

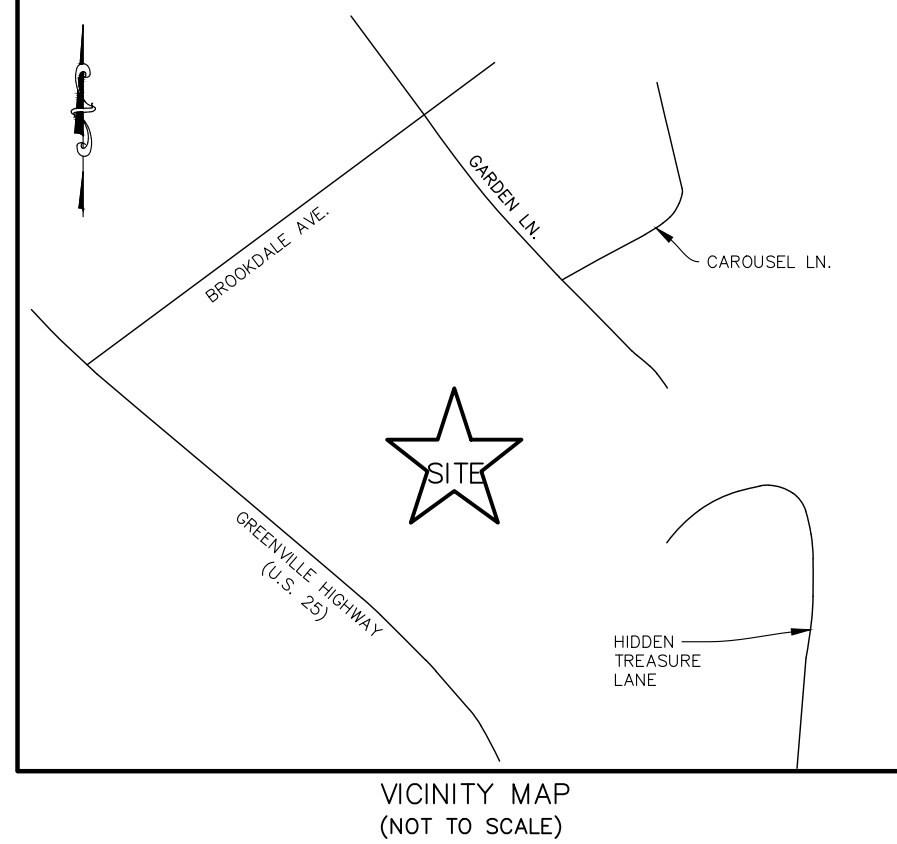
NOTES

- THIS IS A PROPOSED SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED BOOK 4067 PAGE 84 OF THE HENDERSON COUNTY REGISTER OF DEEDS. AN ALTA/NSPS SURVEY OF THE SUBJECT PROPERTY WAS PREVIOUSLY COMPLETED BY THIS FIRM DATED DECEMBER 1ST, 2022. THE TOTAL AREA OF SURVEY IS 6.91 ± ACRES.
- THE SUBJECT PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS ZONED GREENVILLE HIGHWAY MIXED USE DISTRICT (GHMU) PER CITY OF HENDERSONVILLE ZONING MAP. REQUIRED SETBACKS FOR THE GHMU DISTRICT VARY BASED ON DEVELOPMENT TYPE. ZONING SETBACKS, SHOWN HEREON, ARE SHOWN PER PROVIDED CIVIL DESIGN CONCEPTS PLAN. SEE THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR RESTRICTIONS AND ALLOWANCES.
- THE SUBJECT PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3700087B00A, EFFECTIVE DATE OCTOBER 2nd, 2008.
- FIELD WORK WAS PERFORMED FROM (TO BE DETERMINED) THROUGH (TO BE DETERMINED), BY TRADITIONAL SURVEY METHODS. THE FIELD WORK WAS ADJUSTED USING A WEIGHTED, MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT. HORIZONTAL CLOSURE BEFORE ADJUSTMENT WAS 1:26447.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES. ALL AREAS WERE CALCULATED USING THE COORDINATE COMPUTATION METHOD.
- GREENVILLE HIGHWAY, AS SHOWN ON PLAT BOOK B PAGE 208A, SCALES TO BE APPROXIMATELY 40 FEET. NO RECORD RIGHT-OF-WAY CONVEYANCE, FOR GREENVILLE HIGHWAY, WAS FOUND DURING THIS SURVEY. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CLAIMS A MAINTENANCE LIMITS RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY. THE RIGHT-OF-WAY LINE, SHOWN HEREON, FOR GREENVILLE HIGHWAY, IS APPROXIMATE AND IS BASED ON EVIDENCE OF MAINTENANCE LIMITS ON SITE.
- WETLAND AREAS AND STREAMS, SHOWN HEREON, WERE DELINEATED BY CLEAR WATER ENVIRONMENTAL CONSULTANTS, INC. (828-698-8800), PER PROVIDED CLEAR WATER DELINEATION MAP. THE EXISTING STREAM AND WETLAND AREAS, SHOWN HEREON, ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S.. ALL WETLAND AREAS, SHOWN HEREON, WERE FIELD LOCATED.
- THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVI SECTION 17-3-2 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES. THE 30 FOOT STREAM BUFFER, SHOWN HEREON, IS MEASURED FROM TOP OF CREEK BANK. SEE THE CITY OF HENDERSONVILLE CODE OF ORDINANCES ARTICLE XVI SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
- MONUMENTS FOUND ALONG GARDEN LANE INDICATE A VARYING RIGHT-OF-WAY WIDTH. PLAT BOOK B PAGE 208A, NOTES OAKLAND AVENUE (NOW GARDEN LANE) TO BE 40' ALONG THE SUBJECT PROPERTY. THE NORTHERN MARGIN OF GARDEN LANE PER PLAT BOOK C PAGE 131 AND PLAT BOOK L-1393, APPEARS TO DISAGREE BY APPROXIMATELY 1.3 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6. AS SHOWN ON PLAT BOOK B PAGE 383A, ALTHOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 383A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF LOT 5 MAY ALSO BE THE ORIGINAL LOCATION OF THE NORTHERN MARGIN OF OAKLAND AVENUE (NOW GARDEN LANE) AS SHOWN ON PLAT BOOK B PAGE 208A. A PORTION OF GARDEN LANE IS CITY MAINTAINED. SEE THE APPROXIMATE CITY MAINTENANCE LIMIT AS SHOWN HEREON. THE APPROXIMATE CITY MAINTENANCE LINE IS BASED ON A STREET MAINTENANCE MAP PROVIDED BY THE CITY OF HENDERSONVILLE. A PORTION OF GARDEN LANE ALONG THE SUBJECT PROPERTY APPEARS TO BE PRIVATE.
- NO INVESTIGATION OF UNDERGROUND UTILITIES, OTHER THAN ABOVE GROUND MARKINGS OR STRUCTURES, WAS MADE BY THIS FIRM DURING THIS SURVEY. SEE LINE LEGEND FOR UNDERGROUND UTILITIES. SHOWN HEREON, THAT WERE TRACED PER PROVIDED EXHIBIT VERSUS FIELD LOCATED. UNDERGROUND UTILITIES TRACED, PER PROVIDED EXHIBIT, ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- MONUMENTS FOUND, AS REFERENCED IN DEED BOOK 1598 PAGE 441, MAY OVERLAP THE BOUNDARY LINE AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 567 BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OP FOUND 0.9' BELOW GRADE, SHOWN HEREON, IS THE SOUTHEASTERN MOST CORNER OF THE FORMER DUANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE FEET.
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ALL INFRASTRUCTURE, EASEMENT SIZE, AND LOCATIONS WILL BE FINALIZED DURING THE FINAL PLAT REVIEW STAGE AND WILL BE IN ACCORDANCE WITH THE CITY OF HENDERSONVILLE SUBDIVISION ORDINANCE AND ANY APPLICABLE CITY POLICIES.

