

# CLEAR CREEK ANNEXATION BOUNDARY

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 3524, Page 291 and in Deed Book 3520, Page 392 and being more particularly described as follows:

BEGINNING at a 5/8" rebar being the northwesternmost corner of the Windsor Hills, Inc. Subdivision as shown in PC "C", Slide 301, said rebar also being the easternmost corner of BJD Partners, LLC as described in DB 1571, Page 229; said rebar having "NAD 83 (2011)" coordinates of N: 599,463.62 feet and E: 967,637.96 feet and lying a grid bearing and distance of South 72°48'25" East 11633.06 feet from NC/GS CORS Station "NCHE" (with coordinates of N: 602,928.48 feet and E: 956,323.55 feet); thence from said POINT OF BEGINNING with the BJD Partners, LLC line North 31°11'53" West (passing a 3/4" crimped top pipe at 164.44 feet) a total distance of 347.12 feet to a 5/8" rebar at the southeastern corner of a property (owner unknown - formerly Asheville Federal Savings and Loan Association) as described in DB 445, Page 65; thence with said property North 04°52'49" West (passing a 5/8" rebar with "EHA" cap at 135.23 feet) a total distance of 196.97 feet to an unmarked point in the center of Mud Creek, said point also being the beginning of existing City of Hendersonville limits; thence leaving the "owner unknown" property with the existing City limits and the center of Mud Creek the following 8 (eight) calls:

- 1) North 33°05'11" East 32.90 feet to an unmarked point;
- 2) North 11°02'49" East 63.13 feet to an unmarked point;
- 3) North 43°36'44" West 31.51 feet to an unmarked point;
- 4) North 04°35'58" West 30.67 feet to an unmarked point;
- 5) North 28°16'04" East 94.23 feet to an unmarked point;
- 6) North 19°37'50" East 127.86 feet to an unmarked point;
- 7) North 29°42'29" East 113.55 feet to an unmarked point;
- 8) North 23°14'22" East 35.28 feet to an unmarked point at the intersection of the center of Mud Creek and the center of Clear Creek, said point also being the end of the existing City limits;

Thence leaving the existing City limits with the center of Clear Creek the following 22 (twenty-two) calls:

- 1) South 37°34'58" East 67.61 feet to an unmarked point;
- 2) South 37°34'58" East 136.16 feet to an unmarked point;
- 3) South 42°48'13" East 225.78 feet to an unmarked point;
- 4) South 27°25'14" East 92.05 feet to an unmarked point;
- 5) South 45°18'27" East 71.43 feet to an unmarked point;
- 6) South 73°13'01" East 129.12 feet to an unmarked point;
- 7) South 44°49'30" East 44.76 feet to an unmarked point;
- 8) South 22°33'51" East 62.60 feet to an unmarked point;
- 9) South 50°23'30" East 96.90 feet to an unmarked point;
- 10) South 73°00'53" East 78.21 feet to an unmarked point;
- 11) South 79°00'55" East 66.13 feet to an unmarked point;
- 12) North 88°56'32" East 75.40 feet to an unmarked point;
- 13) North 77°25'54" East 108.78 feet to an unmarked point;
- 14) South 80°56'59" East 49.37 feet to an unmarked point;
- 15) South 62°24'20" East 119.89 feet to an unmarked point;
- 16) South 74°56'16" East 95.70 feet to an unmarked point;
- 17) South 69°51'23" East 93.86 feet to an unmarked point;
- 18) South 88°09'07" East 88.59 feet to an unmarked point;
- 19) North 88°05'14" East 110.29 feet to an unmarked point;
- 20) North 80°36'17" East 73.51 feet to an unmarked point;
- 21) North 69°56'02" East 98.51 feet to an unmarked point;
- 22) North 66°16'11" East 119.99 feet to an unmarked point on a bridge in the center of Clear Creek Road;

