

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" = 100'
JUNE XXth, 2024

PRELIMINARY

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'

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 JUNE, A.D., 2024.

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

I, DAVID H. HILL, a Professional Land Surveyor,
certify that this survey is of an existing parcel or parcels of land
and does not create a new street or change an existing street.

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES; that the boundaries that surveyed are clearly indicated as drawn from information found in Book SEE, 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 Xth day of JUNE, A.D., 2024.

David H. Hill, NCPLS L-3863

30 0 30 60 90
GRAPHIC SCALE - FEET

1.20 ACRES (TOTAL)
FOR ANNEXATION

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

DATE: JUNE XXth, 2024

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 217.69' to a #5 Rebar set; thence S 36°50'25" W passing a #5 Rebar set online at 42.66 feet a distance of 217.45' 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 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

