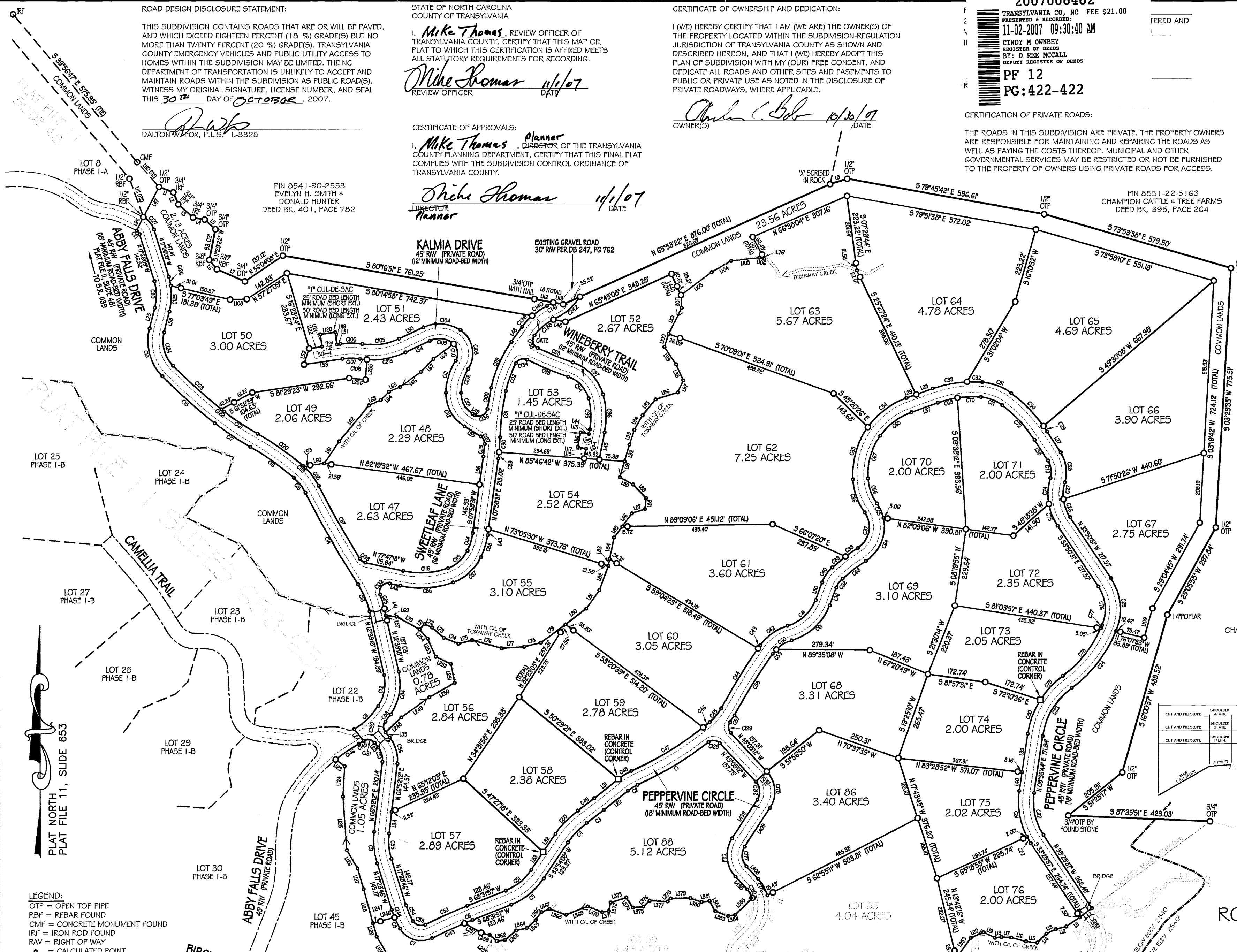
THE ROADS IN THIS SUBDIVISION ARE PRIVATE. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING AND REPAIRING THE ROADS AS WELL AS PAYING THE COSTS THEREOF. MUNICIPAL AND OTHER GOVERNMENTAL SERVICES MAY BE RESTRICTED OR NOT BE FURNISHED TO THE PROPERTY OF OWNERS USING PRIVATE ROADS FOR ACCESS.



