

27501

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 182 & 325, PAGE 52 & 169...); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 182 PAGE 52 AND/OR PLAT FILE _____ SLIDE _____ 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):
 a) SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY THAT HAS AN ORDINANCE WHICH REGULATES PARCELS OF LAND.
 WITNESS MY HAND AND SEAL THIS 20th DAY OF November 2003.
 Brian T. Bartlett
 PROFESSIONAL LAND SURVEYOR
 SEAL
 L-3593
 P.L.S. L-3593

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY LOCATED WITHIN THE SUBDIVISION JURISDICTION OF TRANSYLVANIA COUNTY AS SHOWN ON THE 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.
 Jugg Nelson
 OWNER(S)
 DATE 11-24-03

CERTIFICATE OF APPROVAL
 I, _____ DIRECTOR OF THE TRANSYLVANIA COUNTY PLANNING DEPARTMENT, CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE SUBDIVISION CONTROL ORDINANCE OF TRANSYLVANIA COUNTY.
 Wade R. Summons
 DIRECTOR
 DATE 11/24/03

CERTIFICATE OF ROAD GRADES AND SUITABILITY
 STATE OF NORTH CAROLINA, BUNCOMBE COUNTY, I BRIAN T. BARTLETT, 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. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 20th DAY OF November 2003.
 L-3593
 Brian T. Bartlett
 OFFICIAL SEAL NUMBER PROFESSIONAL LAND SURVEYOR

CERTIFICATE 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
 COUNTY OF TRANSYLVANIA
 FILED FOR REGISTRATION ON THE 25th DAY OF November 2003,
 AT 9:45 A.M. AND RECORDED IN PLAT FILE 10, SLIDE 472
 BY: _____ REGISTER OF DEEDS
 _____ DEPUTY

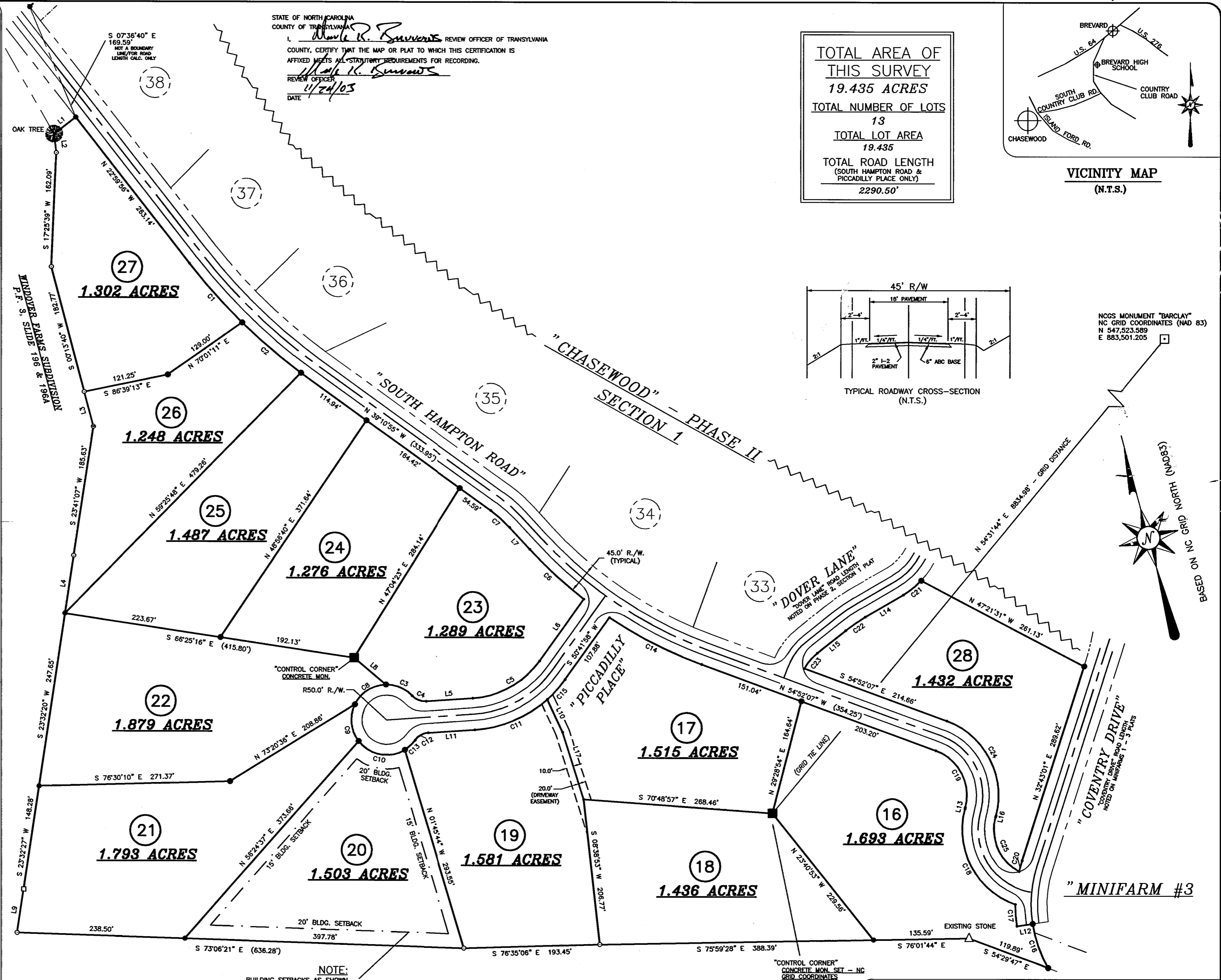
- LEGEND:**
 These standard symbols will be found in the drawing.
 ■ CONCRETE MONUMENT SET
 • UNMARKED POINT
 + PK NAIL SET
 ⊕ PK NAIL FOUND
 ⊙ IRON PIN SET
 ⊗ RR SPIKE FOUND
 ○ IRON PIN FOUND
 □ CONCRETE MONUMENT FOUND
 ☒ CABLE TV BOX
 ⚡ TRANSFORMER
 ⚡ FIRE HYDRANT
 (S) MANHOLE
 ● POWER POLE
 ⊙ WELL
 —T— OVERHEAD TELEPHONE
 —E— OVERHEAD ELECTRIC
 —X— FENCE

