

I, C.M. EDGERTON JR., N.C. P.L.S., CERTIFY THAT PURSUANT TO SUBSECTION (j), THE PROVISIONS OF G.S. 47-30 SHALL NOT APPLY TO BOUNDARY PLATS OF AREAS TO BE ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

THE FOLLOWING INFORMATION WAS OBTAINED BY GNSS OBSERVATIONS AND USED TO OBTAIN N.G. GRID NORTH, NAD 83 (2011) ORIENTATION.

HORIZONTAL POSITIONAL ACCURACY: 0.05'
 VERTICAL POSITIONAL ACCURACY: 0.07'
 TYPE OF GPS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE SOFTWARE)
 DATE OF GNSS FIELD SURVEY: 03/18/2024
 HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011)/2010.00
 VERTICAL DATUM: NAVD 88
 PUBLISHED GRID HORIZONTAL CONTROL: NCGS MONUMENT "HENDERSONVILLE AZ MK"
 GEOD MODEL: GEOD 18
 COMBINED GRID FACTOR: 0.999774016
 UNITS: U.S. SURVEY FEET

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DATE _____

N.C. PROFESSIONAL LAND SURVEYOR

PRELIMINARY - NOT FOR SALES, CONVEYANCES, OR RECORDING

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

THIS THE _____ DAY OF _____, 2024.

JILL MURRAY, CITY CLERK

PURPOSE STATEMENT

THIS PURPOSE OF THIS PLAT IS TO ANNEX PIN 9579-99-4415, PIN 9579-98-0375, PIN 9579-98-3527, & PIN 9579-99-8724 (21.32 CONTIGUOUS ACRES) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.

NGS MONUMENT "HENDERSONVILLE AZ MK"
 N: 598,063.83
 E: 975,550.74
 NC GRID NAD 83 (NSRS 2011)
 ELEV: 2,180.00' (NAVD 88)

AS-SURVEYED BOUNDARY (COMPOSITE OF 4 TRACTS)
 Being all of those certain parcels of land lying and being in Clear Creek and Blue Ridge Townships, Henderson County, North Carolina, being the same properties described in the "Trust 2" subdivision of "Sabal A" in Deed Book 4026, Page 272; being a portion of that property as described in DB 3664, Page 522; and being more particularly described as follows:

BEGINNING at a 3/4" open top pipe lying on the southern line of the Triangle Ballantyne/Hendersonville, Inc. (hereinafter "Triangle") property as described in DB 1601, Page 205, said pipe being NAD 83 (2011) coordinates of N: 598,063.83, E: 975,550.74, and lying in a true bearing and distance of N 67°17'22" East 354.56 feet from NGS Monument "HENDERSONVILLE AZ MK" (NAD 83 (2011) coordinates of N: 598,063.83, E: 975,550.74) 1/4" north-south line of the Triangle property as described in DB 1601, Page 205, thence from said POINT OF BEGINNING with the southern Triangle line North 83°27'35" East 179.86 feet to a 1/2" open top pipe; thence North 83°27'35" East 132.08 feet to a 1/2" open top pipe; thence North 83°44'09" East 140.14 feet to a 1/2" open top pipe; thence North 10°36'53" West 105.04 feet to a 3/4" open top pipe lying on the southern line of the Forestar (USA) Real Estate Group, Inc. (hereinafter "Forestar") property as described in DB 4112, Page 700, thence with said Forestar line North 79°10'47" East 134.76 feet to a 5/8" rebar with cap lying at the northwest corner of the remaining Taylor property as described in DB 3664, Page 522, thence with the western Taylor line South 70°38'22" East 168.07 feet to a 5/8" rebar with cap; thence North 83°27'35" East (passing a 5/8" rebar with cap at 82.41 feet) a total distance of 112.41 feet to a planted stone (thence continuing with the Taylor line and with the line as described in DB 1366, Page 265 on a bearing of South 29°47'44" West (passing a 5/8" rebar with cap at 32.05 feet) a total distance of 1038.40 feet to a 1/2" cramped top pipe lying at the northwest corner of another Park property as described in DB 991, Page 228, thence with the second Park line South 05°50'11" West (passing a 5/8" rebar with cap at 19.23 feet) a total distance of 199.99 feet to a 1/2" open top pipe lying at the northwest corner of the Nelson line as described in Will Book 666, Page 8, and also lying at the northern corner of another Park property as described in DB 991, Page 228, thence with said Nelson line South 88°34'58" West 228.32 feet to a 1/2" open top pipe; thence South 01°53'55" West 111.35 feet to a 3/4" open top pipe; thence South 44°45'29" East 68.33 feet to a 1/2" open top pipe lying at the northern corner of the Albee property as described in DB 4026, Page 272, thence with said Albee line South 43°22'24" West (passing a 1/2" open top pipe at 279.12 feet) a total distance of 266.17 feet to an unmarked point lying in the center of Old Sunset Hill Road (S.R. 1744), thence with the centerline of Old Sunset Hill Road the following 2 (two) calls:

