

Owner Certification  
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent.

Owner \_\_\_\_\_ Date \_\_\_\_\_

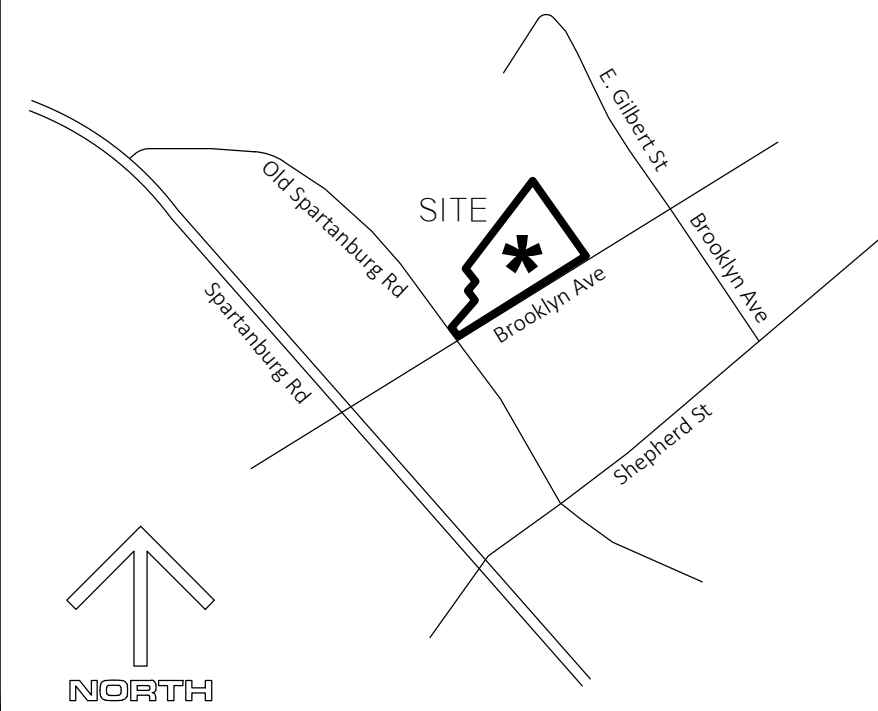
- The Parkland dedication area and tree canopy preservation area overlap.
- Pedestrian crosswalks will be provided in compliance with Sec. 4.04.D.4 of the Subdivision Ordinance.
- A Cluster Mailbox location will be provided in compliance with Section 3.08 of the Subdivision Ordinance.
- The proposed rights of way shown hereon are dedicated to the City of Hendersonville for the purposes of public right of way and the installation and maintenance of water, sanitary sewer and storm water utilities. Until such time as this dedication is accepted by the City, the proposed rights of way shall act as easement for the placement and maintenance of water, sanitary sewer and storm water utilities.
- Temporary Construction Easement:
  - At such time as Mabry Lane is extended to the east, the Owner reserves and, upon written request, shall grant to a duly licensed, bonded, and insured roadway contractor a 10-foot-wide Temporary Construction Easement ("TCE") located along the eastern property boundary, beginning 10 feet south of the southern limit of the Mabry Lane right-of-way, extending westerly 30 feet, and then northerly to the Mabry Lane right-of-way, containing approximately 300 sq ft.
  - Form of Easement. The TCE shall be documented in an industry-standard temporary construction-easement agreement that the Owner will execute within thirty (30) days of receipt and shall not unreasonably withhold, condition, or delay.
  - Insurance & Indemnity. The contractor shall (i) name Owner as an additional insured on all liability policies, (ii) carry not less than \$2,000,000 per-occurrence general-liability coverage, and (iii) indemnify, defend, and hold Owner harmless from any and all claims, losses, liens, or expenses (including reasonable attorneys' fees) arising out of the TCE.
  - Restoration. Within thirty (30) days after demobilization, the contractor shall restore the TCE area to substantially the same condition that existed immediately prior to entry, free of debris and hazards.
  - Security Deposit. As a condition precedent to mobilization, the contractor shall post with Owner a cash escrow in the amount of 100 percent of the Owner-approved restoration cost (minimum \$10,000, increasing 2 percent per year following final plat recordation) ("Security Deposit"). Owner may draw on the Security Deposit to cure any default or to complete restoration; any unused balance shall be returned within fifteen (15) days after Owner issues a written restoration acceptance.

