

I, C.M. EDGERTON JR., N.C. P.L.S., CERTIFY THAT THIS PURSUANT TO SUBSECTION (I), THE PROVISIONS OF G.S. 47-30 SHALL NOT APPLY TO BOUNDARY PLATS OF AREAS TO BE ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

THE FOLLOWING INFORMATION WAS OBTAINED BY GNSS OBSERVATIONS AND USED TO OBTAIN N.C. GRID NORTH, NAD 83 (2007) ORIENTATION:

TYPE OF GPS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TOPCON TOOLS SOFTWARE)
 DATE OF GNSS FIELD SURVEY: 10/29/2022
 HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)
 VERTICAL DATUM: NAVD 83
 PUBLISHED/FIXED HORIZONTAL CONTROL: NCGS MONUMENT "HENDERSONVILLE AZ MK"
 LOCALIZATION POINT: N: 598,461.92', E: 974,166.96'
 GEOID MODEL: GEOID 19
 COMBINED GRID FACTOR: 0.99977557
 UNITS: U.S. SURVEY FEET

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DATE

N.C. PROFESSIONAL LAND SURVEYOR L-4815 LICENSE#

PRELIMINARY
NOT FOR SALES OR CONVEYANCES

THIS PLAT REPRESENTS THE AREA BEING ANNEXED TO THE CITY OF HENDERSONVILLE, NC PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____).

THIS THE _____ DAY OF _____, 2023.

JILL MURRAY, CITY CLERK

PURPOSE STATEMENT

THIS PURPOSE OF THIS PLAT IS TO ANNEX PIN 9579-48-6832 & PIN 9579-48-2415 (12.76 CONTIGUOUS ACRES) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.

Being all of those certain parcels of land lying and being in the City of Hendersonville ETJ, Henderson County, North Carolina, being the same properties as described in Deed Book 3752, Page 161 and in Deed Book 3817, Page 216 and being more particularly described as follows:

