3661

Slide 3

NOTES

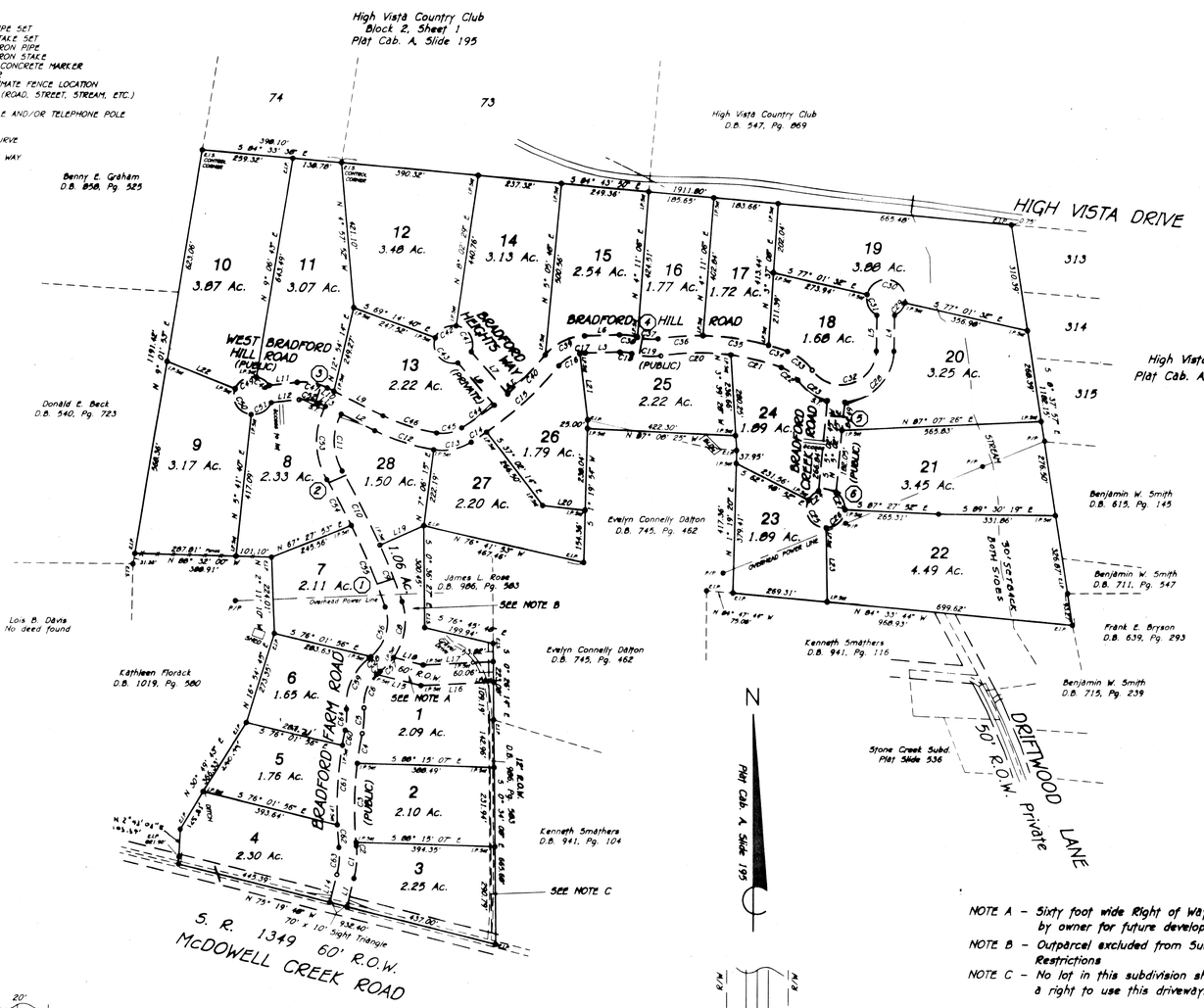
1. REFERENCES - DEED BOOK 1019 PAGE 582
   PLAT BOOK ___ PAGE ___
2. AREA DETERMINED BY COORDINATE COMPUTATION
3. MAP IS FOR RECORDATION
4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
5. MINIMUM SETBACKS
   FRONT ___
   REAR ___
   SIDE ___
6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON

