

NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM #3700956800J, DATED 10/02/2008.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

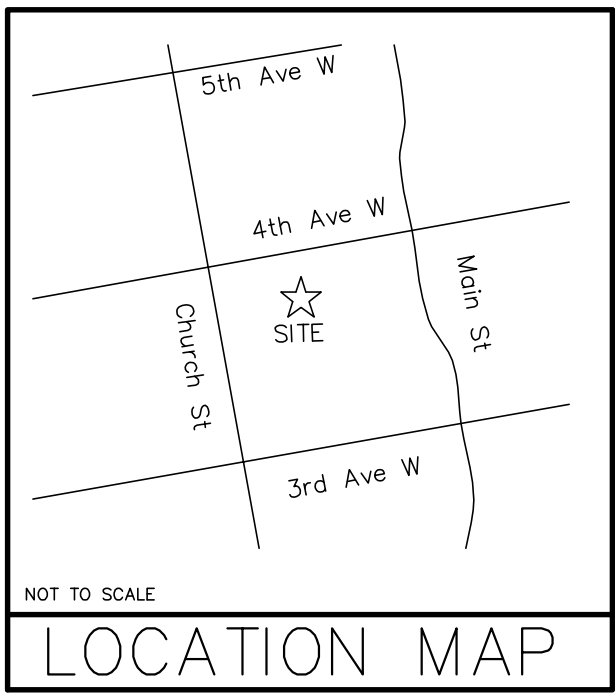
PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED C1 BY THE CITY OF HENDERSONVILLE. SETBACKS: NONE

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

-INTENT STATEMENT: THE INTENT OF THIS PLAT IS TO CLOSE A 10' ALLEY (SHOWN HEREIN), WITH 5' BEING CONVEYED TO TJF ENTERPRISES AND 5' CONVEYED TO ADJACENT BUILDING OWNERS. THERE IS A PROPOSED NEW 10' UTILITY EASEMENT AT THE SAME LOCATION OF THE PREVIOUS ALLEY. THERE IS A PROPOSED NEW 10' PRIVATE ACCESS EASEMENT, SHOWN HEREIN.

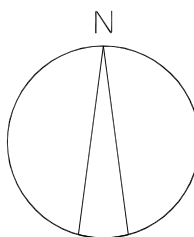
4th Avenue West
50' R/W Per Tax Map
Public; Asphalt



ROAD CLOSURE AND
RIGHT-OF-WAY DEDICATION
PLAT FOR
TJF ENTERPRISES LLC (OWNER)
PROPERTY DESCRIBED IN D.B. 948/520
4TH AVENUE WEST

STATE OF NORTH CAROLINA
HENDERSON COUNTY
HENDERSONVILLE TOWNSHIP

TOTAL AREA
0.184 AC.
8,030± Sq. Ft.
DEED REF:
D.B. 948, PG. 520
PIN 9568-78-7052



NAD '83 (2011)
CSF: 0.9997801988



I, David C. Huntley, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of a subdivision. G.S. 47-30(f)(11)d. I also certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 948, Pg. 520); that the boundaries not surveyed are clearly indicated as drawn from information found in Bk. N/A, Pg. N/A; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number, and seal this 17th day of November, 2022.

David C. Huntley

PLS L-3204

LINE	BEARING	DISTANCE
L1	N 25°23'46" W	51.79'
L2	S 76°14'45" W	1.16'
L3	N 08°10'52" W	5.69'
L4	N 08°10'52" W	5.69'
L5	N 81°41'57" E	4.81'
L6	N 69°41'22" W	12.70'
L7	N 07°47'44" W	121.53'
L8	N 81°41'57" E	4.68'
L9	N 08°15'00" W	41.95'
L10	N 07°52'22" W	95.02'
L11	S 82°06'29" W	4.98'
L12	S 82°06'29" W	4.98'
L13	S 08°06'39" E	137.01'

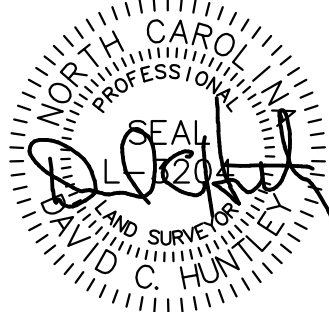
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.45'	22.60'	51°50'45"	N 48°17'25" W	19.76'

N/F
Church Street Exxon, Inc
PIN 9568-77-6868
DB 792/330

N/F
Wilson Edwards Holdings, LLC
PIN 9568-77-7972
DB 1313/50

LEGEND

- EIP ● EXISTING IRON PIN
- NIP ● NEW IRON PIN 1/2" REBAR
- PT ○ UNMARKED POINT
- RB ○ REBAR
- OT ○ OPEN TOP
- DH ◆ DRILL HOLE
- PIN ○ PARCEL ID NUMBER
- PP ○ POWER POLE
- R/W ○ RIGHT-OF-WAY
- OHU ○ OVERHEAD UTILITIES
- N/F ○ NOW OR FORMERLY
- DB ○ DEED BOOK
- PB ○ PLAT BOOK
- X- ○ FENCE LINE
- NCGS ○ N.C. GRID SYSTEM
- CSF ○ COMBINED SCALE FACTOR



DAVID C. HUNTLEY
& ASSOCIATES, INC.
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077

SURVEY CPE
DRAWN CPE
SCALE 1"=20'
DATE 11/17/2022
DWG. NO. H-7624

D.C. HUNTLEY PLS L-3204
C-1963