

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 7, 2018

SUBJECT: Petitions for additions to State Road system

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS:

- (1) Map of Sunset Ridge Subdivision
- (2) State Road Petition for Sunset Ridge Subdivision
- (3) Map of Mountain Dreams Subdivision
- (4) State Road Petition for Mountain Dreams Subdivision
- (5) Map of Foster Creek Road
- (6) State Road Petition for Foster Creek Road

SUMMARY OF REQUEST:

Staff received the attached petitions to add the roads to the state road system. It has been the practice of this Board to accept road petitions and forward them to NC Department of Transportation for their review. It has also been the practice of the Board not to ask NCDOT to change the priority for roads on the paving priority list.

Staff reviewed attached petitions and it appears that all affected property owners or developers have signed the required petitions.

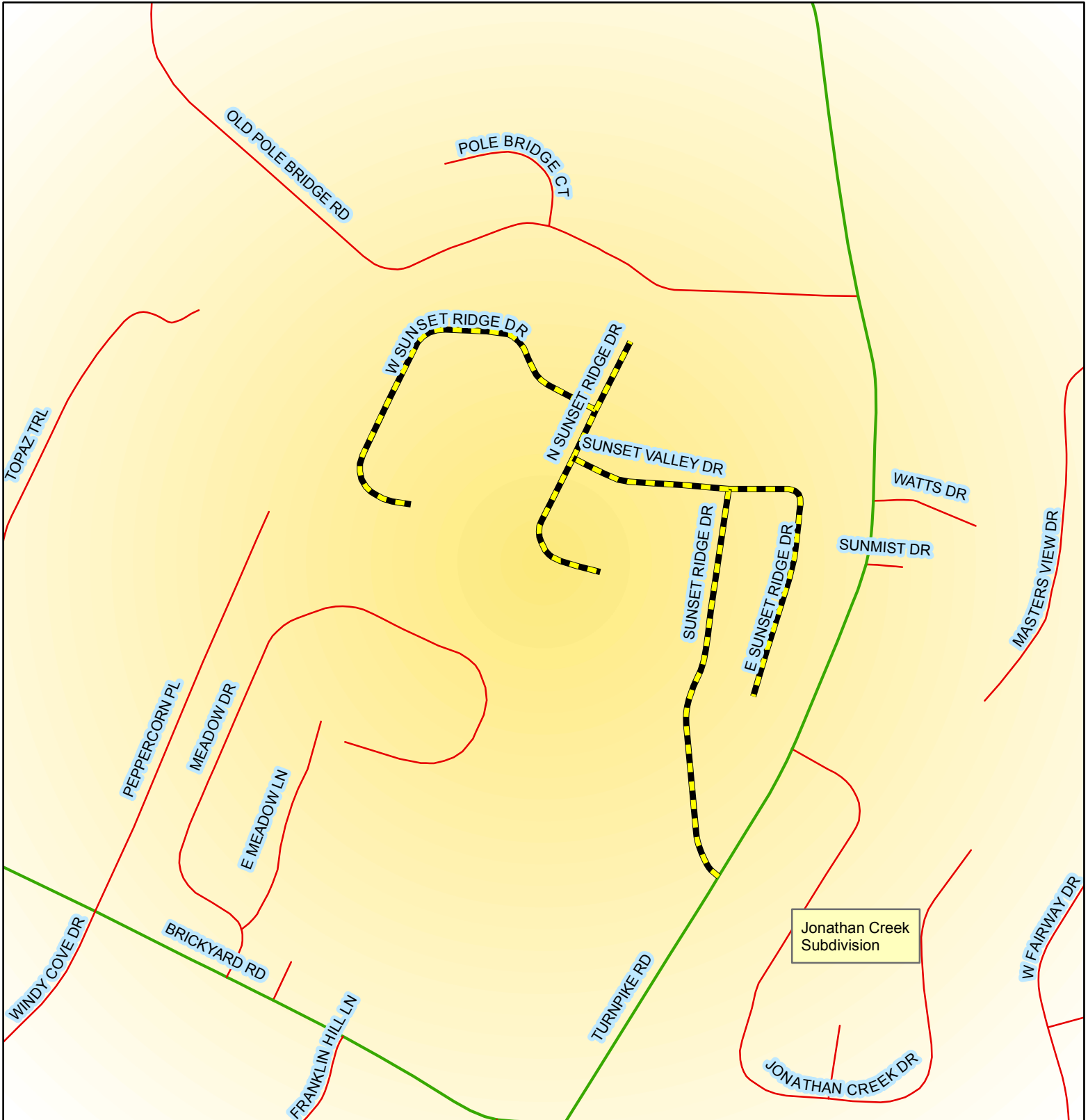
BOARD ACTION REQUESTED:


Staff recommends approval of the petitions. If approved, staff will forward the petitions to NCDOT.

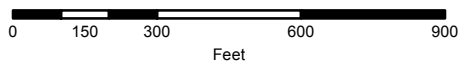
Suggested Motion:

I move that the Board approve the petitions and direct staff to forward them to NCDOT.

Proposed Addition to State Road System Sunset Ridge Subdivision



 Proposed Addition to State Road System



1 inch = 400 feet



Map Created by Curtis Griffin
Henderson County Planning Department
Property Addressing Division
4/24/2018



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

April 18, 2018

Board of Commissioners
Henderson County – North Carolina
One Historic Courthouse Square
Hendersonville, NC 28792

Re: SR-1 road addition petition for an addition of Sunset Ridge Drive, North Sunset Ridge Drive, South Sunset Ridge Drive, East Sunset Ridge Drive, West Sunset Ridge Drive, and Sunset Valley Drive in the **Sunset Ridge Subdivision** in Henderson County.

To whom it may concern,

NCDOT has received a petition from the property owners to add Teaneck Trail and Teaneck Circle for addition to the NCDOT state road system.

Attached please find the SR-1 form for your review. Upon review of this petition, please complete and submit a form SR-2 to our office. If you have any additional questions, please contact me at rh darnell@ncdot.gov or by phone at (828)891-7911.

Sincerely,

DocuSigned by:

R.H. Darnell

E3DD5A4810424B2...

R.H. "Rusty" Darnell

Assistant District Engineer

NC Department of Transportation

Enclosures

Cc: File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 14, DISTRICT 1
4142 HAYWOOD ROAD
MILLS RIVER, NORTH CAROLINA 28759

Telephone: (828) 891-7911
Fax: (828) 891-5026
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
4142 HAYWOOD ROAD
MILLS RIVER, NORTH CAROLINA 28759

RECEIVED

North Carolina Department of Transportation APR 9 2018

Division of Highways NCDOT
Petition for Road Addition DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION

County. Henderson Road Name: Sunset Ridge Drive

(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .24

Number of occupied homes having street frontage: 15 Located (miles): .16

miles N S E W of the intersection of Route SR1325 and Route SR1323.
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Sunset Ridge Drive in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Jeffery Herrington Phone Number: (954) 401-7255

Street Address: 50 Sunset Ridge Dr. Etowah, NC. 28729

Mailing Address: 50 Sunset Ridge Dr. Etowah, NC. 28729

PROPERTY OWNERS

	<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
Lot #			
13	HALL, CHARMAINE S./BRENT E.	208 SUNSET RIDGE DR. Etowah, NC 28729	828 337 5007
14	KRIENKE, LEE LYNEA /SANDRA RUTH	184 SUNSET RIDGE DR. Etowah, NC 28729	828 243 6699
15	KRAEMER, JOHNA. /BARBARA DEBUS	160 SUNSET RIDGE DR. Etowah, NC 28729	351 569 0787
16	PIERCE, BARRY N. BONNIE N.	136 SUNSET RIDGE DR. Etowah, NC 28729	828 891749
17	HENDLEY, THOMAS M. /SANDRA P.	PO Box 411, Etowah, NC 28729	828 458 6600
18	HERRINGTON, JEFFERY T./VIRGINIA M.	50 SUNSET RIDGE DR. Etowah, NC 28729	954 401-7255
19	HERRINGTON JEFFERY T./VIRGINIA M.	50 SUNSET RIDGE DR. Etowah, NC 28729	954 401-7255

North Carolina Department of Transportation
 Division of Highways
 Petition for Road Addition

ROADWAY INFORMATION: (Please Print/Type)

County. Henderson Road Name: Sunset Ridge Drive

(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .24

Number of occupied homes having street frontage: 15 Located (miles): .16

miles N S E W of the intersection of Route SR1325 and Route SR1323.
 (Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Sunset Ridge Drive in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Jeffery Herrington Phone Number: (954) 401-7255

Street Address: 50 Sunset Ridge Dr. Etowah, NC. 28729

Mailing Address: 50 Sunset Ridge Dr. Etowah, NC. 28729

PROPERTY OWNERS

Name	Mailing Address	Telephone
Lot #		
21	JOINER, KEVIN R./KENDRA SMITH 302 McCullough Dr. Charlotte NC. 28262	828 242 8074
22	WILLSON, JEAN 35 SUNSET RIDGE DR. Etowah, NC 28729	864 325 0381
23	KREUTTER, KATHLEEN/RHODES 57 SUNSET RIDGE DR. Etowah, NC 8729	828 890 3315
24	BALDWIN, SAMUEL LEON/JACQUELINE SMITH 81 SUNSET RIDGE DR. Etowah, NC 28729	828 890 2966
25	MURRIS, BARBARA RAY 103 SUNSET RIDGE DR. Etowah, NC 28729	954 695 3146
26	EVANS, JR., HERBERT M. Po Box 14 Cedar Mountain, NC 28718	828 890 3375
27	RIZZI, ALLEN E./RACHEL 141 SUNSET RIDGE DR. Etowah, NC 28729	828 335 4258
28	CUSHING, THOMAS F./DIANA G. 159 SUNSET RIDGE DR. Etowah, NC 28729	828 489 1015
29	COBELLI, JEFFERSON D. 181 SUNSET RIDGE DR. Etowah, NC 28729	603 491 2206

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: North Sunset Ridge Drive
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .06

Number of occupied homes having street frontage: 7 Located (miles): .49

miles N S E W of the intersection of Route SR 1325 and Route SR 1323
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of N. Sunset Ridge Drive in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: ^{PLAT # 42} Sandra & Vernon Snively Phone Number: 828-489-6679

Street Address: 11 N. Sunset Ridge Dr.

Mailing Address: Etowah, N.C. 28729

PROPERTY OWNERS

Name Mailing Address Telephone

PLAT #	Name	Mailing Address	Telephone
47	Margaret Mcvay / James Mcvay	54 North Sunset Ridge Dr Etowah, nc 28729	828-4832087
45	JEROME + GAIL DOCKTOR	75 N. SUNSET RIDGE DR ETOWAH NC 28729	828-577-9345
43	MARTHA JO SIMARIE	5 N. GREENWOOD FOREST ETOWAH NC	828-553-9913
TO BUY	Chase Sikorski / Emily Sikorski	53 Sunset Ridge drive Etowah NC 28729	828-551-0134
44	Tom Galipeau, Lorraine Galipeau	73 N Sunset Ridge Dr.	828-435-1228
46	GLENN (EMERALD), RHONDA HOWFIELD	PO Box 1091, ETOWAH, NC 28729 74 NORTH SUNSET RIDGE	828-329-8718
48	TIM G. BONSALL	22 NORTH SUNSET RIDGE DR ETOWAH, NC 28729	828-410-562-4472 828-891-6391

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

- Rural Road Subdivision platted prior to October 1, 1975 Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

North Carolina Department of Transportation
 Division of Highways
 Petition for Road Addition

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 APR 9 2018

NCDOT
 DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: South Sunset Ridge Drive
 (Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .093

Number of occupied homes having street frontage: 8 Located (miles): .49

miles N S E W of the intersection of Route SR1325 and Route SR1323
 (Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of S. Sunset Ridge Drive in
Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

KEN
 Name: PLAT. 31 KEN & DONNA MILLER Phone Number: 828 890 8019
 Street Address: 35 S. SUNSET RIDGE DRIVE, ETOWAH, N.C. 28729
 Mailing Address: " SAME "

PROPERTY OWNERS

<u>Plot #</u>	<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
37	James D. & Deanna Hannis	58 S. Sunset Ridge Dr Etowah NC	815-236-4457
34	Hang Zheng and Yanyun Lin	96 S Sunset Ridge Dr Etowah NC	324388235
40	Donald G & Dorothy J Rumph	285. Sunset Ridge Dr. Etowah, NC	828-890-3149
41	Robbin A. Vincent	PO Box 508 Etowah, NC.	828-696-5343
35	Tony & Sharon Franklin	88 S. Sunset Ridge DR. Etowah, NC	828-708-2777
36	Eloisa & Stephen D'Ambrosio	805 Sunset Ridge Dr Etowah, NC	828-890-8204
38	Richard Kelly, (Dyrene Kelly DC.)		828-891-5359

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

-
- Rural Road
-
- Subdivision platted prior to October 1, 1975
-
- Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

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APR 9 2018

NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: East Sunset Ridge Drive
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .12

Number of occupied homes having street frontage: 8 Located (miles): .42

miles N S E W of the intersection of Route SR1325 and Route SR1323.
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of E. Sunset Ridge Drive in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Lewis W. Barlow Phone Number: 828-230-4446
Street Address: 75 E. Sunset Ridge Dr.
Mailing Address: Etowah, NC 28729

PROPERTY OWNERS
Mailing Address

PLAT #	Name	Mailing Address	Telephone
6R	Lewis W. Barlow	75 E. Sunset Ridge Dr. Etowah, NC 28729	828-230-4252
7R	Michael E. Clemen	55 E. Sunset Ridge Dr. Etowah NC 28729	828-290-4955
11	Sophomore	3 E Sunset Ridge Dr. Etowah NC	828-577-9404
4R	S. E. Early	123 E. Sunset Ridge Dr. Etowah NC	828-337-0609
2R	[Signature]	137 E. Sunset Ridge Dr. Etowah NC	828-423-7127
09-10R	[Signature]	23 E. SUNSET RIDGE DR, Etowah NC.	828-891-7399
3R	Chris Code	135 E Sunset Ridge Dr Etowah NC	828-407-8382
5R	Patricia Reame	95 E. Sunset Ridge Dr. Etowah NC	(828)702-4889

Michael E. Clemen (Add) Existing Road/Street only.

