ANNEXATION PLAT
TAX PINS: 9588-22-8495, 9588-23-3192, 9588-13-8975, 9588-23-9432 AND 9588-31-1844
FOR
THE CITY OF HENDERSONVILLE

SHOWING TRACTS FOR ANNEXATION
BEING LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5
ASHEVILLE INDUSTRIAL FUND OWNER, LLC
SUBDIVISION

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
SCALE: 1" = 100'
APRIL XXXX, 2023

NOTES:
1– AREAS BY COORDINATE COMPUTATION.
2– ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
3– ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
4– THE PROPERTY SHOWN IS WITHIN ½ MILE OF A FARMLAND PRESERVATION DISTRICT.
5– SUBJECT PROPERTY IS WITHIN AN AREA DESIGNATED ZONE "X" PER F.I.R.M. 3700958800J, REVISED 10/02/2008.
6– THE CURRENT OWNERS OF RECORD ARE ASHEVILLE INDUSTRIAL OWNER LLC AND ASHEVILLE INDUSTRIAL OWNER II LLC.
7– THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL, TAX PINS 9588-22-8495, 9588-23-3192, 9588-13-8975 AND 9588-23-9432, (62.97 SATELLITE ACRES) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.

I, DAVID H. HILL, 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: 0.01' HORIZONTAL AT 95%
(3) TYPES OF GPS FIELD PROCEDURE(S): VRS
(4) DATES OF SURVEY: OCTOBER, 2021
(5) DATUM/EPOCH: NAD 83/2011
(6) PUBLISHED/FIXED CONTROL USE:
(7) GEOID MODEL: GEOID 12B
(8) COMBINED GRID FACTOR(S): 0.999774699
(9) UNITS: US SURVEY FOOT
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS XXth DAY OF APRIL, A.D., 2023.

_____ L–3863
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

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

This the ____ day of _____, 2023.

_____
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

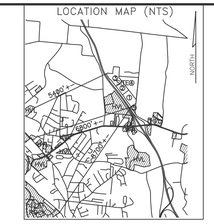
State of North Carolina, County of Henderson

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 _____ 2023.
At _____ O'clock _____.

_____
BY: _____

GRID NORTH
N.A.D. 83/2011

LOCATION MAP (NTS)



