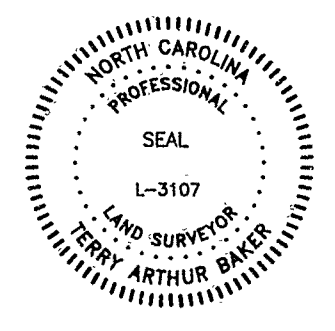


Slide 9, Slide 740

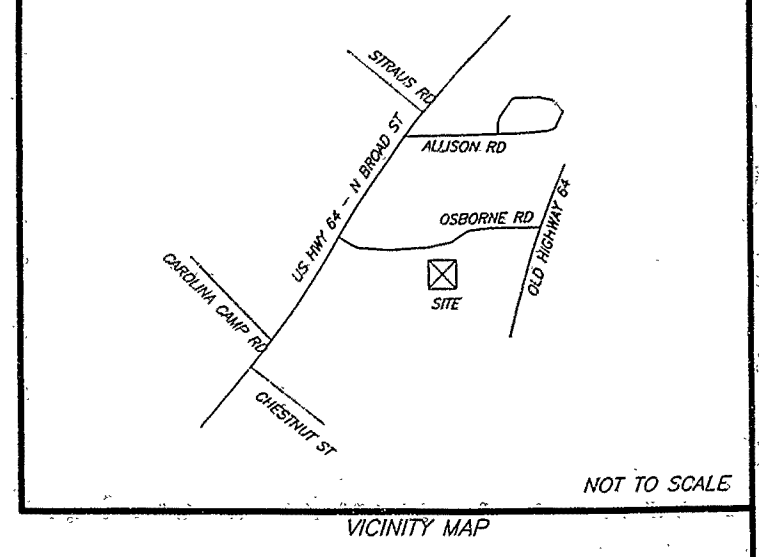
File 9, Slide 740 ✓

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA  
 FILED FOR REGISTRATION ON THE 11 DAY OF July 2002  
 AT 3:45 pm AND RECORDED IN File 9  
 SLIDE 740  
Vickie Edwards REGISTER OF DEEDS TRANSYLVANIA  
 COUNTY BY Beth C. Sales, DEPUTY.

STATE OF NORTH CAROLINA  
 COUNTY OF TRANSYLVANIA CITY OF BREVARD  
Roger Starnel REVIEW OFFICER OF TRANSYLVANIA  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Roger Starnel DATE 7-9-2002  
 REVIEW OFFICER



I, TERRY ARTHUR BAKER, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 92, PAGE 338), THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES DOES NOT EXCEED 1: 10,000 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
 WITNESS MY HAND AND SEAL THIS 3 DAY OF JULY 2002  
Terry Arthur Baker 7-02-02  
 PROFESSIONAL LAND SURVEYOR NO. L-3107