REFERENCES:
 D.B. 182, P. 62 & D.B. 325, P. 169

- NOTES:**
 1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
 2. AREA CALCULATED BY COORDINATE COMPUTATION.
 3. SUBJECT PROPERTY P.I.N. : 8574-63-5433 (PART OF ORIGINAL)
 4. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INS. RATE MAPS, CPN 3702300192C, EFFECTIVE MARCH 2, 1998.
 5. BUILDING SETBACKS (AS SHOWN) : FRONT & REAR - 20' SIDES - 15'.
 6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE; THE COMBINED GRID FACTOR IS 0.99977078.
 7. EXISTING LAND USE - RURAL FARM LAND / RESIDENTIAL.
 8. NO LOTS EXCEED AN ELEVATION OF 2,540 FEET ABOVE SEA LEVEL.

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°59'27" W	38.81'
L2	S 08°18'29" W	26.69'
L3	S 00°13'40" W	51.17'
L4	S 23°32'08" W	82.94'
L5	S 78°51'36" E	67.10'
L6	N 50°41'58" E	107.88'
L7	N 27°36'28" W	42.20'
L8	S 34°59'38" E	59.05'
L9	S 23°31'11" W	61.85'
L10	S 09°48'34" E	51.45'
L11	N 78°51'36" W	67.10'
L12	N 85°41'46" W	22.50'
L13	N 30°03'12" E	2.05'
L14	S 74°50'21" W	62.28'
L15	S 66°23'02" W	51.63'
L16	S 30°03'12" W	2.05'
L17	S 02°28'03" E	100.15'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	822.50'	111.96'	N 26°53'55" W	111.88'
C2	822.50'	110.02'	N 34°37'49" W	109.94'
C3	50.00'	41.79'	S 52°06'05" E	40.59'
C4	25.00'	22.12'	S 53°30'30" E	21.41'
C5	127.50'	112.25'	N 75°55'11" E	108.66'
C6	622.50'	104.53'	N 32°25'07" W	104.41'
C7	177.50'	35.89'	N 33°24'02" W	35.83'
C8	50.00'	55.07'	N 72°24'02" E	52.33'
C9	50.00'	55.21'	N 09°12'54" E	52.45'
C10	50.00'	73.26'	N 64°23'36" W	66.88'
C11	172.50'	113.96'	S 82°12'50" W	111.90'
C12	25.00'	22.12'	S 75°47'18" W	21.41'
C13	50.00'	20.24'	S 62°02'01" W	20.10'
C14	822.50'	146.64'	N 48°07'13" W	146.30'
C15	172.50'	37.90'	S 56°59'37" W	37.82'
C16	181.06'	66.86'	N 04°16'33" W	66.48'
C17	203.50'	30.73'	N 10°37'34" E	30.70'
C18	112.50'	168.34'	N 12°48'50" W	153.07'
C19	67.50'	100.05'	N 12°24'28" W	91.14'
C20	203.50'	16.04'	N 30°27'33" E	16.03'
C21	112.50'	32.77'	S 66°29'44" W	32.65'
C22	221.50'	33.57'	S 70°36'41" W	33.54'
C23	67.50'	28.57'	S 54°15'37" W	28.35'
C24	112.50'	166.74'	S 12°24'28" E	151.89'
C25	67.50'	90.61'	S 08°24'03" E	83.95'

"PHASE II - SECTION 2" OF "CHASEWOOD"
 A PLANNED DEVELOPMENT
 OWNER / DEVELOPER
 CHASEWOOD CONSERVATION, LLC
 (A FLORIDA CORPORATION)
 3965 ORTEGA BLVD.
 JACKSONVILLE, FLA. 32210
 CATHY'S CREEK TOWNSHIP
 TRANSYLVANIA COUNTY, NORTH CAROLINA
 SCALE 1" = 100' DATE 09/22/03

100 0 100 300
 Drawing No. 121103H.dwg File No. 121103

11, 335

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 209, PAGE 450); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 209, PAGE 450; 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 AUGUST 2005.

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

P.L.S. L-3593

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
 8/18/2005
 DATE

STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA

FILED FOR REGISTRATION ON THE 18 DAY OF August 2005, AT 1:58 p.m. AND RECORDED IN PLAT BOOK 11, PAGE 335

Cindy M. Ownbey
 REGISTER OF DEEDS
D. Re 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. : 8574.62-4362.
- 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'.
- ROAD REFERRED TO AS "SOUTHAMPTON" (ONE WORD) REFERRED TO AS "SOUTH HAMPTON" (TWO WORDS) ON PLAT REC. AT CAB. 10 SLD. 472.

Reviewed by the Transylvania County Planning Department Exception 1.9 met, *Mike Thomas* 8/18/2005 Date

17
 FRANKLIN R. EASTMAN
 BRENDA A. EASTMAN
 PIN# 8574.62-2506
 D.B. 214 PG. 544
 PLAT CAB. 10 SLD. 472

16
 FRANKLIN R. EASTMAN
 BRENDA A. EASTMAN
 PIN# 8574.62-4362
 D.B. 209 PG. 450
 PLAT CAB. 10 SLD. 472
 AREA PRIOR TO CONVEYANCE
 1.693 ACRES
 NEW AREA
 1.403 ACRES

18
 FRANKLIN R. EASTMAN
 BRENDA A. EASTMAN
 PIN# 8574.62-1382
 D.B. 209 PG. 450
 PLAT CAB. 10 SLD. 472

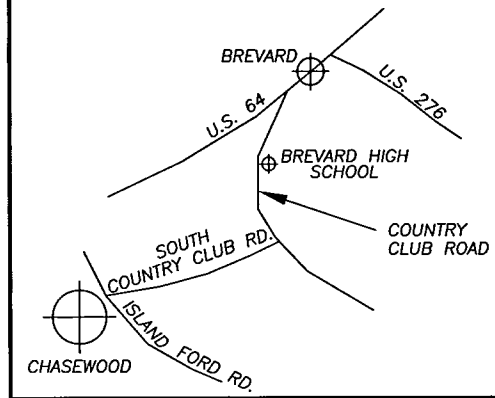
Roger R. Johnson
 Julie H. Johnson
 PIN# 8574.62-2103
 D.B. 187 PG. 196

