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HENDERSON COUNTY
Planning Department

101 East Allen Street • Hendersonville, NC 28792
Phone 828-697-4819 • Fax 828-697-4533

MEMORANDUM

TO: Henderson County Planning Board

FROM: Matt Card, Planner

DATE: January 11, 2007

SUBJECT: Revised Combined Master Plan and Development Plan Review for Phase II and Phase III of Soapstone Creek Estates (File # 06-M51)

PROJECT OVERVIEW

Mr. Mark Corn with Associated Land Surveyors, agent, on behalf of Soapstone Creek Estates, LLC, owner, submitted an application for Phase II and Phase III of Soapstone Creek Estates. On June 15, 2004 the Planning Board approved the original Combined Master Plan and Development Plan for the entire subdivision. The subdivision was approved for a total of 32 lots.

The revised Combined Master Plan and Phase II and Phase III Development Plan shows that the project is now divided into a total of three different phases. Phase I has been completed and a final plat was recorded. The improvements for the remaining portion of the subdivision were never completed and a final plat never recorded. The Development Plan approval has since expired and the applicant is requesting re-approval of the remaining portion of the subdivision (Phase II and Phase III).

The applicant has not significantly changed the layout of the subdivision from the original approval. A total of 18 lots are proposed in Phase II and Phase III. The applicant has added an area or lot shown on the Plan as "Area Reserved by Owner" and reduced the acreage for lots 12 and 13 to provide for this additional lot. Due to the history of this subdivision (see attached documents, Staff will discuss this in further detail at the meeting) Staff felt that it was necessary to refer the revised Combined Master Plan and Phase II and Phase III Development Plan to the Planning Board for review in accordance with Section 170-16, B (2) of the HCSO.

The subdivision is accessed off of McElrath Road. Multiple property owners use rights-of-way through Soapstone Creek Estates for access to their property. The Plan shows the existing rights-of-way. Private roads are proposed for the subdivision. Individual wells and septic systems are proposed. The project is located in the Open Use (OU) zoning district which does not regulate the residential use of land. Most of lots 18, 19 and 20 are located in the WS-II Water Supply Watershed District.

STAFF COMMENTS

Staff has reviewed the revised Combined Master Plan and Phase II and Phase III Development Plan for Soapstone Creek Estates for conformance with the Henderson County Subdivision Ordinance (HCSO) and offers the comments that follow.

Standard Comments

1. **Final Plat Requirements.** The final plat(s) must meet the requirements of Appendix 7 of the Subdivision Ordinance.
2. **Private Roads.** Because private roads are proposed, the final plat(s) must contain a note stating: *The private roads indicated on this final plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system.* (HCSO 170-21B and Appendix 7)
3. **Farmland Preservation District.** The Final Plat should include a notation that the property is within ½ mile of land in a Farmland Preservation District. (HCSO 170-35 and Appendix 7)
4. **Soil Erosion and Sedimentation Control.** The Developer should submit notice from NCDENR that a soil erosion and sedimentation control plan has been received for the revised Plan or provide documentation that no plan is required prior to final plat approval of Phase II and Phase III. Mr. Wayne Watkins with NCDENR stated that he would like to see the revised Plans for the subdivision. Mr. Watkins also stated that NCDENR issued the 5th violation for Soapstone Creek Estates on August 5, 2006, which he believes has not been brought into compliance. The applicant must contact NCDENR to discuss the above mentioned issues. Staff may have more information on this at the meeting.
5. **Stream Setbacks.** A minimum thirty-foot setback for buildings or other structures is required along all perennial streams. The thirty-foot setback must be noted on the final plat (HCSO 170-37, A). According to § 192-15 of the Water Supply Watershed Ordinance, a minimum thirty-foot vegetative buffer is also required along all perennial streams.
6. **Road Grade.** A professional engineer or professional land surveyor must certify on the final plat that no portion of private roads have grades that exceed the maximum allowable grade, which is 18 percent grade for paved local residential roads and 16 percent grade for paved collector roads.
7. **Gates.** All gates must meet the minimum standards of the Entry Gates Ordinance (Chapter 87 of the Henderson County Code).
8. **Previous Conditions.** I recommend that all conditions from the previous approval still apply to Soapstone Creek Estates (see attached conditional letter of approval dated June 28, 2004). All conditions of approval must be satisfied before a final plat can be approved by the Planning Department.

