

VICINITY MAP
(not to scale)

STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

I, Pat Workman, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Pat Workman
Review Officer
Date: 11-24-08

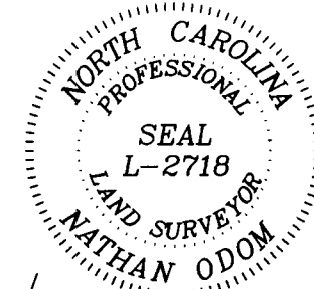
LANDS OF JOAN S. SONNABEND MINOR SUBDIVISION

I, hereby certify that the water supply and/or sewage disposal system shall be individual well/individual septic tank -- and the subdivider does hereby certify that the disclosures of Section 704.1 (B) (4) of the Rutherford County Subdivision Ordinance will be given to initial purchasers within said subdivision and that other requirements of said section be met.

Doc ID: 002996170001 Type: CRP
Recorded: 11/24/2008 at 03:25:44 PM
Fee Amt: \$21.00 Page 1 of 1
Instr# 200800005933
Rutherford County, NC
Faye H. Huskey Register of Deeds
BK **29** PG **210**

I, Nathan Odom, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 571, Page 402); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 571, Page 402; that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 17 day of November, A.D. 2008.

Signature Nathan Odom
Land Surveyor
Licensure Number L-2718



THIS ROAD IS A PAVED, PRIVATE DRIVE SHOWN AS A 30 FEET RIGHT OF WAY IN DEEDS OF RECORD RECORDED IN DEED BOOK 571, PAGE 402 AND DEED BOOK 662, PAGE 03 (TO FELIX MADERA). THIS CONVEYANCE GRANTS A 45 FEET RIGHT OF WAY ALONG THE PREVIOUSLY DESCRIBED 30 FEET RIGHT OF WAY ON THAT PORTION THAT IS OWNED BY JOAN S. SONNABEND. FURTHER, A PERPETUAL 45 FEET RIGHT OF INGRESS AND EGRESS IS TO BE GRANTED ALONG THE EXISTING DRIVEWAYS AS THEY NOW EXIST LEADING FROM THE HOUSE TO THE AFORESAID 45 FEET RIGHT OF WAY.

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent and dedicate all streets, sewers, water lines, alleys, walks, parks, and other sites to the public or private use as noted. Further, I certify the land as shown hereon is within the platting jurisdiction of Rutherford County, North Carolina.

