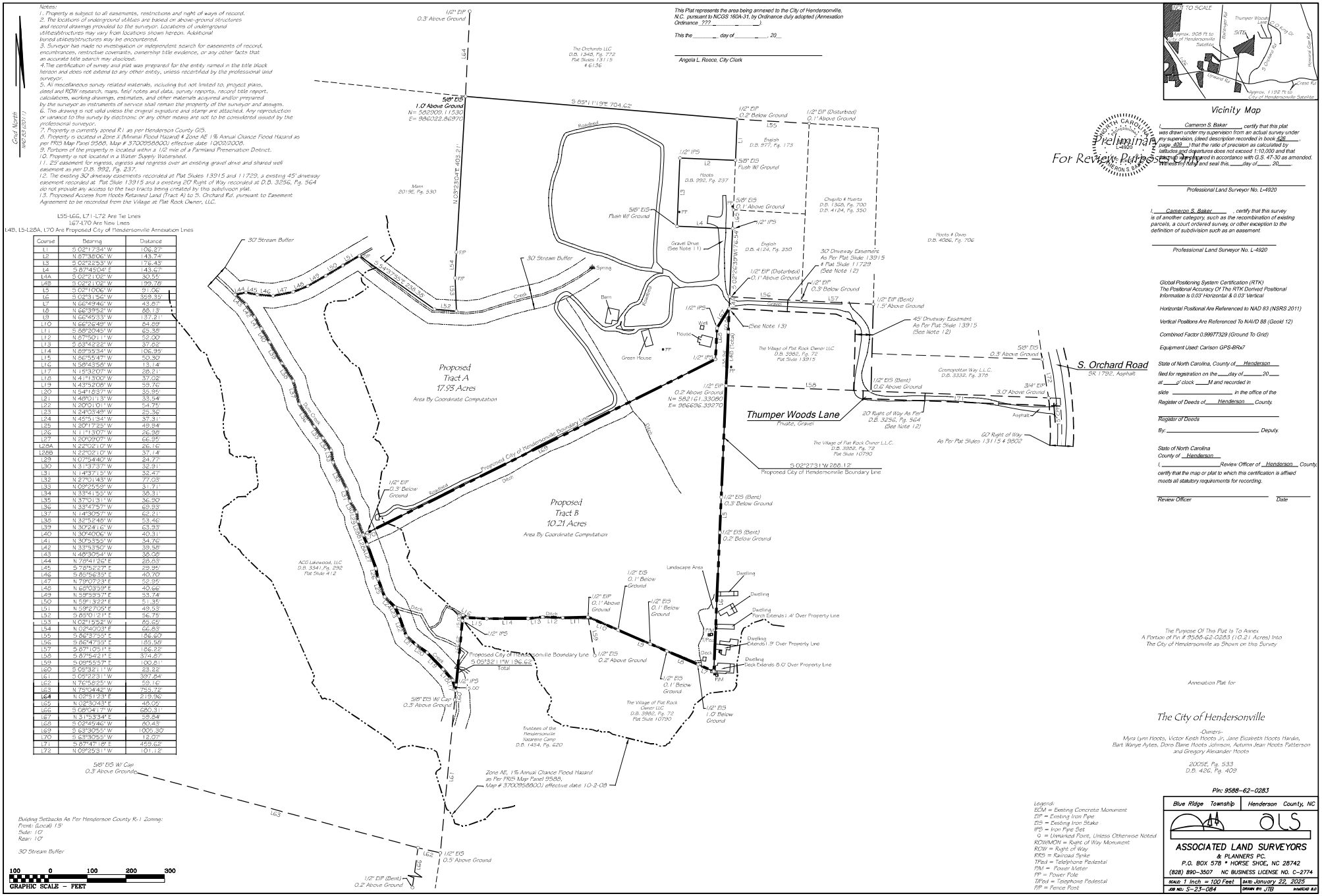
Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, plats and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. The drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R-1 as per Henderson County GIS.
8. Property is located in Zone X (Minimal Flood Hazard) & Zone AE (1% Annual Chance Flood Hazard as per FRIS Map Panel 9588, Map # 3700958800J effective date 10/02/2008.
9. Portions of the property is located within a 1/2 mile of a Farmland Preservation District.
10. Property is not located in a Water Supply Watershed.
11. 25' easement for ingress, egress and regress over an existing gravel drive and shared well easement as per D.B. 992, Pg. 237.
12. The existing 30' driveway easements recorded at Plat Slides 13915 and 11729, a existing 45' driveway easement recorded at Plat Slide 13915 and a existing 20' Right of Way recorded at D.B. 3256, Pg. 564 do not provide any access to the two tracts being created by this subdivision plat.
13. Proposed Access from Hoots Retained Land (Tract A) to S. Orchard Rd. pursuant to Easement Agreement to be recorded from the Village at Flat Rock Owner, LLC.