Phase II and Phase III Development Plan Comments

9. **Right-of-way Access.** As mentioned above, multiple property owners use rights-of-way through Soapstone Creek Estates to access their properties (see attached Plan). The applicant must not obstruct the legal right to access said properties through Soapstone

Creek Estates as made a condition of approval (condition #10) during the previous approval.

Review Agency Comments

10. **Comments from the Zoning Administrator.** The Henderson County Zoning Administrator submitted comments regarding the subdivision (see attached).
11. **Comments from Property Addressing Office.** See attached comments regarding road names.

STAFF RECOMMENDATION

Staff has found that the proposed revised Combined Master Plan and Phase II and Phase III Development Plan for Soapstone Creek Estates appears to meet the technical standards of the Henderson County Subdivision Ordinance except for the comments listed above in Staff Comments. Staff recommends approval of the revised Combined Master Plan and Phase II and Phase III Development Plan subject to the developer satisfactorily addressing any issues raised by the Planning Board and the comments listed above.

PLANNING BOARD ACTION

Suggested Motion

I move that the Planning Board find and conclude that the revised Combined Master Plan and Phase II and Phase III Development Plan complies with the provisions of the Subdivision Ordinance except for those matters addressed in Staff Comments section of the memo that need to be addressed;

AND

I further move that the revised Combined Master Plan and Phase II and Phase III Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that result from the comments listed above and other conditions that may result from discussion at the Planning Board meeting.

APPOINTMENT OF AGENT FORM (OPTIONAL)

I Tim Phillips ^{re)} owner of property located on McElrath Road,
(street name)

recorded in 1198/157 and having a parcel identification number (PIN) of 9623-21-8320
(deed book / page)

located in Henderson County, North Carolina, do hereby appoint Terry Baker (Associated Land Surveyors)
(agent's name)

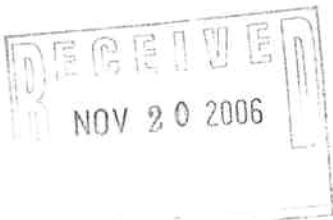
to represent me in an application for subdivision of land and authorize him/her to act as my agent in all matters, formal

and informal except as stated herein, and authorize him / her to receive all official correspondence. I however

understand that as the listed property owner, I must sign all affidavits and statements required by this Ordinance.

Tim Phillips
Property Owner

11/16/06
date



**AFFIDAVIT OF UNDERSTANDING OF
FARMLAND PRESERVATION DISTRICT**

I hereby certify that I acknowledge that the Henderson County Board of Commissioners on December 18, 1991, did adopt the HENDERSON COUNTY VOLUNTARY FARMLAND PRESERVATION PROGRAM ORDINANCE whose purpose is to establish and identify designated agricultural districts to encourage the economic and financial well being of farming areas, to increase protection from nuisance suits, undesirable non-farm development and other negative impacts on participating farms, and to increase the identity and pride in the agricultural community and its way of life.

I further certify that the property I intend to develop is within 580 feet of Farmland listed in the Farmland Preservation Program and is identified as the *Dist #2 FRENCH BROAD* district on maps provided by the Henderson County Office of the Natural Resources Conservation Service.