NC GRID NAD 83(2011)



- LEGEND
- BOUNDARY LINE (SURVEYED)
 - DEED/PLAT LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - EXISTING LOT NUMBER
 - PROPOSED LOT NUMBER

I, JOSHUA R. HODGES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM DEEDS REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:41930; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE SURVEY IS OF THE FOLLOWING CATEGORY DESCRIBED IN G.S. 47-30(1)(1)a.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, JOSHUA R. HODGES, CERTIFY THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

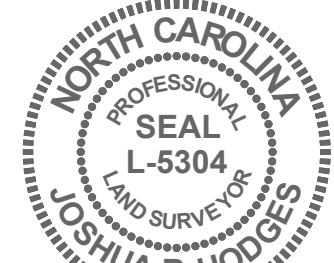
HORIZONTAL POSITIONAL ACCURACY: 1cm
VERTICAL POSITIONAL ACCURACY: 2cm
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)
DATE OF SURVEY: OCTOBER 16TH 2022
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010
VERTICAL DATUM: NAVD 83
FIXED CONTROL: NCOS CORS STATION "NOIE"
LOCALIZATION POINT: N: 581462.54 E: 989939.17
GEOID MODEL: GEOID19
COMBINED GRID FACTOR: 0.999776015
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS DAY _____

PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



STORM WATER MANAGEMENT

1202 GREENVILLE HIGHWAY, LLC IS RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES PER STORMWATER OPERATION & MAINTENANCE AGREEMENT RECORDED IN DEED BOOK _____, PAGE _____ OF THE HENDERSON COUNTY REGISTER OF DEEDS OFFICE.

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 THE STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____

REVIEW OFFICER _____

1202 GREENVILLE TOWNHOMES
PLANNED COMMUNITY

Located at: 1202 Greenville Highway

REFERENCES

D.B. 4067 PG. 84

D.B. 4067 PG. 80

RECORD OWNER:

1202 GREENVILLE HWY, LLC

PIN: 9578013440

City of Hendersonville

Henderson County, N.C.

ZONING: Greenville Highway Mixed Use

Date: August 14th, 2023 Drawn by: JH

Job #22274

Ed HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.

Joshua R. Hodges, PLS L-5304

200 Ridgfield Ct. Ste. 208 Asheville, NC 28806

Company Licensure # C-2806

828.225.6562

jhodges@edholmessurveying.com

0' 50' 100' 150'

(KEY MAP)

SHEET 1 OF 3

SCALE 1" = 50'