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

- Rural Road Subdivision platted prior to October 1, 1975 Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

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<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

North Carolina Department of Transportation
 Division of Highways
 Petition for Road Addition

RECEIVED
 APR 9 2018

(1)

NCDOT
 DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: West Sunset Ridge Drive
 (Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .23

Number of occupied homes having street frontage: 15 Located (miles): .50

miles N S E W of the intersection of Route SR1323 and Route SR1325
 (Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of W. Sunset Ridge Drive in
Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: _____ Phone Number: _____

Street Address: _____

Mailing Address: _____

PROPERTY OWNERS

Name	Mailing Address	Telephone
------	-----------------	-----------

BRIAN & Joy OLIVER	74 West Sunset Ridge Dr Etowah NC	828-230-2617
David & SHEPPY Correll	47 W Sunset Ridge Dr Etowah NC	828-595-9921
Iris & Neil Kalk	112 W. Sunset Ridge Dr. Etowah, NC	828-513-1462
Brian & Polly Godwin	145 Sunset Ridge Rd. Etowah, NC	828-213-8531
Ron & Kathie McCauley	240 W Sunset Ridge Dr. Etowah NC	828-553-8869
PAUL W. KRAUSE	165 W SUNSET RIDGE DR. ETOWAH, NC	828-890-8483
Rexella & James Hall	207 W Sunset Ridge Dr. Etowah, NC	828-551-1120
Miguel and Ludmila Aguilera	200 W Sunset Ridge, Etowah H	828-279-4773
Roger & Patricia Myrto	220 W. Sunset Ridge Dr. Etowah	828-891-5153
Alex Hollifield	208 W. Sunset Ridge Dr Etowah	
Rhonda Hollifield	77	
Brad Snipes	118 W. Sunset Ridge Dr	828-577-6412
Clare Smalley	109 W Sunset Dr	828-89-2911

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
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FOR NCDOT USE ONLY: Please check the appropriate block

-
- Rural Road
-
- Subdivision platted prior to October 1, 1975
-
- Subdivision platted after September 30, 1975

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<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

North Carolina Department of Transportation
 Division of Highways
 Petition for Road Addition

RECEIVED
 APR 9 2018

NCDOT
 DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Sunset Valley Drive
 (Please list additional street names and lengths on the back of this form.)

Subdivision Name: Sunset Ridge Subdivision Length (miles): .08

Number of occupied homes having street frontage: 5 Located (miles): .40

miles N S E W of the intersection of Route SR 1325 and Route SR 1323
 (Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Sunset Valley Drive in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: ARDIS BENDER Phone Number: 828-891-5851
 Street Address: 85 Sunset Valley Dr
 Mailing Address: Etowah, NC 28729

PLAT # 32

PROPERTY OWNERS

Name	Mailing Address	Telephone
<u>Ardis Bender</u>	<u>85 Sunset Valley Dr Etowah, NC 28729</u>	<u>828-891-5851</u>
<u>Ardis A Bender</u>	<u>85 Sunset Valley Dr Etowah, NC 28729</u>	<u>828-891-5851</u>
<u>Jamie M. Boyer</u>	<u>22 Sunset Valley Dr Etowah, NC 28729</u>	<u>828-577-1103</u>
<u>Laura S Boyer</u>	<u>22 Sunset Valley Dr Etowah, NC 28729</u>	<u>828-577-2526</u>
<u>Nathalie L Bullock</u>	<u>57 Sunset Valley Dr Etowah, NC 28729</u>	<u>828-595-4515</u>
<u>Donell H. Butts</u>	<u>57 Sunset Valley Dr. Etowah, NC 28729</u>	<u>828-595-4515</u>
<u>Donald J. Gray</u>	<u>21 SUNSET VALLEY DR, ETOWAH, NC 28729</u>	<u>(828) 335-0375</u>
<u>Fred Singer</u>	<u>44 SUNSET VALLEY DR. ETOWAH NC</u>	<u>828-891-8064</u>
<u>Lorraine Berenock</u>	<u>44 SUNSET VALLEY Dr., Etowah, NC</u>	<u>828-891-8064</u>

PLAT #
 32
 12
 33
 30
 49

INSTRUCTIONS FOR COMPLETING PETITION:

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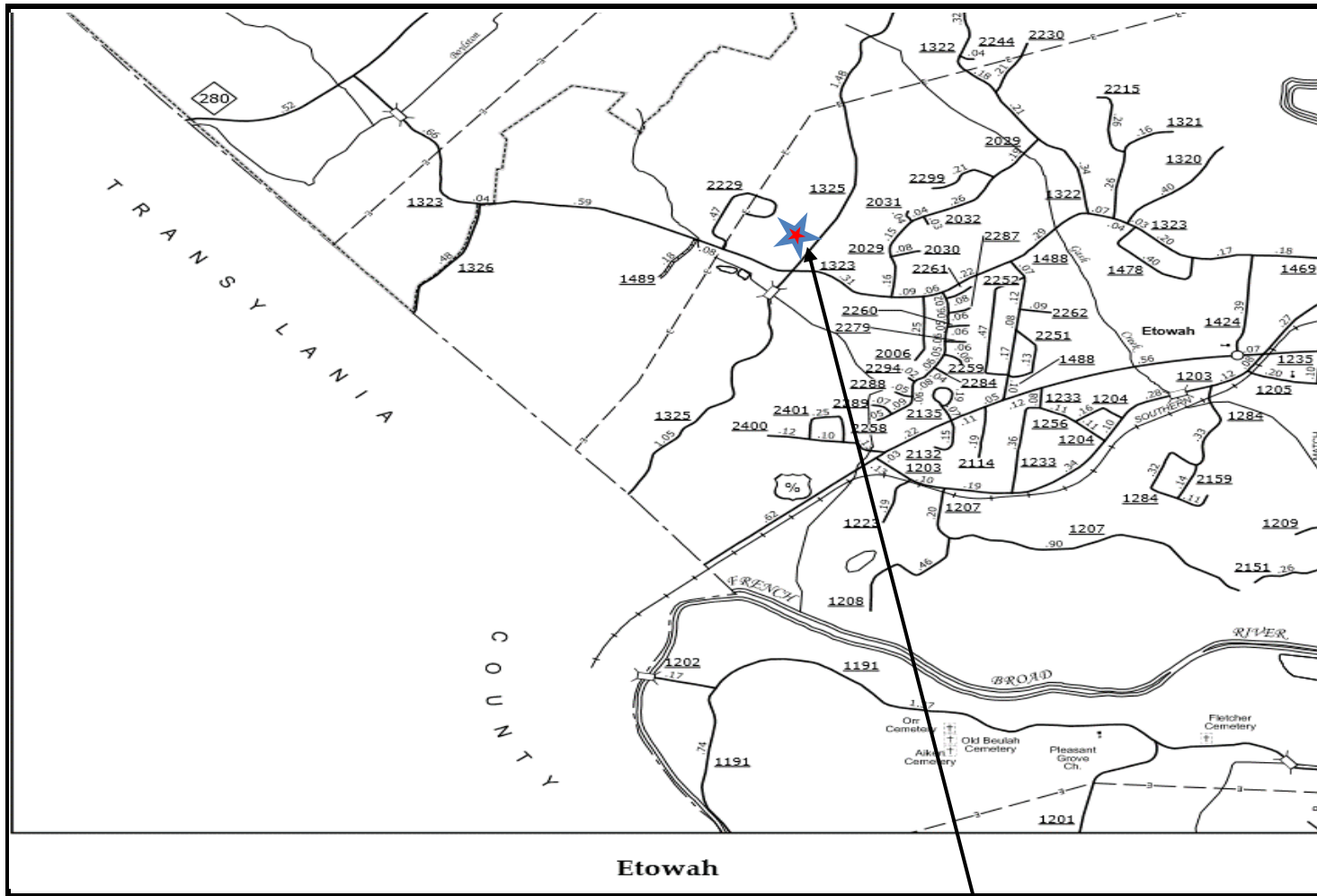
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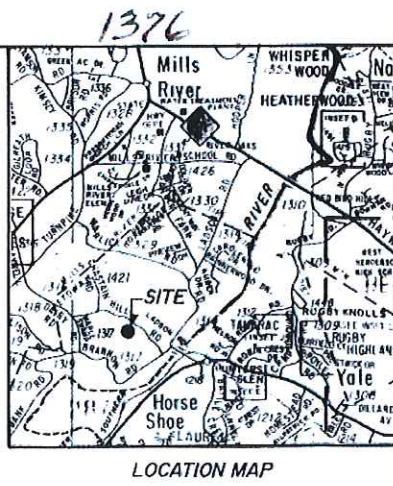
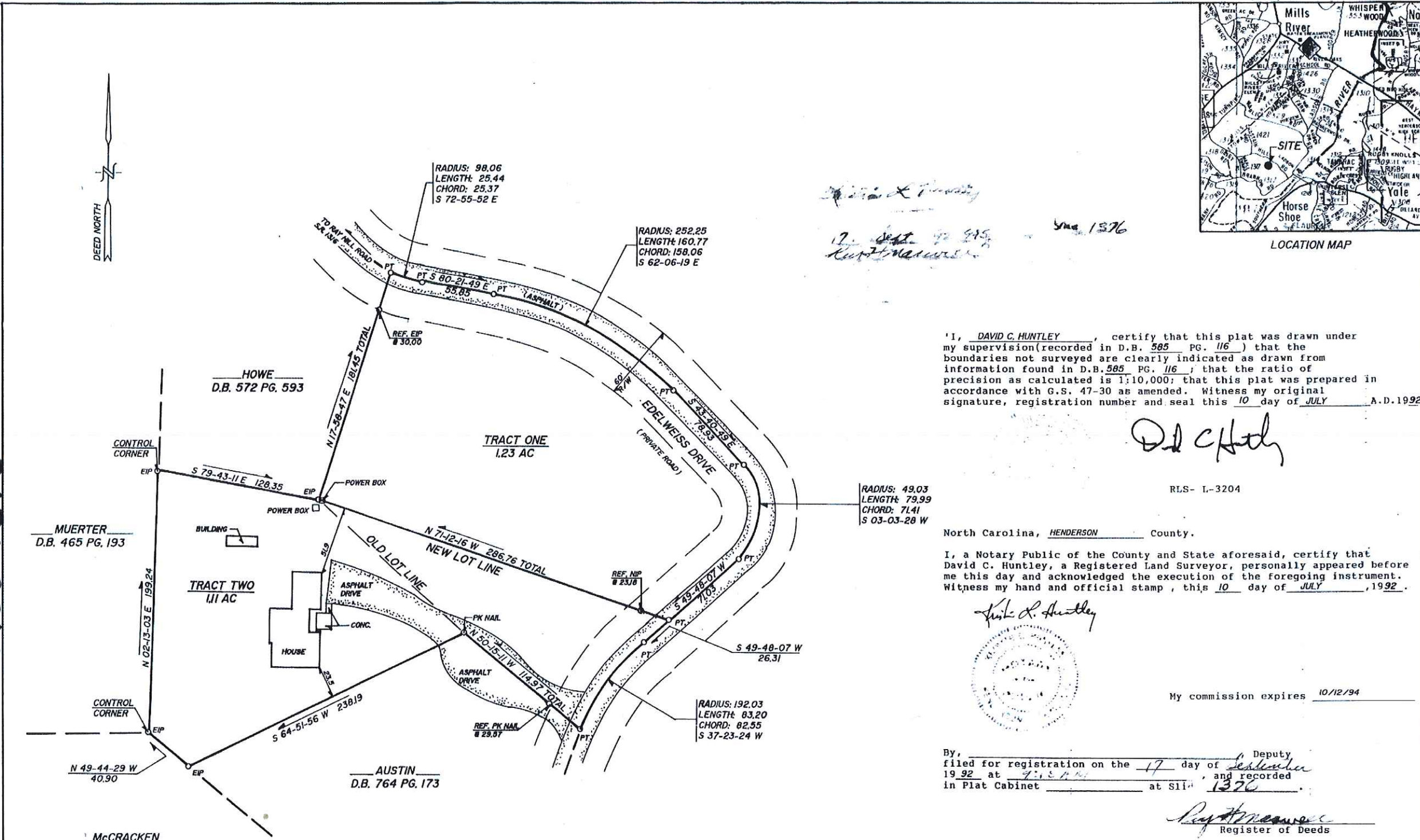
<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

Henderson County Vicinity Map - Sunset Ridge Subdivision (Road Addition)



Sunset Ridge Subdivision

SLIDE 1376



David C. Huntley
 17. Sept. 92
 Notary Public

I, DAVID C. HUNTLEY, certify that this plat was drawn under my supervision (recorded in D.B. 585 PG. 116) that the boundaries not surveyed are clearly indicated as drawn from information found in D.B. 585 PG. 116; 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 original signature, registration number and seal this 10 day of JULY A.D. 1992

David C. Huntley

RLS- L-3204

North Carolina, HENDERSON County.

I, a Notary Public of the County and State aforesaid, certify that David C. Huntley, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp, this 10 day of JULY, 1992.