Tim Phillips
Name of Owner

5/14/04
Date

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON TRANSYLVANIA

I, RICHARD C. CASE, a Notary Public for said County and State, do hereby certify that

TIMOTHY PHILLIPS personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 14 day of MAY, 2004

Rich. C. Case
Notary Public

My Commission Expires: MARCH 2, 2008

Henderson County Planning Department

101 East Allen Street • Hendersonville, NC 28792
Phone: (828) 697-4819 • Fax: (828) 697-4533

June 28, 2004

Soapstone Creek Estates, LLC
34 Thumper Lane
Arden, NC 28704

Re: Soapstone Creek Estates, File# 04-M07

To Whom It May Concern:

At is June 15, 2004 meeting, the Henderson County Planning Board reviewed the combined Master and Development Plan for the Soapstone Creek Estates residential subdivision. The Plans were approved subject to the completion of the following conditions:

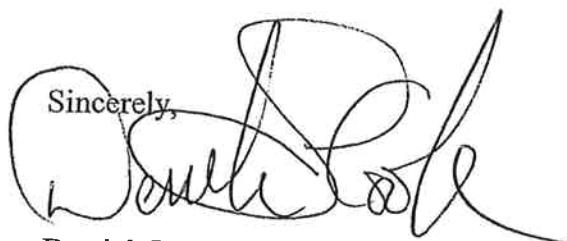
1. **Soil Erosion and Sedimentation Control** – The Applicant should submit notice from NCDENR that a soil erosion and sedimentation control plan has been received or provide documentation that no plan is required prior to beginning construction (HCSO 170-19).
2. **Private Roads** – Because private roads are shown, the final plat should include a note stating: *The private roads indicated on this Final Plat may not meet requirements of the North Carolina Department of Transportation for acceptance into the state road system* (Appendix 7).
3. **Perennial Stream and Buffer Area** -- The Applicant has acknowledged on the Development Plan the 30-foot building setback from perennial streams required by §170-37A of the Subdivision Ordinance. Such setback must be noted on the Final Plat (Appendix 7). The perennial streams located on the property are not within the WS-II area.
4. **Common Area** – The Applicant has designated 2.7 acres of common area. Within the common area exist a tennis court, two sheds, a house. Since the proposed development is located in the Open Use zoning district, there will likely be no zoning requirements applied to any existing structures or proposed structures in the common area. Any proposed structures would have to meet the perennial stream setback requirement and any special use lots must be clearly identified for their designated use on the Final Plat (§170-31B).
5. **Road Grades** – The Applicant proposed paved private local residential roads to serve the property. The road grades are not to exceed 18%. On the Final Plat, conformance with the road grade standards of the Subdivision Ordinance will need to be certified (§§170-21 Table 1, 170-21E).

6. **Driveway Easement** – The Applicant may either eliminate the driveway easements, or the driveway easements should be brought up to Henderson County limited local residential private road standards. If the driveway easements are upgraded to the limited local residential road standard, then road names would need to be assigned that are approved by the Henderson County Property Addressing. The Applicant may also have the option to delete the driveway easements by adjusting property lines. Any option or combination of options the Applicant implement must be shown on a revised combined Master and Development Plan prior to any construction beginning and submitted to the Planning Department.
7. **Culverts and Drainage Plans** – Culverts and drainage structures along the proposed roads need to be designed to NCDOT standards. Culvert locations, length, diameter (which should meet NCDOT minimum size of 18-inches), and type should be shown on the combined Master and Development Plan (§§170-21-D, 170-29-B, and Appendix 5). However staff noticed from looking at the plan and from the site visit that culverts have already been installed that do not meet the minimum 18-inch diameter requirement. These culverts should be removed and replaced with the appropriate culverts once construction is authorized. On a revised combined Master and Development Plan, the Applicant should show 18-inch diameter culverts with length and type where they are currently shown 15-inch diameter and submit such plan prior to beginning any construction. The Planning Board also ruled that any pipes less than 18 inches diameter must be approved in writing by NCDOT and the NCDOT written approval provided to Staff.
8. **Legend** – In the legend area of the Plan the Applicant shows “CMP”(Corrugated Metal Pipe) and “CPP” (Corrugated Plastic Pipe). Staff believes these represent what type of culvert pipes would be used in the project. However to clearly reflect which pipe would be used in the project, the Applicant, on a revised Master and Development Plan, should specifically indicate which proposed pipe type would be used at all proposed culvert locations and submit such plan prior to beginning any construction (Appendix 5).
9. **Collector Road Standard**- The Applicant must build Deer Creek Road to Henderson County private collector road standards from the entrance of the subdivision until the road intersects with Soapstone Creek Drive. Prior to beginning any construction, on a revised combined Master and Development Plan a cross-section for the collector road should be shown and submitted to the Planning Department (§ 170-21C[1]).
10. **Existing Rights-of-way** – The Developer agreed maintain the existing rights-of-way to allow their continued used and not infringe upon properties they go to.

