

THIS PLAT REPRESENTS A STREET OR ALLEY TO BE CLOSED BY THE CITY OF HENDERSONVILLE, NORTH CAROLINA CITY COUNCIL PURSUANT TO NCGS 160A-299, BY ORDINANCE DULY ADOPTED (ORDER TO CLOSE \_\_\_\_\_), THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR OF HENDERSONVILLE

ATTEST:  
CITY CLERK

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, \_\_\_\_\_, REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

PIN: 9569-42-5061  
PHILIP KERULAS CORRELL  
MARLOIA JANE CORRELL  
DB 952 PAGE 407

**SYLVAN BOULEVARD**  
(PAVED PUBLIC ROAD)

1/4" EIP FOUND  
N: 591952.23  
E: 964726.85  
NAD83 (2011)

PIN: 9569-41-7954  
RICHARD H. GUSTAFSON  
BONNIE M. GUSTAFSON  
DB 1182 PAGE 463

PIN: 9569-41-8647  
ALAN W. CUNNINGHAM TRUSTEE  
THE ALAN W. CUNNINGHAM TRUST  
DB 3272 PAGE 143  
PB B PAGE 149

3/4" EIP FOUND  
N: 591850.89  
E: 964461.78  
NAD83 (2011)

**0.16 ACRES**  
ROAD CLOSURE AREA

**1.75 ACRES**  
(TOTAL)

- LEGEND:**
- EIP = EXISTING IRON PIPE
  - CTP = CRIMPED TOP PIPE
  - RRS = RAILROAD SPIKE
  - IPS - IRON PIN SET 3/8" REBAR WITH CAP
  - R/W = RIGHT OF WAY
  - B.S.L. = BUILDING SETBACK LINE
  - EP = EDGE OF PAVEMENT
  - CMP = CORRUGATED METAL PIPE
  - CPP = CORRUGATED PLASTIC PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - CO = SEWER CLEANOUT
  - = CALCULATED & UNMARKED POINT
  - = PROPERTY CORNER FOUND (AS NOTED)
  - = SET 3/8" REBAR WITH U.R. OMBEY I.D. CAP
  - = FOUND STONE OR MONUMENT (AS NOTED)
  - = UTILITY POLE
  - ⊙ = WATER METER
  - ⊕ = WATER VALVE
  - ⊙ = FIRE HYDRANT
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊙ = STORM SEWER MANHOLE
  - = OVERHEAD UTILITY LINE
  - = UNDERGROUND ELECTRIC
  - = UNDERGROUND GAS
  - = SANITARY SEWER LINE
  - = UNDERGROUND TELEPHONE
  - = EDGE OF GRAVEL
  - = FENCE
  - = SUBJECT PROPERTY LINE (SURVEYED)
  - = ADJACENT LINE (LINE NOT SURVEYED)
  - = BUILDING SETBACK LINE (B.S.L.)
  - = RIGHT-OF-WAY LINE (R/W)
  - = TIE LINE
  - = SUBJECT PROPERTY LINE (LINE NOT SURVEYED)

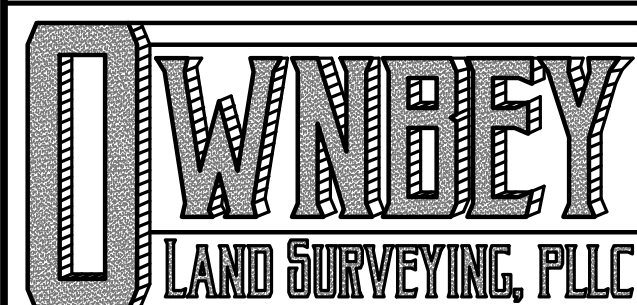
I, JARED R. OMBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- |                                      |                     |
|--------------------------------------|---------------------|
| (1) CLASS OF SURVEY:                 | CLASS A             |
| (2) POSITIONAL ACCURACY:             | HORIZONTAL: 0.05'   |
| (3) TYPES OF GPS FIELD PROCEDURE(S): | REAL-TIME KINEMATIC |
| (4) DATES OF SURVEY:                 | 7-22-2024           |
| (5) DATUM/EPOCH:                     | NAD 83 2011         |
| (6) PUBLISHED/FIXED CONTROL USE:     | NCCS RTN NETWORK    |
| (7) GEOD MODEL:                      | GEOID 18            |
| (8) COMBINED GRID FACTOR(S):         | 0.9997718           |
| (9) UNITS:                           | US FEET             |