Elizabeth A. Lilley
 PIN# 8574.61-3885
 D.B. 70 PG. 820

0.030 ACRES
 1307 SQ. FT.
 - TO BE CONVEYED TO CHASEWOOD CONSERVATION, LLC FROM THE PROPERTY OF FRANKLIN & BRENDA EASTMAN (PIN #8574.62-4362-LOT 16) & DEDICATED AS R./W. AREA FOR INGRESS & REGRESS TO "COVENTRY DRIVE" -

DAVID E. CLAVIER
 DARLA J. CLAVIER
 PIN# 8574.61-6887
 D.B. 265 PG. 302

NCGS MONUMENT "BARCLAY"
 NC GRID COORDINATES (NAD 83):
 N 547,523.589
 E 883,501.205
 ELEV.: 2122.37 (NGVD 29)



TOTAL AREA OF SURVEY
 1.693 ACRES

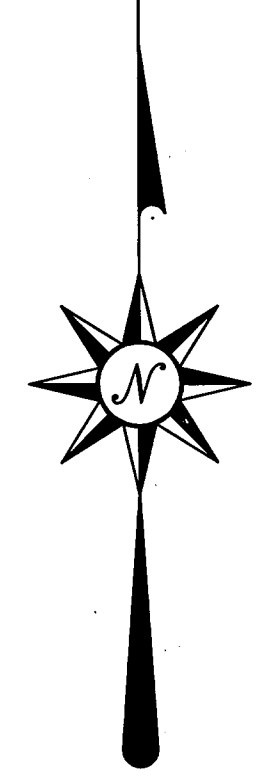
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°03'12" W	2.05'
L2	S 83°41'46" E	22.50'
L3	S 50°53'28" E	7.66'
L4	S 13°34'06" W	16.33'
L5	N 77°26'53" E	10.90'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	67.50'	100.05'	S 12°24'28" E	91.14'
C2	112.50'	144.84'	S 06°49'50" E	135.04'
C3	112.50'	23.50'	S 49°41'52" E	23.45'
C4	203.50'	30.73'	S 10°37'34" W	30.70'
C5	181.06'	66.86'	S 04°16'33" E	66.48'
C6	65.34'	81.32'	S 15°14'21" E	76.17'
C7	63.67'	129.04'	S 44°29'30" E	108.06'
C8	203.56'	49.85'	N 00°42'42" W	49.72'

2005013789
 TRANSYLVANIA CO, NC FEE \$21.00
 PREPARED & RECORDED:
 08-18-2005 01:58:38 PM
 CINDY M OWNBEY
 REGISTER OF DEEDS
 BY: D REE MCALL
 DEPUTY REGISTER OF DEEDS
 PF 11
 PG: 335-335



0.260 ACRES
 11312 SQ. FT.
 - TO BE CONVEYED TO CHASEWOOD CONSERVATION, LLC FROM THE PROPERTY OF FRANKLIN & BRENDA EASTMAN (PIN #8574.62-4362-LOT 16) & DEDICATED AS R./W. AREA FOR INGRESS & REGRESS ON "SOUTHAMPTON ROAD" -

"CHASEWOOD"
 MINI-FARM #3
 Chasewood Conservation, LLC
 D.B. 129 PG. 831
 PLAT CAB. 10 SLD. 477

DATE:	SHEET NO.	REV.	DESCRIPTION	DATE
MAY 13, 2005	1	REV1		
PROJECT NO.: 3.03.037		REV2		
FIELD WORK: RDG		REV3		
CHECKED: BTB	1	REV4		
SCALE: 1"=40'				

A REVISION TO LOT 16 OF PHASE 2 - SECTION 2 "CHASEWOOD" SUBDIVISION RECORDED IN PLAT CAB. 10 AT SLIDE 472

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

CATHY'S CREEK TWP - TRANSYLVANIA COUNTY - NC



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

