

BOUNDARY CHART			
LINE	BEARING	DISTANCE	
L1	N 33°13'29" E	75.09'	
L2	N 12°15'38" E	76.14'	
L3	S 58°32'02" E	69.71'	
L4	S 04°44'22" W	35.17'	
L5	S 00°36'39" W	32.07'	
L6	S 02°10'36" E	12.69'	
L7	N 61°53'55" W	109.99'	
L8	N 38°54'55" E	28.46'	
L9	N 50°54'31" W	41.60'	
L10	S 38°26'52" W	29.18'	
L11	N 16°29'07" E	88.37'	
L12	N 37°48'06" W	32.00'	
L13	N 34°36'07" E	101.80'	
L14	N 5°37'31" E	159.48'	
L15	N 44°12'54" E	162.61'	
L16	S 89°51'50" E	135.37'	
L17	N 74°39'41" E	142.13'	
L18	S 03°36'36" W	160.56'	
L19	S 17°29'50" W	67.77'	
L20	S 85°46'22" E	138.82'	
L21	S 67°44'23" E	128.67'	
L22	S 58°29'38" E	2.75'	
L23	S 58°29'38" E	126.99'	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3954.72'	494.32'	N 57°53'26" W	494.00'
C2	3634.72'	226.93'	N 53°17'53" W	226.89'

STREAMBANK MAINTENANCE EASEMENT
LINE CHART

LINE	BEARING	DISTANCE	
L24	N 54°22'51" E	49.90'	
L25	S 26°51'23" E	130.14'	
L26	N 73°31'27" E	243.00'	
L27	S 81°29'52" E	205.67'	
L28	S 62°03'34" E	634.03'	
L29	S 64°33'17" E	167.58'	
L30	S 64°33'17" E	46.96'	
L31	S 48°22'57" E	256.59'	
L32	S 59°12'47" E	366.68'	
L33	S 67°52'49" E	353.59'	
L34	N 65°43'41" E	203.93'	
L35	N 03°07'09" E	408.72'	
L36	N 70°11'20" E	143.64'	
L37	S 63°19'54" E	467.24'	
L38	S 43°26'24" E	198.09'	
L39	S 15°35'03" W	369.33'	
L40	S 76°35'09" E	109.14'	
L41	N 13°21'14" E	313.22'	
L42	S 66°59'12" E	368.68'	
L43	S 46°27'26" E	119.39'	
L44	S 77°46'10" E	267.59'	

LINE	BEARING	DISTANCE	
L45	S 10°46'48" W	124.66'	
L46	S 11°08'02" W	68.07'	
L47	S 07°41'02" W	32.79'	
L48	S 05°25'32" W	35.40'	
L49	S 03°30'28" W	31.58'	
L50	S 01°59'55" W	69.69'	
L51	S 03°43'24" W	74.22'	

PLAT NOTES:

- The bearings on this plat are NC Grid (NAD 83) bearings, and distances shown are horizontal ground distances unless otherwise noted.
- Total area of parcels: 59.420 Acres or 2,588,321 square feet (determined by coordinate computation method).
- Per deeds of record, the areas within the right-of-ways of Frances Road and Lakewood Road are not fee simple. Area above includes all areas within easement and right-of-ways.
- By graphic determination, the Subject Parcels are located in "Zone AE" and "Zone X" per FIRM map number 37009579001 and 37009670001 dated October 2, 2008.
- Henderson County GIS was used to determine adjoiner owner information.
- Underground utilities were not marked at the time of the survey. Above ground utilities are located based on visible, above ground structures.
- Property subject to all easements, rights-of-way and restrictions of record.
- This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.

LEGEND	
	SUBJECT PROPERTY LINE @ PROPOSED ANNEXATION
	SUBJECT PROPERTY LINE @ EXISTING CITY LIMITS
	ADJOINER'S PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	PAVEMENT
	SANITARY SEWER LINE
	CENTERLINE OF CREEK
	MONUMENT FOUND
	REBAR FOUND
	IRON PIPE FOUND
	NAIL FOUND
	CALCULATED POINT
	CORNER TREE FOUND
	SEWER MANHOLE
	FLOODWAY
	100 YEAR FLOODPLAIN
	500 YEAR FLOODPLAIN

SCALE 1"=150'



PROJECT#: 568222

THIS PLAT REPRESENTS THE AREA BEING ANNEXED TO THE CITY OF HENDERSONVILLE, NC PURSUANT OF NCGS 160a-31, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____)

THIS THE _____ DAY OF _____, 2023

JILL MURRAY, CITY CLERK

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX
PINS 9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770
(59.420 ACRES) INTO THE CITY OF HENDERSONVILLE
AS SHOWN ON THIS SURVEY

CURRENT LISTED OWNERS (AT TIME OF SURVEY)
PER HENDERSON COUNTY GIS DATABASE:
9579-39-2060, 9579-38-2595, 9579-29-0718, & 9579-19-2770
LAKEWOOD HENDERSONVILLE, LLC
542 SOUTH CALDWELL ST.
BREVARD, NC 28712

Being all those parcels of land lying in the City of Hendersonville ETJ, Henderson County, North Carolina, being the same properties as described in Deed Book 4044, Page 374 and being more particularly described as follows:

Beginning at a rebar with a Cole Cap, said rebar having the NCGS NAD 83-2011 Coordinates N:599,600.52 and E: 972,053.47;
thence S 58°19'04" E a distance of 1071.47' to a #5 rebar;
thence N 68°13'03" E a distance of 234.68' to a magnetic nail in the centerline of Lakewood Road;
thence with the centerline of Lakewood Road the following two calls: N 33°13'29" E a distance of 75.09' to a magnetic nail;
thence N 12°15'38" E a distance of 76.14' to a magnetic nail;
thence leaving the centerline of Lakewood Road S 35°38'12" E a distance of 217.16' to a #5 rebar;
thence S 59°32'02" E a distance of 69.71' to a #5 rebar;
thence S 05°50'54" E a distance of 184.17' to a magnetic nail in the centerline of Francis Road;
thence S 04°44'22" W a distance of 35.17' to a 1/2" open iron pipe as a 21" walnut tree;
thence S 03°38'22" W a distance of 205.09' to a 1/2" open pipe at a creek;
thence S 03°39'17" W a distance of 216.85' to a spike;
thence S 00°36'39" W a distance of 32.07' to a concrete monument;
thence S 02°10'36" E a distance of 232.01' to a NCDOT concrete monument;
thence S 02°10'36" E a distance of 12.69' to a calculated point in the right-of-way of Interstate 26;
thence with the right-of-way of Interstate 26 the following fourteen calls:
N 51°53'55" W a distance of 109.99' to a calculated point;
thence N 38°54'55" E a distance of 28.46' to a NCDOT aluminum-disk monument;
thence N 50°54'31" W a distance of 41.60' to a NCDOT concrete monument;
thence S 38°26'52" W a distance of 29.18' to a calculated point;
thence N 51°53'55" W a distance of 181.95' to a calculated point;
thence with a curve turning to the left with an arc length of 494.32', with a radius of 3954.72', with a chord bearing of N 57°53'26" W, with a chord length of 494.00', to a NCDOT concrete monument;
thence N 59°08'29" W a distance of 696.10' to a NCDOT concrete monument;
thence N 75°16'14" W a distance of 201.08' to a NCDOT concrete monument;
thence N 51°21'17" W a distance of 415.79' to a NCDOT concrete monument;
thence with a curve turning to the right with an arc length of 226.93', with a radius of 3634.72', with a chord bearing of N 53°17'53" W, with a chord length of 226.89', to a NCDOT concrete monument;
thence N 50°22'20" W a distance of 671.13' to a NCDOT concrete monument;
thence N 16°29'07" E a distance of 88.37' to a NCDOT concrete monument;
thence N 37°48'06" W a distance of 207.56' to a #5 rebar;
thence N 37°48'06" W a distance of 32.00' to the centerline of Clear Creek;
thence with the centerline of Clear Creek the following eight calls:
N 34°36'07" E a distance of 101.80' to a calculated point;
thence N 53°37'31" E a distance of 159.48' to a calculated point;
thence N 38°23'40" E a distance of 243.00' to a calculated point;
thence N 44°12'54" E a distance of 162.61' to a calculated point;
thence S 89°51'50" E a distance of 135.37' to a calculated point;
thence N 66°45'25" E a distance of 336.74' to a calculated point;
thence N 74°39'41" E a distance of 142.13' to a calculated point;
thence N 64°26'07" E a distance of 590.12' to a calculated point;
thence S 03°36'36" W a distance of 320.02' to a #5 rebar with a Parker Cap;
thence S 03°36'36" W a distance of 160.56' to a concrete monument;
thence S 17°29'50" W a distance of 999.67' to a rebar with a Cole Cap; which is the point of beginning,
having an area of 2,588,321 square feet, 59.420 acres.

GLOBAL POSITIONING SYSTEM CERTIFICATION (NC VRS-RTK)

I, Troy A. Shriver, certify that 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:

- Class of Survey: Class A Survey
- Positional Accuracy (95% Confidence): 0.03' Horizontal
0.06' Vertical
- Type of GPS Field Procedure: NC VRS-RTK Network Solutions
Using Carlson BRx7 System
- Date of Observations: 5-10-22 thru 9-7-22
- Datum/Epoch: NAD83/Epoch 2011

I, Troy A. Shriver, Professional Land Surveyor certify to one or more of the following as indicated (G.S. 47-30(f)(11)):

C. Any one of the following:

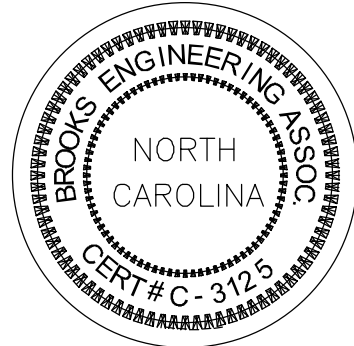
- That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I, Troy A. Shriver, certify that this plat was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 857, Page 631 and Deed Book 1051, Page 453); that the boundaries not surveyed are clearly indicated as drawn from information found in Deed Book N/A, Page N/A; 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 hand and seal this date of 11/1/2023 | 1:20 PM PDT

Designed by:

Signature _____
Professional Land Surveyor
Certificate Number L-5063



Annexation Plat For:
THE CITY OF HENDERSONVILLE
AT THE INTERSECTION OF FRANCIS ROAD
AND LAKEWOOD ROAD
PINS 9579-29-0718, 9579-19-2770, 9579-38-2595,
& 9579-39-2060

Owner of record: Lakewood Hendersonville, LLC
Deed Book 4044, Page 374
Plat Slides: 10146, 11458, & 12675
Tax PIN: 9579-29-0718, 9579-19-2770,
9579-38-2595, & 9579-39-2060

Hendersonville Township Henderson County, NC
November 1, 2023 Scale: 1" = 150'

Rev No.	Description	Date
1	Initial submittal for review	9-13-22
2	Revised per comments	11-1-23

BROOKS
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DRAWN BY: TAS CHECKED BY: PES