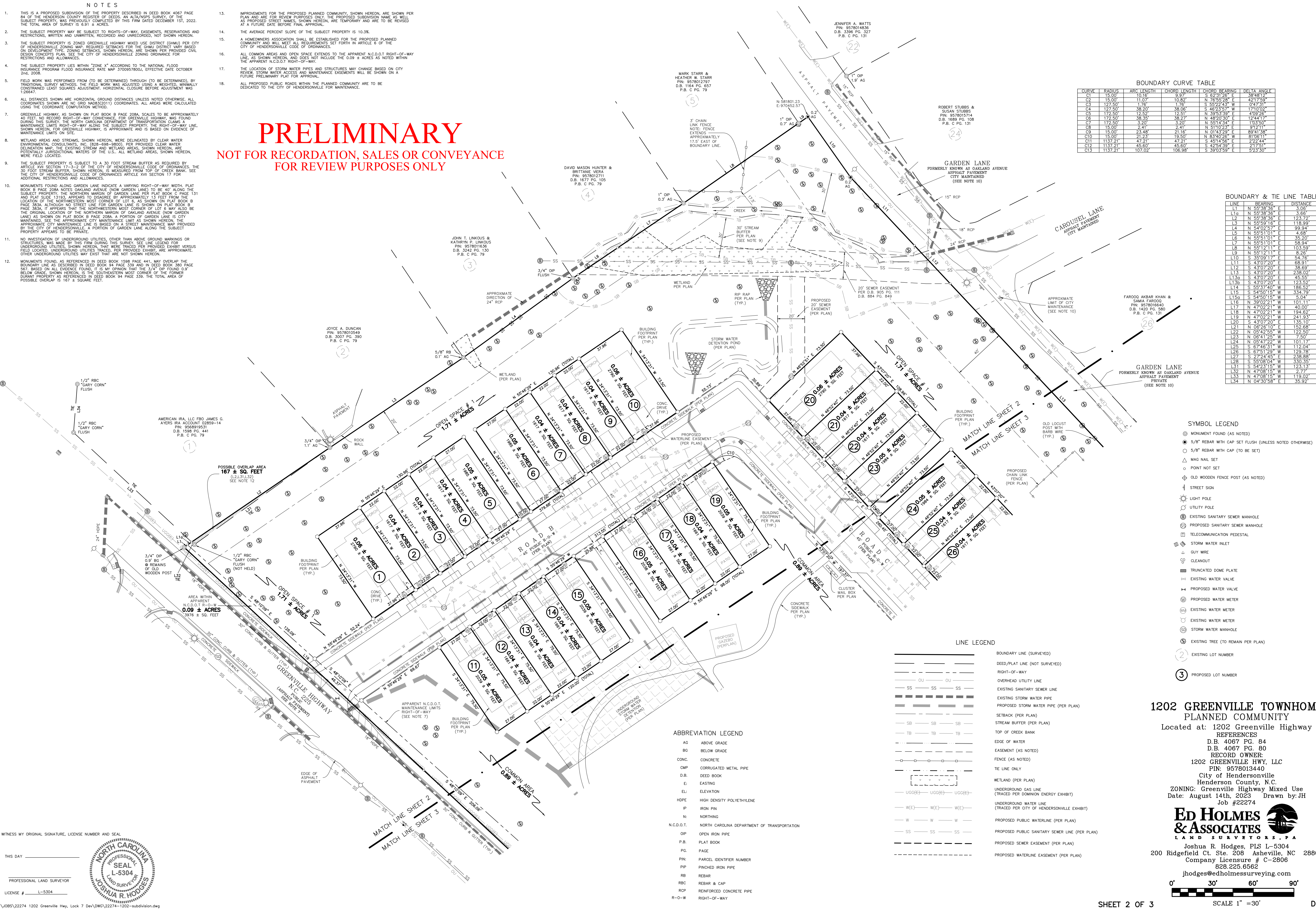
D23-083

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00	10.17	10.62	N 78°55'28" E	35.81°
C2	15.00	11.07	10.62	N 78°55'28" E	42.17°
C3	127.50	1.76	1.76	S 55°24'43" W	0.47°
C4	127.50	38.20	38.08	S 46°24'57" W	17.00°
C5	172.50	12.52	12.51	N 39°53'39" E	4.09°
C6	172.50	38.35	38.27	N 48°20'45" E	12.44°
C7	172.50	3.20	3.20	N 55°14'34" E	10.35°
C8	15.00	2.41	2.41	N 51°10'23" E	9.12°
C9	15.00	23.48	21.41	N 01°43'29" E	89.41°
C10	15.00	21.23	19.50	N 83°40'26" W	81.06°
C11	1137.21	17.21	47.20	S 45°14'56" E	2.92°
C12	1137.21	45.60	45.60	S 42°54'39" E	2.75°
C13	1137.21	107.02	106.98	S 39°03'59" E	5.23°

LINE	BEARING	DISTANCE
L1	N 55°38'36" E	3.08
L1a	N 55°38'36" E	3.68
L2	N 55°38'36" E	123.77
L3	N 55°59'18" E	115.89
L4	N 54°02'57" E	99.94
L5	N 55°51'01" E	4.69
L6	N 55°51'01" E	35.20
L7	N 55°51'01" E	58.94
L8	N 55°12'11" E	103.53
L9	N 55°12'11" E	8.26
L10	S 35°09'17" E	54.76
L11	S 43°07'20" E	68.91
L12	S 43°07'20" E	38.69
L13	S 43°07'20" E	238.02
L13a	S 43°07'20" E	48.55
L13b	S 43°07'20" E	123.52
L14	S 55°37'40" W	186.52
L15	S 54°50'15" W	334.79
L15a	S 54°50'15" W	5.04
L16	N 39°02'21" W	101.11
L17	N 47°02'21" W	40.00
L18	N 47°02'21" W	194.62
L19	N 47°02'21" W	241.93
L20	S 43°07'20" E	135.10
L21	N 06°26'10" E	152.68
L22	N 05°42'55" W	122.50
L23	N 06°41'29" W	7.50
L24	N 05°47'22" W	101.17
L25	S 67°48'31" W	112.04
L26	S 67°51'29" W	129.78
L27	S 27°24'45" E	238.88
L28	S 55°08'04" W	330.35
L29	S 54°23'15" W	123.13
L30	N 47°08'15" W	2.77
L31	N 47°08'15" W	119.02
L32	N 47°08'15" W	2.77
L33	N 04°30'58" E	35.92