11. Road Certification- The Applicant must have all road grades and alignments certified by a surveyor, engineer, or professional planner that they meet the Henderson County road standards on the Final Plat (HCSO Appendix 7).

Upon completion of these conditions, (except those that do not need to be satisfied until the Final Plat is submitted) and submittal of a revised combined Master and Development Plan, the Applicant may proceed with the establishment of erosion and sedimentation control measures, clearing, and other land disturbing and improvements activities associated with the project. Development Plan approval shall be valid for two years, however, for just cause, the Planning Board may grant extensions of Development Plan approval for a maximum of one additional year. After completion of the infrastructure improvements (unless an Improvement Guarantee Agreement is established with the County), the Final Plat for the subdivision may be approved administratively by the Planning Department, subject to Section 170-16D and 170-38 (if an Improvement Guarantee Agreement exist) of the Subdivision Ordinance. The Final Plat must be submitted and reviewed within two years of Development Plan approval.

Please contact the Planning Department if you have any questions.

Sincerely,


Derrick L. Cook, Planner I/Assistant Subdivision Administrator
Henderson County Planning Department

cc: Terry Baker, Associated Land Surveyors
File

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NUMBER 06 CVS 189

HENDERSON COUNTY,
Plaintiff,

v.

COMPLAINT

SOAPSTONE CREEK ESTATES, L.L.C., a
North Carolina Limited Liability Company,
Defendant.

The Plaintiff, complaining of the Defendant, alleges and says:

1. The Plaintiff exists under the laws of North Carolina as a body corporate and politic.
2. The Defendant is a limited liability company organized and existing under the laws of the State of North Carolina. According to the records of the Secretary of State of North Carolina, the registered agent of the Defendant is Timothy Phillips, and the registered office of the Defendant is located at 126 McElrath Road, Arden, North Carolina 28704.

FIRST CLAIM FOR RELIEF

3. The Defendant is the owner of certain real estate located in Henderson County, North Carolina, known as "Soapstone Creek Estates" ("the Subdivision"). The real estate which makes up the Subdivision is described (subject to all conveyances of record made by Defendant) as follows:

4. The Defendant obtained permit approval from the Plaintiff for the subdivision of the real estate which makes up the Subdivision pursuant to Henderson County's Land Subdivision Ordinance, Chapter 170 of the Henderson County Code ("the Ordinance"). This approval included final plat approval under the Ordinance for "Phase 1" of the Subdivision, and preliminary plan approval under the Ordinance for "Phase 2" of the Subdivision.

5. Pursuant to the Ordinance, the Defendant's permit approval for the subdivision of the real estate comprising the Subdivision was subject to certain conditions ("the conditions"), stated as follows:

... (9) *Collector Road Standard- The Applicant must build Deer Creek Road to Henderson County private collector road standards from the entrance of the subdivision until the road intersects with Soapstone Creek Drive. Prior to beginning any construction, on a revised combined Master and Development Plan a cross-section for the collector road should be shown and submitted to the Planning Department*

... (10) *Existing Rights-of-way - The Developer agreed maintain the existing rights-of-way to allow their continued used and not infringe upon properties they go to.*

6. Defendant has violated the foregoing conditions, as follows:

A. Defendant has not constructed Deer Creek Road to "private collector road" standards under the Henderson County Code. Indeed, such Road is not paved, which is required to meet such standards, which are a part of the Henderson County Code, and incorporated herein by reference.

