

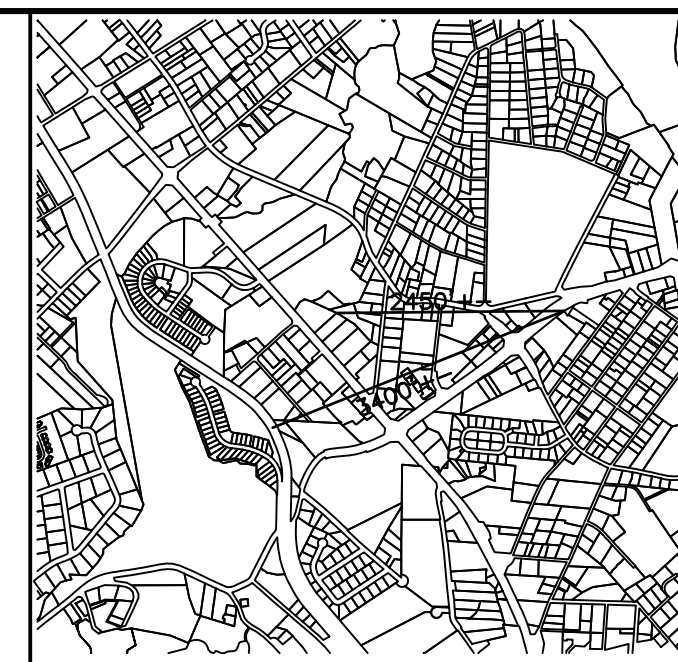
PRELIMINARY

ANNEXATION PLAT
 TAX PIN: 9577-99-0735
 FOR
THE CITY OF HENDERSONVILLE

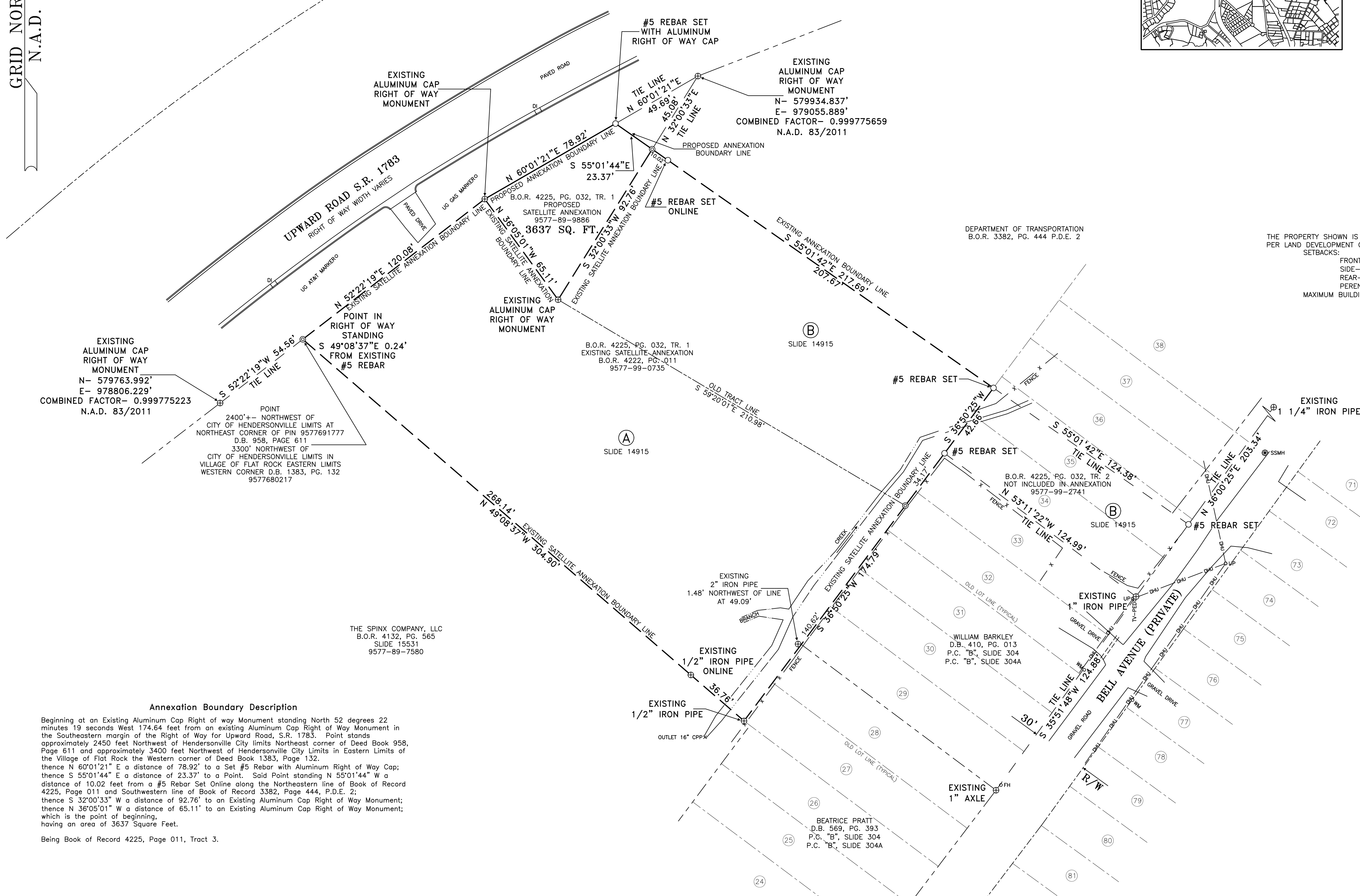
SHOWING TRACT FOR ANNEXATION
 BOOK OF RECORD 4165, PAGE 586, TRACT 1