- SYMBOL LEGEND**
- MONUMENT FOUND (AS NOTED)
 - 5/8" REBAR WITH CAP SET FLUSH (UNLESS NOTED OTHERWISE)
 - 5/8" REBAR WITH CAP (TO BE SET)
 - MAG NAIL SET
 - POINT NOT SET
 - OLD WOODEN FENCE POST (AS NOTED)
 - STREET SIGN
 - LIGHT POLE
 - UTILITY POLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - TELECOMMUNICATION PEDESTAL
 - STORM WATER INLET
 - GUY WIRE
 - CLEANOUT
 - TRUNCATED DOME PLATE
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER METER
 - STORM WATER MANHOLE
 - EXISTING TREE (TO REMAIN PER PLAN)
 - EXISTING LOT NUMBER
 - PROPOSED LOT NUMBER

LINE LEGEND

- BOUNDARY LINE (SURVEYED)
- DEED/PLAT LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER PIPE
- PROPOSED STORM WATER PIPE (PER PLAN)
- SETBACK (PER PLAN)
- STREAM BUFFER (PER PLAN)
- TOP OF CREEK BANK
- EDGE OF WATER
- EASEMENT (AS NOTED)
- FENCE (AS NOTED)
- TIE LINE ONLY
- WETLAND (PER PLAN)
- UNDERGROUND GAS LINE (TRACED PER COMMON ENERGY EXHIBIT)
- UNDERGROUND WATER LINE (TRACED PER CITY OF HENDERSONVILLE EXHIBIT)
- PROPOSED PUBLIC WATERLINE (PER PLAN)
- PROPOSED PUBLIC SANITARY SEWER LINE (PER PLAN)
- PROPOSED SEWER EASEMENT (PER PLAN)
- PROPOSED WATERLINE EASEMENT (PER PLAN)

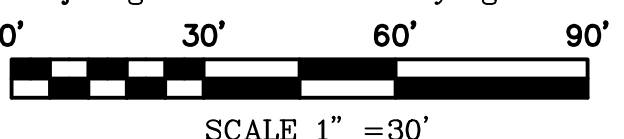
ABBREVIATION LEGEND

- AG ABOVE GRADE
- BG BELOW GRADE
- CONC. CONCRETE
- CMP CORRUGATED METAL PIPE
- D.B. DEED BOOK
- E. EASTING
- EL. ELEVATION
- HDPE HIGH DENSITY POLYETHYLENE
- IP IRON PIN
- N. NORTHING
- N.C.D.O.T. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- O.P. OPEN IRON PIPE
- P.B. PLAT BOOK
- PG. PAGE
- PIN. PARCEL IDENTIFIER NUMBER
- PIP PINCHED IRON PIPE
- RB REBAR
- RBC REBAR & CAP
- RCP REINFORCED CONCRETE PIPE
- R-O-W RIGHT-OF-WAY

