PLAT BOOK 4 PAGE 473

LEGEND:

- ⊙ EIP=EXISTING IRON PIPE
- ⊙ IPS=#5 REBAR or SOLID IRON SET
- ECM=EXISTING CONCRETE MONUMENT
- CMS=CONCRETE MONUMENT SET
- CC=CONTROL CORNER
- R/W=RIGHT OF WAY
- ● =POINT NOT SET
- FENCE= —x—x—x—x—
- UP=UNDERGROUND POWER TRANSFORMER
- ⊞ TP= TELEPHONE PEDESTAL

REFERENCE:

P.B. 03 , PG. 360A – "PHEASANT RUN, INC.".

PORTION OF D.B. 165 , PG. 13.

P.B. 04 , PG. 446 – "SEVEN GLENS SUBD.".

P.B. 04 , PG. 266 – "SEVEN GLENS SUBD.".

TOTAL ACREAGE:

38.268 Ac.
by coordinate computation.....

NOTES:

This survey is subject to any and all easements, restrictions, and rights of way that might legally affect this property.....

This property is not located within 2000' of North Carolina Geodetic Monuments.

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

Drainage and utility easements are reserved ten feet (10') along all side and rear property lines and twenty feet (20') along outside all right of ways.

Unless otherwise shown on this plat, building setback lines are thirty-five feet (35') from right of way lines , twenty-five feet (25') from rear lines and fifteen feet (15') from side property lines.

The "Subdivider" reserves the right to grant variances on building setback lines due to terrain and topography of the lot.

All roads and rights of way shown within this subdivision are considered to be private at this date.

I , David A. Ingle , certify that this plat was drawn under my supervision from deed description recorded in Deed Book 165 , Page 13 , etc. ; that the ratio of precision as calculated does not exceed 1:10,000; that this plat was prepared in accordance with G. S. 47–30 as amended. Witness my original signature , registration number and seal this 28th day of April , A.D. , 2000.

Professional Land Surveyor
Registration Number L–3423

NORTH CAROLINA PROFESSIONAL SEAL L-3423 LAND SURVEYOR DAVID A. INGLE

[redacted]

6/19/2000
Date: Zoning Officer

State of North Carolina
County of Madison

I , Linda H. Thomas , Review Officer of Madison County , certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date : 6-27-2000

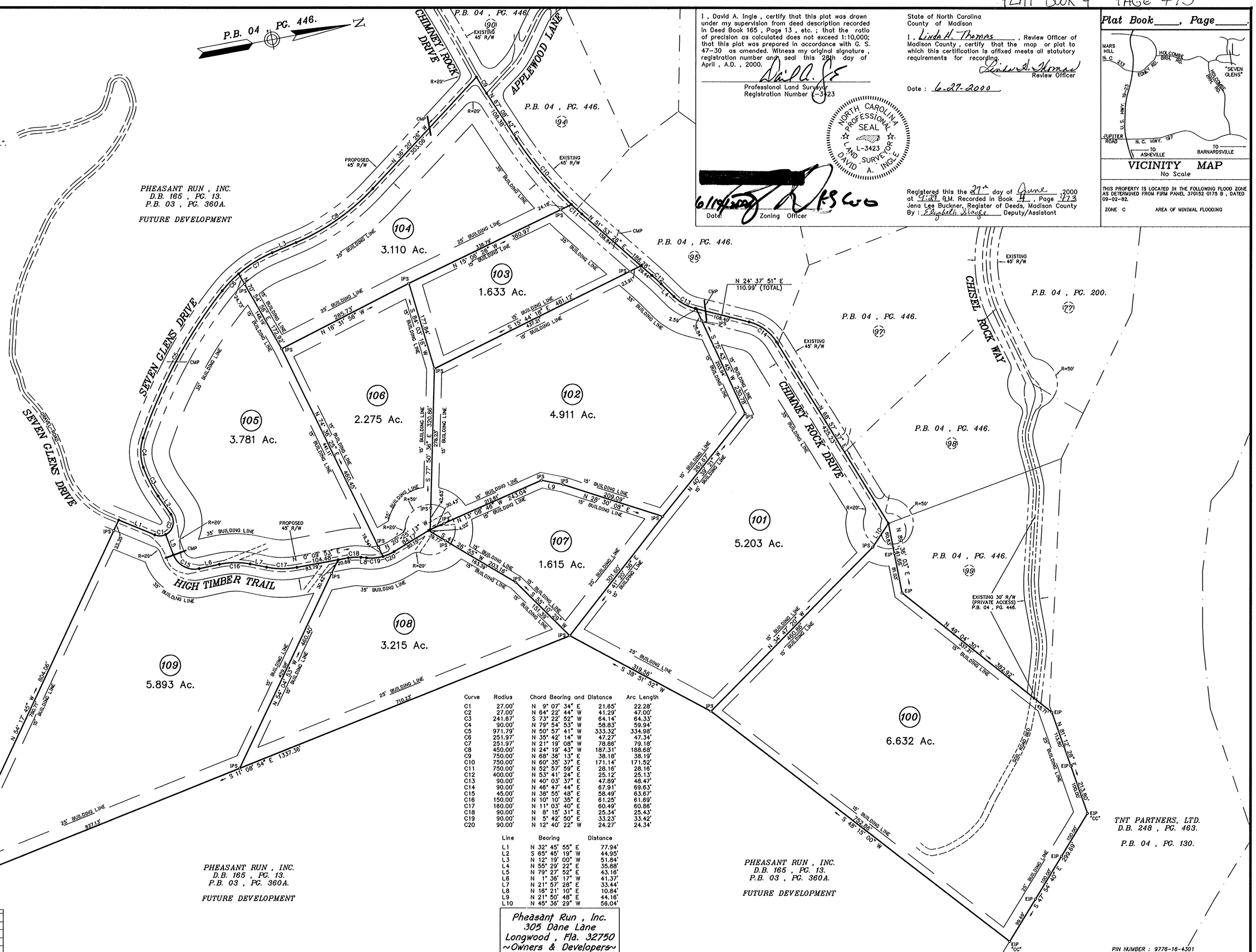
Registered this the 27th day of June ,2000 at 9:29 A.M. Recorded in Book 4 , Page 473
Jena Lee Buckner, Register of Deeds, Madison County
By : Elizabeth Sledge Deputy/Assistant