1) North 66°27'25" West 200.96 feet to an unmarked point.
 2) On a curve to the left having a radius of 731.14 feet, an arc length of 79.49 feet, a chord bearing of North 69°34'17" West, and a chord distance of 79.45 feet to an unmarked point lying at the southeast corner of the Newell property as described in DB 3372, Page 421.

Thence leaving Old Sunset Hill Road with the Newell line, and with the eastern line of the Conner Creek MHP, LLC line as described in DB 4026, Page 465, and with said southern Triangle line on a bearing of North 15°41'44" East (passing a 3/4" open top pipe at 30.47 feet, passing a 1/2" open top pipe at 177.56 feet, passing a 1/2" open top pipe at 279.12 feet, passing a 1/2" open top pipe at 476.53 feet, passing a 3/4" open top pipe at 584.72 feet, and passing a 1/2" open top pipe at 1148.29 feet) a total distance of 1448.92 feet to the POINT AND PLACE OF BEGINNING, containing 21.32 acres, more or less.

PIN 9579-88-8901
 CONNER CREEK
 MHP, LLC
 DB 4052, PAGE 640
 PLAT SLIDE 14868

PIN 9579-89-5936
 TRIANGLE BALLANTYNE
 HENDERSONVILLE, INC.
 DB 1601, PAGE 205
 PLAT SLIDE 6936A & B

TRACT 1
 15.78+/- ACRES
 PIN 9579-99-4115
 GREGORY M. ALBEA
 DB 4026, PAGE 272
 PLAT SLIDE 14683
 NO ADDRESS ASSIGNED

PIN 9589-09-1052
 JOSEPH H. &
 LAURA S. TAYLOR
 DB 3664, PAGE 522
 PLAT SLIDE 15651

PIN 9579-98-6992
 NICHOLAS A. RUNK
 DB 1398, PAGE 390

PIN 9579-98-6635
 NICHOLAS A. RUNK
 DB 991, PAGE 228
 PLAT SLIDE 4372

TRACT 3
 1.16+/- ACRES
 PIN 9579-98-3527
 GREGORY M. ALBEA
 DB 4026, PAGE 272
 PLAT SLIDE 14683
 285 OLD SUNSET HILL ROAD

PIN 9579-98-3339
 HAROLD R. NOLEN
 BOOK 86E, PAGE 9
 D/T BOOK 676, PAGE 789
 DB 637, PAGE 91
 DB 637, PAGE 89
 DB 643, PAGE 337

PIN 9579-98-5442
 NICHOLAS A. RUNK
 DB 991, PAGE 228

TRACT 2
 3.88+/- ACRES
 PIN 9579-98-0375
 GREGORY M. ALBEA
 DB 4026, PAGE 272
 PLAT SLIDE 14683
 205 OLD SUNSET HILL ROAD

