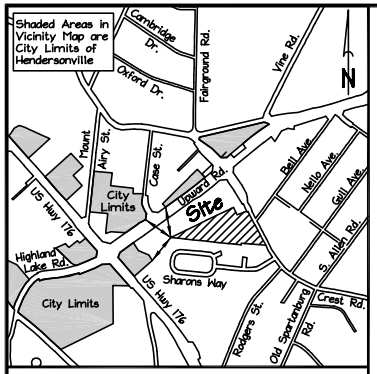

VICINITY MAP
(NOT TO SCALE)

Zoning & Setbacks Table

Zoning:	Residential District One (R1)
Front:	20 feet From Road R.O.W. (Collector)
Side:	10 feet
Rear:	10 feet
Max. Bldg. Height:	40 feet
Density:	4 units per acre (Standard)
	8 units per acre (Intermediate)
	16 units per acre (Maximum)

Accessory Structures have a setback of five (5) feet from any and all property lines. **

150 0 150
SCALE IN FEET
SCALE: 1" = 150'

Special Farmland Note:
All of the property shown hereon does not lie within 1/2 mile of a Farmland Preservation District.

GRID NORTH
NAD 83
(NSRS 2011)

NOTES:
1. For source of title see Deed Book 3426 at Page 99.
2. Survey error of closure does not exceed 1:10,000 before adjustment.
3. This parcel of land is located within Flood Zone X per FIRM Panel No. 3700957700J, effective date October 2, 2008.
4. Subject to the right-of-way for Old Spartanburg Road (S.R. 1828) to its full legal limits.
5. Subject to easements for utilities, either recorded or unrecorded, shown or not shown, as applicable.
6. Parcel is located within the jurisdiction of Henderson County and is zoned Residential District One (R1). Please contact the Henderson County Planning and Zoning Departments for additional requirements and setback information.
7. Acreage of parcel shown hereon was determined by Coordinate Computation Method.
8. All distances shown hereon are local surface horizontal unless noted otherwise.
9. Existing Paved and Gravel Driveway located at the southeast corner of the parcel shown hereon is the primary access to the property owned by Del Ralph Harrington (847/403). No known recorded easement for use of said driveway by adjacent The driveway has been use and maintained by owner (Harrington) since 1994.
10. The purpose of the map is for consideration for acceptance into the City of Hendersonville boundary via the Annexation Process.

5.60± Acres
(Includes Rights-of-ways and Easements)

**Grid Coordinates:
Northing: 578,680.045 ft
Easting: 978,611.573 ft

*Grid Coordinates:
Northing: 578,651.624 ft
Easting: 978,879.578 ft

Tie Line To Closest Point in the City Limits of Hendersonville on west side of Upward Road
S 38°37'48" W - 313.74'
(Pin # 9577784467)

(Tie Line to City Limits)
N 09°31'29" W
340.67'±

(Tie Line to City Limits)
N 54°31'58" W
340.83'±

Flow
Spring Branch

ELP Real Estate, LLC (1342/443)

1 Spevines Rex Jones, Jr. & Deitra Blythe Jones (1176/246) (P.S. 3176)
2 Michael C. Jones & Cecilia Jones (3569/183) (P.S. 3176 & 10754)
3 Spevines Rex Jones, Jr. & Deitra Blythe Jones (1176/246) (P.S. 3176 & 10754)
4 Spevines Rex Jones, Jr. & Deitra Blythe Jones (1176/246) (P.S. 3176)
5 Michael C. Jones & Cecilia Jones (3569/183) (P.S. 3176)
18 Perri S. Smith (1094/582) (P.S. 2893)
19 Jose G. Vargas (1026/89) (P.S. 2893)
20 Astrio E. Munoz (1434/702) (P.S. 2893)
21 Joan Gera (3306/144) (P.S. 2893)
22 Kenneth E. & Paula A. Meek (1027/38) (P.S. 2893)
23 Anthony A. Scott & Sharon Boyd (1264/462) (P.S. 2893)
24 Robert M. & Amanda A. Parks (1602/241) (P.S. 2893)
25 Thomas & Michelle Gleason (1657/16) (P.S. 2893)
26 Delma Davis (1421/122) (P.S. 2101)
27 Brianna Capps (1570/426) (P.S. 2101)
Del Ralph Harrington (847/403) (P.S. 1733)
Department of Transportation An Agency of the State of NC (1344/794)