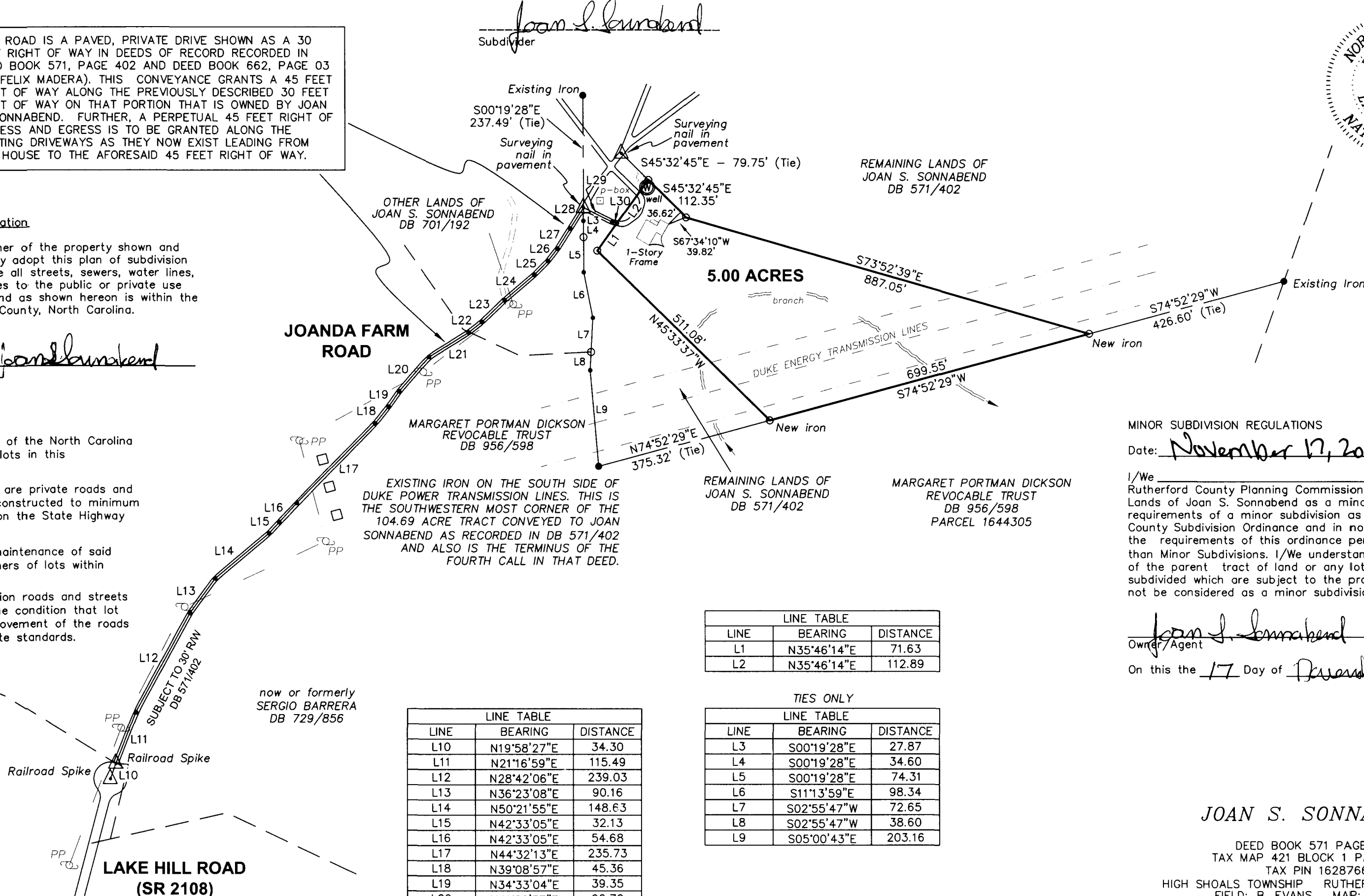
Date 11/17/08 Owner Joan S. Sonnabend

Subdivision Streets Disclosure Statement

Under and pursuant of Section 136-102.6(f) of the North Carolina General Statutes, prospective purchasers of lots in this Subdivision are hereby advised that:

- 1) the roads and streets in the subdivision are private roads and streets and have not been and will not be constructed to minimum standards sufficient to allow their inclusion on the State Highway System for maintenance.
- 2) responsibility for the construction and maintenance of said private roads and streets rests with the owners of lots within the subdivision;
- 3) any subsequent inclusion of the subdivision roads and streets in the State Highway System will be upon the condition that lot owners participate in the cost of initial improvement of the roads and streets sufficient to meet minimum State standards.

PROPERTY CORNER LEGEND	
●	EXISTING IRON PIN (EIP)
○	NEW IRON PIN (NIP)
•	POINT
△	NAIL OR RAILROAD SPIKE
⊗	HYDRANT
AC/HP	AIR CONDITIONING/HEAT PUMP
PED	TELEPHONE PEDESTAL
CO	CLEANOUT
☆	LIGHT POLE OR LAMP
⊕	UTILITY POLE
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
⊙	SEWER MANHOLE
■	STORM DRAIN
ICV	IRRIGATION CONTROL VALVE
⊠	CONCRETE MONUMENT
⊞	RIGHT OF WAY MONUMENT
●	STONE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°46'14"E	71.63
L2	N35°46'14"E	112.89

TIES ONLY		
LINE	BEARING	DISTANCE
L3	S00°19'28"E	27.87
L4	S00°19'28"E	34.60
L5	S00°19'28"E	74.31
L6	S11°13'59"E	98.34
L7	S02°55'47"W	72.65
L8	S02°55'47"W	38.60
L9	S05°00'43"E	203.16

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N19°58'27"E	34.30
L11	N21°16'59"E	115.49
L12	N28°42'06"E	239.03
L13	N36°23'08"E	90.16
L14	N50°21'55"E	148.63
L15	N42°33'05"E	32.13
L16	N42°33'05"E	54.68
L17	N44°32'13"E	235.73
L18	N39°08'57"E	45.36
L19	N34°33'04"E	39.35
L20	N41°00'37"E	96.70
L21	N58°20'19"E	98.32
L22	N51°42'22"E	36.11
L23	N46°06'06"E	66.74
L24	N49°32'02"E	83.15
L25	N44°41'22"E	41.06
L26	N37°36'23"E	32.93
L27	N32°19'27"E	50.68
L28	N32°19'27"E	52.04
L29	S63°36'17"E	68.49
L30	S76°28'19"E	10.22

I, Danny Searcy, County Planner/Chief Building Inspector, certify all conditions have been met and a review fee in the amount of \$600 has been paid to Rutherford County. Therefore, the final plat is hereby approved.

Date 11/4/08
County Planner/Chief Bldg Inspector

I, Nathan Odom, Professional Land Surveyor No. L-2718, certify to one or more of the following as indicated thus, ☒ or ☐:
☒ A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Nathan Odom
NATHAN ODOM, PROFESSIONAL LAND SURVEYOR NO. L-2718

MINOR SUBDIVISION REGULATIONS

Date: November 17, 2008

I/We Joan S. Sonnabend make application to the Rutherford County Planning Commission for consideration of classifying Lands of Joan S. Sonnabend as a minor subdivision, subject to all requirements of a minor subdivision as defined in the Rutherford County Subdivision Ordinance and in no way submitting to circumvent the requirements of this ordinance pertaining to subdivisions other than Minor Subdivisions. I/We understand that any further subdivision of the parent tract of land or any lots or parcels of land there from subdivided which are subject to the provisions of this ordinance shall not be considered as a minor subdivision.

Owner/Agent Joan S. Sonnabend Date November 17, 2008
On this the 17 Day of November, 2008.

JOAN S. SONNABEND

DEED BOOK 571 PAGE 402
TAX MAP 421 BLOCK 1 PARCEL 1A
TAX PIN 1628766
HIGH SHOALS TOWNSHIP RUTHERFORD COUNTY, NC
FIELD: B. EVANS MAP: N. ODOM
DATE: JULY 10, 2008 MAP#: 22178

GRAPHIC SCALE



1 INCH = 200 FEET
PROFESSIONAL SURVEYING SERVICES
206 N. MAIN STREET
P.O. BOX 1161
RUTHERFORDTON, NC 28139
PHONE: (828) 287-7059