1202 GREENVILLE TOWNHOMES PLANNED COMMUNITY

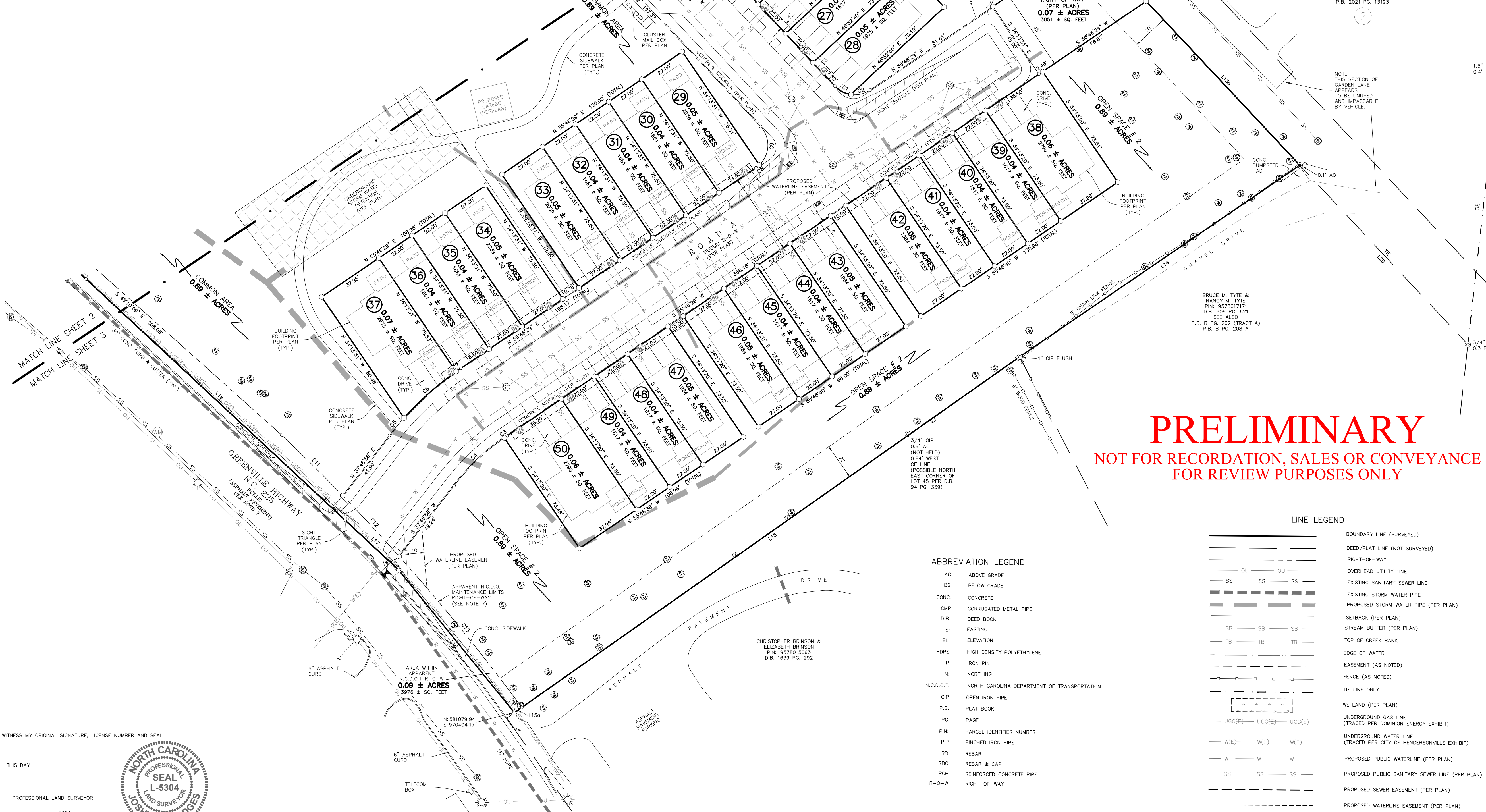
Located at: 1202 Greenville Highway
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ZONING: Greenville Highway Mixed Use
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LAND SURVEYORS, P.A.
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- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES. ALL AREAS WERE CALCULATED USING THE COORDINATE COMPUTATION METHOD.
- GREENVILLE HIGHWAY, AS SHOWN ON PLAT BOOK B PAGE 308A, SCALES TO BE APPROXIMATELY 40 FEET. NO RECORD RIGHT-OF-WAY CONVEYANCE, FOR GREENVILLE HIGHWAY, WAS FOUND DURING THIS SURVEY. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CLAIMS A MAINTENANCE LIMITS RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY. THE RIGHT-OF-WAY LINE, SHOWN HEREON, FOR GREENVILLE HIGHWAY, IS APPROPRIATE AND IS BASED ON EVIDENCE OF MAINTENANCE LIMITS ON SITE.
- WETLAND AREAS AND STREAMS, SHOWN HEREON, WERE DELINEATED BY CLEAR WATER ENVIRONMENTAL CONSULTANTS, INC. (828-698-8800), PER PROVIDED CLEAR WATER DELINEATION MAP. THE EXISTING STREAM AND WETLAND AREAS, SHOWN HEREON, ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S.. ALL WETLAND AREAS, SHOWN HEREON, WERE FIELD LOCATED.
- THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVII SECTION 17-1-3-2 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES. THE 30 FOOT STREAM BUFFER, SHOWN HEREON, IS MEASURED FROM TOP OF CREEK BANK, SEE THE CITY OF HENDERSONVILLE CODE OF ORDINANCES ARTICLE XVII SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
- MONUMENTS FOUND ALONG GARDEN LANE INDICATE A VARYING RIGHT-OF-WAY WIDTH. PLAT BOOK B PAGE 208A NOTES OAKLAND AVENUE (NOW GARDEN LANE) TO BE 40' ALONG THE SUBJECT PROPERTY. THE NORTHERN MARGIN OF GARDEN LANE PER PLAT BOOK C PAGE 131 AND PLAT SLIDE 13133, APPEARS TO DISAGREE BY APPROXIMATELY 13 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6, AS SHOWN ON PLAT BOOK B PAGE 383A. ALTHOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 383A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF LOT 6 MAY ALSO BE THE ORIGINAL LOCATION OF THE NORTHERN