

ANNEXATION PLAT
 TAX PIN: 9579-08-2767
 FOR
THE CITY OF HENDERSONVILLE

SHOWING TRACT FOR ANNEXATION
 BOOK OF RECORD 4404, PAGE 220

HENDERSONVILLE TOWNSHIP
 HENDERSON COUNTY
 NORTH CAROLINA

SCALE: 1" = 30'
 APRIL XXth, 2026

PRELIMINARY

ZONING INFORMATION

- ZONING BY CITY OF HENDERSONVILLE: R-15
- MINIMUM LOT AREA: 15000
- LOT AREA PER DWELLING UNIT: 15000 FOR THE FIRST; 7500 SQUARE FEET FOR ONE ADDITIONAL DWELLING UNIT IN ONE (1) BUILDING.
- MINIMUM LOT WIDTH AT BUILDING LINE IN FEET: 85
- MINIMUM YARD REQUIREMENTS IN FEET:
 FRONT - 30
 SIDE - 10
 REAR - 15
- MAXIMUM BUILDING HEIGHT IN FEET: 35

FLOOD ZONE INFORMATION

-SUBJECT PARCEL IS WITHIN FLOOD ZONE "X" PER F.I.R.M. 3700957900J, EFFECTIVE DATE 10/02/2008.

This plat represents the area being annexed to the City of Hendersonville, NC pursuant to NCGS 160A-31, by Ordinance duly adopted (Annexation Ordinance XXX-XX).

This the XXth day of April, 2026

Jill Murray, City Clerk

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 _____, 2026.

At _____ o'clock _____.

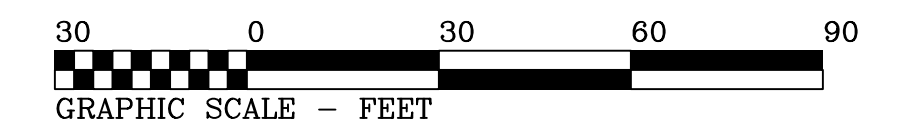
By: _____

I, DAVID H. HILL, Professional Land Surveyor, 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 subdivision.
 G.S. 47-30, F11-D
 This the XXth day of APRIL, 2026.

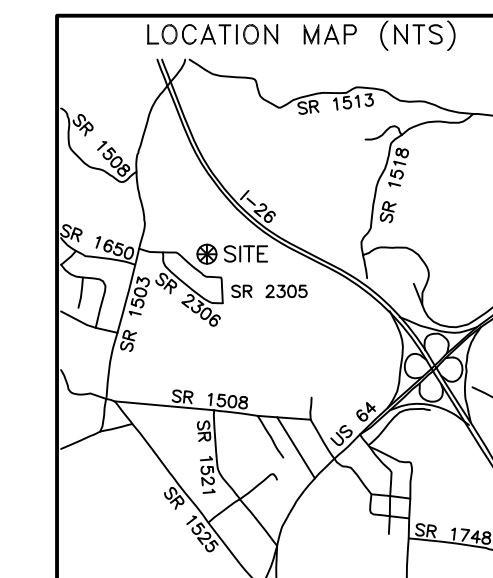
Professional Surveyor NCPLS 3863

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book _____, page _____; REFERENCES: that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, 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 _____ day of _____, A.D., 2026.