David C. Huntley

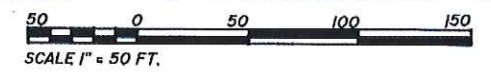


My commission expires 10/12/94

By, _____ Deputy
 filed for registration on the 17 day of September
 1992 at 7:15 P.M. and recorded
 in Plat Cabinet _____ at S11 1376

Ray M. Maxwell
 Register of Deeds

I MATT MATTESON, Land Development Administrator for Henderson Co., certify that this plat/plan has been reviewed and approved as a RECOMBINATION in accordance with the Henderson County Land Development Ordinance. Date 9-15-92 Signed Matt Matteson



PROPERTY OWNER: ROBERT S. & VERNAL M. CRAIG

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:7,500 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY COORDINATE COMPUTATION

DEED REF.
 D.B. 585 PG. 116

- 1) Property is not located within 2000 Ft. of NCOS Monument
- 2) Area determined by Coordinate Computation

TOTAL AREA
 2.34 AC

NOT FOR RECORDATION	THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA	
	STATE OF NORTH CAROLINA HENDERSON COUNTY MILLS RIVER TOWNSHIP	DAVID C. HUNTLEY & ASSOC LAND SURVEYING P.O. BOX 579 FLAT ROCK, NC. 28731 (704) 693-8077
	TRACTS ONE & TWO SURVEY FOR ROBERT S. CRAIG VERNAL M. CRAIG	SURVEY DCH DRAWN PEC SCALE 1" = 50 FT DATE: 07/10/92 DWG. NO. H-653
D.C. HUNTLEY RLS L-3204		

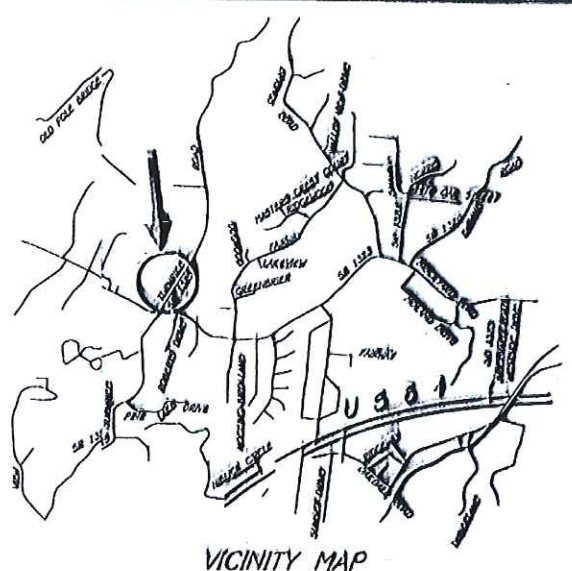
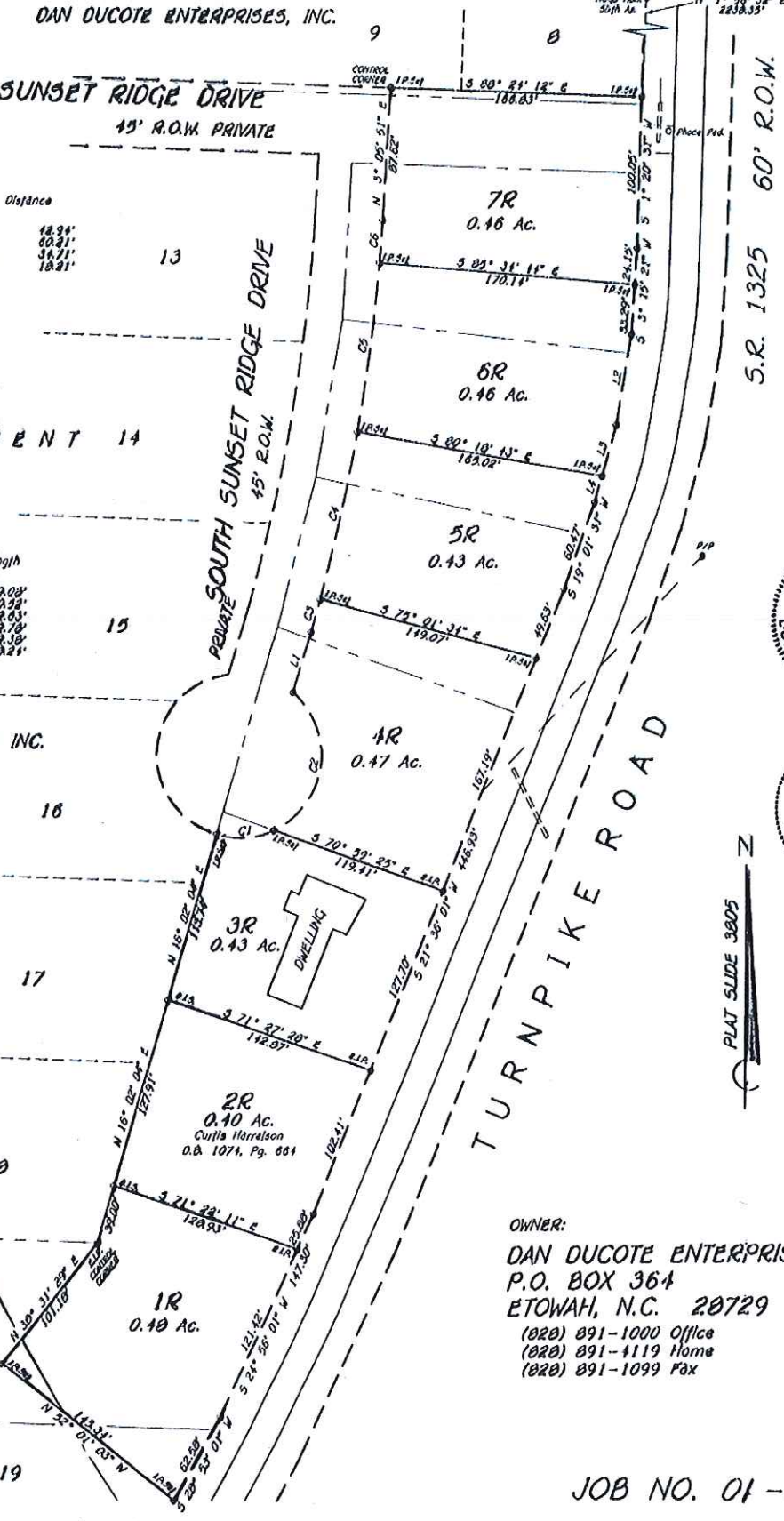
SLIDE 4132

- NOTES**
1. REFERENCES - DEED BOOK 1083, PAGE 210
PLAT SLIDE 3792 & 3802
 2. AREA DETERMINED BY COORDINATE COMPUTATION
 3. MAP IS FOR RECORDATION
 4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
 5. MINIMUM SETBACKS
FRONT _____
REAR _____
SIDE _____
 6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREOF.

- LEGEND**
- IP SET - IRON PIPE SET
 - IS SET - IRON STAKE SET
 - E.I.P. - EXISTING IRON PIPE
 - E.I.S. - EXISTING IRON STAKE
 - E.C.H. - EXISTING CONCRETE MARKER
 - PK - NAIL MARKER
 - X-X- APPROXIMATE FENCE LOCATION
 - CL - CENTER LINE (ROAD, STREET, STREAM, ETC.)
 - M/H - MANHOLE
 - P/P - POWER POLE AND/OR TELEPHONE POLE
 - R/R - RAILROAD
 - R - RADIUS
 - L - LENGTH OF CURVE
 - O.C. - OAK CUPULET
 - R.O.W. - RIGHT OF WAY

Curve	Radius	Chord Bearing and Distance	Area Length
C1	55.00'	N 85° 10' 36" E 38.87'	13.03'
C2	55.00'	N 7° 15' 09" E 32.81'	11.03'
C3	1222.50'	N 15° 30' 12" E 22.03'	22.03'
C4	1222.50'	N 12° 19' 58" E 112.74'	112.70'
C5	1222.50'	N 7° 03' 17" E 112.34'	112.30'
C6	1222.50'	N 3° 15' 35" E 28.24'	28.24'

Line	Bearing	Distance
L1	N 10° 02' 04" E	12.94'
L2	S 3° 22' 21" W	60.21'
L3	S 15° 08' 21" W	34.71'
L4	S 15° 08' 21" W	10.21'



I, Donald Jeffrey Austin, P.L.S., certify that the plat was drawn under my supervision from an actual survey made under the supervision of the surveyor and that the plat is a true and correct copy of the original survey. I am a duly licensed and registered professional land surveyor in the State of North Carolina, No. L-2018, and on this day of 22nd month of April, 2002.

Donald Jeffrey Austin
Surveyor Registration Number 4-3718

North Carolina, Henderson County
I, Linda C. Laughter, a Notary Public of the State and County of Henderson County, North Carolina, do hereby certify that the foregoing instrument was personally appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal this 23rd day of April, 2002.

Linda C. Laughter
Notary Public
My Commission expires April 10, 2004

North Carolina, Henderson County
The foregoing certificate of Linda C. Laughter, a Notary Public in and for the State and County designated, is certified to be correct this 23rd day of April, 2002.

Nedra W. Moore
Register of Deeds
Filed for registration on the 23rd day of April, 2002 at 11:12 AM and recorded at Plat Slide 4132.

Nedra W. Moore
Register of Deeds
By: Willa Blair, Deputy
SUNSET RIDGE
RECOMBINATION

TRACT located on TURNPIKE ROAD		MILES RIVER TWP		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 892-3089					
CREW CHIEF	DA	CHECKED BY	DATE	SHEET NO.	
DRAWN BY	DA	SCALE	1" = 40 FT	2/22/02	1 OF 1
COORDINATOR	DA	CREATED FILE	083821.7		
FLOOD ZONE DATA	370123 0000	TAX PARCEL NUMBER	2223-18-2210		

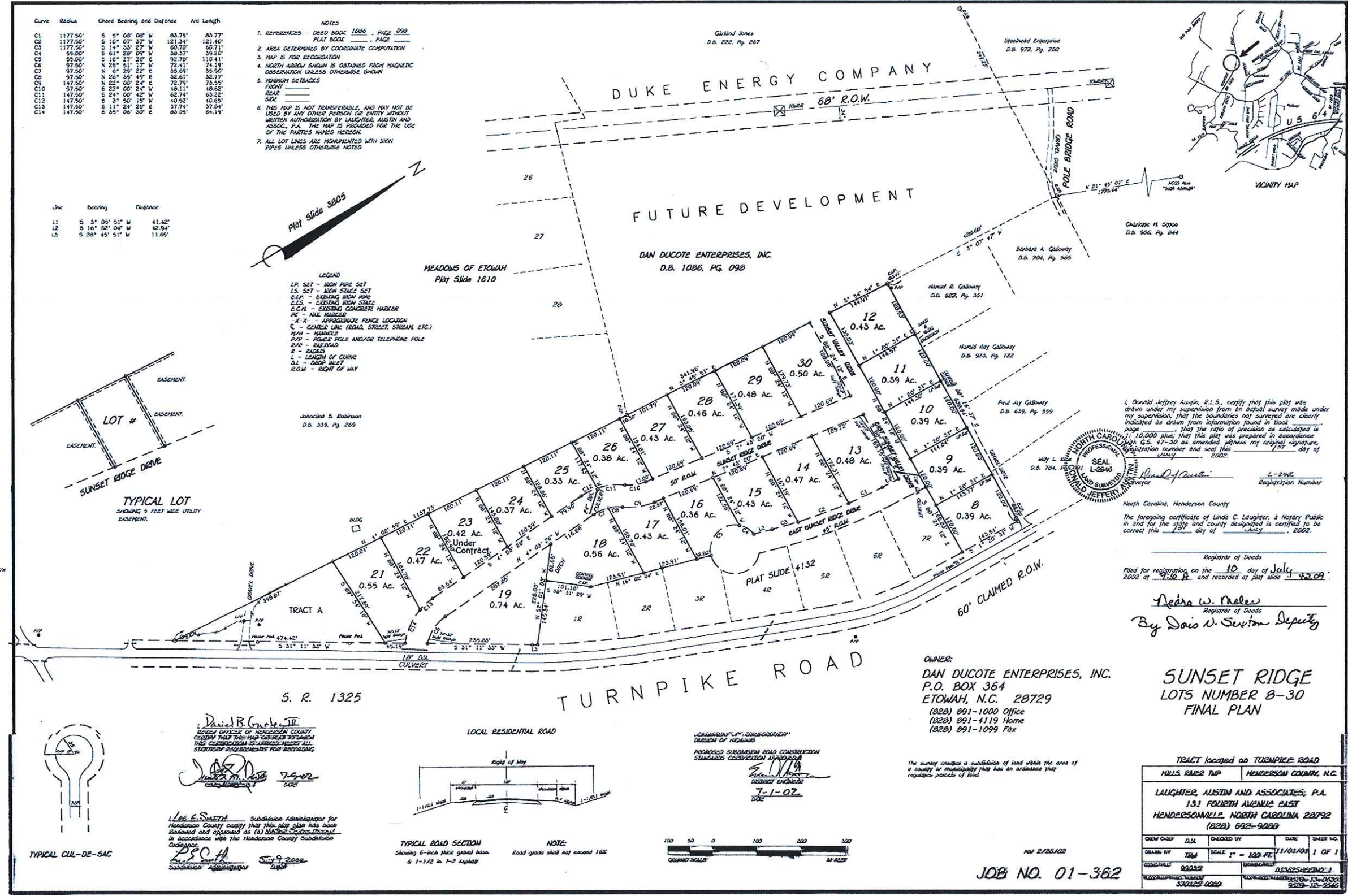
OWNER:
DAN DUCOTE ENTERPRISES, INC.
P.O. BOX 364
ETOWAH, N.C. 28729
(828) 891-1000 Office
(828) 891-4119 Home
(828) 891-1099 Fax

JOB NO. 01-362R



GRAPHIC SCALE IN FEET

Slide 4209



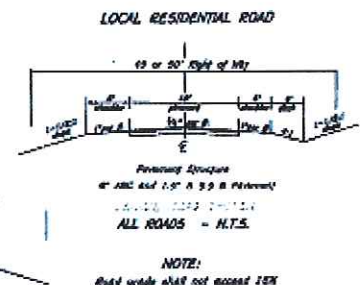
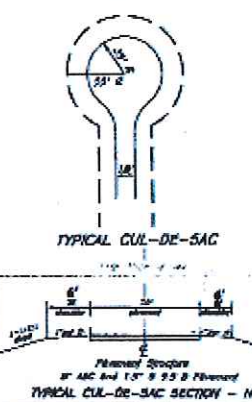
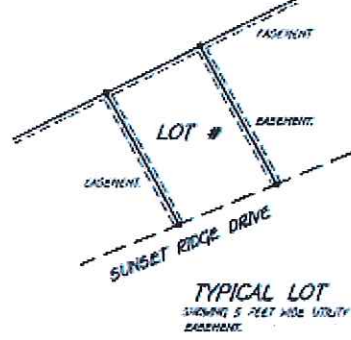
LEGEND

