

GRID NORTH )  
N.A.D. 83/2011

ANNEXATION PLAT  
TAX PIN: 9577-99-0735  
FOR  
THE CITY OF HENDERSONVILLE

SHOWING TRACT FOR ANNEXATION  
BOOK OF RECORD 4165, PAGE 586, TRACT 1

HENDERSONVILLE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

SCALE: 1" = 30'  
JULY XXth, 2024

# PRELIMINARY

DEPARTMENT OF TRANSPORTATION  
B.O.R. 3382, PG. 444 P.D.E. 2

**ZONING INFORMATION:**

THE PROPERTY SHOWN IS WITHIN AN AREA ZONED "CC" BY HENDERSON COUNTY  
PER LAND DEVELOPMENT CODE.

SETBACKS:

FRONT— 30' (FROM RIGHT OF WAY BOULEVARD)  
SIDE— 10'  
REAR— 10'  
PERENNIAL STREAMS— 30'  
MAXIMUM BUILDING HEIGHT— 50'

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

This the XXth day of July, 2024.

Jill Murray, City Clerk

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

State of North Carolina, County of Henderson

This instrument was prepared for registration and recorded in the Office of Register of Deeds in the State and County designated; at Plat Slide \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

At \_\_\_\_\_ O'clock \_\_\_\_\_.

BY:

I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: CLASS A  
 (2) POSITIONAL ACCURACY: 0.02' HORIZONTAL AT 95%  
 (3) TYPES OF GPS FIELD PROCEDURE(S): VRS  
 (4) DATES OF SURVEY: DECEMBER, 2021  
 (5) DATUM/EPOCH: NAD 83/2011  
 (6) PUBLISHED/FIXED CONTROL USE:  
 (7) GEOID MODEL: GEOID 12B  
 (8) COMBINED GRID FACTOR(S): 0.999774898  
 (9) UNITS: US SURVEY FOOT  
 WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL  
 THIS XXth DAY OF JULY, A.D., 2024.

N.C. PROFESSIONAL LAND SURVEYOR L-3863  
LICENSE #

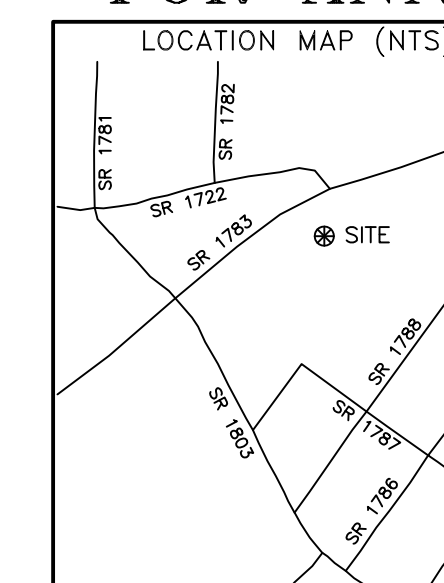
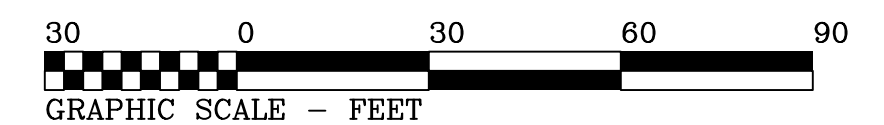
This survey is of another category or other exception to the definition of subdivision.  
N.C.G.S. 47-30, F-11-D.

NCPLS 3863

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book 58, page REFERENCES; that the boundaries surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; 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 original signature, registration number and seal this XXth day of JULY, A.D., 2024.

David H. Hill, NCPLS L-3863

1.20 ACRES (TOTAL)  
FOR ANNEXATION



DEED REFERENCES:  
B.O.R. 4165, PG. 586  
P.C. "B", SLIDE 304  
P.C. "B", SLIDE 304A  
SLIDE 14915

**TAX REFERENCES:**  
9577-99-0735  
9577-99-274

PARTY CHIEF: CM
REVISIONS:

SURVEY BY  
HILL AND ASSOCIATES  
SURVEYORS, P.A.

LICENSE NUMBER: C-1991

DAVID H. HILL  
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD  
EAST FLAT ROCK, NORTH CAROLINA 28726  
(828) 693-1409

CHECKED BY: DHH

DRAWING: 20232680ANNEX

FILE: 20232680

EXISTING  
ALUMINUM CAP  
RIGHT OF WAY  
MONUMENT  
N- 579763.992'  
E- 978806.229'  
COMBINED FACTOR- 0.999775223  
N.A.D. 83/2011

POINT  
2400' +- NORTHWEST OF  
CITY OF HENDERSONVILLE LIMITS AT  
NORTHEAST CORNER OF PIN 9577691777  
D.B. 958, PAGE 611  
3300' NORTHWEST OF  
CITY OF HENDERSONVILLE LIMITS IN  
VILLAGE OF FLAT ROCK EASTERN LIMITS  
WESTERN CORNER D.B. 1383, PG. 132  
9577680217

THE SPINX COMPANY, LLC  
B.O.R. 4132, PG. 565  
SLIDE 15531  
9577-89-7580

### Annexation Boundary Description

Beginning at a Point standing North 52 degrees 22 minutes 19 seconds East 54.56 feet from an existing Aluminum Cap Right of Way Monument in the Southeastern margin to the Right of Way for Upward Road, S.R. 1783. Also standing North 49 degrees 08 minutes 37 seconds East 0.24 feet from an Existing #5 Rebar. Point stands approximately 2400 feet Northwest of Hendersonville City Limits. The corner of Deed Book 958, Page 611 and approximately 3300 feet Northwest of Hendersonville City Limits in Eastern Limits of the Village of Flat Rock. The Western corner of Deed Book 1383, Page 132.

thence N 52°22'19" E a distance of 1200.08' to an Existing Aluminum Cap Right of Way Monument; thence S 36°01'01" E a distance of 65.11' to an Existing Aluminum Cap Right of Way Monument; thence N 32°20'33" E a distance of 12.76' to a #5 Rebar set; thence N 35°01'42" E passing a #5 Rebar set online at 10.02 feet a total distance of 2176.9' to a #5 Rebar set; thence S 36°50'25" W passing a #5 Rebar set online at 42.66 feet a distance of 2174.45' to an Existing 1/2" Iron Pipe;

thence S 49°38'01" E passing an Existing 1/2" Iron Pipe online at 36.76 feet a total distance of 304.90' to the Point and Place of Beginning;

having an area of 1.20 Acres.

Being Book of Record 4165, Page 586, TRACT 1.

NOTES:

- 1- AREAS BY COORDINATE COMPUTATION.
- 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- 3- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 4- THIS PROPERTY IS WITHIN AN AREA ZONED CC BY HENDERSON COUNTY.
- 5- THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL, TAX PIN 9577-99-0735, (1.20 SATTELLITE ACRES) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.
- 6- THE CURRENT OWNERS OF RECORD ARE LYNDON B. HILL AND WIFE LYNN G. HILL.

**LEGEND**

- ⊕ MONUMENT FOUND AS NOTED
- ⊙ MONUMENT SET AS NOTED
- POINT NOT STAKED
- P-PED - PHONE PEDESTAL
- UP - UTILITY POLE
- PHP - PHONE POLE
- TRANS - TRANSFORMER
- TV-PED - CABLE TV PEDESTAL
- WM - WATER METER
- WV - WATER VALVE