PRELIMINARY
FOR AGENCY OR BOARD
REVIEW PURPOSES ONLY

65.31 ACRES
FOR ANNEXATION

④ 24.73 ACRES
B.O.R. 3970, PG. 091
SLIDE 14437
9588–23–9432

③ 16.54 ACRES
B.O.R. 3970, PG. 091
SLIDE 14437
9588–13–8975

② 9.06 ACRES
B.O.R. 3925, PG. 710
SLIDE 14437
9588–23–3192

① 12.64 ACRES
B.O.R. 3925, PG. 710
SLIDE 14437
9588–22–8495

⑤ 2.34 ACRES
B.O.R. 3970, PG. 091
SLIDE 14437
9588–31–1844

① DOG PADDLE CREEK PROPERTY MANAGEMENT, LLC
B.O.R. 3193, PG. 414
SLIDE 7390
SLIDE 9222
9588–34–3096
ZONED I

② R&A HOLT INVESTMENTS, LLC
B.O.R. 3219, PG. 477
SLIDE 7390
SLIDE 9221
SLIDE 12611
9588–34–2025
ZONED I

③ AUTISON, INC.
D.B. 1564, PG. 045
SLIDE 7390
SLIDE 9181
SLIDE 9687
9588–34–0026
ZONED I

④ AGREE LIMITED PARTNERSHIP
B.O.R. 3971, PG. 594
SLIDE 7390
SLIDE 7984
9588–24–8120
ZONED I

⑤ RDMA ENTERPRISES, LLC
D.B. 1565, PG. 609
SLIDE 7390
SLIDE 9184
9588–24–4122
ZONED I

⑥ BOBKEN PROPERTIES, LLC
B.O.R. 3035, PG. 237
SLIDE 7390
SLIDE 9229
9588–24–3454
ZONED I

DONNA ELAINE GALLOWAY
D.B. 1016, PG. 477
9588–43–0921
ZONED RI

PATRICIA ANNE TABOR JOHNSTON
D.B. 470, PG. 209
9588–33–6427
ZONED I

TABATHA B. WETHERINGTON
D.B. 1667, PG. 380
9588–33–4137
ZONED I

CANDY B. WATSON
D.B. 1355, PG. 429
9588–32–8900
ZONED I

CANDY ROSA WATSON
D.B. 1173, PG. 050
9588–32–4890
ZONED I

CANDY ROSA WATSON
D.B. 1173, PG. 048
9588–32–3674
ZONED I

GERGI LOGISTICS, LLC
B.O.R. 3805, PG. 139
SLIDE 13545
9588–32–9376
ZONED R1 – I

VERLYN OWENBY
B.O.R. 3285, PG. 587
9588–32–4353
9588–32–3341
ZONED I

TROY LEE SHERMAN
D.B. 1474, PG. 449
9588–32–4264
ZONED R1 – I

SURYA HOTEL, LLC
B.O.R. 3967, PG. 390
SLIDE 6191
9588–31–8842
ZONED RC

THE JOHN A. HUDGENS, JR. FAMILY LIMITED PARTNERSHIP
D.B. 965, PG. 651, TR. 1
9588–15–5279
ZONED R1 – R2R

JOHN A. HUDGENS, JR.
D.B. 420, PG. 099
9588–14–5445
ZONED R2R

JOHN C. KENNETT
B.O.R. 3555, PG. 567
SLIDE 4377
SLIDE 7408
9588–14–4403
ZONED R2R

EXISTING PRIVATE 30' RIGHT OF WAY USED BY OTHERS

WINDY HILL LANE (PRIVATE)

PRIVATE 30' RIGHT OF WAY UNOPENED PER SLIDE 7408 TO BE ABANDONED

EBBY MANOR LANE (PRIVATE)

McABEE COURT
PRIVATE
50' RIGHT OF WAY
SLIDE 14437

McMURRAY ROAD S.R. 1790
A.K.A. OLD GULLICK ROAD

HENDERSON COUNTY
PROPOSED CITY LIMITS

INTERSTATE 26

EXISTING SPINDLE
N– 583896.335'
E– 983472.277'
COMBINED FACTOR– 0.99977472
N.A.D. 83/2011

EXISTING BENT #4 REBAR

EXISTING CAPPED REBAR

EXISTING BENT #5 REBAR

#5 REBAR SET

5400'+– NORTHWEST OF CITY OF HENDERSONVILLE LIMITS AT NORTHEAST CORNER OF PIN 9578519624
D.B. 1634, PAGE 252

6800'+– NORTHEAST OF CITY OF HENDERSONVILLE LIMITS AT NORTHWEST CORNER OF PIN 957769177
D.B. 958, PAGE 611

SPINDLE SET
N – 581579.594'
E – 983244.193'
COMBINED FACTOR– 0.99977646
N.A.D. 83/2011

PETER G. BLOOMFIELD
D.B. 1515, PG. 128
9588–31–5568
ZONED RC

S 86°05'06"E 170.65'
S 86°05'52"E 191.13'
S 86°04'07"E 415.15'
S 03°53'58"W 307.94'
293.11'
S 04°00'13"W 158.14'
S 03°53'04"W 150.04'
S 03°53'04"W 74.48'
S 86°07'21"E 569.23'
S 86°04'10"E 278.72'
N 83°43'19"W 267.90'
TIE LINE
N 52°14'17"E 537.12'
N 52°14'17"E 535.04'
LOT LINE (TYPICAL)
S 61°47'30"W 200.59'
S 37°45'43"E 738.87'
S 37°45'43"E 841.20'
N 38°19'35"W 840.29'
N 38°12'28"W 200.56'
CONTROLLED ACCESS
N 33°13'39"W 201.27'
N 37°42'36"W 291.52'
N 32°46'03"W 591.97'
S 51°06'30"W 74.83'
S 30°09'12"W 74.83'
157.03'
Arc 553.46' Rad 7788.13'
N 35°27'12"W 553.34'
CHORD (TOTAL)
Arc 361.03' Rad 2717.09'
N–31°36'53"W 360.77'
CHORD
N 36°56'29"W 105.57'
N 38°11'08"W 108.38'
483.99'
356.30'
S 87°57'11"E 3,117.22'
S 87°57'11"E 2,216.11'
N 87°57'11"W 2,216.11'
N 87°57'11"W 3,117.22'
S 87°57'11"E 1,000.00'
N 87°57'11"W 1,000.00'
S 87°57'11"E 2,117.22'
N 87°57'11"W 2