CR - SET - IRON PIPE SET
 I.S. SET - IRON SPOLE SET
 R.S. - EXISTING IRON PIPE
 R.C.S. - EXISTING IRON SPOLE
 E.C.S. - EXISTING CONCRETE MANHOLE
 PC - MAIL MANHOLE
 -A-A- APPROXIMATE FENCE LOCATION
 CL - CENTER LINE (ROAD, STREET, STREAM, ETC.)
 W.P. - WOODEN POLE ANYWHERE TELEPHONE POLE
 S.P. - POWER POLE ANYWHERE TELEPHONE POLE
 S.R. - RAILROAD
 F - FENCE
 L - LENGTH OF CLUTE
 D.L. - DRIVE DITCH
 R.O.W. - RIGHT OF WAY

POINT	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00°	N 78°42'28" E	10.94'	10.94'
C2	25.00°	N 77°41'07" E	108.80'	147.91'
C3	25.00°	N 84°47'29" W	11.90'	35.93'
C4	25.00°	S 72°44'00" W	38.59'	106.50'
C5	112.50°	S 21°46'52" E	14.25'	14.25'
C6	112.50°	S 03°00'43" E	80.96'	80.96'
C7	85.00°	S 38°25'21" E	58.70'	61.91'
C8	25.00°	N 01°46'33" E	26.51'	81.88'
C9	25.00°	N 01°46'33" E	47.42'	47.42'
C10	25.00°	N 52°52'55" W	39.01'	107.91'
C11	25.00°	S 73°28'10" W	92.83'	84.09'
C12	85.00°	N 24°21'02" W	101.13'	117.92'
C13	112.50°	S 78°42'28" E	26.43'	26.43'
C14	112.50°	S 03°00'43" E	81.77'	81.77'
C15	112.50°	S 70°31'07" E	14.50'	14.50'

LINE	BEARING	LENGTH
L1	S 74°12'24" E	43.74'
L2	N 74°12'24" W	43.74'

- NOTES**
- REFERENCES - DEED BOOK 1586, PAGE 599
 PLAN BOOK, PAGE
 - AREA DETERMINED BY COORDINATE COMPUTATION
 - MAP IS FOR RECORDATION
 - NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC DECLINATION UNLESS OTHERWISE SHOWN
 - PROPERTY DETAILS:
 FRONT - ZONED OPEN USE
 REAR - Beach, Etc. - D.D. 1057, Pg. 155
 SIDE
 - THIS MAP IS NOT TRANSCRIPTABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THIS MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON
 - ALL LOT LINES ARE INSTRUMENTED WITH IRON PIPES OR IRON SPOLES UNLESS OTHERWISE NOTED
 - A minimum thirty foot setback for buildings or other structures, including bridges or culverts, is required along all proposed streets indicated on the most recent version of 1:5000 (7.5 minute) scale topographic maps.



DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD CONSTRUCTION
 STANDARDS CERTIFICATION APPROVED
 DISTRICT ENGINEER
 DATE: 5/24/05

NOTE:
 For Address in N.C.D.C. system, subdivision owner will meet requirements and standards outlined in plat/register except Subdivision 4006, dated January 2006.

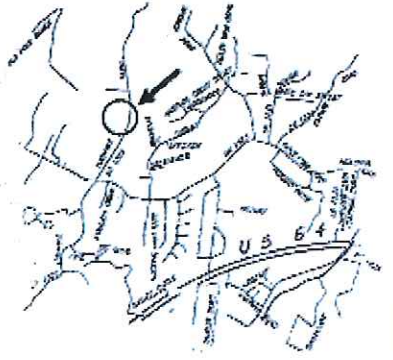
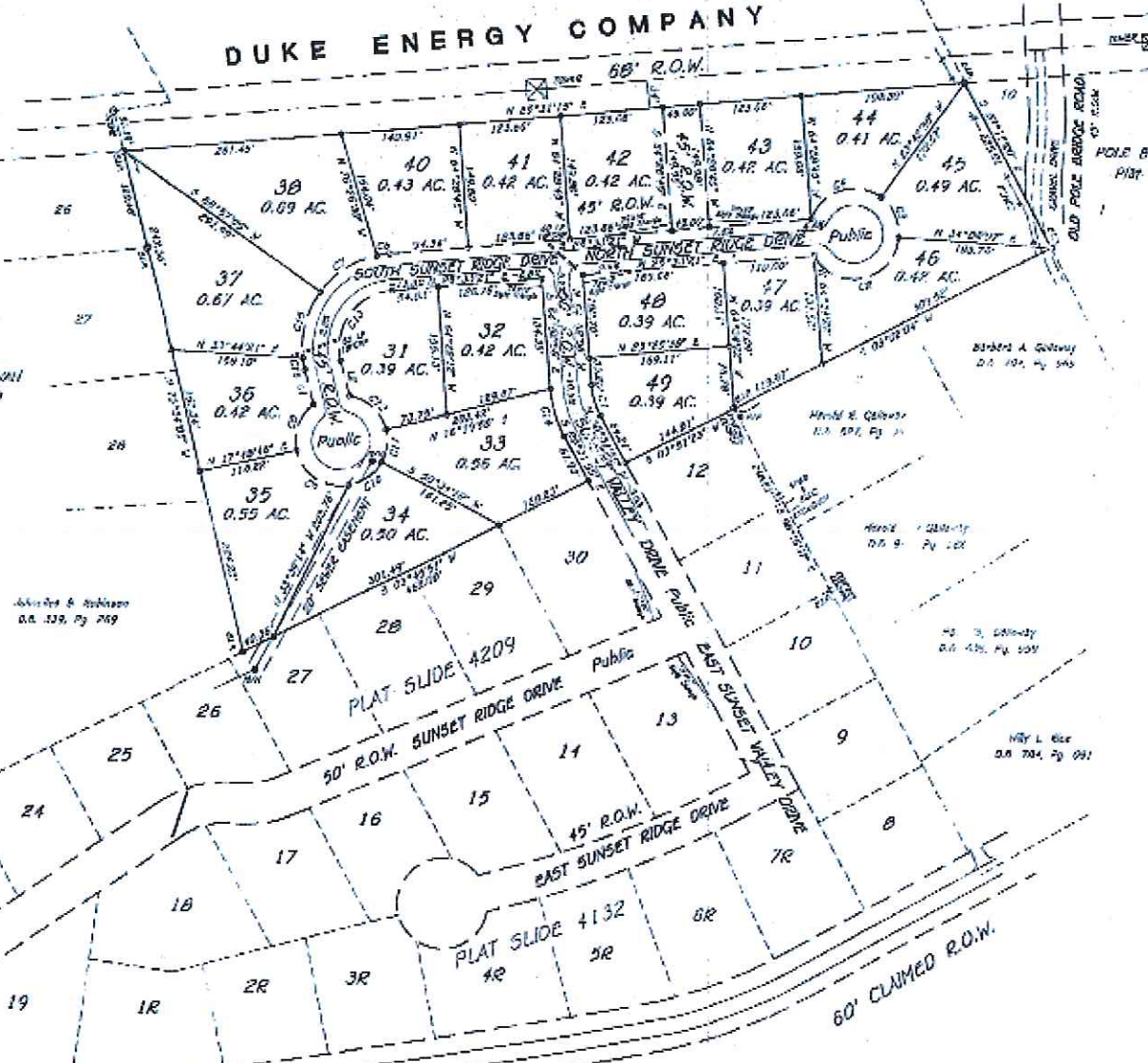
Matt Card Subdivision Administrator for Henderson County
 Reviewed and approved as follows:
 in accordance with the Henderson County Subdivision Ordinance.
 DATE: 5/24/05

The survey creates a subdivision of land within the area of a county or municipality that file an ordinance plat register parcels of land.

Matt Card REVIEW OFFICER
6/1/05 DATE

TURNPIKE ROAD

S. R. 1325



MADE BY REGISTRATION IN THE 1st DISTRICT OF JUNE 2005 AT 10:30 AM AND RETURNED AT 11:30 AM 6844
Matt Card
 Register of Deeds
 By Andrew Burgess Deputy

MAP OF SURVEY
 made for
 OWNER:
DAN DUCOTE ENTERPRISES, INC.
 P.O. BOX 364
 ETOWAH, N.C. 28729
 (828) 891-1000 Office
 (828) 891-4119 Home
 (828) 891-1099 Fax

PHASE II
SUNSET RIDGE
 LOTS NUMBER 31-49
 FINAL PLAN

MAJOR SUBDIVISION
 TRACT located on TURNPIKE ROAD

HILLS RIVER TWP	HENDERSON COUNTY, N.C.
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 892-9089	
DRAWN BY: JAK	SCALE: 1" = 100 FT.
DATE: 5/19/05	REVISION: 1
PROJECT NO: 370123 0000	TAX PARCEL NUMBER: 5529-12-2140

JOB NO. 04-029

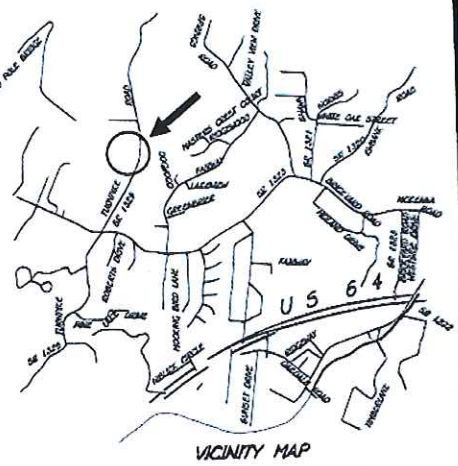
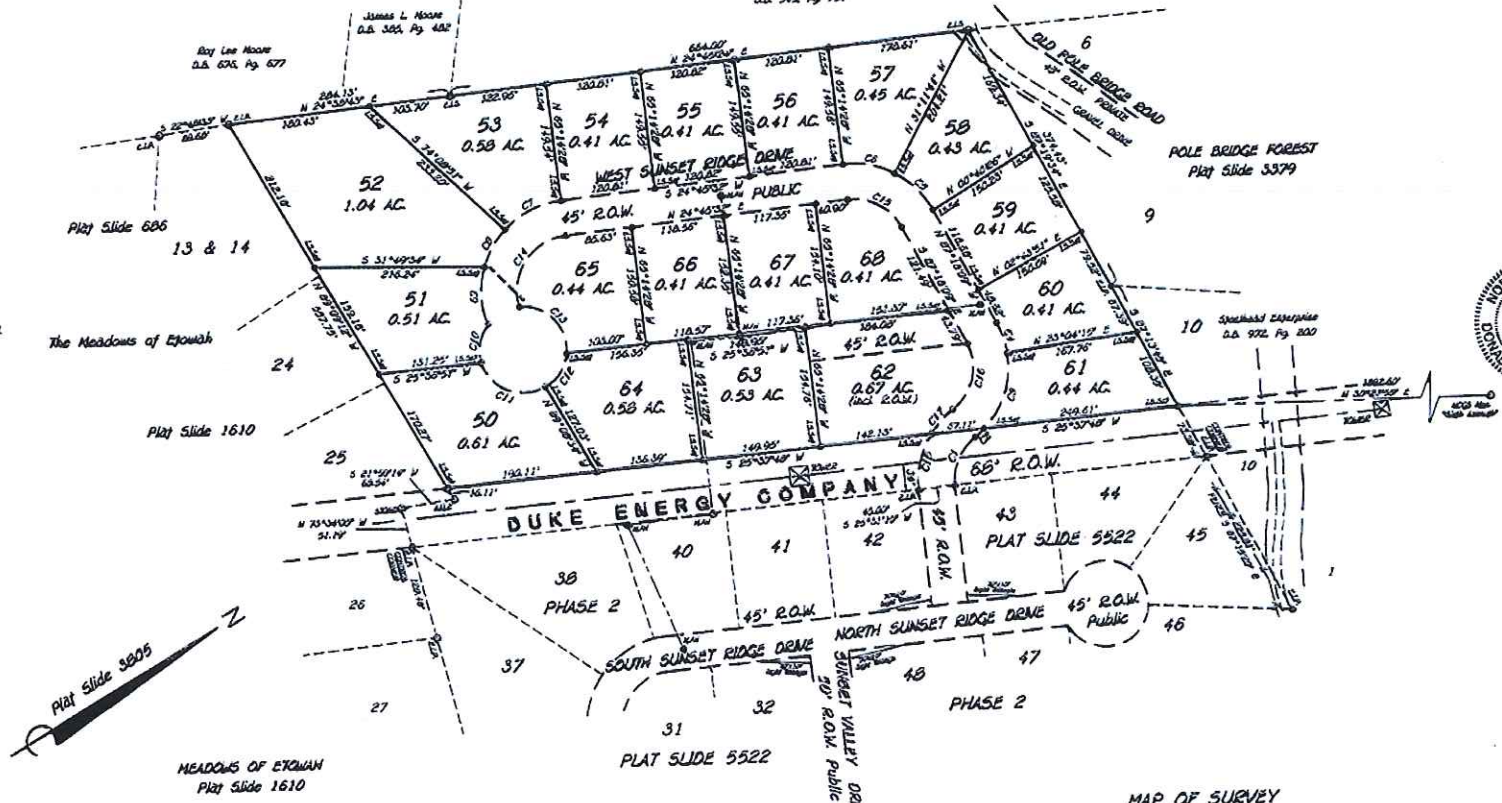
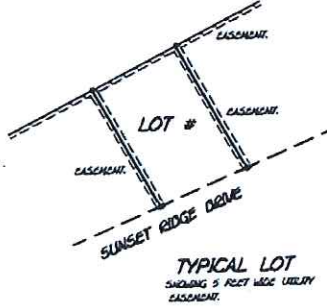
SLIDE 5522

SIDE 6042

- LEGEND
- LA SET - BORN POLE SET
 - LS SET - BORN SILEX SET
 - LSA - CASING BORN HOLE
 - LSB - CASING BORN HOLE
 - LSL - CASING BORN HOLE
 - LSM - CASING BORN HOLE
 - LSN - CASING BORN HOLE
 - LSO - CASING BORN HOLE
 - LSA - CASING BORN HOLE
 - LSB - CASING BORN HOLE
 - LSL - CASING BORN HOLE
 - LSM - CASING BORN HOLE
 - LSN - CASING BORN HOLE
 - LSO - CASING BORN HOLE
 - LSA - CASING BORN HOLE
 - LSB - CASING BORN HOLE
 - LSL - CASING BORN HOLE
 - LSM - CASING BORN HOLE
 - LSN - CASING BORN HOLE
 - LSO - CASING BORN HOLE

CHUCK	BEARING	CORNER BEARING	CORNER LENGTH	ARC LENGTH
C1	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C2	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C3	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C4	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C5	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C6	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C7	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C8	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C9	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C10	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C11	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C12	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C13	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C14	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C15	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C16	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C17	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'
C18	N 71° 50' 00" W	N 71° 50' 00" W	15.50'	09.60'

- NOTES
1. REFERENCES - DEED BOOK 1211 - PAGE 250
 2. AREA DETERMINED BY COORDINATE COMPUTATION
 3. MAP IS FOR RECORDATION
 4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
 5. HATCHING SETBACKS
 6. THIS MAP IS NOT TRANSFERABLE AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOCIATES, P.A. THIS MAP IS REQUIRED FOR THE USE OF THE PARTIES NAMED HEREON.
 7. A minimum thirty foot setback for buildings or other structures, including bridges or culverts, is required along all permanent streams indicated on the most recent version of USGS 1:24,000 (7.5 minute) scale topographic maps.
 8. Owner/Developer shall place paved surfaces in center of right of way as shown on Typical Road Section Detail.



