14832

SLIDE

N O T E

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE.

* THIS PROPERTY MAY BE SUBJECT TO OTHER RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.

* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

* SUBJECT PROPERTIES ARE ZONED C-1 - CENTRAL BUSINESS
PARCEL C, PARCEL IDENTIFICATION NUMBER 9568881652, IS ALSO ZONED MAIN STREET HISTORIC
C-1 - CENTRAL BUSINESS:
FRONT SETBACK: NONE, SIDE SETBACK: NONE, REAR SETBACK: NONE

FOR FURTHER ZONING INFORMATION, CONTACT CITY OF HENDERSONVILLE PLANNING DEPARTMENT.

* THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 3700956800J, EFFECTIVE DATE OCTOBER 2, 2008.

* ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL COORDINATES ARE N.C. GRID NAD83 (2011) COORDINATES.

* ALL BOUNDARY MONUMENTS ARE FLUSH WITH ADJACENT GRADE UNLESS OTHERWISE NOTED.

* ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE. CALL 811 BEFORE DIGGING.

* THERE IS A POSSIBLE 2,763± SQ. FT. DEED GAP BETWEEN THE "WHAT YOU SEE, LLC" PARCEL DESCRIBED IN D.B. 1365, P. 724 AND THE "CITY OF HENDERSONVILLE" PARCEL DESCRIBED IN D.B. 174, P. 174.

* PARCEL (B) IS SHOWN AS TWO TRACTS, (B1) AND (B2). THE INTENT OF THIS PLAT IS TO SHOW THE PROPOSED RECOMBINATION OF (B2) TOGETHER WITH PARCEL (A) TO FORM NEW TRACT I, HAVING A TOTAL AREA OF 23,524± SQ.FT. OR 0.54± ACRE. (B1) WILL FORM A PROPOSED NEW TRACT OF LAND SHOWN HEREON AS TRACT II, WHICH WILL HAVE AN AREA OF 2,227± SQ. FT. OR 0.051± ACRE.

* ALLEYS SHOWN HEREON AS "(TBC) - TO BE CLOSED" ARE PLANNED TO BE CLOSED AND SHALL INCLUDE THE RESERVATION OF EASEMENTS FOR EXISTING UTILITIES WITHIN THOSE SPECIFIED ALLEYWAYS.

PARCEL	PIN	OWNER	REFERENCE	AREA
A	9568881739	CITY OF HENDERSONVILLE	D.B. 213, P. 202	20,269± SQ. FT. OR 0.465± ACRE
B	9568880780	CITY OF HENDERSONVILLE	D.B. 399, P. 565	5,482± SQ. FT.± OR 0.126±ACRE
C	9568881652	CITY OF HENDERSONVILLE	D.B. 174, P. 174	13,304± SQ. FT. OR 0.305± ACRE

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

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

Matt Champion — 05/09/2023
Review Officer — Date

I, Robert J. Earley, certify that this plat was drawn under my supervision from an actual survey made under my supervision (using deed descriptions recorded in deed books and pages as noted); that the boundaries not surveyed are clearly indicated as drawn from information found in deed books and pages as noted; that the ratio of precision or positional accuracy as calculated is 1:10,000; and that this map meets the requirements of The Standard of Practice for Land Surveying in North Carolina (21 NCAC 56.1600), and that the survey was completed on May 3rd, 2023, and that this map was prepared in accordance with G.S. 47-30 as amended and is of the following category as described in G.S.47-30(f)(11)

(d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

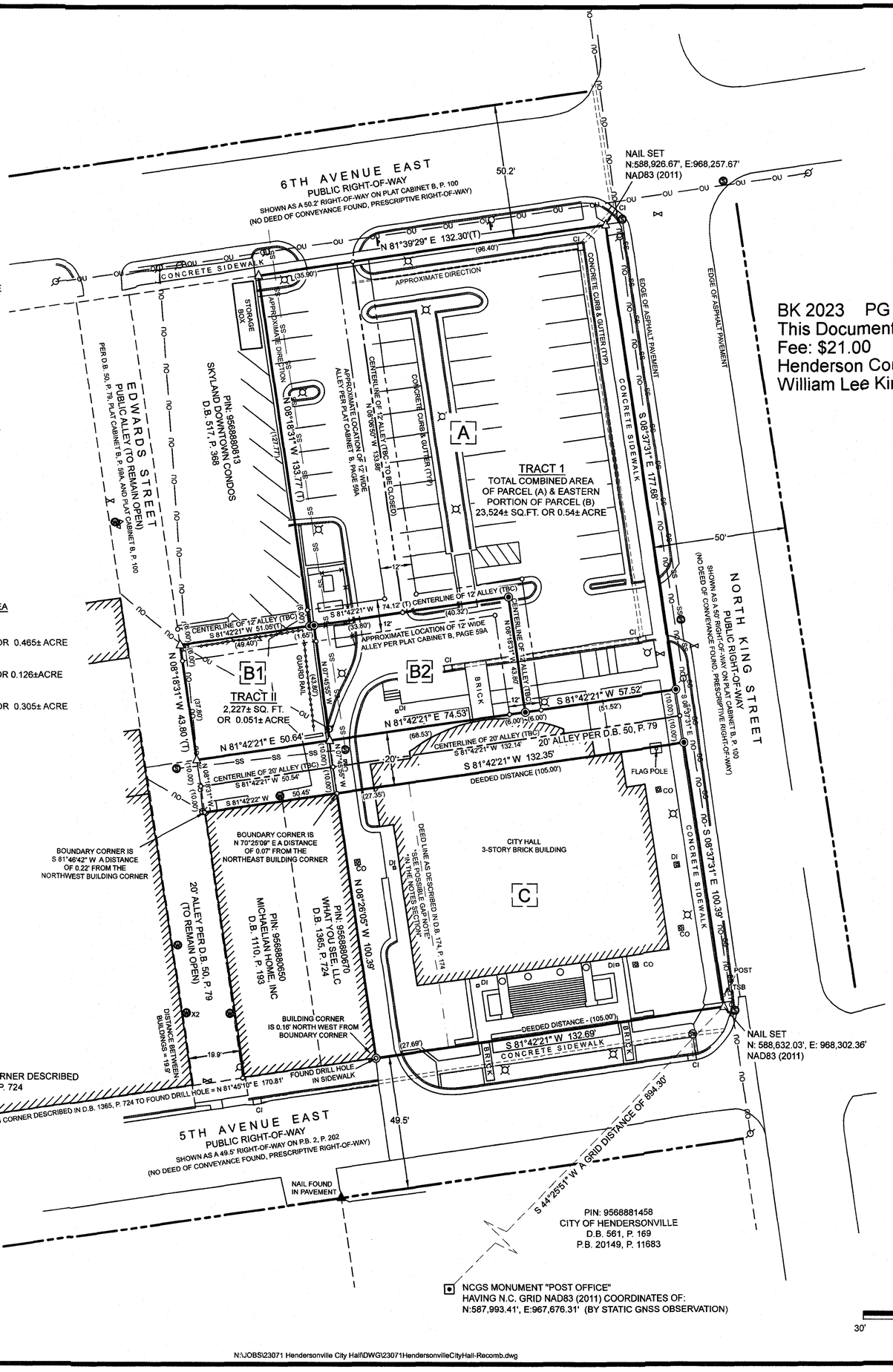
Furthermore, State Plane Coordinates for this survey were obtained by Global Navigation Satellite System (GNSS) Survey, and the following information was used to perform the GNSS survey:

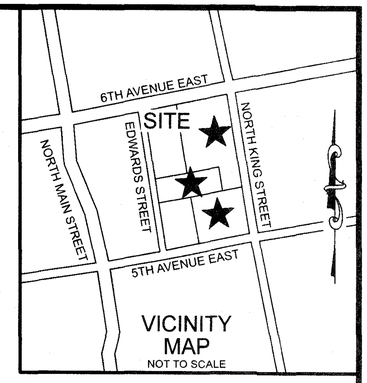
Horizontal positional accuracy: 0.01m
Vertical positional accuracy: 0.02m
Type of GNSS field procedure: static (post-processed using Topcon Tools Software and verified using OPUS-RS)
Date of GNSS Survey: April 3rd, 2023
Datum: horizontal = NAD83 (2011)
Geoid model: GEOID18
Localization point: N: 588,969.24', E: 968,076.12'
Combined scale factor: 0.99977553
Units: U.S. Survey Feet

Witness my original signature, license number, and seal this date: 05/09/2023

NORTH CAROLINA PROFESSIONAL SEAL L-5435 LAND SURVEYOR ROBERT J. EARLEY

Robert J. Earley
Robert J. Earley, PLS
N.C. Professional Land Surveyor L-5435





BK 2023 PG 14832 - 14832 (1) DOC# 1000997479
This Document eRecorded: 05/09/2023 01:58:58 PM
Fee: $21.00
Henderson County, North Carolina
William Lee King, Register of Deeds

L E G E N D

- UNMARKED POINT
- CORNER FOUND (AS DESCRIBED)
- 5/8" REBAR SET WITH EHA CAP
- NAIL SET
- NAIL FOUND
- NCGS MONUMENT
- PROPERTY LINE (SURVEYED)
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- STORM LINE
- GUARD RAIL
- FENCE
- SANITARY SEWER LINE
- OVERHEAD UTILITY LINE
- DEED LINE
- ALLEY LINE
- AG - ABOVE ADJACENT GRADE
- BG - BELOW ADJACENT GRADE
- CI - CURB INLET
- D.B. - DEED BOOK
- DI - DROP INLET
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- PIN - PARCEL IDENTIFICATION NUMBER
- P. - PAGE
- P.B. - PLAT BOOK
- UTILITY POLE
- RBC - REBAR WITH CAP
- RBF - REBAR FOUND
- CO - SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- (TBC) - TO BE CLOSED
- TSB - TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- A - REPRESENTS THE ORIGINAL PARCEL OF LAND

Submitted electronically by Ed Holmes and Associates Land Surveyors, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

PROPOSED RECOMBINATION SURVEY OF:

160 - 6th Avenue East

OWNER: CITY OF HENDERSONVILLE
PIN: 9568881739, 9568880780, 9568881652
D.B. 213, P. 202, D.B. 399, P. 565, D.B. 174, P. 174
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY, NORTH CAROLINA
SCALE: 1" = 30' 05/03/2023

ROBERT J. EARLEY, PLS
JOB# 23071
DRAWN BY: RJE CHECKED BY: RCB
COMPANY LICENSURE # C-2806

ED HOLMES & ASSOCIATES
LAND SURVEYORS PA
200 RIDGEFIELD CT., STE. 208, 28806
P.O. BOX 17335, ASHEVILLE, NC 28816
PHONE: (828) 225-6562

30' 15' 0' 30' 60' 90' 120'

N:\JOBS\23071 Hendersonville City Hall\DWG\23071HendersonvilleCityHall-Recomb.dwg

C23-029

DocVerify ID: E3D6C9C5-6CC2-4347-8C71-1B675299224E