MARGIN OF OAKLAND AVENUE (NOW GARDEN LANE) AS SHOWN ON PLAT BOOK B PAGE 208A. A PORTION OF GARDEN LANE IS CITY MAINTAINED. SEE THE APPROXIMATE CITY MAINTENANCE LIMIT AS SHOWN HEREON. THE APPROXIMATE CITY MAINTENANCE LINE IS BASED ON A STREET MAINTENANCE MAP PROVIDED BY THE CITY OF HENDERSONVILLE. A PORTION OF GARDEN LANE ALONG THE SUBJECT PROPERTY APPEARS TO BE PRIVATE.
- NO INVESTIGATION OF UNDERGROUND UTILITIES, OTHER THAN ABOVE GROUND MARKINGS OR STRUCTURES, WAS MADE BY THIS FIRM DURING THIS SURVEY. SEE LINE LEGEND FOR UNDERGROUND UTILITIES, SHOWN HEREON, THAT WERE TRACED PER PROVIDED EXHIBIT VERSUS FIELD LOCATED. UNDERGROUND UTILITIES TRACED, PER PROVIDED EXHIBIT, ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- MONUMENTS FOUND, AS REFERENCED IN DEED BOOK 1598 PAGE 441, MAY OVERLAP THE BOUNDARY LINE AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 567. BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OP FOUND 0.9' BELOW GRADE, SHOWN HEREON, IS THE SOUTHEASTERN MOST CORNER OF THE FORMER DURANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE FEET.
- IMPROVEMENTS FOR THE PROPOSED PLANNED COMMUNITY, SHOWN HEREON, ARE SHOWN PER PLAN AND ARE FOR REVIEW PURPOSES ONLY. THE PROPOSED SUBDIVISION NAME AS WELL AS PROPOSED STREET NAMES, SHOWN HEREON, ARE TEMPORARY AND ARE TO BE REVISED AT A FUTURE DATE BEFORE FINAL APPROVAL.
- THE AVERAGE PERCENT SLOPE OF THE SUBJECT PROPERTY IS 10.3%.
- HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR THE PROPOSED PLANNED COMMUNITY AND WILL MEET ALL REQUIREMENTS SET FORTH IN ARTICLE 6 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES.
- ALL COMMON AREAS AND OPEN SPACE EXTENDS TO THE APPARENT N.C.D.O.T. RIGHT-OF-WAY LINE, AS SHOWN HEREON, AND DOES NOT INCLUDE THE 0.09 ± ACRES AS NOTED WITHIN THE APPARENT N.C.D.O.T. RIGHT-OF-WAY.
- THE LOCATION OF STORM WATER PIPES AND STRUCTURES MAY CHANGE BASED ON CITY REVIEW. STORM WATER ACCESS AND MAINTENANCE EASEMENTS WILL BE SHOWN ON A FUTURE PRELIMINARY PLAT FOR APPROVAL.
- ALL PROPOSED PUBLIC ROADS WITHIN THE PLANNED COMMUNITY ARE TO BE DEDICATED TO THE CITY OF HENDERSONVILLE FOR MAINTENANCE.



