

PLAT OF SURVEY
FOR
THE CITY OF HENDERSONVILLE

SHOWING TRACT FOR ANNEXATION
BEING PORTIONS OF OF ALL OF
DEED BOOK 521, PAGE 531
DEED BOOK 1020, PAGE 408
DEED BOOK 1289, PAGE 412
BOOK OF RECORD 3258, PAGE 532
BOOK OF RECORD 3258, PAGE 536
BOOK OF RECORD 3258, PAGE 540
BOOK OF RECORD 3258, PAGE 544
BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
SCALE: 1" = 100'
JANUARY XXth, 2021

CALLS ALONG BELLSOUTH EASEMENT		
Course	Bearing	Distance
51	Rod: 49.99' E Tan: 6.45' CA: 106'29'08" 80.10'	Arc: 12.83' 12.79'
52	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
53	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
54	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
55	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
56	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'

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: 0.03 HORIZONTAL AT 95%
(3) TYPES OF GPS FIELD PROCEDURE(S): VRS
(4) DATES OF SURVEY: AUGUST, 2019
(5) DATUM/EPOCH: NAD 83/2011
(6) PUBLISHED/FIXED CONTROL USE:
(7) GEOD MODEL: GEOD 128
(8) COMBINED GRID FACTOR(S): 0.999776301
(9) UNITS: US SURVEY FOOT
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS XXth DAY OF JANUARY, A.D., 2021.

L-3863
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

I, _____, 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 XXth day of JANUARY, A.D., 2021.

David H. Hill, NCPLS L-3863

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

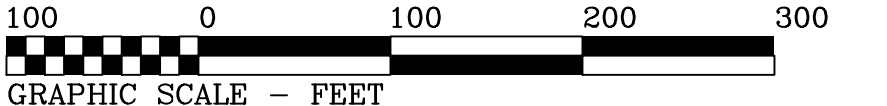
State of North Carolina
County of Henderson

I, _____, Review Officer of Henderson County, certify that the map or plat shown on 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 _____, 2021.
At _____ o'clock _____.

By:



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: 2019056ANEX
DATE: JANUARY XXth, 2021
FILE: 2019056

CALLS ALONG EXISTING
MARGIN OF 60' RIGHT OF WAY
FOR COMMERCIAL BOULEVARD

Course	Bearing	Distance
41	Rod: 49.99' E Tan: 6.45' CA: 106'29'08" 80.10'	Arc: 12.83' 12.79'
42A	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
42B	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
43	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'
44	Rod: 208.62' E Tan: 14.74' CA: 34'34'03" 123.96'	Arc: 29.42' 29.40'

ATLAS BOLT & SCREW CO
D.B. 927, PG. 055
SLIDE 1652
SLIDE 1927
SLIDE 2042

APPELAND BUSINESS
PROPERTY OWNERS ASSOCIATION
D.B. 1111, PAGE 250
SLIDE 1652
SLIDE 1927
SLIDE 2042

APPELAND BUSINESS
PROPERTY OWNERS ASSOCIATION
D.B. 1031, PAGE 161
SLIDE 1652
SLIDE 1927
SLIDE 2042

APPELAND BUSINESS
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D.B. 1031, PAGE 161
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APPELAND BUSINESS
PROPERTY OWNERS ASSOCIATION
D.B. 1031, PAGE 161
SLIDE 1652
SLIDE 1927
SLIDE 2042

CALLS ALONG NORTHERN
MARGIN OF RIGHT OF WAY
FOR CREST ROAD, S.R. 1803

Course	Bearing	Distance
45	Rod: 467.56' E Tan: 95.14' CA: 230'00" 186.45'	Arc: 187.71' 186.45'
46	Rod: 467.56' E Tan: 95.14' CA: 230'00" 186.45'	Arc: 187.71' 186.45'
47	Rod: 467.56' E Tan: 95.14' CA: 230'00" 186.45'	Arc: 187.71' 186.45'
48	Rod: 467.56' E Tan: 95.14' CA: 230'00" 186.45'	Arc: 187.71' 186.45'
49	Rod: 467.56' E Tan: 95.14' CA: 230'00" 186.45'	Arc: 187.71' 186.45'
50	Rod: 467.56' E Tan: 95.14' CA: 230'00" 186.45'	Arc: 187.71' 186.45'

MARK B. PACE
D.B. 1396, PG. 014

MARK B. PACE
D.B. 1396, PG. 014

SYMBOL LEGEND

- CABLE TV PEDESTAL
- ELECTRIC CABINET
- POINT NOT STAKED
- FIRE HYDRANT
- GAS MARKER
- GAS TEST STATION
- JUNCTION BOX
- LIGHT POLE
- PHONE PEDESTAL
- SEWER MANHOLE
- SEWER LINE MARKER
- TRANSFORMER
- UG GAS MARKER
- UG PHONE MARKER
- UG UTILITY BOX
- WATER METER
- WATER VALVE

