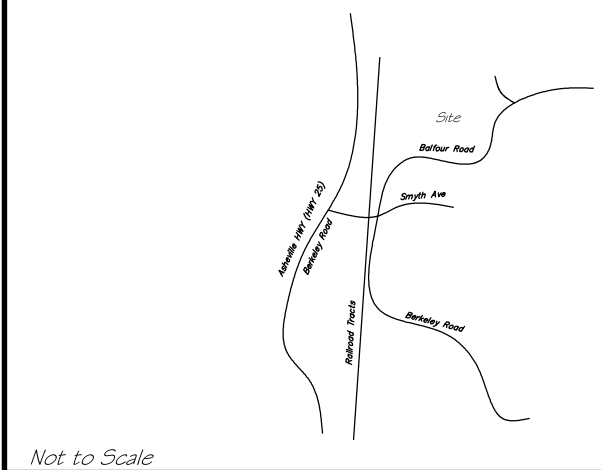


Curve	Radius	Length	Chord	Chord Bear.
C1	140.00'	88.95'	87.46'	S 48°25'03" W
C2	1500.00'	245.79'	245.52'	S 71°18'50" W
C3	382.34'	361.17'	347.89'	S 46°45'56" W
C4	275.00'	140.11'	138.60'	S 21°15'01" E

- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
 2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 7. Property is currently zoned I-1 Industrial by the City of Hendersonville.
 8. D.B. 527, Pg. 583 is shown based on Henderson County GIS maps. Unable to accurately plat because of insufficient deeds.
 9. Property is located in Zone X (Minimal Flood Hazard) as per Map Panels 9660 & 9569, Map #s 37009560001 & 37009569001 Effective date: 10-2-08.
 10. Contours not shown for clarity & topography is subject to change.
 11. As per Southern Railway Val Map, dated December 31, 1927 and Plat Cab. B, Slide 233, there is a 200' Railroad Right of Way, 100' either side of the centerline, however WATCO (Blue Ridge Railroad), who own and operate the rail line at the time of this survey claims a 100' right of way, 50' either side of centerline.
 12. Area By Coordinate Computation.

Lines L23-L30 are the Centerline of a 20' Sewer Easement Recorded at Plat Slide 14587
(10' Each Side of Centerline)
L19-L22, C4 Are Tie Lines

Course	Bearing	Distance
L1	N 58°57'31" E	71.46'
L2	N 26°42'31" E	122.28'
L3	N 25°23'31" E	159.50'
L4	N 41°00'31" E	126.16'
L5	N 15°16'31" E	56.52'
L6	N 41°25'31" E	82.78'
L7	N 60°28'31" E	163.29'
L8	N 64°30'31" E	88.25'
L9	N 58°37'31" E	73.81'
L10	N 89°25'31" E	144.01'
L11	N 41°47'31" E	167.28'
L12	S 07°37'29" W	98.34'
L13	S 14°20'12" E	79.54'
L14	S 66°37'11" W	182.74'
L15	S 76°00'30" W	179.98'
L16	S 74°10'56" W	117.02'
L17	S 79°40'05" W	41.57'
L18	S 79°40'05" W	50.28'
L19	S 35°51'02" E	28.07'
L20	S 06°39'18" E	217.16'
L21	N 89°19'32" E	181.33'
L22	S 53°35'25" E	87.01'
L23	N 75°17'23" E	68.60'
L24	N 11°41'48" E	71.87'
L25	N 11°41'48" E	158.42'
L26	N 35°40'42" E	255.91'
L27	N 49°54'23" E	410.87'
L28	S 54°35'52" E	285.26'
L29	N 81°05'32" E	319.17'
L30	N 70°58'52" E	47.00'



Vicinity Map

Preliminary
For Review Purposes Only

I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in Book 1363, Page 221) that the ratio of precision as calculated by the least squares method exceeds 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 14th day of August, 2023.

Professional Land Surveyor No. L-4920

I, Cameron S. Baker, certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision such as an easement.

Professional Land Surveyor No. L-4920

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0. 99977821 (Ground To Grid)

Equipment Used: Carlson GPS-BRx6

State of North Carolina
County of Henderson
I, Matt Champion, 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 _____ Date _____

State of North Carolina, County of Henderson

filed for registration on the _____ day of _____ 20____

at _____ o'clock _____ M and recorded in

slide _____ in the office of the

Register of Deeds of Henderson County.

Register of Deeds

By: _____, Deputy.

Map of Proposed Greenway and Utility Easement for

The City of Hendersonville

-Owners-

The City of Hendersonville NC

D.B. 1363, Pg. 221

Plat Slide 14587

Pin: 9660-50-2160

Hendersonville Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS	
& PLANNERS P.C.	
P.O. BOX 578 * HORSE SHOE, NC 28742	
(828) 890-3507	
SCALE: 1" = 100 Feet	DATE: August 14, 2023
JOB NO.: S-22-714	DRAWN BY: JTB/MAC CDS 7.0

Legend:
WV = Water Valve
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
RW = Right of Way
OHU = Overhead Utilities
ECM = Existing Concrete Monument
FPF = Power Pole
• = Light Pole
• = Drain Grate
• = Power Pole
• = Sewer Manhole
• = Fire Hydrant
--- = Gas Line
--- = Fence Line
++++ = Railroad

