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BK 2025 PG 16569 - 16569 (1) DOC# 1001036802
This Document eRecorded: 09/09/2025 04:25:21 PM
Fee: $21.00
Henderson County, North Carolina Tax: $0.00
William Lee King, Register of Deeds

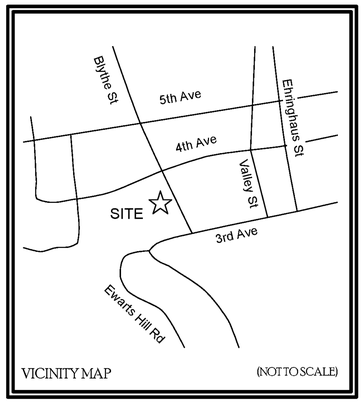
SUBDIVISION SURVEY FOR
DIANE RHOADES (OWNER)

LOTS 9-11 WEISBURG, PULLEN & OROVITZ SUBDIVISION
323 BLYTHE STREET

STATE OF NORTH CAROLINA
HENDERSON COUNTY
HENDERSONVILLE TOWNSHIP

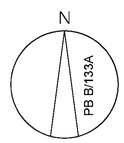
REFERENCES
DEED BOOK 1369 PAGE 636
PLAT BOOK B/133A
PIN 9568-37-1244

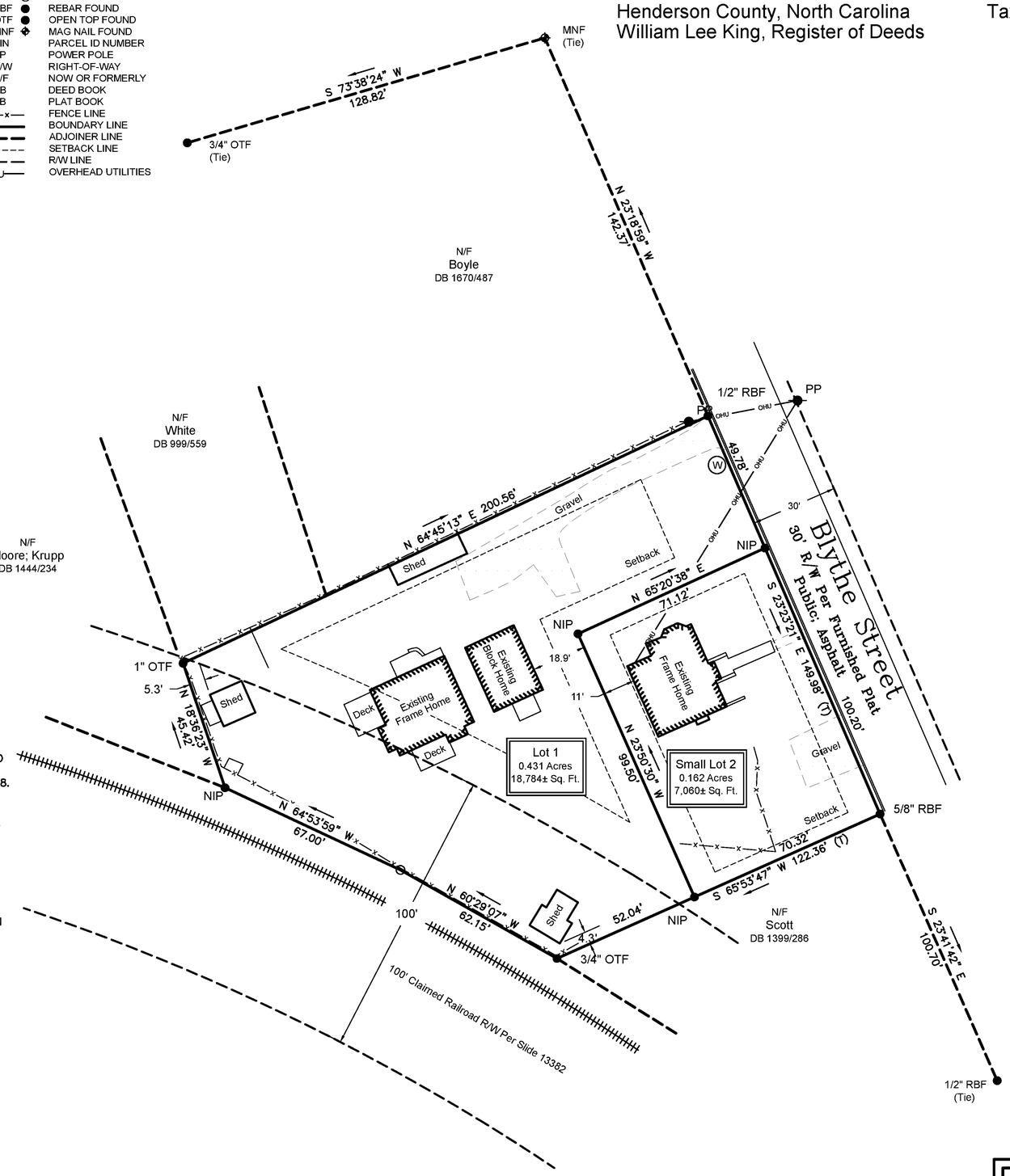
Total Area:
0.59 Acres
25,844± Sq. Ft.