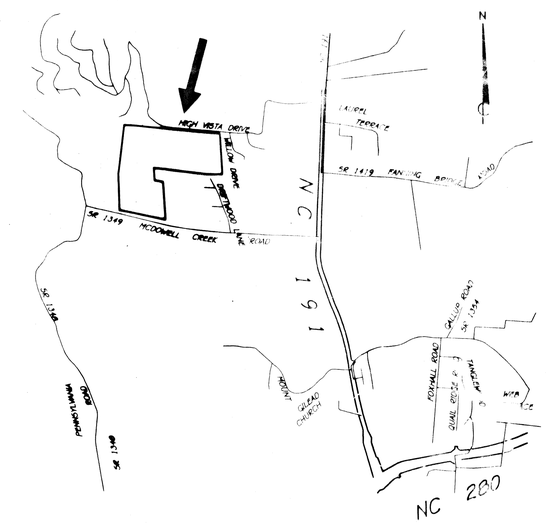
LEGEND

I.P. SET - IRON PIPE SET
I.S. SET - IRON STAKE SET
E.I.P. - EXISTING IRON PIPE
E.I.S. - EXISTING IRON STAKE
E.C.M. - EXISTING CONCRETE MARKER
PK - NAIL MARKER
-X-X- - APPROXIMATE FENCE LOCATION
℄ - CENTER LINE (ROAD, STREET, STREAM, ETC.)
M/H - MANHOLE
P/P - POWER POLE AND/OR TELEPHONE POLE
R/R - RAILROAD
R - RADIUS
L - LENGTH OF CURVE
D.I. - DROP INLET
R.O.W. - RIGHT OF WAY