CALLS ALONG DIVISION BETWEEN CONDOMINIUMS & VILLAS

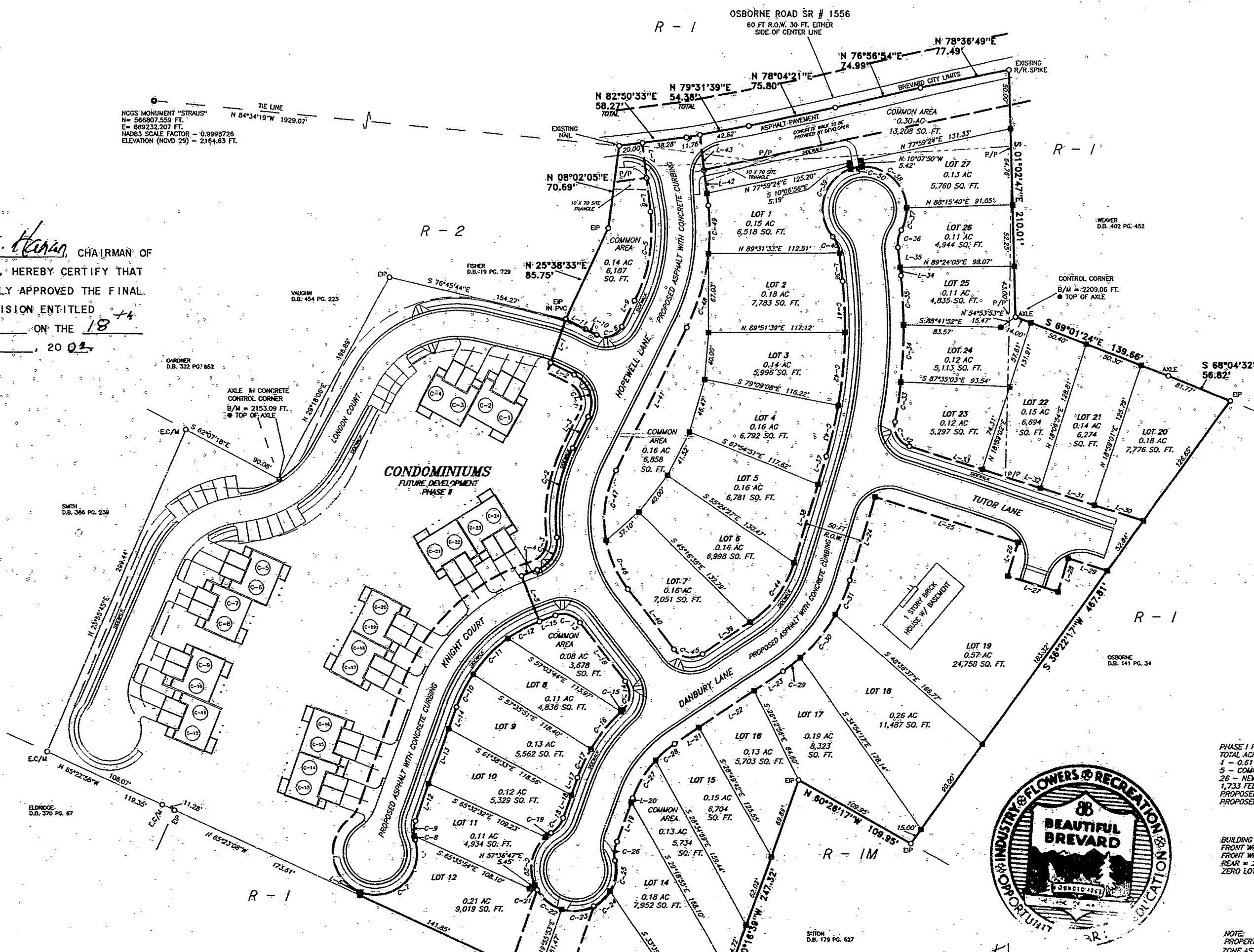
COURSE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	CHORD	CHLBEARING
L-1	S 19°34'38"W	39.32'	C-1	26.50'	41.63'	37.48'	S 17°59'15"E
L-2	S 62°39'15"E	22.35'	C-2	136.50'	78.38'	77.31'	S 10°33'43"W
L-3	S 07°30'42"W	29.83'	C-3	26.50'	34.55'	32.16'	S 31°27'48"W
L-4	S 59°46'05"W	14.52'					
L-5	S 21°11'04"E	41.50'					
L-6	S 20°28'38"W	5.79'					

NOTE: ALL AREAS ARE BY COORDINATE COMPUTATION

I HEREBY CERTIFY (1) THAT STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED BEDFORD PLACE OR (2) THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF BREVARD HAS BEEN RECEIVED.

Rick Howell 7-09-02  
 CITY MANAGER DATE  
Glenda W. Sansosti  
 CITY CLERK

Kenneth A. Hovan CHAIRMAN OF THE PLANNING BOARD, HEREBY CERTIFY THAT THE SAID BOARD FULLY APPROVED THE FINAL PLAT OF THE SUBDIVISION ENTITLED Bedford Place ON THE 18 DAY OF JUNE, 2002.