I, Donald Jeffrey Austin, R.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the boundaries and acreages are correctly indicated as shown from information found in books 1:24,000 scale that the ratio of precision is calculated as 1:24,000 and that this plat was prepared in accordance with G.S. 47-30 as amended, unless my original signature, registration number and seal are on this plat.

Donald Jeffrey Austin
Surveyor
L-2846
Registration Number

Filed for registration on the 19 day of MAY 2006 at 1:24 PM and recorded at 1:24 PM

Don C. Mace
Register of Deeds

MAP OF SURVEY
made for
OWNER:
DAN DUCOTE ENTERPRISES, INC.
P.O. BOX 364
ETOWAH, N.C. 28729
(828) 891-1000 Office
(828) 891-4119 Home
(828) 891-1099 Fax

PHASE III
SUNSET RIDGE
LOTS NUMBER 50-68

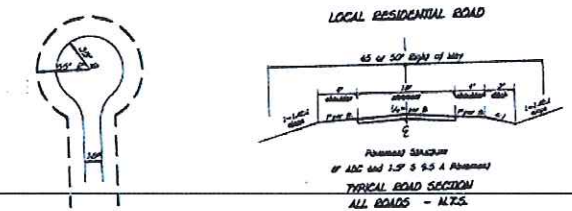
Matt Card Subordinate Administrator for Henderson County certify that this plat was prepared, reviewed and approved as to the accuracy of the information in accordance with the Henderson County Subdivision Ordinance.
Date: 5/19/06

Matt Card 5/19/06
Subordinate Administrator

Matt Card 5/19/06
DEPUTY REGISTER OF DEEDS

The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

MAJOR SUBDIVISION			
TRACT located on TURNPIKE ROAD			
HILLS EMER TWP		HENDERSON COUNTY, N.C.	
LAUGHTER, AUSTIN AND ASSOCIATES, P.A.			
131 FOURTH AVENUE EAST			
HENDERSONVILLE, NORTH CAROLINA 28792			
(828) 892-9089			
CREW CHIEF	DJA	CHECKED BY	DATE
TRAINED BY	TPW	SCALE	5/10/06
GRAPHIC FILE	92035	DATE	04/29/06
FIELD MAP NAME NUMBER	304185 0000	FIELD NUMBER	9529-03-2820



NOTE: For Section 36 H.C.O.G.I. system, subdivision areas shall meet requirements and standards defined in applicable adopted Subdivision Ordinance, dated January 2006.



JOB NO. 04-296

SLIDE 8347

- LEGEND:**
- R/W RIGHT OF WAY
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - APF ALUMINUM PIPE FOUND
 - ISF IRON STAKE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - PSP PLANTED STONE FOUND
 - N/P NAIL FOUND
 - IRS IRON ROD SBT (d/8")
 - IPS IRON PIPE SBT
 - CMS CONCRETE MONUMENT SBT
 - N/S NAIL SBT
 - UP UNMARKED POINT
 - SR STATE ROAD
 - NTS NOT TO SCALE
 - N/A NOT APPLICABLE
 - DB DEED BOOK OR DOCUMENT BOOK
 - P3 PAGE
 - PF PLAT FILE
 - SL SLIDE
 - WM WATER METER
 - FH FIRE HYDRANT
 - MH MANHOLE
 - DI DROP INLET
 - CB CATCH BASIN
 - TR TRANSFORMER
 - T/P TELEPHONE PEDSTAL
 - TV/P CABLE PEDSTAL
 - UB UTILITY BOXES

- CULVERT +/-
- STREAM +/-
- ⊕ UTILITY POLE
- OUL OVERHEAD UTILITY LINES
- WW WATER VALVE
- CPP CORRUGATED PLASTIC PIPE



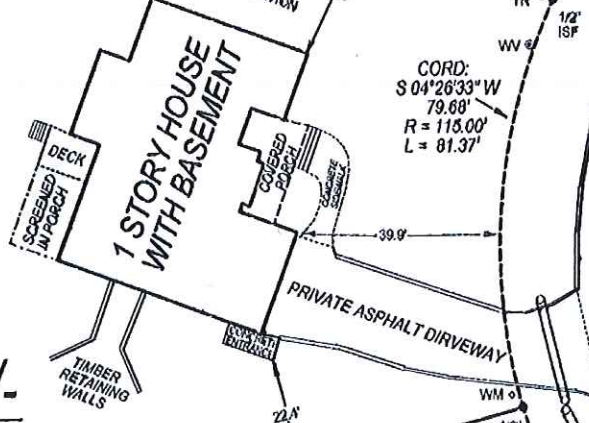
- NOTES**
- 1) This property is located in Zone X, areas determined to be outside the 600-year floodplain per F.I.R.M. of this area dated October 02, 2008.
 - 2) This property is subject to matters found by a title examination and also subject to all restrictions, setback lines, roadways, zoning ordinances and right of ways appearing on this property and/or of record.
 - 3) Area computed by coordinate method, including all right of ways.
 - 4) This is a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
 - 5) This map is not transferable, and may not be used by any person or entity without written authorization from E. Roger Raxter, PLS. This plat is provided for the use of the parties named herein.
 - 6) All of the corners found along the R/W of W. Sunset Ridge Drive have a plastic cap on them.
 - 7) The rear lines have a wire fence meandering along them.
 - 8) The location of the corrugated plastic pipe through Lot 63 is unknown.
 - 9) This survey plat reflects only what was observed on the ground and does not depict unused easements, underground utilities, or other subsurface installations which may exist.

IRVING M. SCHUSTER
D.B. 546, PAGE 761

THE BEGINNING CORNER
OF D.B. 1451, PAGE 429 OF
THE HENDERSON COUNTY
REGISTRY.

LOVEDIE BLANCHE MOORE
D.B. 1461, PAGE 429

LOT NO. 53
0.58 ACRES +/-



LOT NO. 54
PRECISION CONCRETE &
FOUNDATION, INC.
D.B. 1318, PAGE 130
PLAT SLIDE 6042

LOT NO. 62
DAN DUCOTE ENTERPRISES, INC.
D.B. 1211, PAGE 260
PLAT SLIDE 6042

BOUNDARY SURVEY OF:
**LOT NO. 53, PHASE III OF THE
SUNSET RIDGE SUBDIVISION**

PROPERTY LOCATED IN:
MILLS RIVER TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

DEED REFERENCE: D.B. 1276, PAGE 440.
PLAT REFERENCE: PLAT SLIDE 6042.

SURVEYED FOR:
**ROBERT E. YOUATT and wife,
SUSAN F. YOUATT**

SURVEY DATE: MAY, 2011.

**W. SUNSET
RIDGE
DRIVE**



I, E. Roger Raxter, N.C. PLS certify that this a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

E. Roger Raxter May 06, 2011
E. ROGER RAXTER, NC PLS DATE

Filed and recorded in the Register of Deeds Office for
Henderson County, N.C. this 31 day of June 2011
at 2:30 o'clock P.M. in Book 3341 at page

Chedra W. Moore
Register of Deeds
By: *[Signature]* Deputy



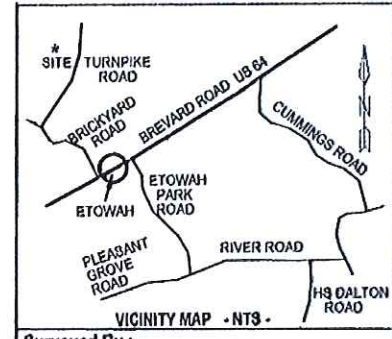
I, E. Roger Raxter, Professional Land Surveyor, certify that this plat was drawn under my supervision from information found in D.B. 1276, Page 440. That the boundaries not surveyed are shown as broken lines and are platted from information noted hereon. That the ratio of precision as calculated does not exceed 1" in 10,000'. That this plat was prepared in accordance with G.S. 17-30 as amended. Witness my original signature, registration number and seal this the 06th day of May, 2011.

E. Roger Raxter
SURVEYOR L-2938 REGISTRATION NUMBER

STATE OF NORTH CAROLINA COUNTY OF HENDERSON

I, *Eric Warren*, Review
Officer of the above noted county certify that the
map or plat to which this certification is affixed
meets all statutory requirements for recording.

Review Officer: *Eric Warren*
Date: 06/03/2011



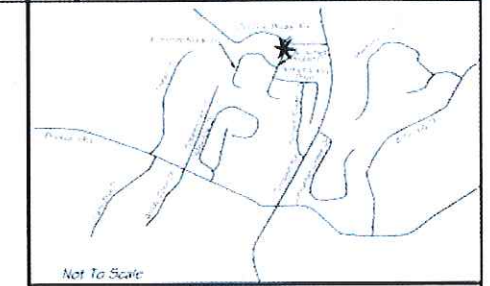
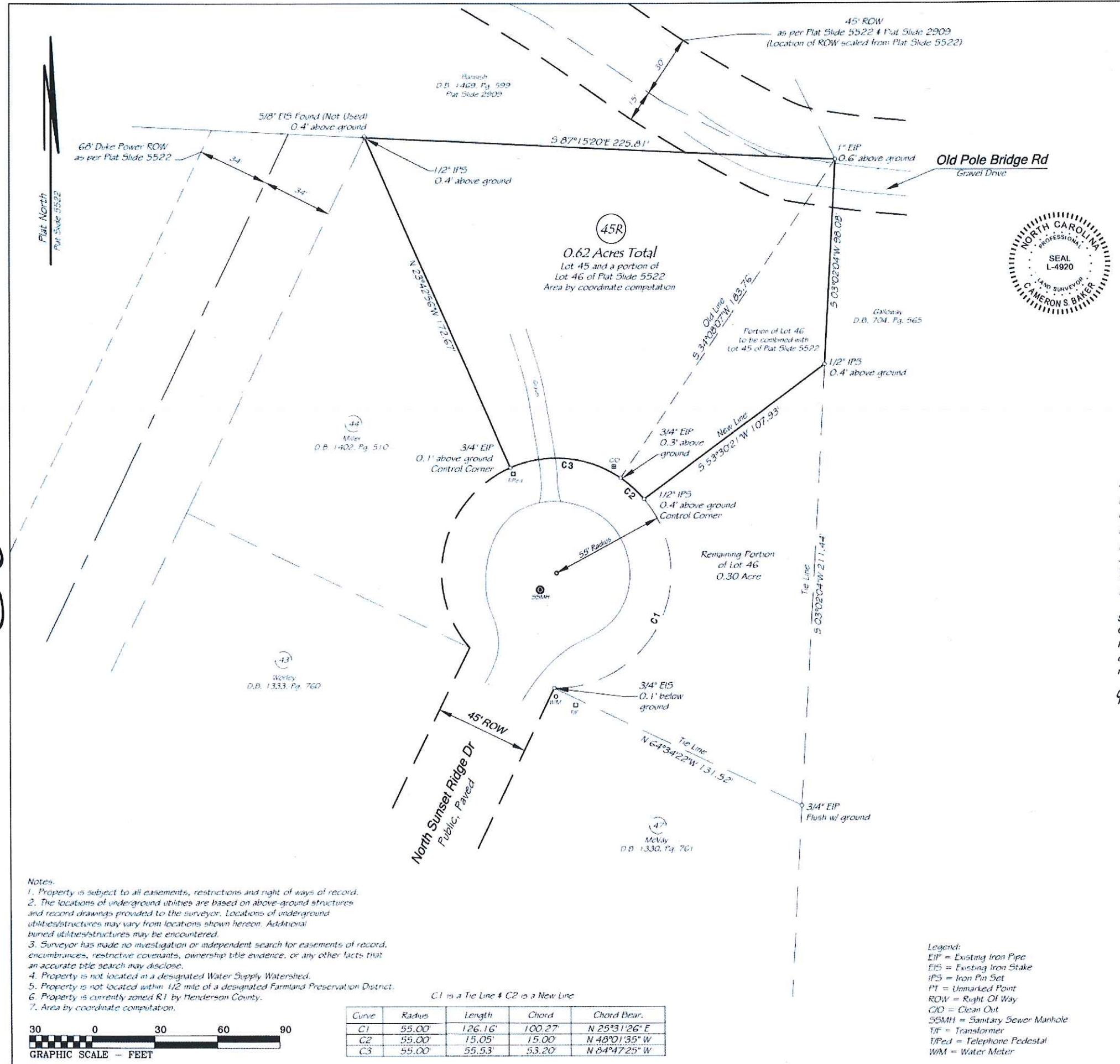
VICINITY MAP - NTS -

Surveyed By:
E. ROGER RAXTER, N.C. PLS L-2938
E. ROGER RAXTER, INC. (C-1286)
1101 SILVERSTEEN ROAD
LAKE TOXAWAY, N.C. 28747
PHONE: (828) 968-4399
E-MAIL: erraxter@hotmail.com

DATE: MAY 06, 2011 DRAWING NUMBER: 11023A

8746

SLIDE 8746



I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey under my supervision, (deed description recorded in book 1481, page 670,) that the ratio of precision as calculated by latitudes and departures does not exceed 1:10,000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this, 30 day of Oct., 2012.