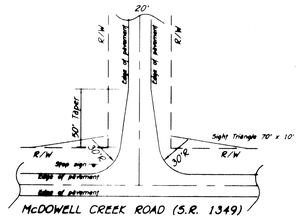
Curve	Radius	Chord Bearing and Distance		Arc Length
C1	297.85'	N 3° 56' 11" E	99.34'	99.81'
C2	1109.10'	N 5° 23' 29" W	10.53'	10.53'
C3	1109.10'	N 0° 52' 41" E	231.78'	232.20'
C4	1109.10'	N 9° 12' 36" E	90.34'	90.37'
C5	274.86'	N 3° 37' 02" E	75.81'	76.06'
C6	125.00'	N 20° 13' 09" E	103.79'	107.03'
C7	125.00'	N 47° 57' 33" E	14.00'	14.01'
C8	187.81'	N 8° 07' 45" E	166.41'	172.39'
C9	2025.00'	N 20° 41' 21" W	178.17'	178.23'
C10	2025.00'	N 26° 36' 48" W	240.38'	240.52'
C11	175.00'	N 11° 19' 18" W	168.05'	173.86'
C12	563.47'	S 71° 37' 44" E	176.03'	176.79'
C13	150.00'	N 78° 02' 52" E	109.16'	111.76'
C14	1075.25'	N 55° 18' 33" E	52.59'	52.60'
C15	1075.25'	N 46° 21' 48" E	282.35'	283.17'
C16	100.00'	N 59° 00' 08" E	69.00'	70.49'
C17	100.00'	N 83° 34' 46" E	15.32'	15.34'
C18	100.00'	S 82° 07' 06" E	34.41'	34.59'
C19	177.16'	S 85° 39' 42" E	82.42'	83.10'
C20	674.64'	N 89° 22' 24" E	199.11'	199.84'
C21	674.64'	S 75° 50' 43" E	147.95'	148.25'
C22	100.00'	S 52° 13' 30" E	59.56'	60.48'
C23	150.00'	S 54° 57' 36" E	102.90'	105.03'
C24	55.00'	S 47° 35' 53" W	38.37'	39.19'
C25	55.00'	S 31° 52' 15" E	94.34'	113.38'
C26	55.00'	N 45° 48' 14" E	75.40'	83.07'
C27	55.00'	N 27° 41' 29" W	55.38'	58.03'
C28	150.00'	N 43° 15' 35" E	202.80'	222.70'
C29	55.00'	N 38° 19' 59" E	47.11'	48.69'
C30	55.00'	N 77° 01' 32" W	110.00'	172.79'
C31	55.00'	S 24° 37' 52" E	67.12'	72.20'
C32	100.00'	S 72° 54' 49" W	190.41'	251.98'
C33	150.00'	N 52° 13' 30" W	89.34'	90.71'
C34	724.64'	N 71° 48' 37" W	57.16'	57.18'
C35	724.64'	N 81° 32' 00" W	196.24'	196.77'
C36	724.64'	S 85° 56' 43" W	127.78'	127.99'
C37	127.16'	N 85° 39' 42" W	59.16'	59.71'
C38	150.00'	N 85° 07' 06" W	51.62'	51.88'
C39	150.00'	S 63° 23' 47" W	124.78'	128.69'
C40	1025.25'	S 43° 09' 19" W	155.04'	155.19'
C41	55.00'	N 29° 47' 54" W	86.87'	100.14'
C42	55.00'	S 59° 23' 54" W	68.69'	74.19'
C43	55.00'	S 41° 24' 20" E	97.27'	119.34'
C44	1025.25'	S 53° 29' 54" W	114.90'	114.96'
C45	100.00'	S 78° 02' 52" W	72.77'	74.48'
C46	513.47'	N 71° 37' 44" W	160.41'	161.07'
C47	150.00'	N 79° 34' 08" W	87.34'	88.63'
C48	55.00'	N 57° 12' 35" W	44.18'	45.46'
C49	55.00'	S 60° 32' 06" W	68.59'	74.06'
C50	55.00'	S 31° 10' 26" E	88.00'	102.01'
C51	55.00'	N 38° 07' 02" E	67.08'	72.14'
C52	100.00'	S 79° 34' 08" E	58.23'	59.08'
C53	225.00'	S 11° 19' 24" E	216.05'	225.35'
C54	1975.00'	S 27° 51' 00" E	149.29'	149.32'
C55	1975.00'	S 21° 55' 34" E	258.90'	259.09'
C56	137.81'	S 15° 11' 11" W	151.54'	160.45'
C57	187.81'	N 42° 47' 53" E	54.69'	54.88'
C58	137.81'	S 49° 51' 19" W	6.32'	6.32'
C59	175.00'	S 23° 25' 48" W	162.91'	169.45'
C60	1159.10'	S 10° 24' 04" W	46.23'	46.23'
C61	1159.10'	S 3° 27' 45" W	234.08'	234.68'
C62	1159.10'	S 3° 59' 53" E	67.37'	67.38'
C63	247.85'	S 3° 56' 11" W	82.66'	83.09'
C64	224.86'	S 3° 37' 02" W	62.02'	62.22'

Line	Bearing	Distance
L1	N 13° 32' 09" E	84.91'
L2	S 62° 38' 33" E	108.21'
L3	N 87° 58' 25" E	99.16'
L4	N 0° 43' 39" W	109.08'
L5	S 0° 43' 39" W	105.08'
L6	S 87° 58' 25" W	99.16'
L7	N 40° 36' 08" W	160.25'
L8	S 40° 36' 08" E	160.70'
L9	N 62° 38' 33" W	157.91'
L10	N 62° 38' 33" W	20.84'
L11	S 83° 30' 16" W	79.80'
L12	N 83° 30' 16" E	79.80'
L13	S 62° [illegible] 33" E	20.54'
L14	S 13° 32' 09" W	83.92'
L15	S 75° 13' 13" E	29.69'
L16	N 86° 53' 57" E	201.85'
L17	S 86° 53' 57" W	199.20'
L18	N 75° 13' 13" W	86.90'
L19	N 65° 14' 56" E	136.68'
L20	S 83° 35' 27" E	121.23'
L21	S 6° 56' 58" E	195.11'
L22	S 68° 02' 31" E	209.53'
L23	N 0° 55' 39" W	218.94'



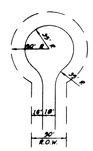


VICINITY MAP

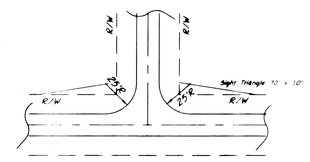


McDOWELL CREEK ROAD (S.R. 1349)

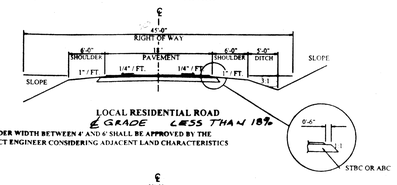
ROAD CONNECTION
N.T.S.