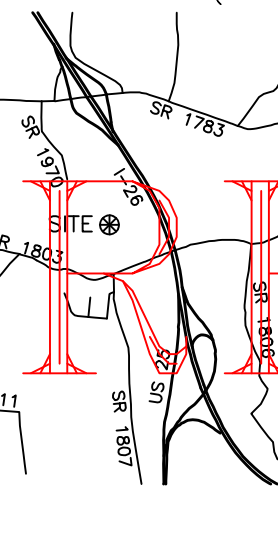
LEGEND

- MONUMENT FOUND AS NOTED
- MONUMENT SET AS NOTED
- POINT NOT STAKED
- CMU - CONCRETE MASONRY UNIT
- DI - DROP INLET
- GEN - GENERATOR
- HVAC - HEATING AND AIR UNIT
- INV - INVERT
- JNB - JUNCTION BOX
- P-PED - PHONE PEDESTAL
- PHP - PHONE POLE
- TRANS - TRANSFORMER
- TV-PED - CABLE TV PEDESTAL
- UP - UTILITY POLE
- YI - YARD INLET
- WM - WATER METER
- WV - WATER VALVE

TAX REFERENCE:

9587-29-8189 9587-29-9011
9587-38-3661 9587-48-2890
9587-48-0034 9587-37-6990
9587-38-1024 9587-28-6052

LOCATION MAP (NTS)



DEED REFERENCES:

D.B. 521, PG. 531
D.B. 1020, PG. 408
D.B. 1289, PG. 412
B.O.R. 3258, PG. 532
B.O.R. 3258, PG. 536
B.O.R. 3258, PG. 540
B.O.R. 3258, PG. 544
SLIDE 1652 SLIDE 1927
SLIDE 2042 SLIDE 12957
SLIDE XXXXX

DEED REFERENCES:

SEE NOTE

TAX REFERENCES:

SEE NOTE

PARTY CHIEF: ZB

REVISIONS:

CALLS ALONG
CENTERLINE OF
BAT FORK CREEK
AND DUNN CREEK

Course	Bearing	Distance
1	N 06°48'07" E	6.97'
2	N 08°36'19" W	35.78'
3	N 01°46'15" W	54.53'
4	N 17°52'49" W	28.71'
5	N 07°39'07" W	34.17'
6	N 15°03'54" W	23.99'
7	N 00°02'47" E	28.47'
8	N 21°29'09" W	49.33'
9	N 09°58'43" E	18.47'
10	N 45°37'46" E	11.56'
11	N 00°12'24" E	24.04'
12	N 17°52'54" W	24.72'
13	N 06°15'21" E	20.89'
14	N 12°58'42" W	26.27'
15	N 07°31'11" E	130.93'
16	N 06°59'55" W	27.47'
17	N 11°09'39" W	38.55'
18	N 12°38'58" E	35.87'
19	N 08°28'36" W	30.15'
20	N 21°37'00" W	17.36'
21	S 69°51'41" W	17.15'
22	N 63°30'55" W	21.17'
23	N 35°27'19" W	51.70'
24	N 13°15'14" W	16.35'
25	N 53°47'57" E	22.04'
26	N 49°53'23" E	28.33'
27	N 50°49'44" E	26.79'
28	N 59°45'10" E	32.06'
29	N 78°56'59" E	22.89'
30	N 58°45'34" E	25.79'
31	N 29°47'06" E	14.58'
32	N 44°32'54" E	27.68'
33	N 51°23'01" E	22.78'
34	N 70°48'26" E	24.53'
35	N 62°34'17" E	31.58'
36	N 81°04'48" E	23.40'
37	N 78°45'41" E	24.00'
38	N 81°46'42" E	26.36'
39	N 66°58'34" E	14.74'
40	N 83°40'09" E	69.31'

CREST ROAD
S.R. 1803

CORNER STANDS
5480' ± NORTHEAST OF
CITY OF VILLAGE OF FLAT ROCK LIMITS AT
NORTHEAST CORNER OF PIN 9577747449
DEED BOOK 1466, PAGE 190
AT INTERSECTION OF
HIGHLAND PARK ROAD, S.R. 1823
AND FORTSON STREET

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 AN AREA ZONED I BY HENDERSON COUNTY.
SETBACKS:
FRONT- 20' (FROM RIGHT OF WAY LOCAL ROAD)
SIDE- 20'
REAR- 20'

30' SETBACK FROM PERENNIAL STREAMS PER HENDERSON COUNTY LAND DEVELOPMENT CODE
5- 20' SEWER EASEMENTS FOUND IN DEED BOOK 843, PAGE 421, DEED BOOK 860, PAGE 213, DEED BOOK 860, PAGE 225, DEED BOOK 860, PAGE 229 AND DEED BOOK 1419, PAGE 336. ALSO SHOWN ON SLIDE 7977.
6- ROAD RIGHT OF WAY INFORMATION FOUND IN DEED BOOK 843, PAGE 421, DEED BOOK 860, PAGE 213, DEED BOOK 860, PAGE 225, DEED BOOK 860, PAGE 229 AND DEED BOOK 1419, PAGE 336. ALSO SHOWN ON SLIDE 1652, SLIDE 1927 AND SLIDE 2042. SEE SLIDE 12957 FOR REVISED 60' PRIVATE DRIVE EASEMENT WHICH REPLACES 60' RIGHT OF WAY.
7- APPROXIMATE END OF STATE MAINTENANCE FOR COMMERCIAL BOULEVARD, S.R. 1970, AT END OF CUL-DE-SAC.
8- PORTIONS OF THE SUBJECT PROPERTY ARE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. 3700958700J, REVISED 10/02/2008.
9- THE CURRENT OWNERS OF RECORD ARE THE WILLIAM LLOYD GARRISON LIVING TRUST, THE WILLIAM L. GARRISON, SR. AND BARBARA H. GARRISON CHARITABLE REMAINDER TRUST DATED SEPTEMBER 15, 2006, SCOTT EARL GARRISON AND WILLIAM LLOYD GARRISON.