

THE PURPOSE OF THIS PLAT IS FOR A PROPOSED ANNEXATION OF HENDERSON COUNTY, NC PINS: 5874358302 & 5874358304 INTO THE HENDERSONVILLE CITY LIMITS. TOTAL AREA OF PROPOSED ANNEXATION IS 2.8 ACRES. THE PROPOSED ANNEXATION IS LOCATED IN THE NORTHWEST CORNER OF THE GARRISON INDUSTRIAL PARK AND WILL BE SUBJECT TO THAT DECLARATION OF CONVEYANCE RELATIONSHIP TO THE GARRISON INDUSTRIAL PARK. THE PROPOSED ANNEXATION IS SHOWN ON A MAP HEREON, AND THE RELATIONSHIP TO THE GARRISON INDUSTRIAL PARK IS SHOWN ON A MAP HEREON. ARE BASED ON HENDERSON COUNTY GIS RIGHTS-OF-WAY LINES AND SHOULD BE CONSIDERED.

THE SUBJECT PROPERTY MAY BE SUBJECT TO EIGHTH-CENTURY EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN OR MENTIONED DURING THE RECORDING OF THIS PLAT.

AREAS TO BE ANNEXED, AS NOTED HEREON, ARE SUBJECT TO COUNTY ZONING PER THAT INTERLOCAL AGREEMENT, DATED NOVEMBER 18, 2005, AS AMENDED BY THAT FIRST AMENDED AND RESTATED INTERLOCAL AGREEMENT, DATED NOVEMBER 18, 2005, AND AS AMENDED BY THAT SECOND AMENDED INTERLOCAL AGREEMENT, DATED NOVEMBER 18, 2005. THE ZONING OF THE SUBJECT PROPERTY IS SHOWN WITHIN THE INDUSTRIAL (I) DISTRICT. SETBACKS FOR THE INDUSTRIAL (I) DISTRICT ARE SHOWN WITHIN THE INDUSTRIAL (I) DISTRICT SETBACKS.

SETBACKS GRAPHICALLY DEPICTED HEREON, ARE THE SURVEYORS BEST INTERPRETATION OF THE ZONING ORDINANCE AND SHOULD BE VERIFIED WITH THE HENDERSON COUNTY PLANNING DEPARTMENT FOR COMPLIANCE. SEE THE HENDERSON COUNTY ZONING ORDINANCE FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.

5. FIELD WORK WAS PERFORMED FROM 4/7/2026 THROUGH 6/18/2026, BY GNSS AND TRADITIONAL SURV
METHODS. MONUMENTS FOUND ARE FLUSH WITH EXISTING GRADE UNLESS NOTED OTHERWISE.

7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES.

[illegible]

NEVER HAVE BUILT OR USED FOR ACCESS. SEE DEED BOOK 3721 PAGE 231 FOR LANGUAGE OF ABANDONMENT TO RIGHTS FOR THE PORTION OF "ABANDONED RIGHT OF WAY" EXTENDING THROUGH THE SUBJECT PROPERTY AS SHOWN HEREON.

11. SEE DETAIL 1 FOR LOCATION OF A PORTION OF DEED BOOK 3258 PAGE 352 (ALSO PORTION OF LOT 8 PER PLAT BOOK 1994 PAGE 1652) THAT LIES WITHIN THE BOUNDARIES OF TRACT 1 SHOWN HEREON. SAID PORTION OF DEED BOOK 3258 PAGE 352 APPEARS TO BE INCLUDED IN THE DESCRIPTION OF THE TRACT ONE EXCEPTION AS DESCRIBED PER DEED BOOK 3647 PAGE 640.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°48'33" E	14.73
L2	S 89°14'04" E	112.29
L3	S 89°10'00" E	112.29
L4	N 06°38'07" E	211.80
L5	N 06°38'07" E	64.88
L6	N 06°38'07" E	17.25
L7	N 06°38'07" E	17.25
L8	N 06°38'07" E	20.17
L9	N 06°38'07" E	20.17
L10	S 84°56'34" E	91.18
L11	S 32°35'44" E	44.26
L12	S 32°21'25" E	117.15
L13	S 32°21'25" E	79.67
L14	N 84°12'23" W	515.99
L15	N 85°15'59" W	474.99
L16	N 47°18'56" W	228.00
L17	N 85°01'11" W	400.36
L18	N 85°01'11" W	474.99
L19	N 85°01'11" W	34.87
L20	S 84°18'13" E	373.90
L21	S 84°18'13" E	474.99
L22	N 84°22'33" W	0.79
L23	N 24°05'53" W	0.79
L24	N 24°05'53" W	695.57
L25	N 06°38'07" E	224.38
L26	S 84°40'00" E	60.03
L27	S 84°10'02" E	10.63