EXCEPTIONS 3, 5 & 6
 (COMM # 23-14599CH)
 DB 849, PAGE 533

PIN 9579-98-2146
 GREGORY M. ALBEA
 DB 4026, PAGE 272
 PLAT SLIDE 14683

PIN 9579-98-7340
 WARREN R. NEWELL
 DB 3372, PAGE 421

- NOTES**
- * This is an ALTA survey of 4 existing parcels of land. Total acreage is of all parcels is 21.32+/- acres.
 - * All areas calculated by coordinate computation method.
 - * The legal description describes the same properties as insured in the Title Commitment. Any exceptions have been noted.
 - * Reliance is made on the exceptions listed in the title commitment. No further research into recorded documentation made unless noted in Schedule B exceptions table.
 - * Not all underground utilities may have been located. Call 1-800-632-4549 before digging.
 - * This property lies in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Map 370957900J, effective date October 2, 2008.
 - * Any streams, creeks, ponds, lakes, wetlands, etc. located on this property, shown or not shown herein, may be subject to buffer areas. It is the owner's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
 - * All distances shown hereon are horizontal grid distances unless otherwise noted.
 - * All grid coordinates shown are NC Grid Coordinates.
 - * This property is zoned Residential Two Rural (R2R) in Henderson County as shown. Contact Henderson County for zoning standards and application.
 - * This property lies within 1/2 mile of a "Farmland Preservation District".
 - * Property has direct physical access to Old Sunset Hill Road (S.R. 1744).
 - * No cemeteries or burial grounds observed during field work.
 - * Property boundary is contiguous. No gaps or overlaps discovered.
 - * Table A, Item 6(a): No zoning report or letter was provided. Zoning information as shown above was taken from the Henderson County GIS. Please contact Henderson County for correct application of setback lines. Zoning letters to be provided following rezoning and annexation.
 - * Table A, Item 8: All observed features were located.
 - * Table A, Item 11(a) & 11(b): Utilities shown on this survey were taken from visible surface structures and lines marked by NC811.
 - * Table A, Item 16: No construction work observed.
 - * Table A, Item 17: No evidence found of changes to street R/W lines or of street or sidewalk construction.

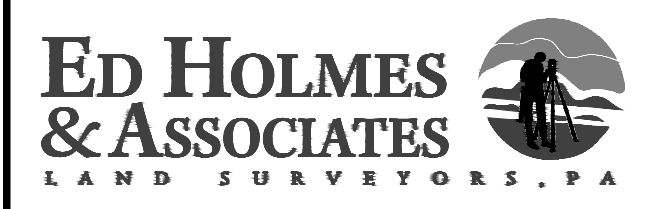
CURRENT LISTED OWNERS AT DATE OF THIS SURVEY PER HENDERSON COUNTY GIS:
 TRACTS 1, 2 & 3 (PIN 9579-99-4415, 9579-98-0375, & 9579-98-3527):
 GREGORY M. ALBEA
 430 S. MILLS RIVER ROAD
 MILLS RIVER, NC 28759
 TRACT 4 (PIN 9579-99-8724):
 JOSEPH H. & LAURA S. TAYLOR
 355 OLD SUNSET HILL ROAD
 HENDERSONVILLE, NC 28792

ANNEXATION PLAT FOR THE CITY OF HENDERSONVILLE
 205 OLD SUNSET HILL ROAD
 285 OLD SUNSET HILL ROAD

REFERENCES
 Being all of the following parcels as described in DB 4026, Page 272 and shown in PB 2023, Slide 14683:
 PIN 9579-98-0375
 PIN 9579-98-3527
 PIN 9579-99-4115

Being all of PIN 9579-99-8724 as described in Deed Book 3664, Page 522 and shown in Plat Book 2024, Slide 15651
 Clear Creek and Blue Ridge Townships, Henderson County, North Carolina
 Date: 07-30-2024 Drawn By: M. Edgerton
 Job#: 23386 Checked By: B. Brown

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BOUNDARY CURVE CALLS				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	731.14'	79.49'	N69°34'17"W	79.45'

- LEGEND:**
- = CORNER FOUND (AS NOTED)
 - = CORNER SET (AS NOTED)
 - = NGS MONUMENT FOUND
 - = CALCULATED POINT (UNMARKED)
 - AG = ABOVE GROUND
 - BG = BELOW GROUND
 - R/W = RIGHT-OF-WAY
 - = EDGE OF ASPHALT/CONCRETE
 - - - = EDGE OF GRAVEL ROAD
 - - - = SUBJECT PROPERTY BOUNDARY LINE (EXISTING CITY LIMITS)
 - - - = SUBJECT PROPERTY BOUNDARY LINE (PROPOSED ANNEXATION LIMITS)
 - - - = ADJOINER BOUNDARY LINE
 - - - = EXISTING R/W LIMIT
 - - - = TOWNSHIP DIVISION LINE
 - - - = CITY OF HENDERSONVILLE ETJ BOUNDARY

DWG#: D24-112