B. Defendant has obstructed certain rights of way which were in existence on the real estate making up the Subdivision

7. Defendant further has failed to complete other roads within the Subdivision as required by the Ordinance, despite demand for the same by the Plaintiff.

8. Defendant has failed to remedy the violated conditions, and as a result, his permit approval for the subdivision of the real estate which makes up the Subdivision is subject to revocation, and has been revoked by the Plaintiff (including both final plat approval for Phase One and preliminary plan and any other approvals for Phase Two).

9. Defendant should be restrained and enjoined from the conveyance of any further lots within the Subdivision until the conditions of his subdivision permit approval are met.

SECOND CLAIM FOR RELIEF

10. The allegations of Paragraphs 1-7, above, are re-alleged and incorporated herein by reference.

11. Defendant is liable to the County for construction of Deer Creek Road to "private collector road" standards pursuant to the Ordinance.

WHEREFORE, Plaintiff prays the Court as follows:

1. That this Court enter a temporary restraining order restraining any further conveyance of any real estate within the Subdivision.

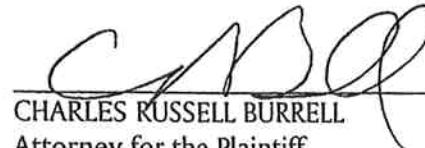
2. That this Court enjoin any further conveyance of any real estate within the Subdivision until Defendant has complied with the terms of the Ordinance and his permit.

3. That this Court order the Defendant to complete construction of Deer Creek Road as shown on the plat of the Subdivision to "private collector road" standards under the Ordinance, and complete all other roads within the Subdivision as required by the Ordinance, or in the alternative, pay to the Plaintiff the cost of the same such that the Plaintiff can arrange for the completions of such construction.

4. For the costs of this action to be taxed to the Defendant.

5. For such other and further relief as to the Court seems mete and just.

This the _____ day of January, 2006.



CHARLES RUSSELL BURRELL
Attorney for the Plaintiff
N.C. State Bar Identification Number 12885

Office of the County Attorney for Henderson County
100 North King Street
Hendersonville, North Carolina 28792
Telephone (828) 697-4719
Facsimile (828) 697-4536

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NUMBER 06 CVS 189

HENDERSON COUNTY,
Plaintiff,

v.

SOAPSTONE CREEK ESTATES, L.L.C., a
North Carolina Limited Liability Company,
Defendant.

NOTICE

106 MAR 27 PM 12:19
HENDERSON CO., C.S.C.
BY

FILED

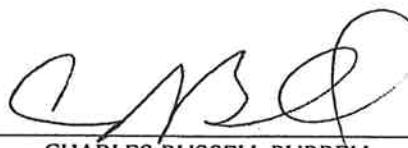
THIS NOTICE is given pursuant to the provisions of the Consent Order entered herein on or about 16 February 2006 by the Honorable James U. Downs, presiding over the Henderson County Superior Court.

IT APPEARS to the agents of the Plaintiff as follows:

1. That the Defendant "has completed all required paving"; and
2. That "the paving appears to be in compliance with the Henderson County Subdivision Ordinance"; and
3. That the subdivision, Soapstone Creek Estates, "appears to be otherwise in compliance with all the conditions upon which its approval was granted".

This notice is given this the 27th day of March, 2006.