Area Summary	
Building Pad 1	0.174 Acres
Building Pad 2	0.109 Acres
Building Pad 3	0.153 Acres
Building Pad 4	0.109 Acres
Building Pad 5	0.167 Acres
Building Pad 6	0.191 Acres
Building Pad 7	0.191 Acres
Building Pad 8	0.096 Acres
Building Pad 9	0.167 Acres
Common Area 1	0.311 Acres
Common Area 2	0.171 Acres
Common Area 3	0.112 Acres
Common Area 4	0.318 Acres
Common Area 5	0.094 Acres
Common Area 6	1.221 Acres
Parkland Area	1.423 Acres
Street R/W	1.326 Acres
NCDOT R/W	0.610 Acres
Total	6.943 Acres

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	31.43'	20.00'	N12° 48' 11"E	28.29'
C2	31.40'	20.00'	S77° 11' 49"E	28.28'
C3	31.43'	20.00'	N12° 48' 11"E	28.29'
C4	31.45'	20.00'	S77° 16' 00"E	28.31'
C5	15.71'	10.00'	N77° 12' 47"W	14.14'
C6	15.71'	10.00'	S12° 47' 13"W	14.14'
C7	28.92'	105.00'	S40° 59' 00"W	28.83'
C8	47.12'	30.00'	N78° 05' 35"E	42.43'
C9	40.04'	20.00'	N00° 26' 24"E	33.68'

Oak Haven Apartments  
Limited Partnership  
BK 1462 PG 243  
PB 2011 SL 8320

Regal Oaks Apartments Inc.  
BK 1521 PG 471  
PB 2011 SL 8320



Vicinity Map

Surveyor's Certification  
I certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description and/or deed references below); that the boundaries not surveyed are indicated as drawn from the information noted on this plat of survey; that this survey is classified as an Urban Land Survey (Class A) having a calculated ratio of precision better than 1:10,000 before adjustments, and/or neither axis of the 95 percent confidence level error ellipse for any control point or property corner exceeds 0.10 feet; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1603); and that this plat was prepared in accordance with G.S. 47-30 as amended. I further certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my signature, seal and date.

C. Neil Shepherd, PLS #L-4746

- Surveyor's Notes:
- The property which is the subject of this survey is described in Deed Book 3270, Page 287, Deed Book 3270, Page 291, Deed Book 3270, Page 295, and shown in Plat Book 2000, Slide 3343, Henderson County Registry; being Tax Parcels 9578437077, 9578530013, 9578439238. The property owners shown in the deeds at the time of survey were: Eugene S. Holbert, Edgar M. Holbert, John T. Holbert, and Wanda H. Ponder.
  - This plat reflects information discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. A complete title abstract was not performed by Survey Pros. Underground utilities were not marked at time of survey. Underground utilities may exist which are not shown. The exact location of underground utilities cannot be accurately, completely, and reliably depicted without excavation. This property may be subject to easements and/or rights-of-way of record not shown. Other easements, rights-of-way, building ordinances, zoning, and other legal encumbrances may also exist. Adjoining property owner information was obtained from the local GIS. Title information is based on Commitment for Title Insurance from Chicago Title Insurance Company.
  - GPS Certification: The grid tie shown on this map was taken from an actual GPS survey made under my supervision. The GPS portion of this survey meets the classification requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1607) for an Urban Land Survey (Class A) such that neither axis of the 95 percent confidence level error ellipse for the project control point(s) exceeds 0.10 feet. The static GPS survey was performed on 9-14-2022 with Trimble R8s receivers. National Geodetic Survey (NGS) CORS station "NCHE" was used as the fixed control station having published NC Grid coordinates NAD83(2011) and orthometric height (elevation) NAVD 88 as shown hereon. Vectors were adjusted utilizing Trimble Geomatics Office Business Solutions software. The geoid model used was GEOID12A. The horizontal positional accuracy relative to the remote control station was 0.06 feet prior to adjustment. The vertical positional accuracy relative to the remote control station was 0.3 feet prior to adjustment. The combined grid factor at the project control point is 0.9997763600. All bearings shown are relative to NC Grid, NAD 83(2011). All elevations shown are relative to NAVD 88. All distances shown are horizontal distances in U.S. Survey Feet unless otherwise noted. All areas shown were computed by coordinate computation.
  - Flood Hazard Statement: The property lies within "Zone X" Other Areas, an area determined to be outside the 0.2% annual chance floodplain. Information obtained from the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM), Panel Number 9578, Map Number 3710-9578-001, having an effective date of 10-2-2008.

LEGEND	
	Property Line (surveyed)
	Tie Line (surveyed)
	Adjoiner Line (not surveyed)
	Easement
	Overhead Electric
	Right-of-Way
	Computed Point

Review Officer Certification

State of North Carolina  
County of \_\_\_\_\_

I, \_\_\_\_\_, Review Officer of \_\_\_\_\_ County,  
certify that the map or plat to which this certification is affixed meets all  
statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

Scale: 1 inch  
0 40'

Property Owners (for the index): Eugene S. Holbert, Edgar M. Holbert, John T. Holbert, and Wanda H. Ponder.

Preliminary Subdivision Plat for:

**Mabry Woods**

Property Location:  
Brooklyn Avenue, Hendersonville, NC 28792  
Hendersonville Township, Henderson County, North Carolina



Survey Pros, PLLC 924 Main Street, Suite 300 North Wilkesboro, NC 28659	Firm Number: P-2218 File Number: 22-163 Date: 07-19-2025
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