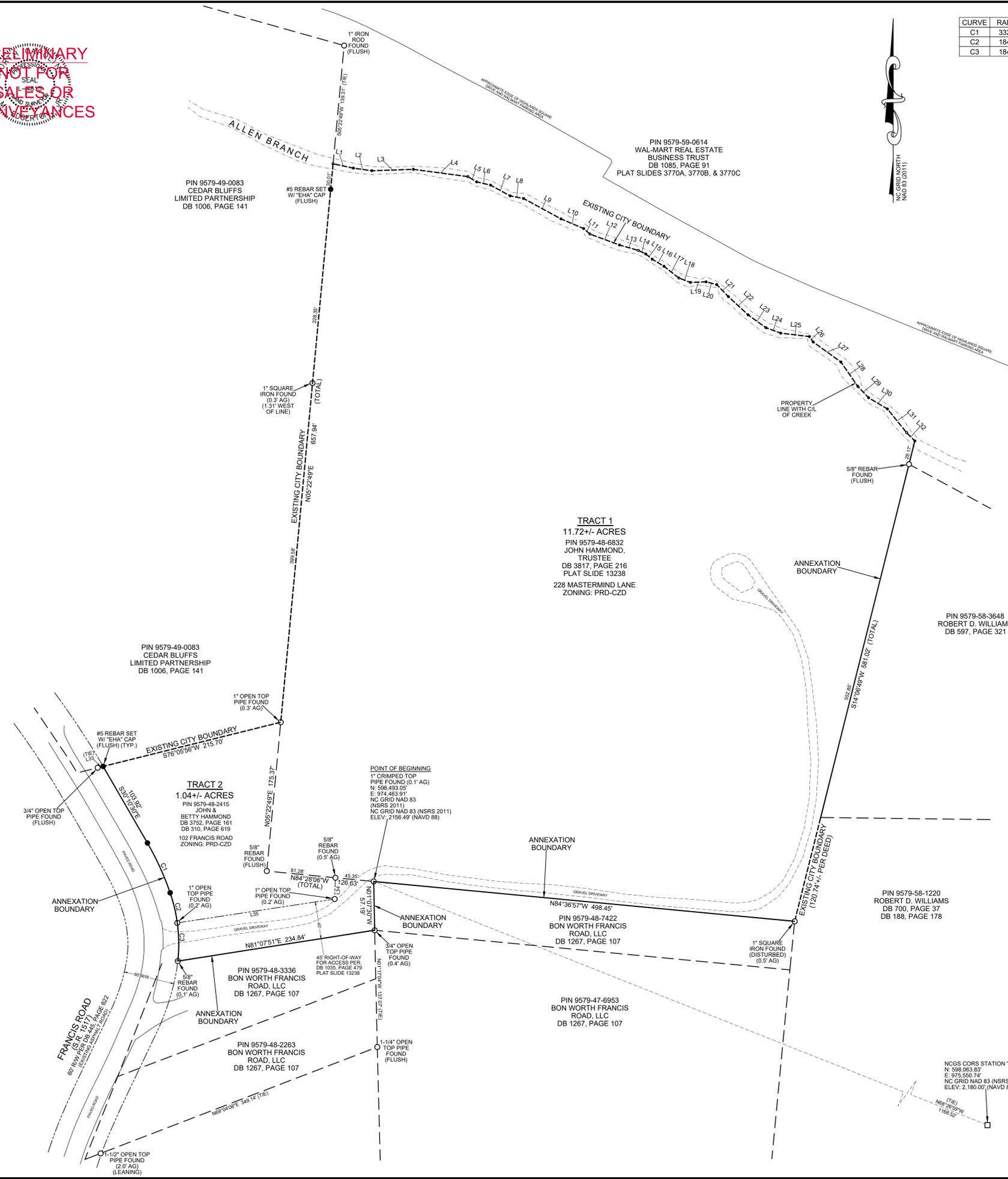
BEGINNING at a 1" crimped top pipe being a corner on the northern property line of Bon Worth Francis Road, LLC (hereinafter "BWR") as described in Deed Book 1267, Page 107; said pipe having "NAD 83 (2011)" coordinates of N: 598,463.05 feet and E: 974,463.91 feet and lying a grid bearing and distance of North 68°26'59" West 1168.52 feet from NCGS CORS Station "NCHC" (with coordinates of N: 598,063.83 feet and E: 975,550.74 feet); thence from said POINT OF BEGINNING with the BWR line South 01°07'30" East 57.19 feet to 3/4" open top pipe; thence South 81°07'51" West 234.84 feet to a 5/8" rebar lying in the eastern limit of the right-of-way of Francis Road (S.R. 1517); thence leaving the BWR line with the right-of-way of Francis Road the following 4 (four) calls:

- 1) On a curve to the left having a radius of 184.43 feet, an arc length of 44.97 feet, a chord bearing of North 00°48'44" West, and a chord distance of 44.96 feet to a 1" open top pipe;
- 2) On a curve to the left having a radius of 184.43 feet, an arc length of 36.32 feet, a chord bearing of North 13°26'23" West, and a chord distance of 36.28 feet to a 5/8" rebar with "EHA" cap;
- 3) On a curve to the left having a radius of 332.37 feet, an arc length of 64.35 feet, a chord bearing of North 24°37'42" West, and a chord distance of 64.25 feet to a 5/8" rebar with "EHA" cap;
- 4) North 30°10'30" West 103.92 feet to a 5/8" rebar with "EHA" cap;

Thence leaving Francis Road with the existing City limits also being the southernmost line of Cedar Bluffs Limited Partnership (hereinafter "CBLP") as described in Deed Book 1006, Page 141 on a bearing of North 76°05'56" East 215.70 feet to a 1" open top pipe; thence continuing with the existing City limits also being the eastern CBLP line North 05°22'49" East (passing a 1" square iron at 359.58 feet, and passing a 5/8" rebar with "EHA" cap at 627.93 feet) a total distance of 657.94 feet to an unmarked point in the center of the creek known as Allen Branch, said point also lying on the southern line of Wal-Mart Real Estate Business Trust (hereinafter "Walmart") as described in Deed Book 1085, Page 91; thence leaving the CBLP line with the existing City limits also being the center of Allen Branch and the southern Walmart line, the following 32 (thirty two) calls:

- 1) South 77°56'58" East 24.45 feet to an unmarked point;
- 2) South 82°02'13" East 21.98 feet to an unmarked point;
- 3) North 88°06'05" East 48.93 feet to an unmarked point;
- 4) South 82°28'37" East 64.97 feet to an unmarked point;
- 5) South 58°50'20" East 11.90 feet to an unmarked point;
- 6) South 78°43'27" East 16.95 feet to an unmarked point;
- 7) South 61°28'08" East 26.29 feet to an unmarked point;
- 8) South 79°03'33" East 16.10 feet to an unmarked point;
- 9) South 61°29'15" East 50.12 feet to an unmarked point;
- 10) South 66°59'05" East 29.12 feet to an unmarked point;
- 11) South 48°56'44" East 37.77 feet to an unmarked point;
- 12) South 69°45'29" East 37.15 feet to an unmarked point;
- 13) South 74°01'28" East 23.15 feet to an unmarked point;
- 14) South 84°37'49" East 8.50 feet to an unmarked point;
- 15) South 51°12'26" East 8.91 feet to an unmarked point;
- 16) South 59°06'54" East 16.14 feet to an unmarked point;
- 17) South 51°54'17" East 22.27 feet to an unmarked point;
- 18) South 69°09'16" East 14.47 feet to an unmarked point;
- 19) North 86°04'25" East 16.65 feet to an unmarked point;
- 20) South 73°11'11" East 12.91 feet to an unmarked point;
- 21) South 44°16'47" East 19.76 feet to an unmarked point;
- 22) South 47°21'26" East 31.56 feet to an unmarked point;
- 23) South 54°24'42" East 25.85 feet to an unmarked point;
- 24) South 69°58'01" East 18.46 feet to an unmarked point;
- 25) South 81°11'00" East 14.15 feet to an unmarked point;
- 26) South 34°28'04" East 7.59 feet to an unmarked point;
- 27) South 54°16'23" East 40.45 feet to an unmarked point;
- 28) South 34°54'26" East 34.80 feet to an unmarked point;
- 29) South 43°34'08" East 18.45 feet to an unmarked point;
- 30) South 59°25'04" East 25.78 feet to an unmarked point;
- 31) South 39°09'59" East 35.96 feet to an unmarked point;
- 32) South 44°44'37" East 13.66 feet to an unmarked point;

Thence leaving the center of Allen Branch with the property lines of Walmart and Robert D. Williams as described in Deed Book 597, Page 321, Deed Book 700, Page 37, and Deed Book 188, Page 176 on a bearing of South 14°06'49" West (passing a 5/8" rebar at 28.17 feet) a total distance of 581.02 feet (the last 120.74 more or less running with existing City limits) to a 1" square iron at the northeastern corner of the BWR property; thence leaving the Williams line with the northern BWR line North 84°36'57" West 498.45 feet to the POINT AND PLACE OF BEGINNING, containing 12.76 acres, more or less.



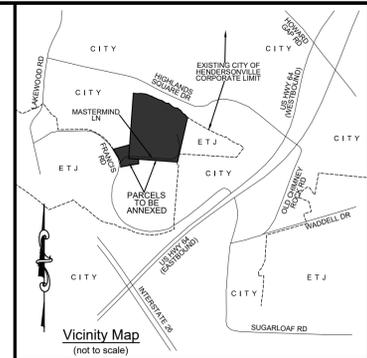
BOUNDARY CURVE CALLS				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	332.37'	64.35'	S24°37'42"E	64.25'
C2	184.43'	36.32'	S13°26'23"E	36.26'
C3	184.43'	44.97'	S00°48'44"E	44.86'

