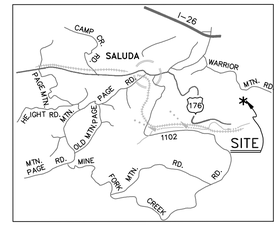
LEGEND

- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- EXISTING IRON PIPE OR PIN
- IRON PIPE OR PIN SET
- UNMARKED POINT
- AS INDICATED AT POINT
- EXISTING TREE, CORNER TREE
- SURVEYED LINES
- NON-SURVEYED LINES, ADJACENT LINES FROM DEEDS
- OVERHEAD UTILITY LINES
- EXISTING FENCE
- EXISTING ROAD, GRAVEL
- EXISTING ROAD, ASPHALT

North Index, taken from Plat of Survey, Plat Card File D, at Page 631.



VICINITY MAP
NOT TO SCALE

Robert C. Leonard
Deed Book 202, Page 1775

Gerald K. Puritt and Cheryl E. Puritt
Deed Book 180, Page 1793

Grace B. Owens, et.al.
Deed Book 191, Page 598

TRACT-1
Plat Card D, Page 631
Gerald K. Puritt and Cheryl E. Puritt
Deed Book 180, Page 1793

Patricia Ann Bradley
Deed Book 749, Page 3706

Wanda C. Arledge
Deed Book 166, Page 380

SR-1122 (MTN WARRIOR)

RHODODENDRON DRIVE

AZALEA WAY

PRIVATE ROAD
Rhododendron Drive
20 Foot wide Gravel Road
50 Foot wide Right-of-Way

PRIVATE ROAD
Azalea Way
20 Foot wide Gravel Road
50 Foot wide Right-of-Way

PRIVATE ROAD
Rhododendron Drive
16 Foot wide Gravel Road
50 Foot wide Right-of-Way

COMMON RIGHT-OF-WAY
Between LOT-14 and LOT-15
30' wide Private Right-of-Way, 15' each side Lot Line.

COMMON RIGHT-OF-WAY
Between LOT-12 and LOT-13
30' wide Private Right-of-Way, 15' each side Lot Line.

Community Park - Open Space 0.57 ACRES

1	1.64 ACRES
2	2.16 ACRES
3	1.23 ACRES
4	1.22 ACRES
5	1.21 ACRES
6	1.12 ACRES
7	1.03 ACRES
8	1.04 ACRES
9	1.00 ACRES
10	1.20 ACRES
11	1.19 ACRES
12	1.42 ACRES
13	1.00 ACRES
14	1.09 ACRES
15	3.67 ACRES
16	2.17 ACRES
17	2.20 ACRES
18	2.33 ACRES

MAJOR SUBDIVISION
PROJECT DATA

OWNER:
Pleasantview Properties, Inc.

REFERENCE:
Deed Book 265 at Page 1073

POLK COUNTY TAX INFORMATION
TAX PIN No. Map-23-P-70

Saluda Township
MULTIPLE USE ZONE
43,560 Sq.Ft. (1.00 Acre) Minimum Lot area

SETBACK REQUIREMENT

FRONT	=	25 Feet
BACK	=	25 Feet
SIDE	=	15 Feet

UTILITY EASEMENTS
There will be a 10 foot wide utility easement located 5 foot to each side of all SIDE LINES and BACK LINES.

PRIVATE ROAD ACCESS
RHODODENDRON DRIVE
20' wide Gravel Road
50 foot wide Right-of-Way
2,400 Linear Feet (Approx)

AZALEA WAY
16' wide Gravel Road
50 foot wide Right-of-Way
870 Linear Feet (Approx)

LANDUSE INFORMATION
18 LOTS = 27.92 Acres
Average Lot size = 1.55 Acres

Community Park - Open Space = 0.57 Acre
Private Right-of-Way Areas = 4.51 Acres

TOTAL ACRES = 33.00 Acres

I, _____ SUBDIVISION DIRECTOR OF THE POLK COUNTY PLANNING BOARD, CERTIFY THAT THE SAID BOARD FULLY APPROVED THE FINAL PLAT OF SUBDIVISION ENTITLED, "LITTLE WARRIOR MOUNTAIN ESTATES" ON THE _____ DAY OF _____

DATE _____ PLANNING BOARD CHAIRMAN _____

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

DATE _____ REVIEW OFFICER _____

I, _____ THE COUNTY CLERK OF POLK COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 2001 THE BOARD OF COMMISSIONERS OF POLK COUNTY APPROVED THIS PLAT FOR RECORDING.

