

NOTES

1. THE PROPERTY, OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE COMPUTATION METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED. ALL COORDINATES SHOW ARE NORTH CAROLINA STATE PLANE COORDINATE GRID COORDINATES IN U.S. SURVEY FEET. SEE GNSS CERTIFICATION FOR COMBINED FACTOR UTILIZED FOR CONVERSION.
5. THIS PROPERTY IS ZONED RC (REGIONAL COMMERCIAL) BY HENDERSON COUNTY, HAVING SETBACKS AS FOLLOWS: FRONT ON US HIGHWAY 25, 30 FEET (BOULEVARD), FRONT ON OTHER STREETS: 10 FEET (LOCAL ROADS), SIDE: 10 FEET, REAR, 10 FEET. NO ZONING SETBACKS HAVE BEEN PLOTTED HEREON. CONSULT LOCAL ZONING OFFICIALS FOR SETBACK DETERMINATIONS. *PLEASE REFER TO THE HENDERSON COUNTY CODE OF ORDINANCES FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700066100J, EFFECTIVE DATE 10/2/2008.
7. UTILITIES THAT MAY EXIST, UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES DIAL 911 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. NOTE THAT 30' PRIVATE EASEMENT SHOWN IN SL 2000/3531 APPEARS TO BE EXTINGUISHED BY MERGER OF THE DOMINANT AND SERVIENT ESTATES OF THE EASEMENT AND IS PLOTTED HEREON AS NOTICE OF SUCH EXTINGUISHMENT.
10. THE RIGHT-OF-WAY OF THE BLUE RIDGE SOUTHERN RAILROAD ORIGINATES IN THE CHARTER OF THE GREENVILLE & FRENCH BROAD RAILROAD, PRIVATE LAWS OF THE STATE OF NORTH CAROLINA 1854-1855, CHAPTER 229, SECTION 11, ...PRESUMED GRANT IN ABSENCE OF A CONTRACT, ONE HUNDRED FEET ON EACH SIDE OF THE CENTER, AS SHOWN IN THE BLUE RIDGE SOUTHERN DEED EXHIBITS.
11. SEE MEMORANDUM OF ACTION TAKING RIGHT-OF-WAY AND EASEMENTS FOR NCDOT PROJECT R-2214A RECORDED IN DB 1121/653. SEE SUBSEQUENT JUDGMENT RECORDED IN DB 1256/247.
12. SOUTH NAPLES ROAD AND NORTH OLD ASHEVILLE ROAD ARE PUBLIC ROADS MAINTAINED BY NCDOT. THE PROPERTY MAY BE SUBJECT TO RIGHTS OF MAINTENANCE BY NCDOT FOR THESE ROADS AND RELATED DRAINAGE. PLANS FOR NCDOT PROJECT R-2214A DEPICT AN EXISTING WIDTH ON SOUTH NAPLES ROAD OF 30 FEET TOTAL. THE PLAT OF THE RECORDED PROPERTY IN SL 2000/3531 ACKNOWLEDGES A RIGHT-OF-WAY 30 FEET IN WIDTH FROM THE PROPERTY LINE WHICH RUNS WITH THE CENTER OF SOUTH NAPLES ROAD, AS SHOWN HEREON.
13. SEE ELECTRIC EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY RECORDED IN DB 450/43 & DB 361/32.

SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING (FOUND) IRON REBAR (EIR) OR AS NOTED
- ⊗ EXISTING IRON PIPE (EIP)
- ⊗ EXISTING RAILROAD SPIKE(RRS) OR AS NOTED
- #5 NEW (SET) IRON REBAR W/ ID CAP (NIR)
- ⊗ SANITARY SEWER MANHOLE (SM-H)
- ⊗ SANITARY SEWER CLEAN-OUT (CO)
- ⊗ WATER METER (WM)
- ⊗ WATER VALVE
- ⊗ MAILBOX (MB)
- ⊗ UTILITY POLE
- ⊗ LIGHT POLE
- ⊗ CABLE PEDESTAL (CPED)
- ⊗ TELECOM HANDHOLE
- ⊗ GUY WIRE ANCHOR
- ⊗ SIGN
- ⊗ CURB INLET (CI)
- ⊗ DROP INLET (DI)
- ⊗ GAS METER (GM)
- ⊗ LARGE CONC. BLOCK
- ⊗ STRIPED TRAFFIC ARROWS

LINE LEGEND:

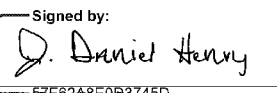
- SURVEYED BOUNDARY LINE
- - - PROPERTY LINES TO BE VACATED BY RECOMBINATION
- - - ADJOINERS DEED LINE (NOT SURVEYED)
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE (AS NOTED)
- - - EXTINGUISHED EASEMENT LINE
- - - TRAFFIC STRIPING (VARIES)
- - - SANITARY SEWER LINE
- - - STORMWATER PIPE
- - - UG ELEC. (FROM FLAGS)
- - - TIE LINE ONLY
- - - EDGE OF CREEK
- - - C/L STORM DITCH
- - - OVERHEAD UTILITY LINE
- - - BOARD FENCE LINE
- - - FEMA FLOOD LINE
- - - CENTERLINE RAILROAD TRACKS

I, J. DANIEL HENRY, CERTIFY:

- THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 437/781 & DB 437/760). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS: VIA, THAT THE POSITIONAL ACCURACY MEETS OR EXCEEDS CLASS A (0.1" ± 50PPM); AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

- THAT THE AERIAL PORTION OF THIS SURVEY (RECTIFIED ORTHOPHOTOGRAHY) WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12/31/2023; THAT THE SURVEY WAS COMPLETED ON 1/30/2026; AND ALL COORDINATES ARE BASED ON NAD 83 (NARS 2011).

- THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(1)(D): THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXEMPTION TO THE DEFINITION OF SUBDIVISION.

Signed by:  2/3/2026
J. DANIEL HENRY, PLS 1256/247
L-4881



THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02M (H) @ 95%
3. CONFIDENCE
4. TYPE OF GPS FIELD PROCEDURE: STATIC & KINEMATIC WITH POST PROCESSING
5. DATES OF SURVEY: 12-31-2025-1/2/2026
6. DATUM/EPOCH: NAD 83 (NARS 2011)
7. EPOCH: 2010.00 (H)
8. PUBLISHED/FIXED-CONTROL USED: NGS PID DG5311, DK7853, & DG5339
9. GEOID MODEL: GEOID 18
10. COMBINED GROUND FACTOR(S): 0.999781585
11. UNITS: US SURVEY FOOT

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

TOTAL AREA OF RECOMBINED TRACT
7.81 ACRES
340,176 SQ. FT.

RECOMBINATION SURVEY FOR:

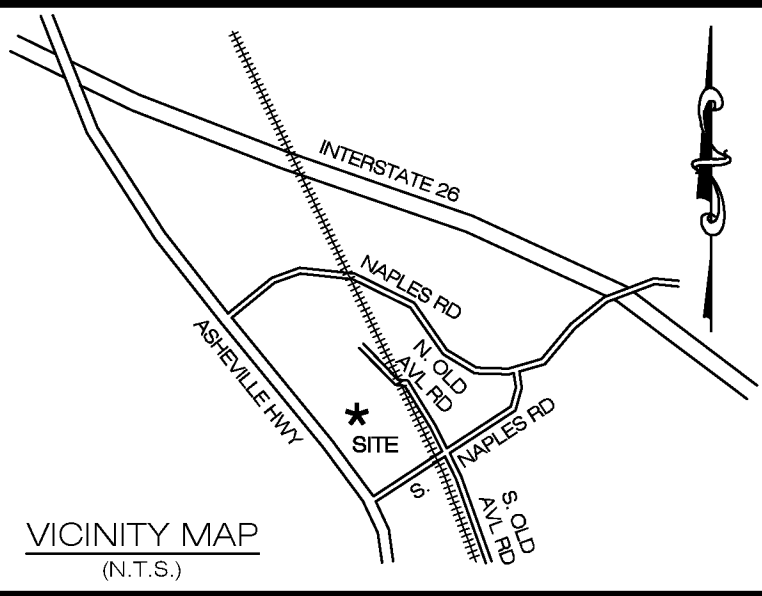
B.V. HEDRICK GRAVEL & SAND COMPANY, INC.

(OWNER OF RECORD)

