



THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY: CLASS A HORIZONTAL
POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.02' (HORIZONTAL)
0.03' (VERTICAL)

GPS/GNSS FIELD PROCEDURE: STATIC (CARLSON SURVEY GNSS)

DATE(S) OF SURVEY: 5/1/23
DATE/TIME OF EACH: NAD (NRS 2011) EPOCH 2010.00 (H) NAVD 88 (V)
GEODID NUMBER: GE010 18

FIXED CONTROL: CORS (NCHE, NCSW, P779)
COMBINED GRID FACTOR(S): 0.99976051 (GNSS OBSERVED POINT)
0.99976051 (LOCALIZED POINT)

UNITS: US SURVEY FOOT

NOTES

1. SURVEYED AREA IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESERVATIONS, RESTRICTIONS, ETC. OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN THIS SURVEY.
2. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A PROVIDED TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES ETC. WHICH MAY BE DISCLOSED BY A FULL AND CURRENT EXAMINATION OF TITLE PERFORMED BY AN ATTORNEY AT LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCE.
3. ANY UNDERGROUND UTILITIES OR FEATURES SHOWN THIS SURVEY ARE BASED SOLELY UPON APPARENT & CONSPICUOUS ABOVE GROUND FACILITIES OR UTILITY LOCATE MARKINGS UNLESS OTHERWISE NOTED. NO CERTIFICATION TO THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES OR FEATURES THIS SURVEY. CONTACT #11 BEFORE DIGGING.
4. ANY STREAMS, CREEKS, PONDS, LAKES, ET AL., LOCATED WITHIN THE SURVEYED AREA, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS ADJACENT BY THE STATE OF MISSISSIPPI. DISTANCES BETWEEN DETECTED AND NON-DETECTED UTILITIES OR FEATURES:
5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED. SITE COMBINED FACTOR 0.99976051 FROM NOTED LOCALIZED POINT FOR SCALE TO NC STATE PLANE GRID.
6. AREAS CALCULATED BY COORDINATE METHOD.
7. BY GRAPHICAL DETERMINATION, SURVEYED AREA DOES NOT LIE IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 370095009501, EFFECTIVE DATE 10/2/2008.
8. THE SURVEYED AREA IS ZONED RZ BY HENDERSON COUNTY & R20 BY CITY OF HENDERSONVILLE (PORTIONS OF PORTION ILYE WITHIN CITY OF HENDERSONVILLE ETC.).
9. ADDITIONAL PROPERTY OWNERSHIP INFORMATION PER HENDERSON COUNTY GIS WEBSITE, AND DEEDS & PLATS OF RECORD.
10. BOUNDARY MONUMENTATION FOUND FLUSH WITH EXISTING GRADE ±0.2" THIS SURVEY UNLESS OTHERWISE NOTED. NEW IRON REBAR (NIR SET) ±0.5' ABOVE EXISTING GRADE WITH SURVEYORS ID CAP.
11. HENDERSON COUNTY REGISTER OF DEEDS CO-INDEXXES PLATS BY YEAR RECORDED (BOOK) AND SIGNED NUMBER (PAGE). ALL PLAT INDEXING REFERENCE AS BOOK (YEAR) & PAGE (SIDE) NUMBERS THIS SURVEY.
12. VALMONT DRIVE SR 1431 SHOWN AS 24' /R/W PER NC 8-359.9 & C 3-22, AND DESCRIBED 60' IN WIDTH AS "VALMONT DRIVE - EXT." PER D 47-471 (P. 1), D 47-471 (P. 2) & D 47-471 PG 320 (NOT PLOTTED). PER CORRESPONDENCE WITH NCDOT DIVISION 14-R-01 OFFICE: AT MINIMUM, MAINTENANCE LIMITS PUBLIC R/W IS CLAIMED EXTENDING +1/2 MILE FROM THE EXITING RD - SR 1162 (DEFINED AS BACK OF DITCH, SHOULDER, OR TOP OF CUT BANK AS REQUIRED FOR CLAIMED EXTENSION OF THE EXISTING ROADWAY - NOT PLOTTED).
13. SEE DB 407 PG 47 FOR RESERVATION OF R/W DESCRIBED NON-DIMENSIONALLY: "OVER THE NOW EXISTING ROAD LEADING INTO THE LAND OF THE U.S.G. BENNETT ESTATE AND BENEFIT OF THE SAID J.D.G. BENNETT ESTATE (UNITED STATES SOLD, SOURCE)."
14. NOTED APPARENT DEED GAP IS NOW OR FORMERLY A PORTION OF THE WILLIAM B. & MARY C. WILSON PROPERTY AS DESCRIBED IN DB 654 PG 71, NOT DESCRIBED AS A PORTION OF THE PROPERTY AS SHOWN IN DB 2011 PG 8432 (SHOWN AS VALMONT DRIVE R/W ONLY PER PLAT SEE DB 1484 PG 537. TRACT 3 FOR DESCRIPTION OF TRACT A AS "TREE AND CLEAR OF THE RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 530 AT PAGE 118".

**PRELIMINARY:
NOT FOR RECORDATION,
CONVEYANCES, OR SALES**

I, ALEX DANIEL WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1484, PAGE 537, TRACTS 1 & 3); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.1° SODPMM AT 95% CONFIDENCE; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS DATE _____

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DEFINED IN G.S. 47-30(f)(11)(c)(1): THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

ALEX DANIEL WARD, PLS	L-5272
-----------------------	--------

REFERENCES

DEED BOOK 1484 PAGE 537	PLAT BOOK 1990 PAGE 980
PLAT CABINET B SLIDE 399	PLAT BOOK 2011 PAGE 8330
PLAT CABINET C SLIDE 22	PLAT BOOK 2011 PAGE 8432
PLAT CABINET C SLIDE 278A	PLAT BOOK 2012 PAGE 8639
	PLAT BOOK 2013 PAGE 9125

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE OF PLAT: PRELIMINARY	DRAWN BY: ADW
DATES OF SURVEY: 5/22/23 - 7/5/23	FIELD WORK: ADW, TAR

BOUNDARY & LOCATION SURVEY FOR:
CITY OF HENDERSONVILLE
PROPERTY OWNERS OF RECORD:
GLENN N. BENNETT & DEBORAH S. BENNETT
PROJECT #23022H • PIN 9559-73-4839
& 9559-83-2386 • HENDERSONVILLE
TOWNSHIP, HENDERSON COUNTY, NC

PISGAH SURVEYING, PLLC
1503 ORLEANS AVE, HENDERSONVILLE, NC 28791
(828) 515-1929 • NC FIRM #P-2288