CURVES ALONG 50 FT RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	CHORD	CHLBEARING
C-5	133.00'	77.88'	76.80'	S 10°27'54"W
C-6	16.00'	25.13'	22.63'	S 12°20'45"W
C-7	36.00'	60.34'	54.68'	N 48°32'29"E
C-8	25.00'	35.67'	31.61'	N 13°23'15"W
C-9	24.00'	33.07'	28.88'	N 68°52'54"E
C-10	125.00'	30.70'	31.64'	N 74°46'30"E
C-11	123.00'	43.24'	43.02'	N 44°00'09"E
C-12	125.00'	30.70'	30.62'	S 67°15'55"W
C-13	18.00'	23.47'	21.84'	S 73°49'37"E
C-14	18.00'	26.88'	24.46'	S 67°15'55"W
C-15	145.00'	2.22'	2.22'	S 47°53'32"W
C-16	145.00'	41.37'	41.23'	S 39°07'08"W
C-17	145.00'	46.69'	46.65'	S 33°56'46"W
C-18	36.00'	16.61'	16.31'	S 39°18'57"W
C-19	36.00'	6.09'	6.09'	S 33°56'46"W
C-20	36.00'	44.96'	42.09'	S 12°58'25"W
C-21	36.00'	4.44'	4.44'	S 81°30'00"E
C-22	36.00'	27.03'	26.40'	S 51°21'18"E
C-23	36.00'	28.41'	27.07'	N 41°32'03"E
C-24	36.00'	18.24'	18.01'	N 46°37'15"E
C-25	36.00'	26.82'	26.20'	N 69°53'29"E
C-26	36.00'	16.52'	16.21'	N 72°02'02"E
C-27	36.00'	37.99'	37.73'	N 31°44'08"E
C-28	36.00'	16.52'	16.21'	N 72°02'02"E
C-29	145.00'	18.89'	18.58'	N 52°39'54"E
C-30	145.00'	47.69'	47.17'	N 39°25'19"E
C-31	145.00'	31.84'	31.72'	N 23°46'46"E
C-32	18.00'	26.34'	24.05'	N 52°31'19"W
C-33	425.00'	34.77'	34.20'	N 69°01'24"E
C-34	425.00'	48.66'	48.64'	N 63°20'39"E
C-35	425.00'	42.64'	42.62'	N 62°44'02"E
C-36	36.00'	18.25'	18.01'	N 11°27'34"E
C-37	36.00'	18.81'	18.71'	N 13°49'48"E
C-38	36.00'	57.12'	57.32'	N 47°13'53"W
C-39	36.00'	70.25'	59.02'	N 10°20'45"E
C-40	25.00'	12.25'	12.01'	S 22°50'19"E
C-41	375.00'	43.73'	43.71'	S 67°10'25"E
C-42	375.00'	62.41'	62.14'	S 65°58'02"W
C-43	375.00'	44.48'	44.30'	S 45°45'46"W
C-44	36.00'	14.54'	14.54'	S 35°57'19"W
C-45	18.00'	27.00'	24.59'	N 68°30'39"E
C-46	93.00'	45.21'	45.08'	N 54°23'23"E
C-47	93.00'	61.35'	60.29'	N 68°30'39"E
C-48	185.00'	65.64'	65.59'	N 16°02'04"E
C-49	185.00'	41.22'	41.14'	N 00°18'04"E
C-50	35.00'	10.04'	10.00'	S 79°19'26"W