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

N.C. PROFESSIONAL LAND SURVEYOR

L-4782  
LICENSE #



FIRM LICENSE NO. P-1189  
522 FLEMING STREET  
HENDERSONVILLE, NC 28739  
PHONE: (828)-595-9668  
MOUNTAINLANDSURVEYOR.COM

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
**NOT FOR RECORDING, SALES,**  
**OR CONVEYANCE**

I, JARED R. OMBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, PROPERLY DESCRIBED IN DEED BOOK 4121, PAGE 511; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(1):

(d) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

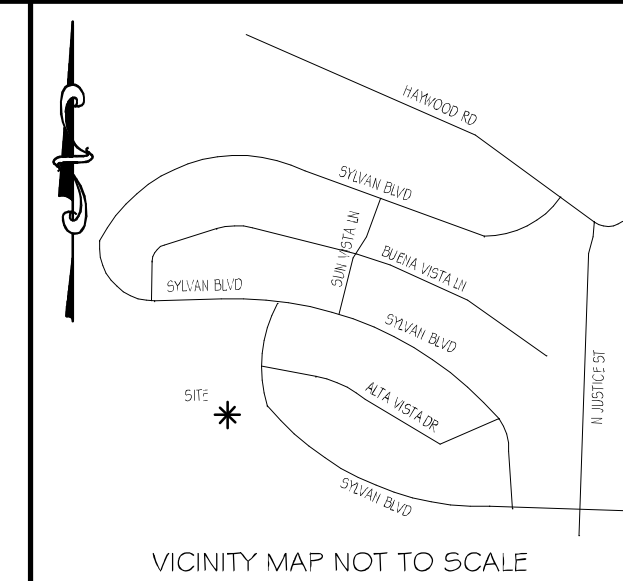
N.C. PROFESSIONAL LAND SURVEYOR

L-4782  
LICENSE #

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	141.25'	79.50'	78.46'	S 26°34'37" E
C2	141.35'	68.47'	67.80'	S 56°37'49" E
C3	141.35'	13.35'	13.35'	S 72°46'52" E

CALLS ALONG ROAD CLOSURE			
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C4	136.92'	85.91'	S 36°09'49" E
C5	29.99'	14.31'	S 31°41'17" E
C6	35.21'	51.65'	S 78°16'54" W
C7	21.65'	17.63'	N 05°37'27" E
C8	59.46'	12.54'	N 24°27'42" W
C9	105.09'	44.57'	N 42°45'19" W

LINE	BEARING	DISTANCE
L1	S 81°40'23" E	37.32'
L2	S 25°34'41" E	34.53'
L3	S 40°22'52" E	27.70'
L4	N 03°30'40" E	24.95'
L5	N 86°53'36" W	37.97'
L6	N 50°07'33" E	29.47'
L7	N 46°23'42" E	3.76'



**NOTES:**

\* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

\* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

\* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

\* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.

\* NO HORIZONTAL CONTROL FOUND WITHIN 2000'.

\* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 811 OR 1-800-632-4949 BEFORE DIGGING.

\* BASED ON GRAPHICAL DETERMINATION, THE SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER THE NATION FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 3700956900J, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2008.

\* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC., LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.

\* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

\* THE SUBJECT PROPERTY LIES WITHIN THE CITY OF HENDERSONVILLE ZONING DISTRICT R-10 AND IS SUBJECT TO THE FOLLOWING SETBACKS:  
FRONT = 25'  
SIDES = 10'  
REAR = 10'

**CURRENT RECORD OWNER INFORMATION:**  
THE HOUSING ASSISTANCE CORPORATION  
PO BOX 2057  
HENDERSONVILLE, NC 28793

**MAP OF STREET CLOSURE FOR THE CITY OF HENDERSONVILLE**

FOR AN UNOPENED PORTION OF AN UNNAMED STREET

REFERENCES  
PIN: 9569-41-8704  
DEED BOOK 4121 PAGE 511  
PLAT BOOK C PAGE 149  
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, N.C.  
DATE: 4-16-2024

DRAWN BY: D.D. WADDELL FIELD CREW: IMW, RF  
CHECKED BY: J.R. OMBEY  
JOB #240112