Plat Book____, Page_____.

VICINITY MAP
No Scale

THIS PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE AS DETERMINED FROM FIRM PANEL 370152 0175 B , DATED 09-02-82.

ZONE C AREA OF MINIMAL FLOODING



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	27.00'	N 9° 07' 34" E 21.65'	22.28'
C2	27.00'	N 64° 22' 44" W 41.29'	47.00'
C3	241.67'	S 73° 22' 52" W 64.14'	64.33'
C4	90.00'	N 79° 54' 53" W 58.83'	59.94'
C5	971.79'	N 50° 57' 41" W 333.32'	334.98'
C6	251.97'	N 35° 42' 14" W 47.27'	47.34'
C7	251.97'	N 21° 19' 08" W 78.88'	79.18'
C8	450.00'	N 24° 19' 43" W 187.31'	188.68'
C9	750.00'	N 88° 38' 13" E 38.18'	38.19'
C10	750.00'	N 60° 35' 37" E 171.14'	171.52'
C11	750.00'	N 52° 57' 59" E 28.16'	28.16'
C12	400.00'	N 53° 41' 24" E 25.12'	25.13'
C13	90.00'	N 40° 03' 37" E 47.89'	48.47'
C14	90.00'	N 48° 47' 44" E 67.91'	69.63'
C15	45.00'	N 38° 55' 48" E 58.49'	63.67'
C16	150.00'	N 10° 10' 35" E 61.25'	61.69'
C17	160.00'	N 11° 03' 40" E 60.49'	60.86'
C18	90.00'	N 8° 15' 31" E 25.34'	25.43'
C19	90.00'	N 5° 42' 50" E 33.23'	33.42'
C20	90.00'	N 12° 40' 22" W 24.27'	24.34'

Line	Bearing	Distance
L1	N 32° 45' 55" E	77.94'
L2	S 65° 45' 19" W	44.95'
L3	N 12° 19' 00" W	51.84'
L4	N 55° 29' 22" E	35.88'
L5	N 79° 27' 52" E	43.16'
L6	N 1° 36' 17" W	41.37'
L7	N 21° 57' 28" E	33.44'
L8	N 16° 21' 10" E	10.84'
L9	N 21° 50' 48" E	44.16'
L10	N 45° 36' 29" W	56.04'

Pheasant Run , Inc.
305 Dane Lane
Longwood , Fla. 32750
~Owners & Developers~

Disk 171 JOB # 6965

REVISIONS: Date	Revisions Made	Int.

PIN NUMBER : 9776-16-4301

CIPAR , INGLE , ANDERS & ASSOCIATES INC.
29 N. MARKET STREET
ASHEVILLE, N.C. 28801
828-258-0297

Phase Four -- Lots 100–109

Seven Glens Subdivision

NUMBER FOUR TOWNSHIP
MADISON COUNTY, N.C.
SCALE : 1"=100' APRIL 28, 2000.
100 0 100 200
SCALE IN FEET