Cameron S. Baker
Professional Land Surveyor No. L-4920

I, Cameron S. Baker, Professional Land Surveyor, certify that this survey is for the recombination of property and is exempt from the local regulation under section 200A-94 of the Henderson County Land Development Ordinance.

Cameron S. Baker
Professional Land Surveyor L-4920

State of North Carolina, County of Henderson
filed for registration on the 10 day of NOV 2012
at o'clock M and recorded in
slide 8746 in the office of the
Register of Deeds of Henderson County.
Richard Males
Register of Deeds
By: Patsy B Higgins Asst.

State of North Carolina
County of Henderson
I, Eric Warren Review Officer of Henderson County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.
Eric Warren 11/16/2012
Review Officer Date

Being Lots 45 & 46 of
Phase II, Sunset Ridge
recorded at Plat Slide 5522

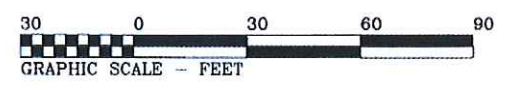
Map of Recombination for
Emerald Venture, LLC
-Owner-
D.B. 1481, Pg. 670

Pin: 9529-14-4035
Pin: 9529-13-4993

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 - Property is not located in a designated Water Supply Watershed.
 - Property is not located within 1/2 mile of a designated Farmland Preservation District.
 - Property is currently zoned R1 by Henderson County.
 - Area by coordinate computation.

C1 is a Tie Line & C2 is a New Line

Curve	Radius	Length	Chord	Chord Bear.
C1	55.00'	126.16'	100.27'	N 25°31'26" E
C2	55.00'	15.05'	15.00'	N 48°01'35" W
C3	55.00'	55.53'	53.20'	N 84°47'25" W



- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pin Set
 - PT = Unmarked Point
 - ROW = Right Of Way
 - CO = Clean Out
 - SSMH = Sanitary Sewer Manhole
 - T/F = Transformer
 - T/Ped = Telephone Pedestal
 - WM = Water Meter

Mills River Township Henderson County, NC

OLS

ASSOCIATED LAND SURVEYORS & PLANNERS PC.
P.O. BOX 578 • HORSE SHOE, NC 28742
(828) 890-3507 LICENSE NO. C-2774

SCALE: 1 Inch = 30 Feet DATE: October 30, 2012
JOB NO: S-12-160 DRAWN BY: JTB CAG 70

Slide 9036

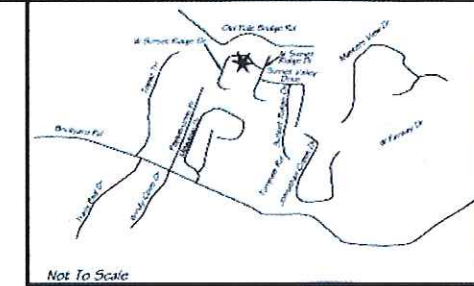
State of North Carolina, County of Henderson
 filed for registration on the 13th day of Sept 2013
 at 2:30 o'clock P.M. and recorded in
 slide 9036 in the office of the
 Register of Deeds of Henderson County.
 By Melissa W. Matis
 Register of Deeds
 By Shelley A. Spivey Deputy.

State of North Carolina
 County of Henderson
 I, Pam Carver Review Officer of Henderson County,
 certify that the map or plat to which this certification is affixed
 meets all statutory requirements for recording.
Pam Carver
 Review Officer Date 9-13-2013

The private roads indicated on this plat
 may not meet the requirements of the
 North Carolina Department of Transportation
 for acceptance into the state road system.

Course	Bearing	Distance
L1	S 87°16'09" E	43.79'

Curve	Radius	Length	Chord	Chord Bear.
C1	70.00'	97.72'	89.98'	S 47°16'36" E
C2	115.00'	41.71'	41.48'	S 17°39'49" E



Vicinity Map

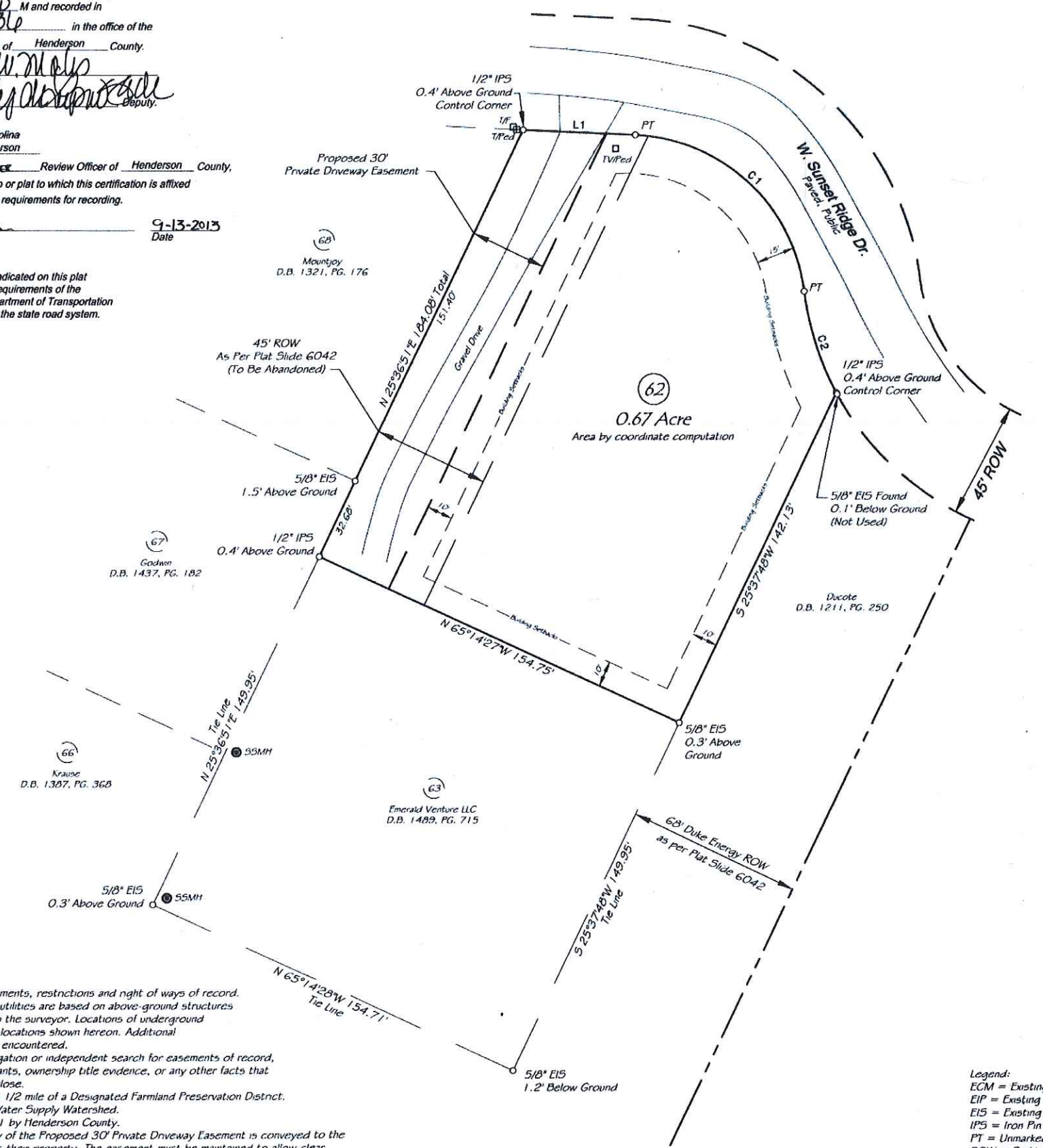


I, Cameron S. Baker, certify that this plat
 was drawn under my supervision from an actual survey under
 my supervision, (deed description recorded in book 1488,
 page 687,) that the ratio of precision as calculated by
 latitudes and departures does not exceed 1:10,000 and that
 this map was prepared in accordance with G.S. 47-30 as amended.
 Witness my hand and seal this 1 day of July 2013.

Cameron S. Baker
 Professional Land Surveyor No. L-4920

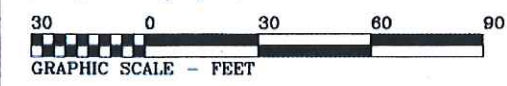
I, Cameron S. Baker, Professional Land
 Surveyor, certify that the lot(s) created by this plat is (are)
 served and accessed by a recorded driveway easement shown
 hereon. This easement may or may not meet the standards for roads
 serving subdivisions in the Henderson County Land Development
 Code. Neither the undersigned nor Henderson County certify whether
 this easement meets such standards. This 1 day of July 2013.

Cameron S. Baker
 Professional Land Surveyor No. L-4920



Building Setbacks as per
 Henderson County R1 Zoning:
 Front = 15'
 Side = 10'
 Rear = 10'

- Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
 2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 4. Property is not located within 1/2 mile of a Designated Farmland Preservation District.
 5. Property is not located in a Water Supply Watershed.
 6. Property is currently zoned R1 by Henderson County.
 7. The maintenance responsibility of the Proposed 30' Private Driveway Easement is conveyed to the homeowners utilizing it to access their property. The easement must be maintained to allow clear passage for emergency response vehicles.



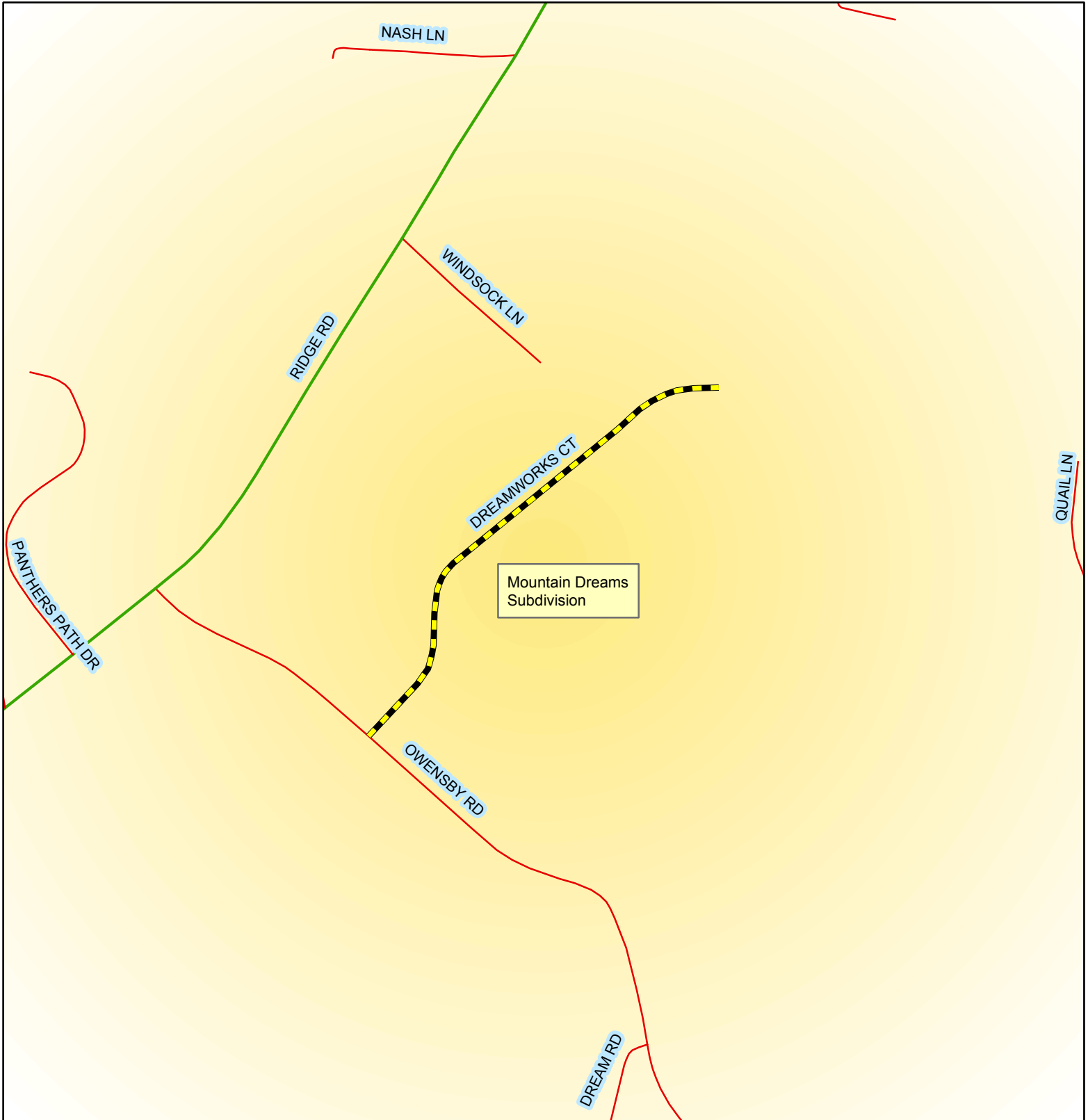
- Legend:
- ECM = Existing Concrete Monument
 - EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IP5 = Iron Pin Set
 - PT = Unmarked Point
 - ROW = Right Of Way
 - TIF = Transformer
 - TIFed = Telephone Pedestal
 - TVIFed = Cable Television Pedestal
 - SSMH = Sanitary Sewer Manhole


Lot 62 of
 Phase III, Sunset Ridge Subdivision
 recorded at Plat Slide 6042
 Map of Easement Revision for
 Emerald Venture LLC
 -Owners-
 D.B. 1488, PG. 678
 Pin: 9529-13-0853

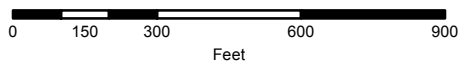
Mills River Township Henderson County, NC

**ASSOCIATED LAND SURVEYORS
 & PLANNERS PC.**
 P.O. BOX 578 * HORSE SHOE, NC 28742
 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774
 SCALE: 1 Inch = 30 Feet DATE: July 1, 2013
 JOB NO.: S-13-092 DRAWN BY: JTB C&G 7.0

Proposed Addition to State Road System Mountain Dreams Subdivision



 Proposed Addition to State Road System



1 inch = 400 feet



Map Created by Curtis Griffin
Henderson County Planning Department
Property Addressing Division
4/24/2018



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

April 23, 2018

Board of Commissioners
Henderson County – North Carolina
One Historic Courthouse Square
Hendersonville, NC 28792


Re: SR-1 road addition petition for an addition of Dreamworks Court in the **Mountain Dreams Subdivision** in Henderson County.