HOOPERS CREEK TOWNSHIP, HENDERSON COUNTY, NC

EXEMPT FROM THE HENDERSON COUNTY SUBDIVISION ORDINANCE.
2/3/2026
DATE
Carles Martinez
COUNTY PLANNER

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
Carles Martinez
REVIEW OFFICER
2/3/2026
DATE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23 0350° E	26.90
L2	N 10 3420° W	11.45
L3	N 27 3318° E	3.33
L4	N 27 3318° E	3.81
L5	N 87 4610° E	11.61
L6	S 59 5407° E	17.19
L7	N 75 3011° E	21.86
L8	N 49 5804° E	23.44
L9	N 27 1333° E	13.84
L10	N 47 0844° W	19.92
L11	N 13 5954° E	11.01
L12	N 14 4635° W	12.93
L13	N 41 2543° E	12.01
L14	N 08 0503° E	14.29
L15	N 64 4354° E	15.02
L16	S 76 3048° E	30.53
L17	N 14 0104° E	28.68
L18	N 03 0239° W	28.32
L19	N 17 2154° E	13.65
L20	N 42 1238° E	29.38
L21	N 29 0551° E	24.91
L22	N 49 0516° E	9.39
L23	N 17 3525° E	20.09
L24	N 17 3525° E	20.09
L25	N 68 3431° E	35.32
L26	N 05 5051° W	47.83
L27	N 20 0148° E	52.70
L28	N 62 3809° E	9.48
L29	N 22 1359° E	17.21
L30	N 03 2143° E	14.58
L31	N 16 1532° E	9.34
L32	N 42 2331° E	17.17
L33	S 42 5249° E	282.34
L34	S 42 5249° E	154.53
L35	S 43 1047° E	17.52
L36	N 18 5829° W	85.28
L37	S 45 1111° E	134.52
L38	S 24 2610° E	199.96
L39	S 22 0449° E	242.81
L40	S 22 0451° E	29.99
L41	S 52 2833° W	99.99
L42	S 57 3743° W	48.30
L43	N 36 0352° W	10.34
L44	N 36 0352° W	89.66
L45	N 36 0352° W	178.23
L46	S 64 4305° W	306.43
L47	S 64 4305° W	16.99
L48	N 34 1043° W	33.16

LINE TABLE - TIES

LINE	BEARING	DISTANCE
L49	S 38 0922° E	174.34
L50	S 45 1954° E	103.79
L51	S 55 3818° W	0.88
L52	S 49 5514° W	16.63
L53	N 33 0128° W	1.18
L54	N 00 4920° E	278.71
L55	N 32 4321° W	316.56
L56	N 74 1800° E	104.79
L57	S 33 5518° E	637.14

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 34 5529° W	150.49	5779.59	150.50
C2	N 36 0108° W	70.26	5779.59	70.26
C3	N 36 2945° W	28.93	5779.59	28.93
C4	N 36 5442° W	58.00	5779.59	58.00
C5	N 37 1753° W	19.98	5779.59	19.98
C6	N 37 3528° W	39.16	5779.59	39.16
C7	N 37 4828° W	4.33	5779.59	4.33
C8	N 37 5545° W	19.98	5779.59	19.98

ABBREVIATIONS:

1STY...ONE STORY	NAD...NORTH AMERICAN DATUM
AC...ACRES	NC...NORTH CAROLINA
ABV...ABOVE GRADE	NCDOT...NC DEPARTMENT OF TRANSPORTATION
AVL...ASHEVILLE	NES...NATIONAL GEODETIC SURVEY
BG...BELOW GRADE	NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
CT...DEATH CERTIFICATE	NTS...NOT TO SCALE
DB...DEED BOOK	PB...PLAT BOOK
DESC...DESCRIPTION	PDE...PERMANENT DRAINAGE EASEMENT (NCDOT)
ELEC...ELECTRIC	PID...POINT ID NUMBER
EMV...EXISTING MAG NAIL (OR AS NOTED)	PIN...PARCEL IDENTIFICATION NUMBER
ERWD...EXISTING (FOUND) REBAR W/ RAW DISC	PLS...PROFESSIONAL LAND SURVEYOR
FEMA...FEDERAL EMERGENCY MANAGEMENT AGENCY	POL...POINT ON LINE
FIRM...FLOOD INSURANCE RATE MAP	POR...PORTION
GIS...GEOGRAPHIC INFORMATION SYSTEM	PPM...PARTS PER MILLION
GNSS...GLOBAL NAVIGATION SATELLITE SYSTEM	PROJ...PROJECT
(H)...HORIZONTAL	REM...REMAINDER OF
H820...HOUSE BILL 820 (NCDOT ROADS GIS)	RW...RIGHT-OF-WAY
HWAC...HEAT & AIR UNIT	S...SOUTH
ID...IDENTIFICATION	SL...AT SLOPE
M...METERS	SLE...SLOPE EASEMENT (NCDOT)
MAG. SIG...MAGNETIC SIGNAL FOUND	TR...TRACT
N...NORTH	TYP...TYPICAL
	UG...UNDERGROUND

BK 2026 PG 16807 - 16807 (1)DOC# 1001043999
This Document eRecorded: 02/03/2026 01:37:37 PM
Fee: \$21.00
Henderson County, North Carolina Tax: \$0.00
William Lee King, Register of Deeds

REFERENCES:

DB 437/784
DB 437/790
SL 2000/3531
SL 1999/3062



DATE OF PLAT: 1/30/2026	NO.	DATE	DESC.	BY
DATE OF SURVEY: 12/31/25 THRU 1/29/26				
PROJECT NO.: 25-195				
FIELD WORK: BB				
DRAWN BY: JDH				
SCALE: 1" = 40'				
PINS: 9651-66-3416, 9651-66-2676, 9651-66-2854, 9651-66-3908, 9651-66-4724, & 9651-66-5456				



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NC FIRM #C-3106 | SC COA #4052