HENDERSONVILLE TOWNSHIP
 HENDERSON COUNTY
 NORTH CAROLINA

SCALE: 1" = 30'
 DECEMBER XXXX, 2024



GRID NORTH
 N.A.D. 83/2011



EXISTING ALUMINUM CAP RIGHT OF WAY MONUMENT
 N- 579763.992'
 E- 978806.229'
 COMBINED FACTOR- 0.999775223
 N.A.D. 83/2011

POINT IN RIGHT OF WAY STANDING FROM EXISTING #5 REBAR
 S 49°08'37"E 0.24'
 N 52°22'19"W 54.56'

THE SPINX COMPANY, LLC
 B.O.R. 4132, PG. 565
 SLIDE 15531
 9577-89-7580

B.O.R. 4225, PG. 032, TR. 1
 EXISTING SATELLITE-ANNEXATION
 B.O.R. 4222, PG. 011
 9577-99-0735

B.O.R. 4225, PG. 032, TR. 1
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 9577-99-0735

DEPARTMENT OF TRANSPORTATION
 B.O.R. 3382, PG. 444 P.D.E. 2

ZONING INFORMATION:
 THE PROPERTY SHOWN IS WITHIN AN AREA ZONED "CC" BY HENDERSON COUNTY PER LAND DEVELOPMENT CODE.
 SETBACKS:
 FRONT- 30' (FROM RIGHT OF WAY BOULEVARD)
 SIDE- 10'
 REAR- 10'
 PERENNIAL STREAMS- 30'
 MAXIMUM BUILDING HEIGHT- 50'

This plat represents the area being annexed to the City of Hendersonville, NC pursuant to N.C.S. 160A-31, by Ordinance duly adopted (Annexation Ordinance 024-29).

This the XXXX day of December, 2024.

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 _____, 2024.

At _____ o'clock _____

BY: _____

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: 0.02' HORIZONTAL AT 95%
 (3) TYPES OF GPS FIELD PROCEDURE(S): VRS
 (4) DATES OF SURVEY: DECEMBER, 2021
 (5) DATUM/EPOCH: NAD 83/2011
 (6) PUBLISHED/FIXED CONTROL USE:
 (7) GEOID MODEL: GEOID 12B
 (8) COMBINED GRID FACTOR(S): 0.999774898
 (9) UNITS: US SURVEY FOOT
 WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS XXXX DAY OF DECEMBER, A.D., 2024.

