

Vicinity Map



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 4026, Page 408) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this survey was performed in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 20th day of July, 2023.

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 Positions Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced to NAVD 88 (Geoid 12)

Combined Factor 0.99977675 (Ground To Grid)

Equipment Used: Carlson GPS-BRX6

**Tract 1**  
12.21 Acres  
Acreage Excludes Possible Overlap Area By Coordinate Computation

**0.47 Acres**  
Possible Overlap Area As Per Plat Slide 14126  
Area By Coordinate Computation

**Tract 2**  
1.52 Acres  
Plat Slide 14126  
Area By Coordinate Computation

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    County.

Register of Deeds  
By:   , Deputy.

State of North Carolina  
County of Henderson  
I, Matt Champion 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   

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  

Jill Murray, City Clerk

- 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, deed 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. This 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-20 by the City of Hendersonville.
  8. Property is located in Zone X, minimal flood risk, 0.2% annual chance flood hazard, Zone AE 1% Annual Chance Floodplains and AE Floodways per FRIS Map Panel 9569, Map # 37009569001 effective date 10-2-08.
  9. Property is located in the City of Hendersonville ETJ.

The Purpose Of This Plat Is To Annex  
Pin # 9569-75-0342 (14.20 Satellite Acres) Into  
The City of Hendersonville as Shown in this Survey

Being All of the Property as Described in  
D.B. 4026, Pg. 408

Annexation Plat for  
**The City of Hendersonville**

Pin# 9569-75-0342

-Owners-

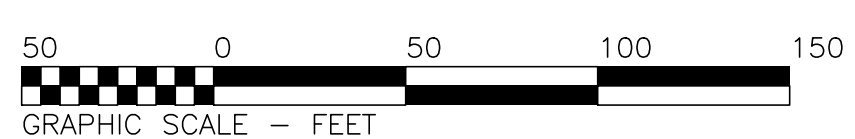
Townes At Martha Kate, LLC  
D.B. 4026, Pg. 408

L1-L8, L12-L13, L14-L21, C1-C2 Are Proposed  
City of Hendersonville Boundary Lines  
L9-L11 Lines As Per Plat Slide 10032  
L18-L20 Are Tie Lines

Course	Bearing	Distance
L1	S 21°59'23"E	26.02'
L2	S 28°05'48"E	69.57'
L3	S 46°01'56"E	13.80'
L4	S 57°10'21"E	210.36'
L5	S 46°42'31"E	113.30'
L6	S 38°33'02"E	135.50'
L7	S 38°10'56"E	267.63'
L8	S 20°04'32"E	100.50'
L9	N 13°10'06"W	18.25'
L10	N 28°49'16"W	126.13'
L11	N 60°17'30"W	232.38'
L12	S 17°13'56"E	67.56'
L13	S 18°39'06"E	157.80'
L13A	S 25°58'04"W	47.05'
L14	N 60°14'45"W	82.23'
L15	N 53°13'35"W	58.00'
L16	N 64°07'55"W	90.81'
L17	N 56°54'56"W	68.43'
L18	N 67°17'55"E	22.66'
L19	S 47°18'15"E	61.51'
L20	S 20°07'09"E	16.33'

Curve	Radius	Length	Chord	Chord Bear.
C1	291.69'	98.42'	97.95'	S 39°38'46"W
C2	125.00'	97.34'	94.90'	S 03°39'25"W

- Legend:
- ECM = Existing Concrete Monument
  - EIP = Existing Iron Pipe
  - EIS = Existing Iron Stake
  - IPS = Iron Pipe Set
  - o = Unmarked Point, Unless Otherwise Noted
  - ROW/MON = Right of Way Monument
  - ROW = Right of Way
  - PP = Power Pole
  - UP = Utility Pole
  - RRS = Railroad Spike
  - CMP = Corrugated Metal Pipe
  - F/H = Fire Hydrant
  - G/M = Gas Marker
  - G/T = Gas Tree
  - W/M = Water Meter
  - W/V = Water Valve
  - = Fence



Pin: 9569-75-0342

Hendersonville Township Henderson County, NC

**ASSOCIATED LAND SURVEYORS**  
& PLANNERS P.C.  
P.O. BOX 578 \* HORSE SHOE, NC 28742  
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774  
SCALE: 1 Inch = 50 Feet DATE: July 17, 2023  
JOB NO.: S-22-699 DRAWN BY: LDJ/JTB MIMICAD & G