S 64°51'41" W - 770.73' (Total)
77.46' 90.08' 90.16' 89.90' 290.04'
S 83°33'20" E - 788.86' (Total)
S 83°57'12" E - 306.66' (Total)
(Tie Line) N 29°36'16" W 45.12'
N 00°26'25" E 20.04'
N 28°33'50" W 86.48'
S 70°27'23" W - 144.67'
N 26°22'00" W 39.34'
N 25°36'51" W 62.93'
N 27°27'01" W 71.07'
N 28°33'26" W 59.36'
N 28°38'48" W 54.95'
N 29°15'36" W 64.36'
N 29°17'30" W 100.13'
356.62' 147.04' 93.37' 38.05' 115.72' 94.80' 175.06' 36.80'
50.46' (Total) 85.19'
151.22'

1/2" NIP
3/4" EIP
5/8" ESP w/Cap
1/2" ESP w/Cap
1/2" ESP (0.07' NE of Line)
Iron Bar in Concrete
Old Brick BBQ
Asphalt
Bell Avenue (Paved Public Road)
Old Spartanburg Road (Paved Public Road) (R/W Varies) (S.R. 1828)
NCDOT MON.
UP
OHU
15" CMP

LEGEND:
- EIP - EXISTING IRON PIPE
- ESP - EXISTING STEEL PIN
- NIP - NEW IRON PIPE SET (1/2")
- CALCULATED POINT
- UP - UTILITY POLE
- OHU - OVERHEAD UTILITY LINES
- GUY WIRE
- S - SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE BOX
- WATER METER BOX
- CMP - CORRUGATED METAL PIPE (STORM)
- R/W - RIGHT-OF-WAY
- D.B. - DEED BOOK
- P.S. - PLAT SLIDE
- P.C. - PLAT CABINET
- UNSURVEYED LINES (TAKEN FROM DEEDS, PLATS, ETC.)

NCGS Grid Notes:
1. All distances shown hereon are local surface horizontal, unless noted otherwise.
2. All bearings denoted as Grid Bearings are based on the NCGS NAD83 (NSRS 2011) Grid System for the information noted hereon.
3. All coordinates denoted on this map are for grid distances and holding field determined NCGS Grid Coordinates.
4. Grid tie between points A & B are as follows:
Grid: S 83°57'12" E - 269.81'
Ground: S 83°57'12" E - 269.86'

Global Positioning System Certification (RTK)
Positional Accuracy of the RTK Derived Positional Information is 0.03' Horizontal
Horizontal Positions Referenced to NAD83 (NSRS 2011)
Combined Factor: 0.99981465 (Ground to Grid)
Equipment Used: Topcon Hiper V & Carlson Survce

NORTH CAROLINA PROFESSIONAL SEAL L-4406 SURVEYOR ROBERT PAUL PATTERSON

Revised: 4/21/21

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DRAWING NAME: 210122Ax	Owner: OP Management, LLC
JOB NO.: 21-01-22-D	Address: 2201 Old Spartanburg Road, East Flat Rock, NC 28726
FIELD DATES: 1/13 - 1/26	Parcel No.: 9577883870
DATE: 2/1/21	Reference: Deed Book 3693 @ Pg. 10
SCALE: NOTED	
FIELD CREW: PP/JM/CM	

PATTERSON & PATTERSON
ENGINEERING - SURVEYING - PLANNING
PAUL PATTERSON, Professional Engineer/Land Surveyor
WILLIAM PATTERSON, Professional Land Surveyor, Ret.
P.O. BOX 6114, HENDERSONVILLE, NC 28793-6114
TEL. & FAX: (828) 692-6629
NC Firm: F-0734 www.pattpatt-esp.com pattpatt555@bellsouth.net

REVISED ANNEXATION MAP FOR:

OP Management, LLC

HENDERSONVILLE TOWNSHIP - HENDERSON COUNTY, NORTH CAROLINA