LEGEND

NIP	●	NEW IRON PIN 1/2" REBAR
PT	○	UNMARKED POINT
RBF	●	REBAR FOUND
OTF	●	OPEN TOP FOUND
MNF	✦	MAG NAIL FOUND
PIN		PARCEL ID NUMBER
PP		POWER POLE
R/W		RIGHT-OF-WAY
N/F		NOW OR FORMERLY
DB		DEED BOOK
PB		PLAT BOOK
—x—x—		FENCE LINE
		BOUNDARY LINE
		ADJOINER LINE
		SETBACK LINE
		R/W LINE
—OHU—		OVERHEAD UTILITIES





0 30 60 90
1" = 30'

NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM #3700956800J, DATED 10/02/2008.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWED AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED R-15 BY THE CITY OF HENDERSONVILLE.
SETBACKS: FRONT-30' SIDE-10' REAR-15'
SETBACKS (SMALL LOT): FRONT & REAR-10' SIDE 5'

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

MAXIMUM SQUARE FOOTAGE OF STRUCTURE WITHIN SMALL LOT MUST NOT EXCEED 1,200 PER SMALL LOT ORDINANCE #25-17. (CITY OF HENDERSONVILLE ZONING CODE ORDINANCE SECTION .8-4. REDUCED POLE FLAG LOTS & SMALL LOTS).

THIS PARCEL IS ADJACENT TO THE ECUSTA TRAIL. ANY ILLEGAL ENCROACHMENTS WITHIN THE TRAIL RIGHT-OF-WAY MAY BE REQUIRED TO BE REMOVED AT A FUTURE DATE. NO NEW ENCROACHMENTS MAY BE PLACED WITHIN THE RIGHT-OF-WAY WITHOUT A PERMIT FROM HENDERSON COUNTY.

State of North Carolina
Henderson County

I, Nita Shelton, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Signed by: Nita Shelton
Review Officer 9/2/2025
Date

I, Charles P. Erdman, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of a subdivision. G.S. 47-30(f)(11)d.
I also certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bk. 1369, Pg. 636); that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S.47-30 as amended. Witness my original signature, registration number, and seal this 21st day of July, 2025.

Charles P. Erdman PLS L-5571

NORTH CAROLINA PROFESSIONAL SEAL L-5571 LAND SURVEYOR CHARLES P. ERDMAN
C. P. ERDMAN PLS L-5571
FIRM LICENSE # P-2907

Erdman Land Surveying, PLLC
PO Box 333
Flat Rock, NC, 28731
Phone: (828) 210.3815

SURVEY	GAB
DRAWN	CPE
DATE	07/21/2025
JOB #	25-127

Submitted electronically by "Erdman Land Surveying, PLLC" in compliance with North Carolina statutes, governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.