 N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

This survey is of another category or other exception to the definition of subdivision.
 N.C.G.S. 47-30, F-11-D.

 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 _____; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; 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., 2024.

 David H. Hill, NCPLS L-3863

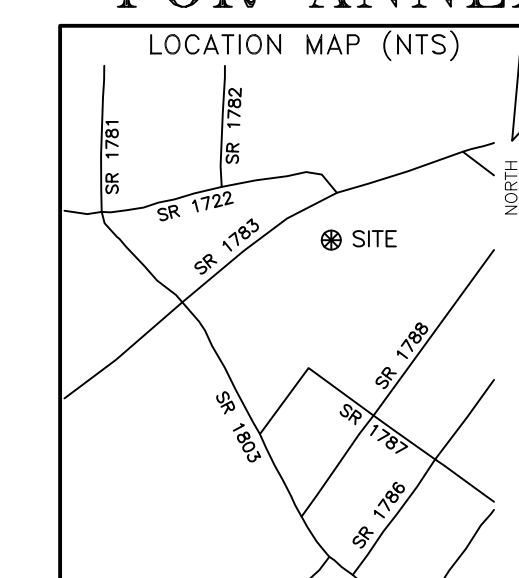
Annexation Boundary Description
 Beginning at an Existing Aluminum Cap Right of way Monument standing North 52 degrees 22 minutes 19 seconds West 174.64 feet from an existing Aluminum Cap Right of Way Monument in the Southeastern margin of the Right of Way for Upward Road, S.R. 1783. Point stands approximately 2450 feet Northwest of Hendersonville City Limits Northeast corner of Deed Book 958, Page 611 and approximately 3400 feet Northwest of Hendersonville City Limits in Eastern Limits of the Village of Flat Rock the Western corner of Deed Book 1383, Page 132.
 thence N 60°01'21" E a distance of 78.92' to a Set #5 Rebar with Aluminum Right of Way Cap;
 thence S 55°01'44" E a distance of 23.37' to a Point. Said Point standing N 55°01'44" W a distance of 10.02 feet from a #5 Rebar Set Online along the Northeastern line of Book of Record 4225, Page 011 and Southwestern line of Book of Record 3382, Page 444, P.D.E. 2;
 thence S 32°00'33" W a distance of 92.76' to an Existing Aluminum Cap Right of Way Monument;
 thence N 36°05'01" W a distance of 65.11' to an Existing Aluminum Cap Right of Way Monument; which is the point of beginning.
 having an area of 3637 Square Feet.

Being Book of Record 4225, Page 011, Tract 3.

- 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 DISTANCES UNLESS OTHERWISE NOTED.
 - 4- THIS PROPERTY IS WITHIN AN AREA ZONED CC BY HENDERSON COUNTY.
 - 5- THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL, TAX PIN 9577-89-9886, (3637 SATELLITE SQUARE FEET) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.
 - 6- SUBJECT PARCEL IS A PORTION OF D.B. 799, PG. 509, R.O.W. 2; PROJECT 6.806223, PROJECT 6.952418.
 - 7- THE CURRENT OWNER OF RECORD IS LHM PROPERTY HOLDINGS, LLC.

- 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

**3637 SQ. FT. (TOTAL)
 FOR ANNEXATION**



DEED REFERENCES:
 B.O.R. 4225, PG. 032
 B.O.R. 4222, PG. 011
 P.C. "B", SLIDE 304
 P.C. "B", SLIDE 304A
 SLIDE 14915
 SLIDE 15912

TAX REFERENCES:
 9577-99-0735
 9577-99-2741

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: 20232680ANNEX1
DATE: OCTOBER 22nd, 2024	FILE: 20232680