

Plat File 16, Slide 252

16, 252

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	07°59'34"	830.00'	115.78'	115.69'	S 78°17'20" E
C2	03°41'50"	830.00'	53.56'	53.55'	S 84°08'02" E

State of North Carolina - Transylvania County
 Filed for registration on the 20, at o'clock
 the day of
 Plat file Slide no.
 2014005259
 PRESENTED & RECORDED
 12-05-2014 02:42:43 PM
 CINDY M OWANBEY
 REGISTER OF DEEDS
 BY: KARIN SMITH
 DEPUTY REGISTER OF DEEDS
 BK: PF 16
 PG: 252-252

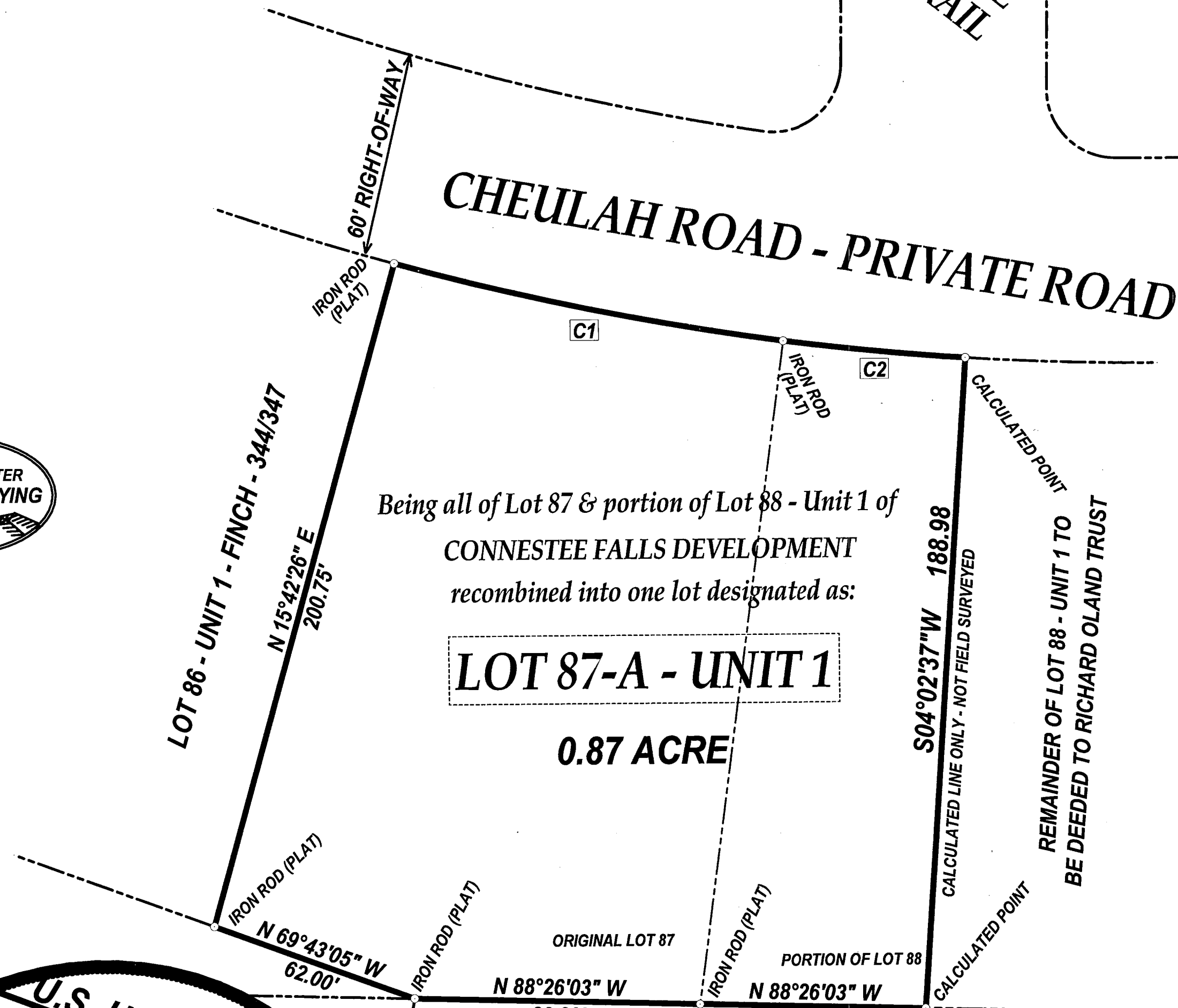
Register of Deeds, Transylvania County

I, ROBERT RAXTER, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 242, page 335); that the boundaries not surveyed are clearly indicated as broken lines drawn from information found in Book 265, page 550, and/or Plat file 1, slide 39-G; that the ratio of precision as calculated 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 14th day of NOVEMBER A.D., 2014

[Signature]
 Surveyor
 L-2785
 Registration number



NORTH FROM PLAT BOOK 4, PAGE 44-D
 TRANSYLVANIA COUNTY REGISTRY



Being all of Lot 87 & portion of Lot 88 - Unit 1 of
 CONNESTEE FALLS DEVELOPMENT
 recombined into one lot designated as:

LOT 87-A - UNIT 1

0.87 ACRE



LEGEND and NOTES:

EIP = EXISTING IRON PIPE
 EIR = EXISTING IRON ROD
 CMS = CONCRETE MONUMENT SET (CONTROL CORNER)
 ECM = EXISTING CONCRETE MONUMENT
 UP = UNMARKED POINT
 IRS = IRON ROD SET
 ACREAGE CALCULATED BY COORDINATE COMPUTATION
 R/W = RIGHT-OF-WAY
 PI = POINT OF INTERSECTION
 THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ROADWAYS, ZONING ORDINANCES, EASEMENTS AND RIGHTS-OF-WAY APPEARING ON THE PROPERTY AND/OR OF RECORD.
 THIS PLAT WAS PREPARED FROM DEEDS ONLY - NO NEW FIELD SURVEYING PERFORMED AT THIS TIME
 I, ROBERT RAXTER CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 THIS SURVEY PLAT OR MAP IS EXEMPT FROM REVIEW BY THE TRANSYLVANIA COUNTY REVIEW OFFICER BECAUSE IT IS WITHIN THE MEANING OF G.S. 47-30(11) C



Surveyed by:
ROBERT RAXTER
 N.C. PLS L-2785
 639 DOLLY MASTERS RD.
 BREVARD, N.C. 28712
 (828) 507-5535
 DRAWING NO. **A-7424**
 FILE NO. **O-85**

Recombination plat prepared for:
MARY L. JEFFCOAT

Dunn's Rock Township
 Transylvania County, N.C.
 Date: November 14, 2014
 Owners: Mary L. Jeffcoat
 and Conneestee Falls
 Property Owners Assoc., Inc.
 Deed references:
 Doc. bk. 242, pg. 335
 Doc. bk. 690, pg. 264-265
 Plat reference:
 Plat file 1, slide 39-D

SCALE IN FEET - 1" = 30 FEET