Grid North
NAD 83 (2011)

L55-L66, L71-L72 Are Tie Lines
L67-L70 Are New Lines
L4B, L5-L28A, L70 Are Proposed City of Hendersonville Annexation Lines

Course	Bearing	Distance
L1	S 02°17'34" W	106.27'
L2	N 87°38'06" W	143.74'
L3	S 02°22'53" W	176.43'
L4	S 87°45'04" E	143.67'
L4A	S 02°21'02" W	30.55'
L4B	S 02°21'02" W	199.78'
L5	S 02°10'06" W	91.06'
L6	S 02°31'56" W	359.35'
L7	N 66°49'46" W	43.87'
L8	N 66°39'52" W	88.13'
L9	N 66°45'33" W	137.21'
L10	N 66°26'49" W	84.89'
L11	S 88°20'45" W	65.38'
L12	N 67°50'11" W	52.00'
L13	S 83°42'22" W	37.82'
L14	N 89°55'34" W	106.95'
L15	N 86°55'47" W	50.30'
L16	N 58°43'56" W	13.14'
L17	N 15°32'07" W	28.21'
L18	N 41°11'00" W	37.02'
L19	N 43°52'09" W	59.76'
L20	N 54°18'37" W	35.95'
L21	N 48°01'13" W	33.54'
L22	N 20°01'01" W	54.75'
L23	N 24°03'49" W	85.36'
L24	N 45°51'34" W	37.31'
L25	N 20°17'25" W	49.94'
L26	N 11°11'30" W	26.98'
L27	N 20°09'07" W	66.95'
L28A	N 22°02'10" W	26.16'
L28B	N 22°02'10" W	37.14'
L29	N 07°54'40" W	24.77'
L30	N 31°37'37" W	32.91'
L31	N 14°37'15" W	32.47'
L32	N 27°01'43" W	77.03'
L33	N 09°25'59" W	31.71'
L34	N 33°41'55" W	38.31'
L35	N 37°01'31" W	36.90'
L36	N 33°47'57" W	69.93'
L37	N 14°30'57" W	62.21'
L38	N 32°52'48" W	53.46'
L39	N 30°24'16" W	63.93'
L40	N 30°40'06" W	40.31'
L41	N 30°53'55" W	34.76'
L42	N 33°53'50" W	39.58'
L43	N 48°30'54" W	38.08'
L44	N 79°41'20" E	26.03'
L45	S 78°52'27" E	29.95'
L46	S 85°52'35" E	40.70'
L47	N 79°07'28" E	52.95'
L48	N 60°03'59" E	40.66'
L49	N 59°59'57" E	53.74'
L50	N 59°13'21" E	51.35'
L51	N 59°27'05" E	49.53'
L52	S 85°01'21" E	56.75'
L53	N 02°15'52" W	85.65'
L54	N 02°40'03" E	66.83'
L55	S 86°37'50" E	186.69'
L56	S 86°47'55" E	185.58'
L57	S 87°10'51" E	186.22'
L58	S 87°54'21" E	374.87'
L59	S 09°55'57" E	100.61'
L60	S 05°32'11" W	23.22'
L61	S 05°22'31" W	397.84'
L62	N 76°58'25" W	59.16'
L63	N 75°04'42" W	765.72'
L64	N 02°51'23" E	219.96'
L65	N 02°30'43" E	48.05'
L66	S 08°04'17" W	620.31'
L67	N 31°53'34" E	59.54'
L68	S 02°45'46" W	80.43'
L69	S 63°30'55" W	1005.30'
L70	S 63°39'55" W	12.07'
L71	S 87°47'18" E	459.62'
L72	N 09°25'31" W	101.12'



This Plat represents the area being annexed to the City of Hendersonville, N.C. pursuant to NCGS 160A-31, by Ordinance duly adopted (Annexation Ordinance ___?___).

This the _____ day of _____, 20__

Angela L. Reece, City Clerk

Vicinity Map

Preliminary
For Review Purposes

I, Cameron S. Baker certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book 426, page 409) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map has been prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ____day of ____, 20____.

Professional Land Surveyor No. L-4920

I, Cameron S. Baker, certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision such as an easement.

Professional Land Surveyor No. L-4920

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977329 (Ground To Grid)

Equipment Used: Carlson GPS-BRx7

State of North Carolina, County of Henderson
filed for registration on the ____day of _____20____
at ____o' clock ____M and recorded in
slide _____ in the office of the
Register of Deeds of Henderson County.

Register of Deeds

By: _____ Deputy.

State of North Carolina
County of Henderson
I, _____ Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

The Purpose Of This Plat Is To Annex A Portion of Pin # 9588-62-0283 (10.21 Acres) Into The City of Hendersonville as Shown on this Survey

Annexation Plat for

The City of Hendersonville

-Owners-
Myra Lynn Hoots, Victor Keith Hoots Jr., Jane Elizabeth Hoots Hardin, Bart Wayne Aytes, Dora Elaine Hoots Johnson, Autumn Jean Hoots Patterson and Gregory Alexander Hoots

2005E, Pg. 533
D.B. 426, Pg. 409

PIN: 9588-62-0283

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
0 = Unmarked Point, Unless Otherwise Noted
ROWMON = Right of Way Monument
ROW = Right of Way
RRS = Railroad Spike
TPed = Telephone Pedestal
PM = Power Meter
PP = Power Pole
TPed = Telephone Pedestal
FP = Fence Post

Blue Ridge Township	Henderson County, NC

ASSOCIATED LAND SURVEYORS & PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 100 Feet	DATE: January 22, 2025
JOB NO.: S-23-084	DRAWN BY: JTB