Thence with the center of Clear Creek Road South 14°27'22" East 222.36 feet to an unmarked point at the northeastern corner of the Harrison property as described in DB 3284, Page 676; thence leaving the center of Clear Creek Road with the Harrison property South 78°04'38" West (passing a 5/8" rebar with "EHA" cap at 22.27 feet) a total distance of 216.77 feet to a 3/8" iron rod; thence South 11°53'25" East 38.44 feet to a rebar; thence South 78°07'01" West 115.62 feet to a rebar with "1603" cap; thence continuing with the Harrison line and the Hayes property as described in DB 1610, Page 70 on a bearing of South 14°58'10" West (passing a rebar with "1603" cap at 72.89 feet) a total distance of 187.24 feet to a rebar with "1603" cap; thence with the Brown property as described in DB 1596, Page 163 on a bearing of South 06°23'17" West 96.85 feet to a rebar with "1603" cap; thence North 85°09'22" East (passing a rebar with "1603" cap at 380.52 feet) a total distance of 386.13 feet to a 5/8" rebar with "EHA" cap along the edge of pavement of Clear Creek Road; thence leaving the Brown property with the edge of Clear Creek Road on a bearing of South 14°40'07" West 58.78 feet to 5/8" rebar with "EHA" cap at the northeastern corner of the Limerick Properties, LLC property as described in DB 1569, Page 666; thence leaving the edge of Clear Creek Road with the Limerick Properties, LLC line South 82°10'03" West 356.58 feet to a rebar with "1603" cap; thence with the Jeffrey Holbert line as described in DB 1657, Page 655 on a bearing of North 80°45'10" West 162.45 feet to an unmarked point in a branch at the northeastern corner of the Curtis and Juanita Holbert property as described in DB 1612, Page 441; thence with said Holbert line and the branch the following 6 (six) calls:

- 1) North 85°27'50" West 15.27 feet to an unmarked point;
- 2) North 48°47'24" West 37.86 feet to an unmarked point;
- 3) North 64°09'02" West 83.61 feet to an unmarked point;
- 4) North 72°24'23" West 29.63 feet to an unmarked point;
- 5) North 85°19'54" West 24.86 feet to an unmarked point;
- 6) South 87°00'39" West 21.44 feet to an unmarked point;

Thence leaving the branch and continuing with said Holbert line South 06°44'45" West (passing a 5/8" rebar at 18.83 feet) a total distance of 270.04 feet to a 3/4" open top pipe at the northeastern corner of Section G of Section 1 of the Pinehurst Subdivision as shown in PC "C", Slide 118; thence leaving the Holbert line with the Pinehurst line North 83°03'54" West (passing a 5/8" iron rod at 100.06 feet) a total distance of 136.79 feet to a 3/4" crimped top pipe; thence North 69°41'32" West 172.41 feet to a 3/4" open top pipe at the northeasternmost corner of the Windsor Hills, Inc. Subdivision; thence leaving the Pinehurst line with the Windsor Hills, Inc. Line North 45°49'00" West 218.34 feet to a 5/8" rebar with "EHA" cap; thence North 11°53'13" West (passing a 3/4" crimped top pipe at 83.88 feet) and passing another 3/4" crimped top pipe at 230.65 feet) a total distance of 290.00 feet to a 3/4" crimped top pipe; thence North 71°38'18" West (passing a 3/4" crimped top pipe at 59.88 feet) a total distance of 185.04 feet to a 3/4" crimped top pipe; thence South 40°37'17" West 163.91 feet to a 3/4" crimped top pipe; thence North 60°17'50" West 150.79 feet to a 3/4" crimped top pipe; thence North 73°11'39" West 128.96 feet to the POINT AND PLACE OF BEGINNING, containing 26.76 acres, more or less.

## LEGEND:

- = CORNER FOUND (AS NOTED)
- = NC/GS MONUMENT (AS NOTED)
- = CALCULATED POINT (UNMARKED)
- AG = ABOVE GROUND
- BG = BELOW GROUND
- - - - - = EDGE OF CONCRETE/ASPHALT
- - - - - = CENTER/EDGE OF WATER (AS NOTED)
- - - - - = CITY ZONING BOUNDARY (AS NOTED)
- - - - - = SUBJECT PROPERTY BOUNDARY LINE (EXISTING CITY LIMITS)
- - - - - = SUBJECT PROPERTY BOUNDARY LINE (PROPOSED ANNEXATION LIMITS)
- - - - - = ADJOINER PROPERTY LINE
- - - - - = LIMITS OF EASEMENT