To whom it may concern,

NCDOT has received a petition from the property owners to add Dreamworks Court for addition to the NCDOT state road system.

Attached please find the SR-1 form for your review. Upon review of this petition, please complete and submit a form SR-2 to our office. If you have any additional questions, please contact me at rh darnell@ncdot.gov or by phone at (828)891-7911.

Sincerely,

DocuSigned by:

E3DD5A4810424B2...
R.H. "Rusty" Darnell
Assistant District Engineer
NC Department of Transportation

Enclosures

Cc: File

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

RECEIVED
APR 18 2018

NCDOT
DIVISION 14 - DISTRICT

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

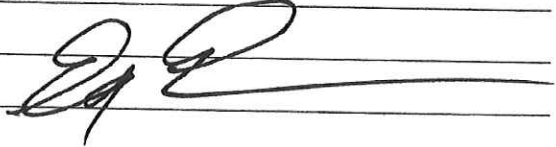
Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile
Number of occupied homes having street frontage: 8 Located (miles): 3/10 Mile
miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS Mailing Address	Telephone
<u>EDWARD A. EVANS</u>	<u>Lot #1</u>	<u>407-402-0825</u>
	<u>85 DREAMWORKS CT.</u>	
	<u>HENDERSONVILLE, N.C. 28792</u>	



North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

RECEIVED
APR 18 2018

NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile
Number of occupied homes having street frontage: 8 Located (miles): 3/10
miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in
Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

<u>Name</u>	<u>PROPERTY OWNERS</u> <u>Mailing Address</u>	<u>Telephone</u>
-------------	--	------------------

<u>STANLEY A. POTTER JR</u>	<u>Lot #2</u>	
<u>113 DREAMWORKS CT</u>		
<u>HENDERSONVILLE NC 28792</u>		
<u>CELL 781-985-0875</u>		

Stanley A. Potter Jr

INSTRUCTIONS FOR COMPLETING PETITION:

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

RECEIVED
APR 18 2018
NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile

Number of occupied homes having street frontage: 8 Located (miles): _____
miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

<u>Name</u>	<u>PROPERTY OWNERS Mailing Address</u>	<u>Telephone</u>
<u>MERRITT W. B. JACOB</u>	<u>#139 DREAMWORKS CT. HENDERSONVILLE, N.C. 28792</u>	<u>203-984-0514</u>
<u>Merritt W. B. Jacob Sr.</u>	<u>Lot #3</u>	

INSTRUCTIONS FOR COMPLETING PETITION:

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

SRJ 2/19/18
RECEIVED
APR 18 2018

ROADWAY INFORMATION: (Please Print/Type)

NCDOT
DIVISION 14 - DISTRICT 1

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 mile

Number of occupied homes having street frontage: 8' Located (miles): 3/10 mile

miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918

Street Address: 268 Dreamworks Court

Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS Mailing Address	Telephone
FRANKLIN J. & PATRICIA C. CALDWELL	L#14 268 DREAMWORKS COURT HENDERSONVILLE, NC 28792	828-685-2918

Franklin J. Caldwell

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

RECEIVED
APR 18 2018

NCDOT
DIVISION 14 - DISTRICT 4

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile

Number of occupied homes having street frontage: 8 Located (miles): 3/10 Mile

miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS Mailing Address	Lot #	Telephone
<u>Timothy E. Maylan</u>	<u>240 Dreamworks Court</u>	<u>15</u>	<u>843-810-3650</u>

INSTRUCTIONS FOR COMPLETING PETITION:
1. Complete Information Section

North Carolina Department of Transportation
 Division of Highways
 Petition for Road Addition

RECEIVED
 APR 18 2018

NCDOT
 DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile

Number of occupied homes having street frontage: 8 Located (miles): 3/10 Mile
 miles N S E W of the intersection of Route SR 1730 and Route _____
(Check only) (SR, US, US, US) (SR, US, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner (Please Print/Type)

Name: Frank Caldwell Phone Number: 813-685-2918
 Street Address: 268 Dreamworks Court
 Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS Mailing Address	Telephone
<u>Larry W. Ketron</u> <i>[Signature]</i>	<u>216 Dreamworks Court Lot 16</u> <u>Hendersonville, NC 28792</u>	<u>301-639-5752</u>
<u>Susan K. Ketron</u> <i>[Signature]</i>	<u>216 Dreamworks Court</u> <u>Hendersonville, NC 28792</u>	<u>301-639-6043</u>

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

RECEIVED
APR 18 2018

ROADWAY INFORMATION: (Please Print/Type)

NCDOT
DIVISION 14 - DISTRICT

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 miles
Number of occupied homes having street frontage: 8 Located (miles): 3/10 miles
miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in
Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS Mailing Address	Telephone
<u>Kenneth L. K.</u>	<u>180 DREAMWORKS CT. Lot. 17</u>	<u>919-516-6919</u>

INSTRUCTIONS FOR COMPLETING PETITION:
1. Complete Information Section

RECEIVED
APR 18 2018

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

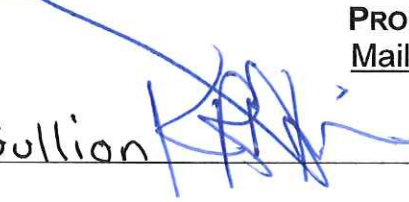
Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile

Number of occupied homes having street frontage: 8 Located (miles): 3/10 Mile
miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS		Telephone
		Mailing Address	
Kevin R. Gullion		Lot #18 140 Dreamworks Ct., Hendersonville 28792	(804) 692-8561

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

RECEIVED
APR 18 2018

NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court

(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile

Number of occupied homes having street frontage: 8 Located (miles): 3/10 Mile

miles N S E (W) of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers _____ in _____
of _____

Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Frank Caldwell Phone Number: 828-685-2918

Street Address: 268 Dreamworks Court

Mailing Address: Hendersonville, NC 28792

PROPERTY OWNERS

Name	Mailing Address	Telephone
<u>Anne Schou</u>	<u>Lot 19 114 Dreamworks Court Hendersonville, NC 28792</u>	<u>239-770-4094</u>

* I dont have a mailbox in NC
yet so please use my
Florida address until
further notice.

5228 SW 5th place
Cape Coral, FL 33914

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

RECEIVED
APR 18 2018

NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

County: Henderson Road Name: Dreamworks Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Mountain Dreams Length (miles): 3/10 Mile

Number of occupied homes having street frontage: 8 Located (miles): 3/10 Mile

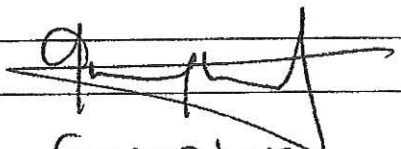
miles N S E W of the intersection of Route SR 1730 and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dreamworks Court in Henderson County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

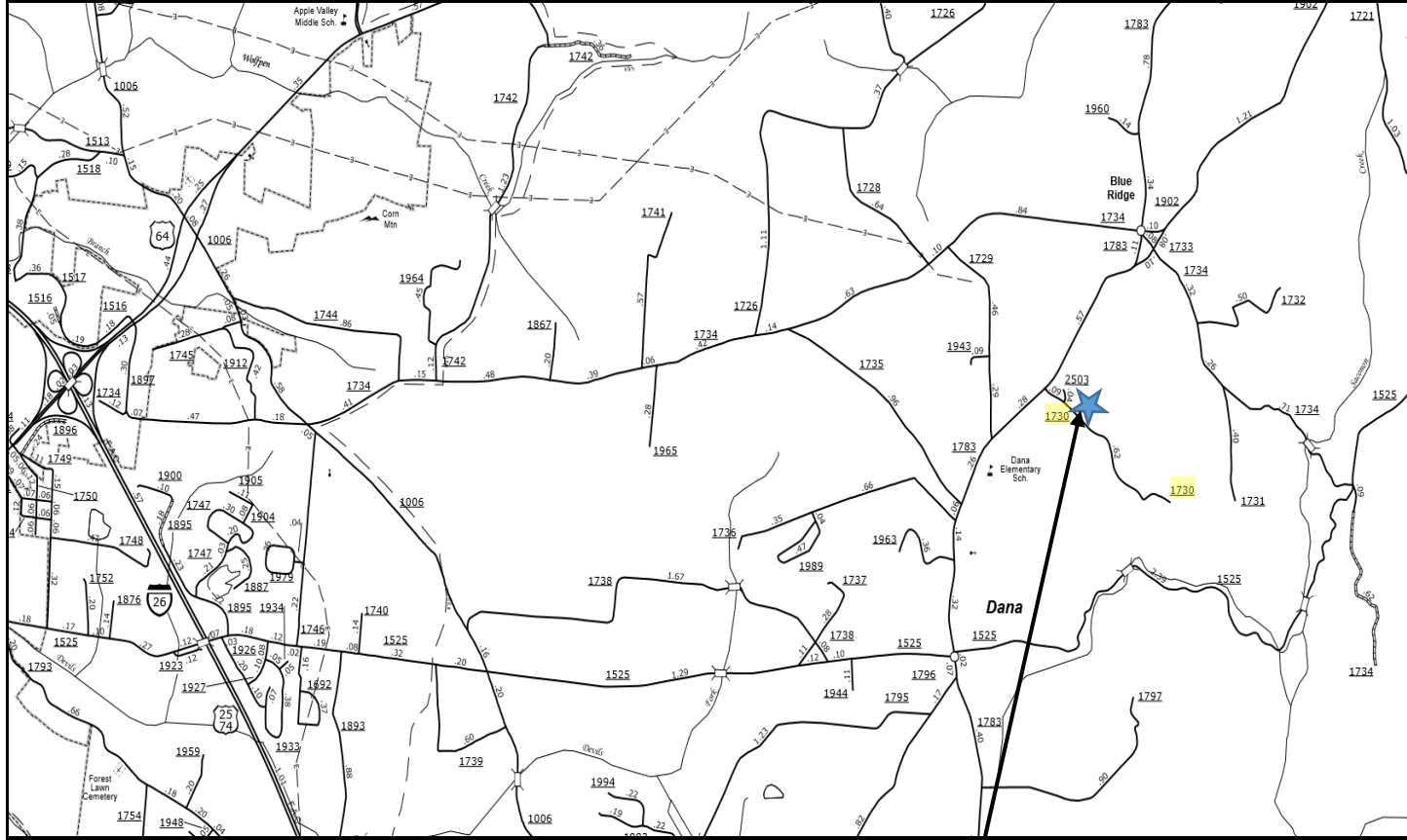
Name: Frank Caldwell Phone Number: 828-685-2918
Street Address: 268 Dreamworks Court
Mailing Address: Hendersonville, NC 28792

Name	PROPERTY OWNERS Mailing Address	Telephone
Lot#4-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#5-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#6-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#7-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)3258477
Lot#8-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#9-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#10-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#11-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#12-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477
Lot#13-Cabin Dream Homes Inc	4880 N Hiatus Road, Sunrise, FL 33351	(954)325-8477

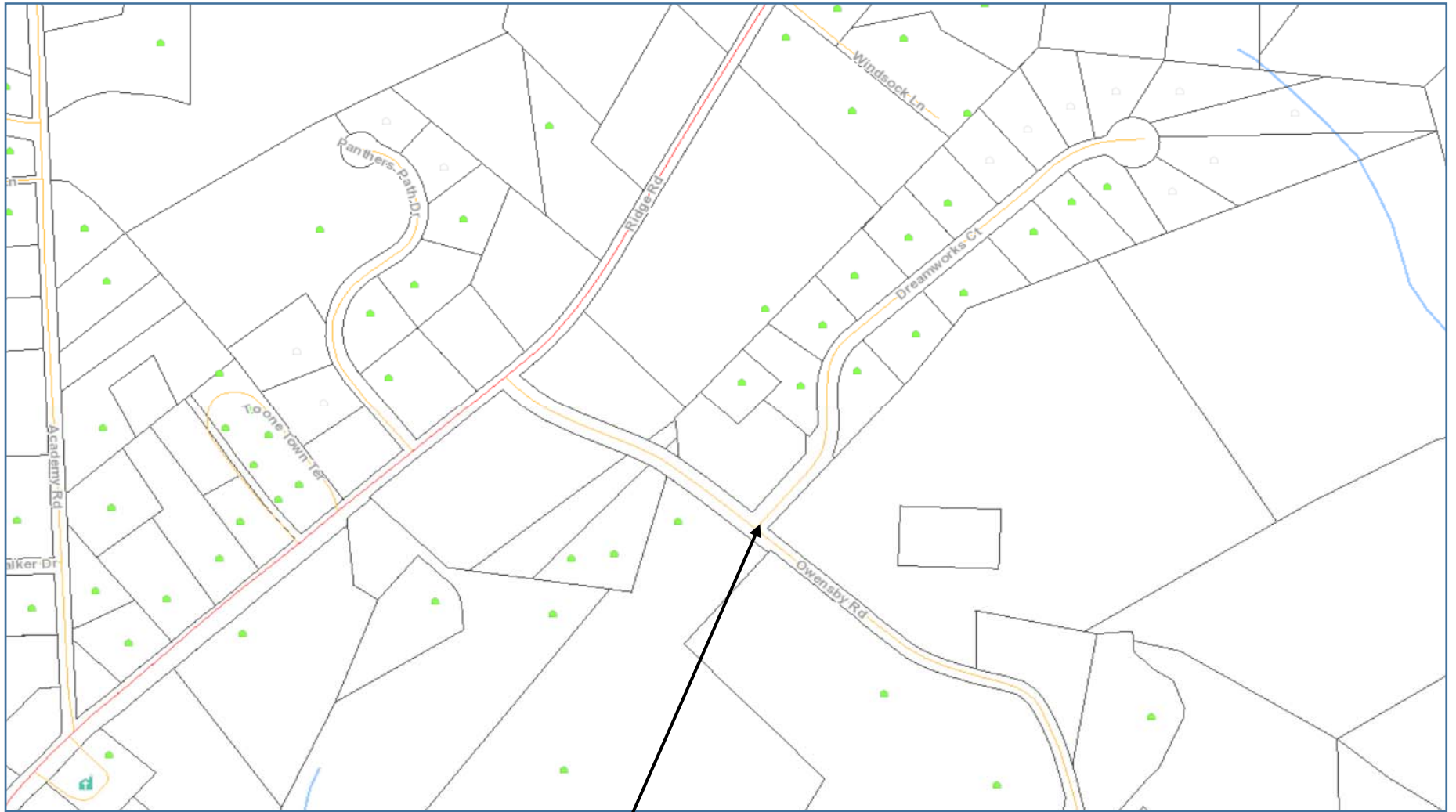


GRAEF, LUIS
PRESIDENT
MOUNTAIN DREAM HOMES LLC

Henderson County Vicinity Map - Dreamworks Court (Road Addition)