DATE _____ COUNTY CLERK _____

STATE OF NORTH CAROLINA, POLK COUNTY, I FELIX A. GRIGSBY, CERTIFY THAT THE NEWLY CONSTRUCTED ROAD GRADES AND SLOPES WERE CALCULATED BY ME FROM INFORMATION TAKEN FROM AN ACTUAL SURVEY MADE BY ME AND DO NOT EXCEED EIGHTEEN PERCENT (18%) WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____

_____
FELIX A. GRIGSBY, PLS NO. L-3473

I, FELIX A. GRIGSBY, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND MAJOR SUBDIVISION WITHIN THE JURISDICTION OF POLK COUNTY, NC. WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND AND I, FELIX A. GRIGSBY, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, TAKEN FROM DEED DESCRIPTION RECORDED IN BOOK 265 , PAGE 1073 ; THAT, THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED FROM INFORMATION FOUND IN BOOK 749 , PAGE 3706, BOOK 202 , PAGE 1775 , BOOK 166 , PAGE 380 ; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN OR EQUAL TO 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY, OF DEC. 2001 A.D.

NORTH CAROLINA PROFESSIONAL SEAL L-3473 LAND SURVEYOR FELIX A. GRIGSBY

FELIX A. GRIGSBY, PLS NO. L-3473

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL ROADS AND OTHER SITES AND EASEMENTS TO PRIVATE USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS.

DATE _____ OWNER _____

I HEREBY CERTIFY THAT STREETS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER IN THE SUBDIVISION ENTITLED, "LITTLE WARRIOR MOUNTAIN ESTATES".

DATE _____ COUNTY BUILDING INSPECTOR _____

THE ROADS WITHIN THIS SUBDIVISION ARE DESIGNATED PRIVATE. MAINTENANCE AGREEMENT, IN ACCORDANCE WITH G.S. 135-1026, IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR POLK COUNTY, NORTH CAROLINA IN DEED BOOK _____ AT PAGE _____

SANITARY SEWER AND WATER SUPPLY WILL BE INDIVIDUAL SYSTEMS. THE LOCATION AND SPECIFICATIONS FOR EACH INDIVIDUAL SANITARY SEWER AND WATER SYSTEM WILL BY REVIEWED AND ESTABLISHED BY THE POLK COUNTY HEALTH DEPARTMENT.

NOTES:

1. NO PORTION OF THIS PROPERTY, AS SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
2. THERE ARE NO KNOWN U.S.G.S. OR STATE HORIZONTAL CONTROL MONUMENTS WITHIN 2,000 FEET OF THE SURVEY AREA, TO THE BEST OF MY KNOWLEDGE. NORTH ORIENTATION AND CONTROL TIES HAVE BEEN ESTABLISHED BY TIES TO EXISTING LOCAL MONUMENTS WITHIN THE IMMEDIATE SURVEY AREA
3. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY PROPERTY IMPROVEMENTS AND LOCATE RECORD CORNERS AND BOUNDARY LINES AND TO CREATE A SUBDIVISION OF LAND MAJOR SUBDIVISION WITHIN THE JURISDICTION OF POLK COUNTY, NC. FLAGGED BOUNDARY LINES ARE APPROXIMATE ONLY AND DO NOT REPRESENT EXACT BOUNDARY LINES FOR THE PURPOSES OF BUILDING FENCING AND ETC. ONLY THE ALIGNMENT OF MONUMENT CORNERS SHOULD BE USED.
4. THE EXACT LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
5. AREAS DETERMINED BY COORDINATES COMPUTATIONS.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. ALL BEARINGS, DISTANCES AND MARKERS OUTSIDE THE BOUNDARY OF THE PROPERTY SURVEYED ARE REFERENCE TIES ONLY, AND DO NOT REPRESENT LOT CORNERS AND SHOULD NEVER BE USED TO PREPARE DEEDS, EASEMENTS OR ANY OTHER DOCUMENTATION FOR THE PURPOSE OF PROPERTY TRANSFERS AND/OR CONVEYANCES.
8. THIS PROPERTY IS SUBJECT TO ANY R/W EASEMENTS, RESTRICTIVE COVENANTS OR OTHER FACTS OF RECORD WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