C/L OF CREEK BOUNDARY CALLS		
LINE	BEARING	DISTANCE
L1	S77°56'58"E	24.45'
L2	S82°02'13"E	21.98'
L3	N88°06'05"E	48.93'
L4	S82°28'37"E	64.97'
L5	S58°50'20"E	11.90'
L6	S76°43'27"E	16.95'
L7	S61°28'08"E	26.29'
L8	S79°03'33"E	16.10'
L9	S61°29'15"E	50.12'
L10	S66°59'05"E	29.12'
L11	S48°56'44"E	9.77'
L12	S69°45'29"E	37.15'
L13	S74°01'28"E	23.15'
L14	S64°37'46"E	9.50'
L15	S51°12'36"E	9.91'
L16	S59°06'54"E	16.14'
L17	S51°54'17"E	22.27'
L18	S69°09'16"E	14.47'
L19	N88°04'25"E	16.65'
L20	S75°31'01"E	12.91'
L21	S44°16'47"E	19.76'
L22	S47°21'26"E	31.56'
L23	S54°24'42"E	25.85'
L24	S69°58'01"E	18.46'
L25	S83°11'00"E	34.15'
L26	S34°28'04"E	7.59'
L27	S54°16'23"E	40.45'
L28	S34°54'26"E	34.80'
L29	S43°34'08"E	18.45'
L30	S39°09'59"E	35.96'
L31	S44°44'37"E	13.66'

TIE LINE CALLS		
LINE	BEARING	DISTANCE
L33	N76°05'56"E	6.66'

LIMIT OF 45' RIGHT-OF-WAY CALLS		
LINE	BEARING	DISTANCE
L34	S01°58'48"W	24.95'
L35	S81°25'37"W	187.64'

- LEGEND:**
- = CORNER FOUND (AS NOTED)
 - = #5 REBAR SET WITH CAP
 - = NCGS MONUMENT (AS NOTED)
 - = CALCULATED POINT (UNMARKED)
 - AG = ABOVE GROUND
 - BG = BELOW GROUND
 - = EDGE OF CONCRETE/ASPHALT
 - - - = EDGE OF GRAVEL
 - - - - - = SUBJECT PROPERTY BOUNDARY LINE (EXISTING CITY LIMITS)
 - - - - - = SUBJECT PROPERTY BOUNDARY LINE (PROPOSED ANNEXATION LIMITS)
 - - - - - = ADJOINER PROPERTY LINE
 - - - - - = WATER FEATURE (AS NOTED)
 - - - - - = LIMITS OF RW



NOTES

- * This is an annexation plat of 2 existing parcels of land. Total acreage is of both parcels is 12.76+/- acres.
- * All areas calculated by coordinate computation method.
- * All distances shown hereon are horizontal ground distances unless otherwise noted.
- * All grid coordinates shown are NC Grid Coordinates (NAD 83 (NSRS 2011) based on GPS)

ANNEXATION PLAT FOR THE CITY OF HENDERSONVILLE AT 102 FRANCIS ROAD & 228 MASTERMIND LANE

REFERENCES

Being all of PIN 9579-48-2415 as described in Deed Book 3752, Page 161 & Being all of PIN 9579-48-6832 as described in Deed Book 3817, Page 216 and shown in Plat Slide 13238

City of Hendersonville ETJ, Hendersonville Township, Henderson County, North Carolina
 Date: 01-17-2023 Drawn By: M. Edgerton
 Job#: 22028 Checked By: B. Brown

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 828.225.6562 Company# C-2806

CURRENT LISTED OWNERS AT DATE OF THIS SURVEY PER HENDERSON COUNTY GIS:

PIN 9579-48-2415: JOHN & BETTY HAMMOND 8 STONEY NOB DRIVE HENDERSONVILLE, NC 28792

PIN 9579-48-6832: JOHN HAMMOND, TRUSTEE 8 STONEY NOB DRIVE HENDERSONVILLE, NC 28792

NCGS CORS STATION "NCHC"
 N: 598,063.83'
 E: 975,550.74'
 NC GRID NAD 83 (NSRS 2011)
 ELEV: 2,160.00' (NAVD 88)



DWG#: D22-101

SCALE 1" = 60'