(NOT TO SCALE)

HENDERSONVILLE CITY LIMITS (TYP)

±8381' TO PRIMARY HENDERSONVILLE CITY LIMITS

FLAT ROCK CORPORATE LIMITS (TYP)

±6793' TO FLAT ROCK CITY LIMITS

US HIGHWAY 158

US HIGHWAY 421

US HIGHWAY 17

UPWARD ROAD

CREST ROAD

SPRING LAKE ROAD

COMMERCIAL BOULEVARD

EAST RIVER ROAD

DAVE GROVE ROAD

SITE

NC GRID NORTH
NAD 83 (2011)

DETAIL 3
SCALE: 1"=10'

S R 1970 (PUBLIC)
FEE SIMPLE NCDOT
RIGHT-OF-WAY TRACT
PER DB 3731 PG 303
ASPHALT PAVEMENT

I, JOSHUA R. HODGES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. FROM RECORD DEEDS AS NOTED HEREON, USING TRADITIONAL FIELD PROCEDURES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN REFERENCED DOCUMENTS AS LISTED FOR ADJOINING PARCELS; THAT THE HORIZONTAL POSITIONAL ACCURACY IS 0.10' + 50PPM [(21 NCAC 56.1603)]; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA [(21 NCAC 56.1600)].

***NOTE** PER G.S. 47-30(F)(11)(J); THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

FURTHERMORE, I CERTIFY THE FOLLOWING INFORMATION WAS USED IN CONJUNCTION WITH THE GNSS PORTION OF THIS SURVEY:

1. CLASS OF SURVEY: HORIZONTAL ACCURACY (21 NCAS 56 1606)(C)(1), CLASS A
2. TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TOPCON TOOLS SOFTWARE)
3. HORIZONTAL POSITIONAL ACCURACY: 0.07' + 50ppm
4. DATE OF GNSS SURVEY: 5/12/2022
5. DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
6. PUBLISHED/FIXED-CONTROL USED: NCSS CORS STATION "NCHE"
7. GEOID MODEL: GEOID 19
8. LOCALIZATION POINT: N 578623.57' E: 984,015.08'
9. COMBINED GRID FACTOR: 0.99977549
10. UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS DAY _____

PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304

AG	ABOVE GROUND
BG	BELOW GROUND
CON	CONCRETE MONUMENT
INC	CONCRETE
DB	DEED BOOK
E	EASTING
HA*	HIGHWAYS AND ASSOCIATES
GEN	GENERATOR
NAV	NAVIGATIONAL SATELLITE SYSTEM
PEP	POLYESTER HIGH DENSITY POLYETHYLENE PIPE
KG*	KANSAS GEOSPATIAL
IR	IRON ROD
UK*	UNDERGROUND UTILITY MARKERS (AS NOTED)
N	NORTHING
GS	NORTH CAROLINA GEODETIC SURVEY
OPN	OPEN TOP PIPE
PL	PLAT BOOK
PC	PLAT CABINET
PG	PAGE
PA	PARCEL IDENTIFICATION NUMBER
RB	REBAR
CB	REBAR WITH CAP
WC	RIGHT-OF-WAY CONCRETE MONUMENT
WD	RIGHT-OF-WAY DISK
SL	SLIDE
SR	SECONDARY ROAD
OM	TELECOMMUNICATIONS
TR	TRANSFORMER
TY	TYPE

