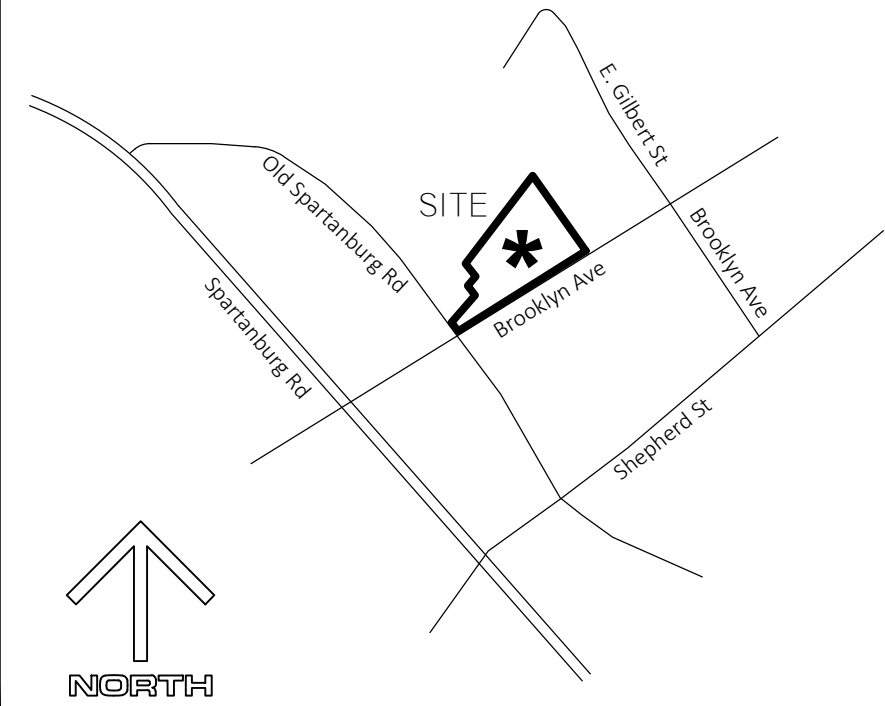


This plat represents the area being annexed to the City of Hendersonville, NC pursuant to NCGS 160A-31, by ordinance duly adopted (Annexation Ordinance _____).

This the _____ day of _____, 2025.

Jill Murray, City Clerk



Vicinity Map

Surveyor's Certification

I certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description and/or deed references below); that the boundaries not surveyed are indicated as drawn from the information noted on this plat of survey; that this survey is classified as an Urban Land Survey (Class A) having a calculated ratio of precision better than 1:10,000 before adjustments, and/or neither axis of the 95 percent confidence level error ellipse for any control point or property corner exceeds 0.10 feet; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1603).

The provisions of G.S. 47-30 do not apply to the boundary plat of areas annexed by municipalities nor to plats of municipal boundaries, whether or not required by law to be recorded in the State of North Carolina.

Witness my signature, seal and date.

C. Neil Shepherd, PLS #L-4746

- Surveyor's Notes:**
- The property which is the subject of this survey is described in Deed Book 3270, Page 287, Deed Book 3270, Page 291, Deed Book 3270, Page 295, and shown in Plat Book 2000, Slide 3343, Buncombe County Registry; being Tax Parcels 9578437077, 9578530013, 9578439238. The property owners shown in the deeds at the time of survey was: Eugene S. Holbert, Edgar M. Holbert, John T. Holbert, and Wanda H. Ponder.
 - This plat reflects information discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. A complete title abstract was not performed by Survey Pros. Underground utilities were not marked at time of survey. Underground utilities may exist which are not shown. The exact location of underground utilities cannot be accurately, completely, and reliably depicted without excavation. This property may be subject to easements and/or rights-of-way of record not shown. Other easements, rights-of-way, building ordinances, zoning, and other legal encumbrances may also exist. Adjoining property owner information was obtained from the local GIS. Title information is based on Commitment for Title Insurance from ChicagoTitle Insurance Company.
 - GPS Certification: The grid tie shown on this map was taken from an actual GPS survey made under my supervision. The GPS portion of this survey meets the classification requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1607) for an Urban Land Survey (Class A) such that neither axis of the 95 percent confidence level error ellipse for the project control point(s) exceeds 0.10 feet. The static GPS survey was performed on 9-14-2022 with Trimble R8s receivers. National Geodetic Survey (NGS) CORS station "NCHE" was used as the fixed control station having published NC Grid coordinates NAD83(2011) and orthometric height (elevation) NAVD 88 as shown hereon. Vectors were adjusted utilizing Trimble Geomatics Office Business Solutions software. The geoid model used was GEOID12A. The horizontal positional accuracy relative to the remote control station was 0.06 feet prior to adjustment. The vertical positional accuracy relative to the remote control station was 0.3 feet prior to adjustment. The combined grid factor at the project control point is 0.9997763600. All bearings shown are relative to NC Grid, NAD 83(2011). All elevations shown are relative to NAVD 88. All distances shown are horizontal distances in U.S. Survey Feet unless otherwise noted. All areas shown were computed by coordinate computation.

PRELIMINARY
PLAT NOT FOR RECORDATION
CONVEYANCES, OR SALES

LEGEND

Property Line (surveyed)
Tie Line (surveyed)
Adjoiner Line (not surveyed)
Easement
Overhead Electric
Right-of-Way
Computed Point

Purpose Statement

The purpose of this plat is to annex PIN 9578-43-7077, PIN 9578-53-0013, PIN 9578-43-9238, being 6.94 contiguous acres, into the City of Hendersonville as shown on this survey.

Scale: 1 inch
0 40'

Property Owners (for the index): Eugene S. Holbert, Edgar M. Holbert, John T. Holbert, and Wanda H. Ponder.

Annexation Plat for the
City of Hendersonville

Property Location:
Brooklyn Avenue, Hendersonville, NC
Hendersonville Township, Henderson County, North Carolina

SurveyPros
(336) 667-5533

Survey Pros, PLLC
924 Main Street, Suite 300
North Wilkesboro, NC 28659

Firm Number: P-2218
File Number: 22-163
Date: 06-27-2025