

R.M.J. ENTERPRISES, LP
D.B. 309, PP. 646
T.M. P/O P54-210

LINE LEGEND

—	PROPERTY LINE SURVEYED
- - -	PROPERTY LINE NOT SURVEYED
○	PROPERTY CORNER (TYPE NOTED)
□	CONCRETE CONTROL MONUMENT
—	ROAD
⌂	PRE-APPROVED HOMESITE

LEGEND

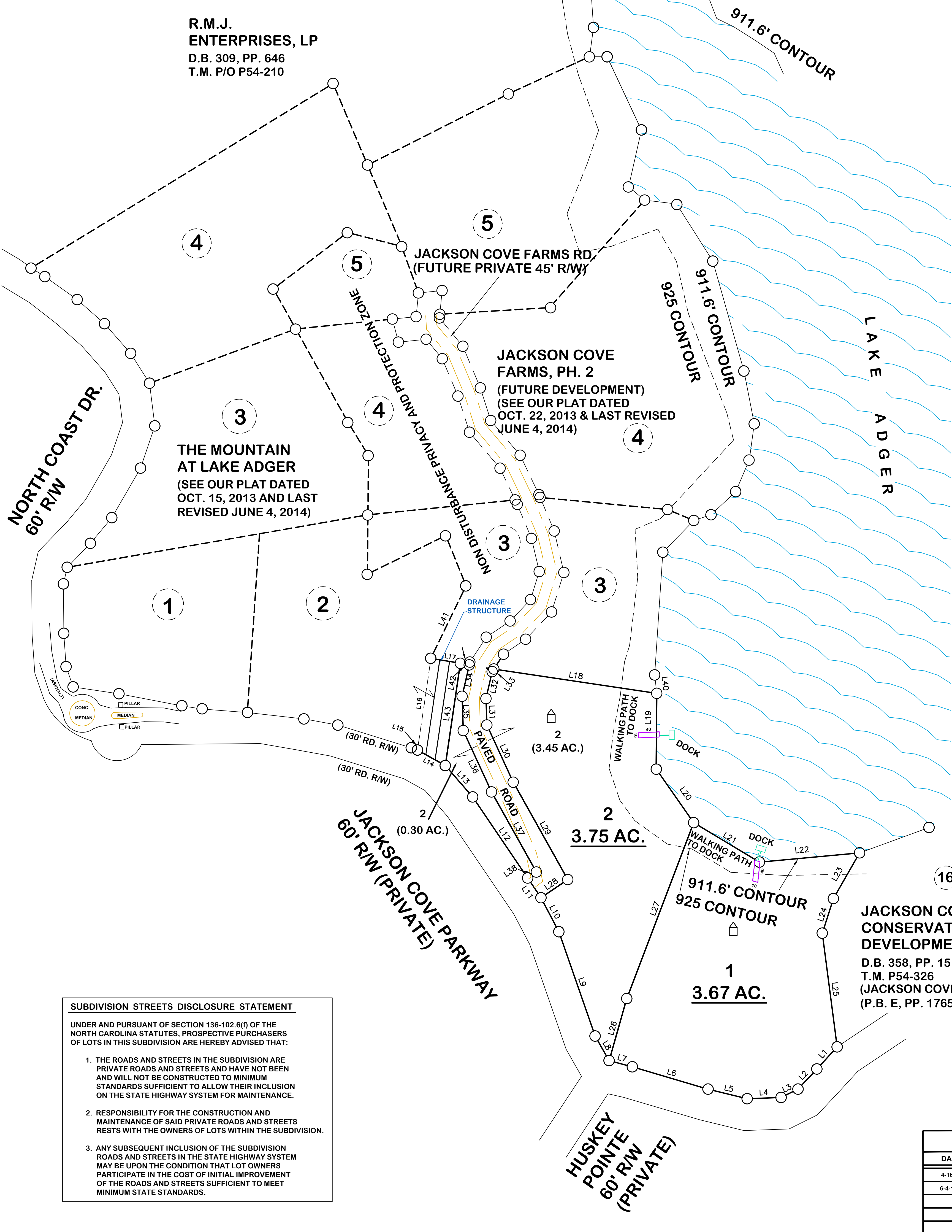
AC.	- ACRES
C.C.M.	- CONCRETE CONTROL MONUMENT
D.B.	- DEED BOOK
P.B.	- PLAT BOOK
R.	- RADIUS
RD.	- ROAD
R/W	- RIGHT-OF-WAY
T.M.	- TAX MAP