CALLS ALONG 50 FT RIGHT-OF-WAY

COURSE	BEARING	DISTANCE
L-7	S 06°04'56"E	30.01'
L-8	S 08°04'56"E	28.07'
L-9	S 27°00'45"W	24.83'
L-10	N 62°59'18"W	10.85'
L-11	N 63°01'07"W	16.29'
L-12	N 20°28'38"E	33.81'
L-13	N 20°28'38"E	48.83'
L-14	N 20°28'38"E	18.80'
L-15	N 68°48'56"E	14.32'
L-16	S 37°25'13"E	62.66'
L-17	S 2°16'51"W	12.84'
L-18	S 20°16'51"W	20.78'
L-19	N 20°16'51"E	32.86'
L-20	N 20°16'51"E	3.67'
L-21	N 50°25'01"E	25.11'
L-22	N 56°25'01"E	56.88'
L-23	N 52°30'38"E	29.87'
L-24	N 17°29'22"E	74.31'
L-25	N 17°29'22"E	126.89'
L-26	S 72°30'38"E	45.00'
L-27	S 72°30'38"E	30.00'
L-28	S 17°29'22"E	25.00'
L-29	S 72°30'38"E	35.12'
L-30	N 72°30'38"E	43.65'
L-31	N 72°30'38"E	48.13'
L-32	N 72°30'38"E	53.55'
L-33	N 72°30'38"E	65.14'
L-34	N 05°30'33"E	2.86'
L-35	N 05°30'33"E	12.09'
L-36	S 05°30'33"E	24.11'
L-37	S 17°29'22"E	25.00'
L-38	S 17°29'22"E	69.29'
L-39	S 05°30'33"E	49.17'
L-40	N 37°26'19"W	64.34'
L-41	N 07°00'45"E	136.36'
L-42	N 06°04'56"E	30.20'
L-43	N 06°04'56"E	30.01'

PHASE I PROJECT SUMMARY:  
 TOTAL ACREAGE = 7.43 ACRES FOR VILLA SECTION  
 1 - 0.51 AC LOT WITH EXISTING HOME  
 5 - COMMON AREAS TOTALING 0.81 ACRE  
 26 - NEW VILLA LOTS  
 1.713 FEET OF PUBLIC ROADS FOR VILLA SECTION  
 PROPOSED PUBLIC WATER SYSTEM  
 PROPOSED PUBLIC SEWER SYSTEM

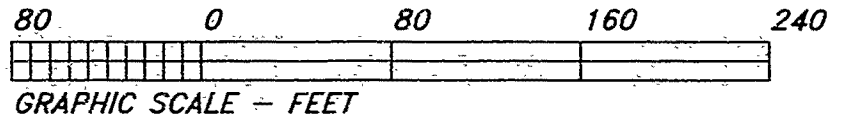
BUILDING SETBACKS:  
 FRONT YIELD SIDEWALK = 30 FT. FROM BACK OF CURB  
 FRONT WITH NO SIDEWALK = 22 FT. FROM BACK OF CURB  
 REAR = 25 FT. FROM PROPERTY LINES  
 ZERO LOT LINE ON ONE SIDE OF EACH LOT

NOTE: PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER FEMA MAP.

NOTE: PROPERTY IS PROPOSED FOR ANNEXATION TO CITY OF BREVARD



I, Glenda W. Sansosti CITY CLERK OF THE CITY OF BREVARD, NORTH CAROLINA, DO HEREBY CERTIFY THAT ON THE 18 DAY OF JUNE, 2002, THE PLANNING BOARD OF THE CITY OF BREVARD APPROVED THIS PLAT FOR THE RECORDING AND THAT THE CITY COUNCIL OF THE CITY OF BREVARD ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC PARKS AND OTHER SITES FOR PUBLIC PURPOSES AS SHOWN HEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN SAME UNTIL, IN THE OPINION OF THE GOVERNING BODY OF THE CITY OF BREVARD, IT IS IN THE PUBLIC INTEREST TO DO SO.  
Glenda W. Sansosti July 9, 2002  
 CITY CLERK DATE



FINAL PLAT OF:  
**Bedford Place**  
 - PHASE I - VILLAS -

OWNER / DEVELOPER  
 BEDFORD PLACE, LLC  
 c/o 101-C CHADWICK SQUARE  
 HENDERSOINVILLE, NC 28739  
 (828) 698-3923

LAND PLANNER:  
 LUTHER E. SMITH AND ASSOC. P.A.  
 119-B 3RD AVENUE WEST  
 HENDERSOINVILLE, NC 28792  
 (828) 697-2307

PIN # - 8596-16-1285

BREVARD TOWNSHIP	TRANSYLVANIA COUNTY, NC
<b>ASSOCIATED LAND SURVEYORS</b>	
P.O. BOX 578 * HORSE SHOE, NC 28742	
(828) 696-3507	
SCALE: 1 INCH = 80 FEET	DATE: JULY 3, 2002
JCB NO.: S-058-02	DRAWN BY: RCC CSB-MATCH