CERTIFICATE OF APPROVALS:

I, Mike Thomas, Planner, DIRECTOR OF THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT, CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE SUBDIVISION CONTROL ORDINANCE OF TRANSYLVANIA COUNTY.

Mike Thomas 11/1/07
DIRECTOR DATE



- NOTES:
- TOTAL AREA IS 226.70 ACRES.
 - 184.62 ACRES IN 54 LOTS.
 - 27.52 ACRES IN 4 COMMON LANDS.
 - 14.56 ACRES IN RIGHTS-OF-WAYS.
 - PORTIONS OF LOTS 95-100 & OF THE COMMON LANDS LIE ABOVE ELEVATION 2540.
 - ALL ROADS AND PRIVATE DRIVE RIGHTS-OF-WAYS ARE FOR INGRESS, EGRESS, AND UTILITIES.
 - 14,402' OF NEW ROADS.
 - ALL CORNERS ARE SET 5/8" REBAR UNLESS OTHERWISE NOTED.
 - EXISTING LAND USE IS "WOODLAND".
 - ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE TRANSYLVANIA COUNTY TAX RECORDS.
 - NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
 - NO HORIZONTAL CONTROL FOUND WITHIN 2000'.
 - BASED ON GRAPHIC DETERMINATION, NO LOTS IN THIS PROPERTY LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 37175C-0305-C, DATED MARCH 2, 1998.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

LIMITED LOCAL ROAD (NOT TO SCALE)

45' RIGHT OF WAY		SHOULDER		SHOULDER	
CUT AND FILL SLOPE	SHOULDER	4" MIN.	8" MIN.	DITCH	DITCH
1:1 GRAVEL ROAD (12" GRAVEL THICKNESS)	2" MIN.	1:1	1:1	1:1	1:1
1:1 GRAVEL ROAD (12" GRAVEL THICKNESS)	2" MIN.	1:1	1:1	1:1	1:1
1:1 GRAVEL ROAD (12" GRAVEL THICKNESS)	2" MIN.	1:1	1:1	1:1	1:1

LEGEND:

- OTF = OPEN TOP PIPE
- RBF = REBAR FOUND
- CMF = CONCRETE MONUMENT FOUND
- IRF = IRON ROD FOUND
- RAW = RIGHT OF WAY
- = CALCULATED POINT
- = CREEK/STREAM
- = BOUNDARY LINE IN STREAM
- = ADJOINER LINE IN STREAM

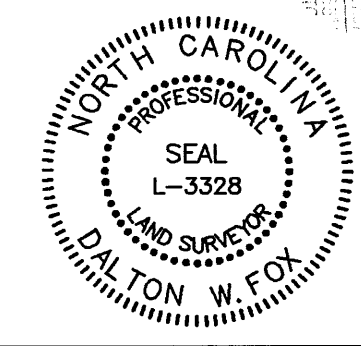
I, DALTON W. FOX, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(b)(1):

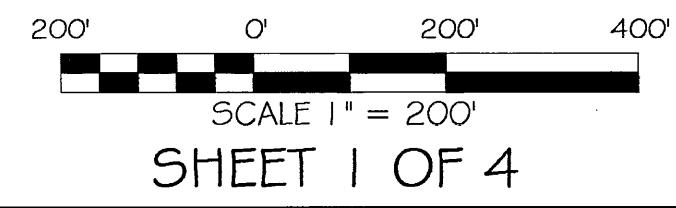
(a) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF OCTOBER, A.D., 2007.

Dalton W. Fox
N.C. PROFESSIONAL LAND SURVEYOR L-3328 LICENSE #



OWNER AND CONTACT:
McKEOUGH LAND COMPANY, INC.
208 FRANKLIN STREET
GRAND HAVEN, MI 49417
(616) 847-2440



WNC
PROFESSIONAL ENGINEERS & SURVEYORS
WNC-PE&S, PLLC
1095 HENDERSONVILLE RD. SUITE G
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