LINE	BEARING	DISTANCE
L1	N 55°18'36" E	3.08'
L10	N 55°18'36" E	3.66'
L2	N 55°18'36" E	123.72'
L3	N 55°18'36" E	118.99'
L4	N 54°02'57" E	89.94'
L5	N 55°11'01" E	4.48'
L6	N 55°11'01" E	35.20'
L7	N 55°11'01" E	58.94'
L8	N 55°11'01" E	103.59'
L9	N 55°12'11" E	8.26'
L10	S 35°03'17" E	84.76'
L11	S 43°07'20" E	38.91'
L12	S 43°07'20" E	38.69'
L13	S 43°07'20" E	238.02'
L14	S 43°07'20" E	45.29'
L15	S 43°07'20" E	123.52'
L16	S 43°07'20" E	334.79'
L17	S 43°07'20" E	5.04'
L18	N 39°02'21" W	101.11'
L19	N 47°02'21" W	194.62'
L20	N 47°02'21" W	241.93'
L21	N 06°26'10" E	135.10'
L22	N 06°26'10" E	152.68'
L23	N 06°26'10" E	101.17'
L24	N 06°26'10" E	112.04'
L25	N 06°26'10" E	129.78'
L26	N 06°26'10" E	129.78'
L27	N 06°26'10" E	238.88'
L28	N 06°26'10" E	330.35'
L29	N 06°26'10" E	123.13'
L30	N 06°26'10" E	27.27'
L31	N 06°26'10" E	119.02'
L32	N 06°26'10" E	35.92'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.18'	0.18'	10.18'	N 76°55'28" E	84.84°
C2	15.00'	11.07'	10.82'	N 76°55'28" E	421.75°
C3	127.50'	3.76'	3.76'	S 55°22'43" W	047.31°
C4	127.50'	3.76'	3.76'	S 55°22'43" W	1710.02°
C5	127.50'	12.53'	12.51'	N 39°43'39" E	439.26°
C6	127.50'	3.76'	3.76'	N 48°09'50" E	124.47°
C7	127.50'	3.76'	3.76'	N 55°14'34" E	153.50°
C8	15.00'	21.41'	21.41'	N 51°10'23" E	91.21°
C9	15.00'	21.41'	21.41'	N 01°43'59" E	89.41°
C10	15.00'	21.23'	19.50'	N 83°40'26" W	81.06°
C11	1137.21'	47.73'	47.73'	N 45°18'58" E	229.24°
C12	1137.21'	45.60'	45.60'	S 42°54'39" E	247.51°
C13	1137.21'	107.02'	106.98'	S 39°03'59" E	523.30°