## ANNEXATION PLAT FOR THE CITY OF HENDERSONVILLE TRACTS ALONG CLEAR CREEK

### REFERENCES

Being all of PIN 9569-89-2546 as described in Deed Book 3542, Page 291 and shown in Plat Slide 12548

& Being all of PIN 9569-99-1449 as described in Deed Book 3520, Page 392

City of Hendersonville ETJ, Hendersonville Township, Henderson County, North Carolina  
Date: 02-27-2023 Drawn By: M. Edgerton  
Job#: 22228 Checked By: B. Brown

C. M. Edgerton, Jr., PLS  
medgerton@edholmessurveying.com  
Ed Holmes & Associates Land Surveyors, PA  
200 Ridgefield Ct., Suite 208, Asheville, NC 28806  
828.225.6562 Company# C-2806

CURRENT LISTED OWNER  
AT DATE OF THIS SURVEY:  
PINS 9569-89-2546 & 9569-99-1449:  
THE CITY OF HENDERSONVILLE  
160 6TH AVENUE EAST  
HENDERSONVILLE, NC 28792

80' 0' 80' 160'

SCALE 1" = 80'

DWG#: D23-021

LINE	BEARING	DISTANCE
L1	N33°05'11"E	32.90'
L2	N11°02'49"E	63.13'
L3	N43°36'44"W	31.51'
L4	N04°35'58"W	39.67'
L5	N28°16'04"E	94.23'
L6	N19°37'50"E	127.86'
L7	N29°42'29"E	113.55'
L8	N23°14'22"E	35.28'
L9	S31°35'34"E	67.61'
L10	S37°34'58"E	138.16'
L11	S42°48'13"E	225.78'
L12	S27°25'14"E	92.05'
L13	S43°08'27"E	71.43'
L14	S73°13'01"E	129.12'
L15	S44°49'30"E	44.76'
L16	S22°33'51"E	92.60'
L17	S50°23'30"E	96.90'
L18	S73°00'53"E	78.21'
L19	S79°00'55"E	66.13'
L20	N88°56'32"E	75.40'

LINE	BEARING	DISTANCE
L21	N77°25'54"E	108.78'
L22	S80°56'59"E	49.37'
L23	S62°24'20"E	119.89'
L24	S74°55'16"E	95.70'
L25	S69°51'23"E	93.86'
L26	S86°09'07"E	88.59'
L27	N88°05'14"E	110.29'
L28	N80°36'17"E	73.51'
L29	N69°56'02"E	99.51'
L30	N66°16'11"E	119.99'
L31	S14°27'22"E	222.36'
L32	S11°53'25"E	38.44'
L33	S14°40'07"W	56.79'
L34	N85°27'50"W	15.27'
L35	N48°47'24"W	37.86'
L36	N64°09'02"W	83.61'
L37	N72°24'23"W	29.63'
L38	N85°19'54"W	24.86'
L39	S87°00'39"W	21.44'

THIS PLAT REPRESENTS THE AREA BEING ANNEXED TO THE CITY OF HENDERSONVILLE, NC PURSUANT TO NC/GS 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 9569-89-2546 & PIN 9569-99-1449 (26.76 CONTIGUOUS ACRES) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.

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 (2011) ORIENTATION:

HORIZONTAL POSITIONAL ACCURACY: 0.004'  
VERTICAL POSITIONAL ACCURACY: 0.007'  
TYPE OF GPS FIELD PROCEDURE: STATIC  
(POST-PROCESSED USING TOPCON TOOLS SOFTWARE)  
DATE OF GNSS FIELD SURVEY: 03/16/2020  
HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)  
LOCALIZATION POINT: N600.102.92', E967.361.58'  
GEOID MODEL: GEOID 18  
COMBINED GRID FACTOR: 0.9997795  
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

### NOTES

\* This is an annexation plat of 2 existing parcels of land. Total acreage is of both parcels is 26.76+/- 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)

Ed Holmes & Associates  
LAND SURVEYORS, P.A.