HENDERSON COUNTY, Plaintiff

By: 

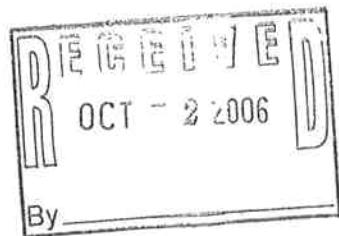
CHARLES RUSSELL BURRELL
County Attorney, N.C. Bar 12885

Office of the Henderson County Attorney
100 North King Street
Hendersonville, North Carolina 28792
Telephone (828) 697-4719
Facsimile (828) 697-4536



Charles Russell Burrell
County Attorney

Office of the County Attorney
Henderson County, North Carolina



2 October 2006

Soapstone Creek Estates, L.L.C.
c/o Mr. Timothy Phillips, Registered Agent
126 McElrath Road
Arden, North Carolina 28704

Soapstone Creek Estates Property Owners Association, Inc.
c/o Mr. Timothy Phillips, Registered Agent
126 McElrath Road
Arden, North Carolina 28704

RE: Soapstone Creek Estates Subdivision

Gentlemen:

It is my understanding that there is a possibility of the blocking of the entrance road in your subdivision (by gate or otherwise), restricting the access of those who have a right of way across the property of your subdivision. I note that the approval given to your subdivision by the Henderson County Planning Board was conditioned on the non-infringement of the existing rights of way crossing the property which was subdivided. Any action contrary to that condition is in violation of your permit, and therefore unlawful. I remind you that this issue was addressed in the previous lawsuit between Soapstone Creek Estates, L.L.C. and the County.

Please be aware that Henderson County will take whatever action is necessary to ensure that the conditions of your permit are met in full.