NOTES

- NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
- PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
- NO PORTION OF PROPERTY IN FLOOD PLAIN, UNLESS NOTED.
- BEARINGS AND DISTANCES ALONG CURVES, CUL-DE-SACS, 911.6' CONTOUR, BRANCHES, CREEKS, STREAMS OR RIVERS ARE CHORDS.
- A 10' EASEMENT IS RESERVED ON ALL REAR AND SIDE LOT LINES FOR DRAINAGE AND UTILITIES.
- BUILDING LINES (FROM PROPERTY LINES)
FRONT - 25.00'
REAR & SIDE - 25.00'
- LOTS TO BE SERVICED BY WELL AND SEPTIC TANK.
- NO LOT IS ABOVE 3000' ABOVE SEA LEVEL.
- CURRENT USE OF LAND IS FOR TIMBER.
- THE POLK COUNTY HEALTH DEPARTMENT HAS EXPRESSED NO OPINION AS TO THE SUITABILITY OF A PRIVATE SEPTIC TANK SYSTEM(S) OR WELL(S) ON THIS PROPERTY. EACH LOT IS SUBJECT TO INSPECTION AND APPROVAL FOR A SEPTIC TANK SYSTEM(S) OR WELL(S).
- OLD 1/2" REBAR ALONG ROAD R/W AND CONTOUR; 3/8" REBAR SET ON ALL OTHER CORNERS, UNLESS NOTED OTHERWISE.
- REFERENCE PLAT BOOK 'E', PAGE 702.
- TAX MAP SHEET 54, PORTION OF PARCEL 210.

THE 911.6' CONTOUR IS THE BOUNDARY (PROPERTY) LINE AT POINTS ALONG LAKE ADGER; THESE POINTS ARE SET ON OR NEAR THE 911.6' CONTOUR DUE TO THE TOPOGRAPHY OF THE AREA.

- SEE PLAT FOR CHAMPION REALTY CORP. AND LAKE ADGER DEVELOPERS, INC. BY BUTLER ASSOC. DATED OCT. 24, 1997.
- SEE PLAT FOR R.M.J. ENTERPRISES, LP BY THIS OFFICE DATED DEC. 11, 2003 AND REVISED JAN. 24, 2005.
- SEE PLAT FOR R.M.J. ENTERPRISES, LP BY THIS OFFICE DATED JAN. 20, 2004.
- SEE PLAT FOR R.M.J. ENTERPRISES, LP BY THIS OFFICE DATED MAY 17, 2006.
- SEE PLAT FOR R.M.J. ENTERPRISES, LP BY THIS OFFICE DATED FEB. 22, 2013.
- SEE PLAT FOR JACKSON COVE CONSERVATION & DEVELOPMENT, LLC DATED OCT. 10, 2006.
- LAND ON TRACTS 2, 3, 4 AND 5 WHICH LIES WEST OF JACKSON COVE FARMS ROAD IS DESIGNATED AS A "NON DISTURBANCE PRIVACY AND PROTECTION ZONE", BENEFITING LOT 2, 3, 4 AND 5



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42°32'56" W	56.82
L2	S 43°09'32" W	52.06
L3	S 63°38'15" W	35.77
L4	S 87°56'23" W	64.15
L5	N 76°17'45" W	76.26
L6	N 73°34'04" W	149.11
L7	N 74°56'21" W	45.82
L8	N 29°40'24" W	53.44
L9	N 19°11'10" W	208.72
L10	N 27°39'47" W	72.64
L11	N 34°09'45" W	45.00
L12	N 34°09'45" W	185.13
L13	N 41°04'02" W	78.90
L14	N 60°52'24" W	60.18
L15	N 70°04'28" W	12.46
L16	N 08°20'44" E	175.88
L17	S 79°48'27" E	56.34
L18	N 81°31'40" W	311.69
L19	S 00°23'59" W	143.33
L20	S 34°57'37" E	123.41
L21	S 59°02'59" E	145.03
L22	N 84°43'35" E	190.26
L23	S 29°47'55" W	99.73
L24	S 17°51'10" W	68.57
L25	S 07°28'00" E	216.79
L26	S 15°54'05" W	121.96
L27	S 20°49'51" W	355.75
L28	N 55°50'15" E	61.14
L29	N 29°15'42" W	210.93
L30	N 24°45'29" W	119.18
L31	N 01°53'51" W	49.91
L32	N 12°50'52" E	52.38
L33	N 33°17'07" E	5.68
L34	S 12°50'52" W	60.93
L35	S 01°53'51" E	64.83
L36	S 24°45'41" E	127.42
L37	S 29°14'44" E	174.00
L38	S 55°50'15" W	20.00
L39	S 12°50'52" W	5.38
L40	S 06°35'20" E	35.10
L41	N 25°51'47" E	151.98
L42	S 79°48'27" E	17.23
L43	N 08°21'35" E	195.42