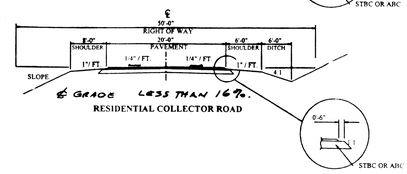
TYPICAL CUL-DE-SAC
N.T.S.



TYPICAL INTERNAL INTERSECTION
N.T.S.



LOCAL RESIDENTIAL ROAD
℄ GRADE LESS THAN 18%
SHOULDER WIDTH BETWEEN 4' AND 6' SHALL BE APPROVED BY THE DISTRICT ENGINEER CONSIDERING ADJACENT LAND CHARACTERISTICS



℄ GRADE LESS THAN 16%
RESIDENTIAL COLLECTOR ROAD

NOTE A - Sixty foot wide Right of Way reserved by owner for future development

NOTE B - Outparcel excluded from Subdivision Restrictions

NOTE C - No lot in this subdivision shall have a right to use this driveway.

The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, KAREN C. Smith, Subdivision Administrator for Henderson County certify that this plat plan has been Reviewed and approved as (a) MAJOR SUBDIVISION in accordance with the Henderson County Subdivision Ordinance.

The Bradford Farm Community is located within ½ mile of land in the French Broad Farmland Preservation District.

Karen C. Smith 1-24-01
Subdivision Administrator Date

I, Karen C. Smith
REVIEW OFFICER OF HENDERSON COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Karen C. Smith 1-24-01
REVIEW OFFICER DATE

NOTE:
For Addition to N.C.D.O.T. system, subdivision streets shall meet requirements and standards defined in pamphlet entitled Subdivision Roads, dated January 1, 2000.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED

DISTRICT ENGINEER
1-22-01
DATE

I, Donald Jeffrey Austin, R.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___ page ___, that the ratio of precision as calculated is 1:10,000 plus, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ___ day of January, 2001.

Donald Jeffrey Austin L-2946
Surveyor Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-2946 DONALD JEFFREY AUSTIN

North Carolina, Henderson County

I, Linda C. Laughter, a Notary Public of the state and county aforesaid, certify that Donald Jeffrey Austin, a Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ___ day of January, 2001.

Linda C. Laughter
Notary Public
My Commission expires April 10, 2002

LINDA C. LAUGHTER NOTARY PUBLIC HENDERSON COUNTY, N.C.

North Carolina, Henderson County

The foregoing certificate of Linda C. Laughter, a Notary Public in and for the state and county designated is certified to be correct this ___ day of ___, 2001.

Registrar of Deeds

Filed for registration on the 24 day of February, 2001 at 10:57 A and recorded at plat slide 3661.

Debra K. Walker Bartolotti Sullivan
Registrar of Deeds
Deputy

Map of Survey made for
OWNER:

STANFIELD PROPERTIES

450 South Mills River Road
Mills River, N.C. 28742

(828) 891-4400 828 891-9879 FAX

DEVELOPMENT PLAN

200 100 0 200 400 600
GRAPHIC SCALE IN FEET

JOB NO. 00-287

BRADFORD FARM COMMUNITY

MAJOR SUBDIVISION
28 LOT SUBDIVISION

MILLS RIVER TWP.	HENDERSON COUNTY, N.C.

LAUGHTER, AUSTIN AND ASSOCIATES, P.A.
131 FOURTH AVENUE EAST
HENDERSONVILLE, NORTH CAROLINA 28792
(828) 692-9089

CREW CHIEF	DJA	CHECKED BY		DATE	SHEET NO
DRAWN BY	TPW	SCALE	1" = 200 FT.	8/24/00	1 OF 1
COORD. FILE	99320			DRAWING FILE	00287
FLOOD MAP PANEL NUMBER	370125 0015			TAX PARCEL NUMBER	-28-1648 9632-17-0932