Sincerely,

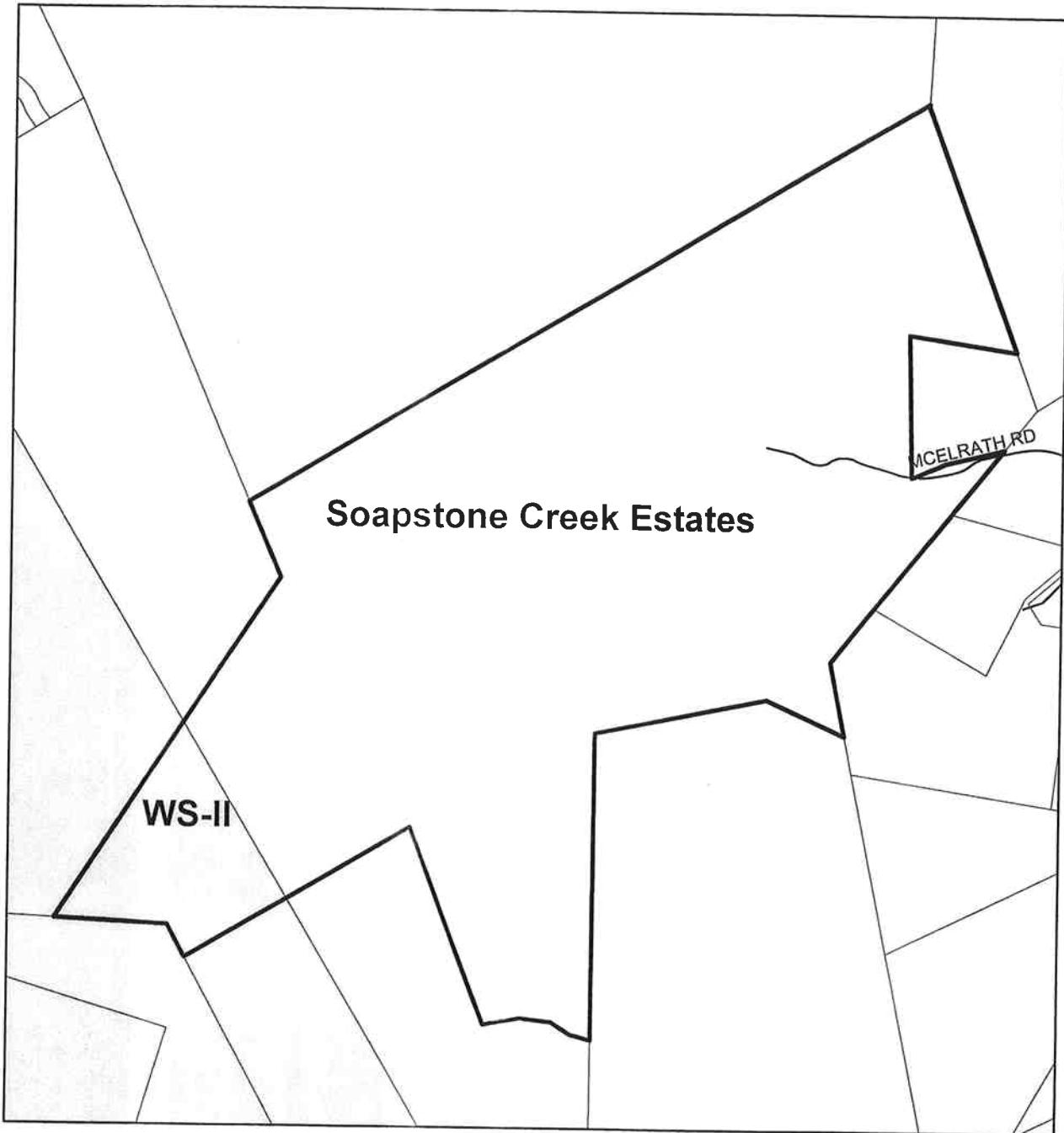
Charles Russell Burrell

CRB:slf

Cc: Soapstone Creek Estates Subdivision lot owners
Henderson County Planning Department
Dr. Thomas W. Merrell

100 North King Street — Hendersonville, North Carolina 28792
Telephone (828) 697-4719 — Facsimile (828) 697-4536

Henderson County Planning Department



Soapstone Creek Estates

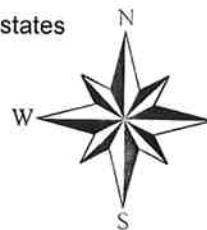
PROPERTY OWNER: Soapstone Creek Estates

AGENT: Terry A. Baker

TAX MAP ID: 9623-31-7668

NING: Open Use

WATERSHED: Partial WS-II



This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the forementioned public primary information sources should be consulted for verification of the information contained on the map. The County and mapping company assumes no legal responsibility for the information contained on this map.

HENDERSON COUNTY
SUBDIVISION APPLICATION FORM

Date of Application

Subdivision Name

2006-M51

Application Number

 Major Subdivision Minor Subdivision OtherProperty Owners Name: SOAPSTONE CREEK ESTATES, LLCAddress: 34 THUNDER LANECity, State, Zip: ARDEN, NC 28704Owner's Agent: TERRY BAKER (ASSOCIATED LAND SURVEYORS)Telephone No: Tim Phillips - 890-2057 ALS - 890-3507PIN 9623-21-8320 Deed Book/Page 1198/157Zoning District Open Use Fire District Mills River Watershed Portion in Ws II (Mills River)Location of property to be divided: End of McElrath Road.Type of Subdivision: Residential Commercial Industrial Present Use Residential

No. Lots Created _____ Original Tract Size _____ New Tract Size _____ No. New Lots _____

Road System: Public Private Combination Public and PrivateWater System: Individual Community MunicipalSewer System: Individual Community MunicipalFee: \$ 200 Paid checked 11/16 Method Check - J. Scanlan

I certify that the information shown above is true and accurate and is in conformance with the Henderson County Subdivision Ordinance.

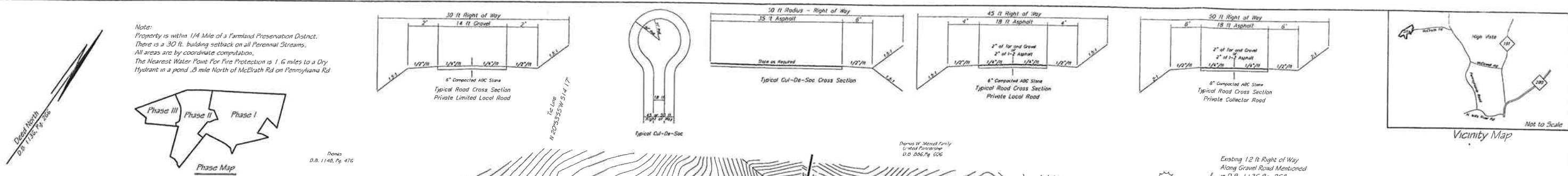
Tim Phillips
APPLICANT (OWNER OR AGENT)11/16/06
DATE