David H. Hill, NCPLS L-3863

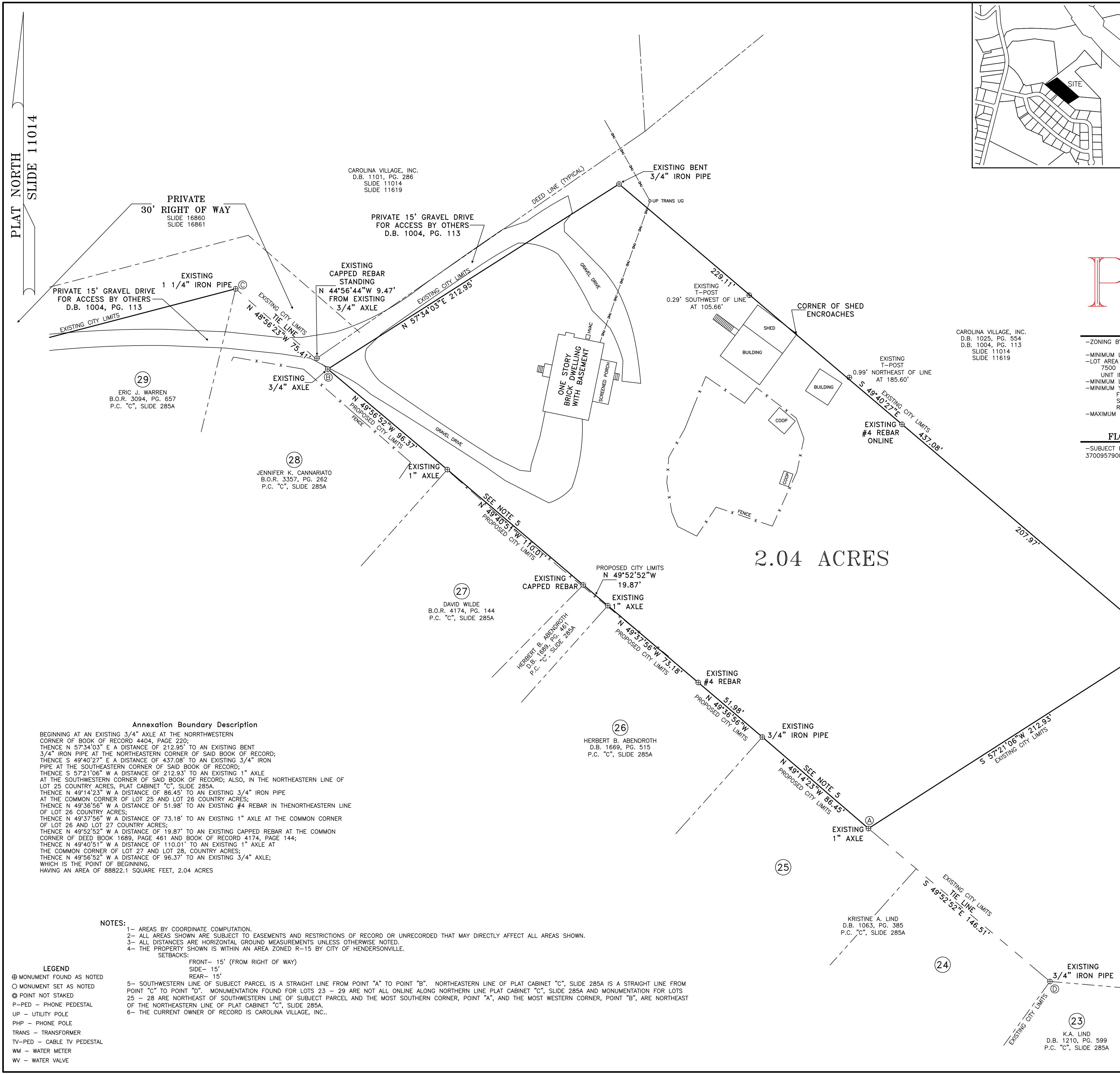


**2.04 ACRES (TOTAL)
 FOR ANNEXATION**



DEED REFERENCES: B.O.R. 4404, PG. 220 SLIDE 16860 SLIDE 16861
TAX REFERENCES: 9579-08-2767
PARTY CHIEF: CM
REVISIONS:

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: 2516112ANNEX
DATE: APRIL XXth, 2026	DRAWN BY: DHH FILE: 25161



