

Plat File 11 Slide 80

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CERTIFICATION:

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, BRIAN T. BARTLETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 129, PAGE 831); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 129, PAGE 831; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; 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(f)(11):

d) SURVEY IS A RECOMBINATION OF EXISTING PARCELS, AND IS NOT DEFINED AS A SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 17th DAY OF FEBRUARY 2004.

Brian T. Bartlett
SEAL
L-3593
PLANNED SURVEYOR
BRIAN T. BARTLETT

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

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
REVIEW OFFICER

DATE: 2/28/05

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

FILED FOR REGISTRATION ON THE 28 DAY OF FEB 2005
AT 3:10 p.m. AND RECORDED IN PLAT 899K PAGE 80

BY: *Cindy M. Ombay*
REGISTER OF DEEDS
D. R. McCall
DEPUTY

LEGEND:

These standard symbols will be found in the drawing.

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- ✕ RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- ◇ TRANSFORMER
- FIRE HYDRANT
- ⊙ MANHOLE
- POWER POLE
- ⊙ WATER METER
- ⊙ WELL
- T—T— OVERHEAD TELEPHONE
- E—E— OVERHEAD ELECTRIC
- X—X— FENCE
- W—W— WATER LINE

REFERENCES:

D.B. 209, P. 450 & D.B. 214 P. 544
PLAT CAB.10, SLD. 472

NOTES:

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- AREA CALCULATED BY COORDINATE COMPUTATION.
- SUBJECT PROPERTY P.I.N.'S : 8574.53-9816 & 8574.53-6994.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INS. RATE MAPS, CPN 3702300192C, EFFECTIVE MARCH 2, 1998.
- BUILDING SETBACKS PER PLAT (AS SHOWN) : FRONT & REAR - 20' SIDES - 15'.

CAVANAUGH

Solutions through integrity and partnership

Cavanaugh & Associates, P.A. 11 North Market Street, Suite 101, Asheville, NC 28801
828/255-7596 fax: 828/255-0770 www.cavanaughassociates.com

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	112.50'	25.64'	N 45°51'40" E	25.59'
C2	377.50'	259.71'	N 03°17'22" W	254.62'
C3	112.50'	67.00'	N 69°27'07" E	66.01'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°09'25" E	47.52'
L2	S 66°29'27" E	75.79'
L3	S 52°17'39" E	52.61'
L4	S 38°09'29" E	87.73'
L5	N 38°09'29" W	35.37'
L6	N 52°17'39" W	47.64'
L7	N 66°29'27" W	51.68'
L8	N 73°09'25" W	47.14'
L9	N 73°09'25" W	31.94'
L10	S 38°09'29" E	39.17'
L11	N 22°59'56" W	33.08'

WINDOVER FARMS SUBDIVISION
PLAT CAB. 3 SLD. 196 & 196A

45.0' R./W.
(TYPICAL)

CHASEWOOD CONSERVATION, LLC
PIN# 8574.53-6994
D.B. 129 PG. 831
PLAT CAB. 10 SLD. 474
AREA PRIOR TO CONVEYANCE
1.676 ACRES
NEW AREA
1.574 ACRES

GREENWAY AREA
0.084 ACRES
(3,638 SQ. FT.)

CHASEWOOD CONSERVATION, LLC
PIN# 8574.53-7663
D.B. 129 PG. 831
PLAT CAB. 10 SLD. 471

CHASEWOOD CONSERVATION, LLC
PIN# 8574.54-8180
D.B. 129 PG. 831
PLAT CAB. 10 SLD. 473

SARA CHAMPION
PIN# 8574.53-9816
D.B. 219 PG. 16
PLAT CAB. 10 SLD. 474
AREA PRIOR TO CONVEYANCE
1.566 ACRES
NEW AREA
1.668 ACRES

CHASEWOOD CONSERVATION, LLC
PIN# 8574.63-0658
D.B. 129 PG. 831
PLAT CAB. 10 SLD. 470

CHASEWOOD CONSERVATION, LLC
PIN# 8574.64-1035
D.B. 129 PG. 831
PLAT CAB. 10 SLD. 470

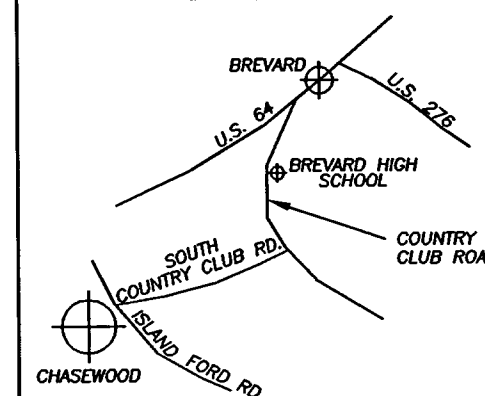
CHASEWOOD CONSERVATION, LLC
PIN# 8574.63-2758
D.B. 129 PG. 831
PLAT CAB. 10 SLD. 470

Reviewed by the Transylvania County Planning
Department. Exception 1.9 met.
Mike Thomas 2/28/05
Date

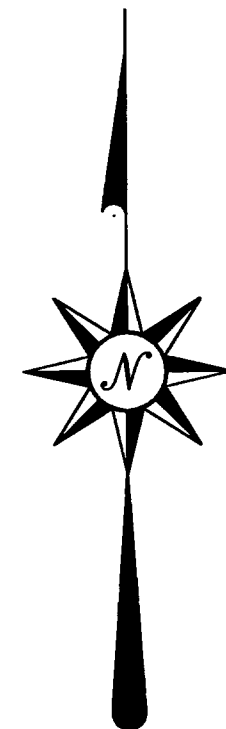
A REVISION OF LOTS 39 & 40 OF PHASE 1 -
SECTION 3 "CHASEWOOD" SUBDIVISION
(RECORDED IN PLAT CAB. 10 AT SLIDE 474)

OWNER / DEVELOPER
CHASEWOOD CONSERVATION, LLC
(A FLORIDA CORPORATION)
3965 ORTEGA BLVD.
JACKSONVILLE, FLA. 32210

CATHY'S CREEK TWP - TRANSYLVANIA COUNTY - NC



VICINITY MAP
(N.T.S.)



BASED ON NC GRID NORTH (NAD 83)



DATE:	SHEET NO.	REV.	DESCRIPTION	DATE
NOVEMBER 16, 2004	1	REV1		
PROJECT NO.: 3.03.037		REV2		
FIELD WORK: RDG		REV3		
CHECKED: BTB	1	REV4		
SCALE: 1"=50'				