Development Plan Approval / Conditions _____

Final Plat Approval: _____ Plat Recorded: _____



Note:
Property is within 1/4 Mile of a Farmland Preservation District.
There is a 30 ft. building setback on all Perennial Streams.
All areas are by coordinate computation.
The Nearest Water Point For Fire Protection is 1.6 miles to a Dry
Hydrant in a pond .8 mile North of McElrath Rd on Pennsylvania R.



Existing 20 ft Right of Way
Along Gravel Road Mentioned
in D.B. 1136 Pg. 26A

M. B. B. 175079. 222

41°58'W

Pisgah National Forest
Tract 1A/128

Existing 20 ft Right of Way
Along Road Bed Mentioned

Finished Road Grades

Finalized Road Grades
I-J = 14%
J-K = 17%
K-L = 0%
L-M = 15.5%
M-N = 15.5%
N-O = 15.5%
O-P = 6%
P-Q = 12%
Q-R = 14%
L-S = 15%
S-T = 10%
T-U = 6%

A graphic scale bar for 300 feet. It features a black horizontal line with a checkered pattern on its left end. Numerical labels '100', '0', '100', '200', and '300' are positioned above the line. Below the line, the text 'GRAPHIC SCALE - FEET' is printed.

Phase II & III Summary:
Total Acreage = 29.95
New Home Site Lots = 18 total
2865 ft of Private, Local Roads
Water Systems = Individual
Sewer Systems = Individual
Minimum Lot Size = 42,508 sq ft
Maximum Lot Size = 188,799 sq ft
2.5 Miles to nearest Public Water S.
3.2 Miles to nearest Public Sewer S.
Open Use Zoning District

Note:
The existing 15" Culverts under Local Road
are to be replaced with 18" culverts

Proposed Building Setbacks:
20 ft from front or side street Right of Way
10 ft from side property lines
20 ft from rear property lines
50 ft from the center of any Cul-de-sac

Note: Phase I plat recorded on Plat Slide 5180

Master & Development Plan of: The Creek Estates Phase II and Phase III

Revised: June 30, 2004 - Changes made as per Planning Board meeting.
Revised: November 20, 2006 - Added Phase III,
Revised: December 11, 2006 - Changes per Planning Department Comments

B-1 #26233.24.7662

111 #7623-31-7668

OLS

ASSOCIATED LAND SURVEYORS

HENDERSON COUNTY PLANNING DEPARTMENT

REVIEW AGENCY RESPONSE FORM

I have reviewed the plan(s) for subdivision application #2006-M51 (Soapstone Creek Estates) and offer the following comments:

Road name OIC
Require to Place Road name PISGAH
Forest Tr1' for 20' row that is
a named County Road

(If necessary use back of form or additional sheets for comments)

Matt Card
Reviewed By

1-11-07
Agency

Prop Add
Date

Please Return to:

Matt Card, Planner
Henderson County Planning Department
101 East Allen Street
Hendersonville, NC 28792
mscard@hendersoncountync.org

File No. 2006-M51

Matthew Card

From: Curtis Griffin
Sent: Thursday, January 11, 2007 3:46 PM
To: mcard@hendersoncountync.org
Subject: SOAPSTONE
Importance: High

Matt,

Forgot to put this on the sheet but Deer ridge is NOT a good road name will need a new name for that cul-de-sack.

Sorry I forgot it,

Curtis Griffin
240 2nd Avenue East
Hendersonville, NC 28792

828-697-4916 Ext 1018
828-697-4658 (Fax)

s) and offer

& 20.

natural

Date