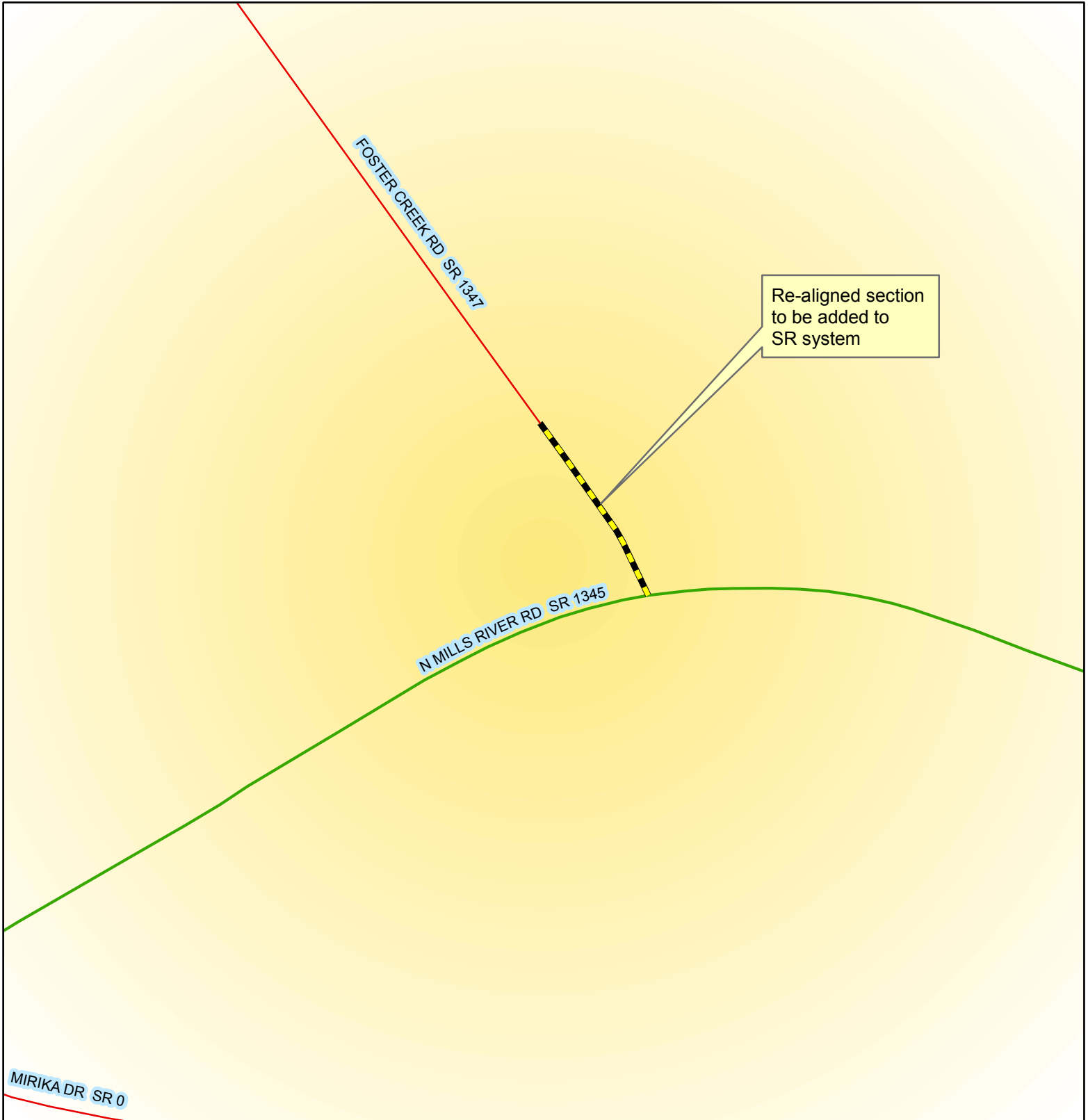



**Dreamworks Court
Mountain Dreams Subdivision**

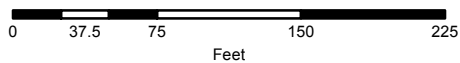


Dreamworks Court / Mountain Dreams Subdivision

Proposed Addition to State Road System Foster Creek Road (Portion of)



 Proposed Addition to State Road System



1 inch = 100 feet





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

January 22, 2018

Board of Commissioners
Henderson County – North Carolina
One Historic Courthouse Square
Hendersonville, NC 28792

Re: SR-1 road addition petition for a partial addition of Foster Creek Road (SR 1347) in Henderson County, as part of the re-alignment to the intersection.

To whom it may concern,

NCDOT has initiated a petition to add the re-alignment section of Foster Creek Road for addition to the NCDOT state road system.

Attached please find the SR-1 form for your review. Upon review of this petition, please complete and submit a form SR-2 to our office. If you have any additional questions, please contact me at slcannon@ncdot.gov or by phone at (828)891-7911.

Sincerely,

DocuSigned by:
Steve Cannon
0FECB6ABFE95408...

Steve Cannon, PE
District Engineer

Enclosures

Cc: File

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

Rural Road Subdivision platted prior to October 1, 1975 Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>



Foster Creek Road SR1347-Henderson County

5+00

50' R/W

0.4
100

0.3
100

0.2
100

0.1
100

Propose 18'x40' CMP

T

Soil Drive

Existing 18'x20' CMP

Proposed New alignment

Existing alignment

+88 Pavement Ends

Gravel Drive

SR 1347 Foster Creek Rd.

50' R/W

17.5'

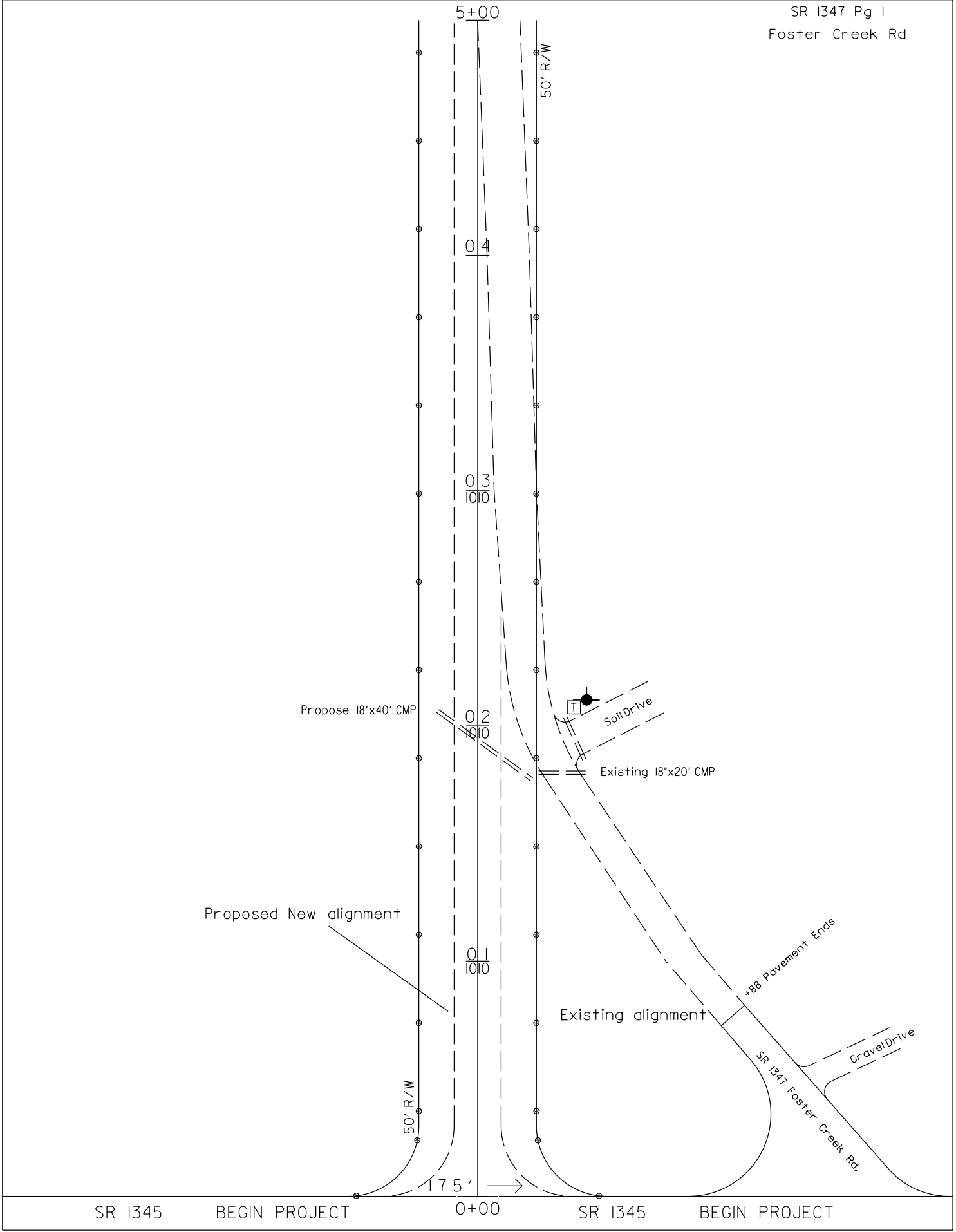
SR 1345

BEGIN PROJECT

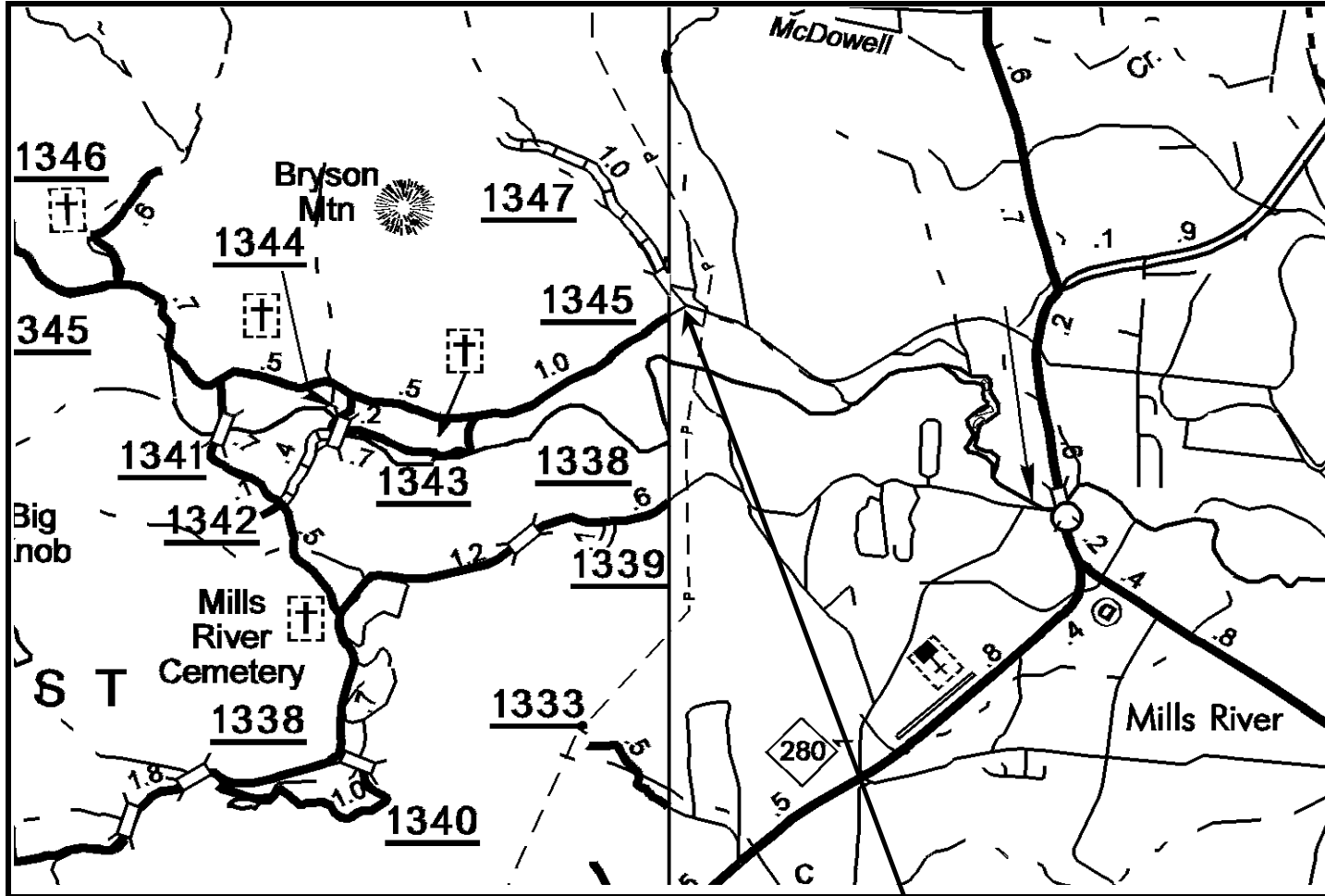
0+00

SR 1345

BEGIN PROJECT



HENDERSON COUNTY VICINITY MAP - SR 1347 FOSTER CREEK ROAD



Foster Creek Road
SR 1347