SUBDIVISION STREETS DISCLOSURE STATEMENT

UNDER AND PURSUANT OF SECTION 136-102.6(f) OF THE NORTH CAROLINA STATUTES, PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT:

- 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.
- RESPONSIBILITY FOR THE CONSTRUCTION AND MAINTENANCE OF SAID PRIVATE ROADS AND STREETS RESTS WITH THE OWNERS OF LOTS WITHIN THE SUBDIVISION.
- ANY SUBSEQUENT INCLUSION OF THE SUBDIVISION ROADS AND STREETS IN THE STATE HIGHWAY SYSTEM MAY 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.

REVISIONS

DATE	DESCRIPTION
4-16-14	ADDED APPROVED HOMESITES
6-4-14	ADDED WALK PATHS/DOCKS/LINE CHANGE LOT 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I) (WE) CERTIFY THAT (I AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (I) (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH (MY) (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, WALKS, PARKS AND OTHER SITES TO PRIVATE OR PUBLIC USE AS NOTED. FURTHER (I) (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF POLK COUNTY, N.C.

DATE	OWNER
DATE	OWNER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

I, _____, CHAIRMAN OF THE POLK COUNTY PLANNING BOARD CERTIFY THAT THE SAID BOARD FULLY APPROVED THE FINAL PLAT OF THE SUBDIVISION ENTITLED _____ ON THE _____ DAY OF _____, 200 _____.

DATE	PLANNING BOARD CHAIRMAN
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COUNTY OF POLK
STATE OF NORTH CAROLINA

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

DATE	REVIEW OFFICER
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NORTH CAROLINA, POLK COUNTY

THE FOREGOING CERTIFICATE OF _____ (NOTARY PUBLIC) (NOTARIES PUBLIC) (IS) (ARE) CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS FILED FOR REGISTRATION ON THE _____ DAY OF _____, 200 _____; AT _____ O'CLOCK _____ M., AND RECORDED IN THIS OFFICE IN SLIDE _____.

CERTIFICATE OF ACCURACY

I, TIMOTHY E. HUSKEY, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 309, PP. 646 ; BOOK _____ PP. _____); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:7500; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN BOOK _____ PP. _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION REGULATION ORDINANCE OF POLK COUNTY, G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF _____ OCTOBER _____, A.D. 2013 .



JOB: 031849 FIELD BOOK: 03-18-49 FIELD CHIEF: T.E.H. DRAWN BY: S.H.D.

NAME OF SUBDIVISION
JACKSON COVE FARMS PHASE 1

FINAL PLAT
LOCATED NEAR MILL SPRING COOPER GAP AND WHITE OAK TWPS.
POLK COUNTY NORTH CAROLINA

OWNER/DEVELOPER
JACKSON COVE CONSERVATION & DEVELOPMENT, LLC
P. O. BOX 4125
SPARTANBURG, SC 29305
PHONE (864)583-8150

SURVEYOR
HUSKEY & HUSKEY, INC.
2939 CHESAPEE HWY.
SPARTANBURG, SC 29307
PH. (864)578-5671, FAX (864)578-1771
E-MAIL huskeyplainsinc@bellsouth.net

NUMBER OF ACRES	7.42	MILES OF NEW ROAD	0
AVERAGE LOT SIZE	3.71	L. F. OF NEW ROAD	0
NUMBER OF LOTS	2	DATE	OCTOBER 22, 2013