	PROPOSED ANNEXATION BOUNDARY (SURVEYED)
	DEED PLAT LINE (NOT SURVEYED)
	TIE LINE
	RIGHT-OF-WAY LINE
PUE	PERMANENT UTILITY EASEMENT LINE (AS NOTED)
SSE	SANITARY SEWER EASEMENT LINE (AS NOTED)
UTE	UTILITY MAINTENANCE EASEMENT LINE (AS NOTED)
	EDGE OF GRAVEL
	EDGE OF WATER
	EDGE OF SOIL ROAD
	RIP RAP
X	FENCE LINE (AS NOTED)
	HAND RAIL
	AWNING/ROOF OVERHANG
VS5	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND FIRE WATER PIPE
C - C - C	MARKED UNDERGROUND COMMUNICATION LINE
GAS - GAS - GAS	MARKED UNDERGROUND GAS LINE
E - E - E	MARKED UNDERGROUND POWER LINE
	MARKED UNDERGROUND WATER LINE
	LIMITS OF FLOOD ZONE (AS APPROXIMATE)
SHA	HENDERSON COUNTY ZONING SETBACK

- ☐ POINT NOT SET
- ☐ MONUMENT FOUND (AS NOTED)
- ☐ CONCRETE MONUMENT FOUND (AS NOTED)
- ☐ RIGHT-OF-WAY CONCRETE MONUMENT FOUND
- ☐ RIGHT-OF-WAY DISK FOUND
- ☐ RIGHT-OF-WAY MARKS WITH LANCES GEOSPATIAL CAP SET
- ☐ APPARENT UTILITY CLEANOUT
- ☐ APPARENT UTILITY PEDESTAL
- ☐ APPARENT UTILITY STUB OUT
- ☐ BOLLARD
- ☐ FIRE DEPARTMENT CONNECTION
- ☐ FIRE HYDRANT
- ☐ FIRE POST INDICATOR VALVE
- ☐ FLAGPOLE
- ☐ HANDICAP PARKING
- ☐ LANDSCAPE LIGHT
- ☐ LIGHT POLE WITH ONE ARM
- ☐ LIGHT POLE WITH TWO ARMS
- ☐ POST
- ☐ SANITARY SEWER CLEANOUT
- ☐ SANITARY SEWER MANHOLE
- ☐ SIGN
- ☐ STORM DRAIN MANHOLE
- ☐ UNDERGROUND UTILITY MARKER (AS NOTED)

PIN:9587-48-3861
PIN:9587-38-8841
7.23 ± ACRES

**SATELLITE LIMITS
(TYP)**

THE PURPOSE OF THIS PLAT IS FOR PROPOSED
ANNEXATION OF HENDERSON COUNTY, NC PINS:
9587-48-3861 AND 9587-38-8841 INTO THE
HENDERSONVILLE CITY LIMITS AS SHOWN HEREON.

REFERENCES

Owners:
William Lloyd Garrison Living Trust (PIN:9587388841)
William L. Garrison Sr. & Barbara H. Garrison
Charitable Remainder Trust (PIN:9587483861)
Blue Ridge Township, Henderson County, NC

Date of survey: 6/18/2026
 Drawn By: J.S. & J.H. Job # 26151-04
 Joshua R. Hodges, PLS jhodges@holmesgeo.com

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A horizontal graphic scale bar with four segments. The first segment is black and labeled '50'' above it. The second segment is white and labeled '0'' above it. The third segment is black and labeled '50'' above it. The fourth segment is white and labeled '100'' above it.

REFERENCES

Deed Book: 3258 Page: 544 (PIN:9587388841)
Deed Book: 3258 Page: 532 (PIN:9587388841)
Deed Book: 1289 Page: 412 (PIN:9587483861)
Plat Book: 1994 Page: 1652
Plat Book: 1995 Page: 1927
Plat Book: 1995 Page: 2042
Plat Book: 2020 Page: 12957
Plat Book: 2021 Page: 13013
Plat Book: 2021 Page: 13244
Plat Book: 2022 Page: 14067

DETAIL 2
SCALE: 1"=10'

C3

R19

5/8" RBC "OWENBY"
LYING S 49°30'01" E
0.89' FROM HG RBC
NOT HELD