2.04 ACRES

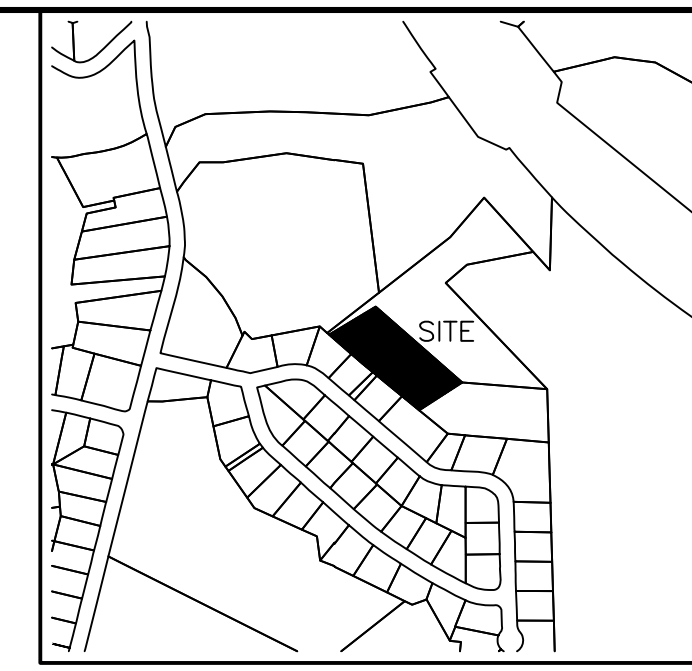
Annexation Boundary Description
 BEGINNING AT AN EXISTING 3/4" AXLE AT THE NORRTHWESTERN CORNER OF BOOK OF RECORD 4404, PAGE 220;
 THENCE N 57°34'03" E A DISTANCE OF 212.95' TO AN EXISTING BENT 3/4" IRON PIPE AT THE NORTHEASTERN CORNER OF SAID BOOK OF RECORD;
 THENCE S 49°40'27" E A DISTANCE OF 437.08' TO AN EXISTING 3/4" IRON PIPE AT THE SOUTHWESTERN CORNER OF SAID BOOK OF RECORD;
 THENCE S 67°21'06" W A DISTANCE OF 212.93' TO AN EXISTING 1" AXLE AT THE SOUTHWESTERN CORNER OF SAID BOOK OF RECORD; ALSO, IN THE NORTHEASTERN LINE OF LOT 25 COUNTRY ACRES, PLAT CABINET "C", SLIDE 285A;
 THENCE N 49°14'23" W A DISTANCE OF 88.45' TO AN EXISTING 3/4" IRON PIPE AT THE COMMON CORNER OF LOT 25 AND LOT 26 COUNTRY ACRES;
 THENCE N 49°36'56" W A DISTANCE OF 51.98' TO AN EXISTING #4 REBAR IN THENORTHEASTERN LINE OF LOT 26 COUNTRY ACRES;
 THENCE N 49°37'56" W A DISTANCE OF 73.18' TO AN EXISTING 1" AXLE AT THE COMMON CORNER OF LOT 26 AND LOT 27 COUNTRY ACRES;
 THENCE N 49°52'52" W A DISTANCE OF 19.87' TO AN EXISTING CAPPED REBAR AT THE COMMON CORNER OF DEED BOOK 1899, PAGE 461 AND BOOK OF RECORD 4174, PAGE 144;
 THENCE N 49°40'51" W A DISTANCE OF 110.01' TO AN EXISTING 1" AXLE AT THE COMMON CORNER OF LOT 27 AND LOT 28, COUNTRY ACRES;
 THENCE N 49°56'52" W A DISTANCE OF 96.37' TO AN EXISTING 3/4" AXLE; WHICH IS THE POINT OF BEGINNING,
 HAVING AN AREA OF 88822.1 SQUARE FEET, 2.04 ACRES

NOTES:

- AREAS BY COORDINATE COMPUTATION.
 - ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
 - THE PROPERTY SHOWN IS WITHIN AN AREA ZONED R-15 BY CITY OF HENDERSONVILLE.
- SETBACKS:
 FRONT - 15' (FROM RIGHT OF WAY)
 SIDE - 15'
 REAR - 15'
- SOUTHWESTERN LINE OF SUBJECT PARCEL IS A STRAIGHT LINE FROM POINT "A" TO POINT "B". NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A IS A STRAIGHT LINE FROM POINT "C" TO POINT "D". MONUMENTATION FOUND FOR LOTS 23 - 29 ARE NOT ALL ONLINE ALONG NORTHERN LINE PLAT CABINET "C", SLIDE 285A AND MONUMENTATION FOR LOTS 25 - 28 ARE NORTHEAST OF SOUTHWESTERN LINE OF SUBJECT PARCEL AND THE MOST SOUTHERN CORNER, POINT "A", AND THE MOST WESTERN CORNER, POINT "B", ARE NORTHEAST OF THE NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A.
 - THE CURRENT OWNER OF RECORD IS CAROLINA VILLAGE, INC..

- 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

PLAT NORTH
 SLIDE 11014



CAROLINA VILLAGE, INC.
 D.B. 1025, PG. 554
 D.B. 1004, PG. 113
 SLIDE 11014
 SLIDE 11619

CAROLINA VILLAGE, INC.
 D.B. 1565, PG. 348
 SLIDE 11014

KRISTINE A. LIND
 D.B. 1063, PG. 385
 P.C. "C", SLIDE 285A

HERBERT B. ABENDROTH
 D.B. 1869, PG. 515
 P.C. "C", SLIDE 285A

DAVID WILDE
 B.O.R. 4174, PG. 144
 P.C. "C", SLIDE 285A

JENNIFER K. CANNARIATO
 B.O.R. 3357, PG. 262
 P.C. "C", SLIDE 285A

ERIC J. WARREN
 B.O.R. 3094, PG. 657
 P.C. "C", SLIDE 285A

CAROLINA VILLAGE, INC.
 D.B. 1101, PG. 286
 SLIDE 11014
 SLIDE 11619

PRIVATE 15' GRAVEL DRIVE
 FOR ACCESS BY OTHERS
 D.B. 1004, PG. 113

PRIVATE 30' RIGHT OF WAY
 SLIDE 16860
 SLIDE 16861

PRIVATE 15' GRAVEL DRIVE
 FOR ACCESS BY OTHERS
 D.B. 1004, PG. 113