LINE	BEARING	DISTANCE
L1	S 36°45'04" E	75.07'
L2	S 42°01'15" W	13.37'
L3	N 04°22'36" W	54.25'
L4	S 70°57'08" E	36.44'
L5	N 70°57'08" E	26.51'
L6	S 04°22'36" E	54.25'
L7	N 42°01'15" E	10.04'
L8	S 55°06'58" E	39.14'
L9	S 80°22'44" W	35.68'
L10	S 29°03'39" W	48.36'
L11	N 29°03'39" E	52.97'
L12	S 61°39'33" E	87.09'
L13	S 01°39'33" E	94.77'
L14	N 63°15'22" W	49.83'
L15	N 33°13'24" E	102.46'
L16	N 82°47'30" E	94.40'
L17	S 06°56'38" E	75.00'
L18	S 17°46'20" W	109.20'
L19	N 00°16'50" E	62.99'
L20	N 01°29'14" W	50.55'
L21	N 01°29'14" W	19.47'
L22	N 80°22'44" E	35.68'
L23	N 15°45'59" W	37.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	31.20'	29.21'	S 06°15'23" W	71°29'43"
C2	245.00'	125.94'	124.56'	S 27°17'40" W	29°27'10"
C3	245.00'	60.10'	59.95'	S 05°32'25" W	14°03'20"
C4	110.00'	159.95'	146.23'	S 40°10'12" W	83°18'53"
C5	25.00'	40.93'	36.51'	N 51°16'29" W	93°47'45"
C6	110.00'	166.23'	150.86'	N 47°40'06" W	86°34'59"
C7	25.00'	18.32'	17.91'	N 88°03'10" W	41°59'25"
C8	50.00'	88.05'	77.10'	S 62°29'39" W	100°53'46"
C9	50.00'	54.32'	51.69'	S 19°04'33" E	62°14'59"
C10	50.00'	98.34'	83.24'	N 73°27'30" E	112°41'16"
C11	25.00'	23.49'	22.64'	N 44°02'00" E	53°50'16"
C12	60.00'	110.87'	95.76'	S 57°18'46" E	105°52'19"
C13	75.00'	122.78'	109.52'	S 51°16'29" W	93°47'45"
C14	160.00'	39.73'	39.63'	N 74°42'51" E	14°13'35"
C15	160.00'	192.93'	181.45'	N 33°03'24" E	69°05'18"
C16	195.00'	148.08'	144.54'	N 20°16'00" E	43°30'29"
C17	25.00'	36.16'	33.09'	N 83°27'09" E	82°51'47"
C18	75.00'	62.94'	61.11'	S 31°04'30" E	48°04'55"
C19	75.00'	114.42'	103.64'	S 36°40'20" W	87°24'47"
C20	115.00'	103.00'	99.59'	S 54°43'11" W	51°19'05"
C21	50.00'	49.79'	47.76'	S 00°32'58" E	57°03'29"
C22	50.00'	55.57'	52.75'	S 59°49'10" E	63°40'46"
C23	50.00'	52.36'	50.00'	N 58°20'27" E	60°00'00"
C24	50.00'	60.92'	57.22'	N 06°33'49" W	69°48'32"
C25	25.00'	30.77'	28.87'	N 06°12'13" W	70°31'44"
C26	65.00'	58.22'	56.29'	N 54°43'11" E	51°19'05"
C27	125.00'	118.95'	114.52'	N 53°07'00" E	54°31'28"
C28	125.00'	71.75'	70.77'	N 09°24'36" E	32°53'19"
C29	110.00'	36.43'	36.26'	S 79°33'10" W	18°58'29"

100 50 0' 100 200
Scale: 1" = 100'

No.	DESCRIPTIONS	DATE
1		

REVISIONS

DESIGNED T.G.
DRAWN T.G.
CHECKED T.G.

PREPARED BY:
Felix A. Grigsby, PLS
140 Westview Drive
Hendersonville, North Carolina 28739
(828)696-7878 and 1(800)696-7818 (Fax: (828)696-0824

OWNER and DEVELOPER:
Pleasantview Properties, Inc.
2131 Hollywood Boulevard
Suite 201
Hollywood, FL 33020

LITTLE WARRIOR MOUNTAIN ESTATES

MAJOR SUBDIVISION
FINAL PLAT
Warrior Mtn. Road, Saluda, NC
Saluda Township
Polk County, North Carolina

CLIENT: Scott Gross/Steve Gibbs
FILE CODE: Pol886FinalPlat.dwg
TAX PIN No. Map-23, P-70
DATE SURVEYED: May 28-01 thru Dec. 1-2001
DATE DRAWN: Nov. 26-01 thru Dec. 18-2001

SCALE
HORIZONTAL: 1" = 100'

SHEET NO. 1 OF: 1