SYMBOL LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR WITH CAP SET FLUSH (UNLESS NOTED OTHERWISE)
- 5/8" REBAR WITH CAP (TO BE SET)
- MAG NAIL SET
- POINT NOT SET
- OLD WOODEN FENCE POST (AS NOTED)
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- TELECOMMUNICATION PEDESTAL
- STORM WATER INLET
- GUY WIRE
- CLEANOUT
- TRUNCATED DOME PLATE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER METER
- STORM WATER MANHOLE
- EXISTING TREE (TO REMAIN PER PLAN)
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER

1202 GREENVILLE TOWNHOMES PLANNED COMMUNITY

Located at: 1202 Greenville Highway
 REFERENCES
 D.B. 4067 PG. 84
 D.B. 4067 PG. 80
 RECORD OWNER:
 1202 GREENVILLE HWY, LLC
 PIN: 9578013440
 City of Hendersonville
 Henderson County, N.C.
 ZONING: Greenville Highway Mixed Use
 Date: August 14th, 2023 Drawn by: JH
 Job #22274

Ed Holmes & Associates
 LAND SURVEYORS, P.A.
 Joshua R. Hodges, PLS L-5304
 200 Ridgefield Ct. Ste. 208 Asheville, NC 28806
 Company Licensure # C-2806
 jhodges@edholmessurveying.com

0' 30' 60' 90'
 SCALE 1" = 30'