

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: January 3, 2023

SUBJECT: **Right of Way Acquisition
North Carolina Department of Transportation's (NCDOT)
Project for the Entrance to Hendersonville High School (HHS)**

PRESENTER: Marcus Jones, PE
County Engineer

ATTACHMENTS: Yes

1. Proposed Deeds for NCDOT Parcel Numbers 3, 5, and 6
2. Right of Way Maps for NCDOT Parcel Numbers 3, 5, and 6

SUMMARY OF REQUEST:

To accommodate NCDOT's project to improve the intersection of Hendersonville High School and US 25, NCDOT Right of Way is requesting the Board approve the attached, proposed Deeds. This will transfer County property to NCDOT for construction and maintenance of the intersection improvements. Details of the proposed transaction are as follows:

- The total acreage proposed to transfer to NCDOT is 0.396 acres with an additional 0.38 acres of temporary construction easement.
- The payment to Henderson County for the acreage is \$3.00.
- The NCDOT maps highlight the acquisition area in green and the temporary construction area in yellow.
- The proposed deeds correlate to the NCDOT parcel number (3, 5, and 6). These numbers are highlighted on the proposed deeds in yellow.
- The improvement are largely upgrades to the existing signal, addition of sidewalks, upgrades to the median, and stripping.

BOARD ACTION REQUESTED:

Approve the proposed Deeds for the North Carolina Department of Transportation's Hendersonville High School entrance project.

Suggested Motion:

I move the Board approve the proposed Deeds for the NCDOT's Hendersonville High School entrance project

Revenue Stamps \$ 1.00

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Kevin D Monteith CHECKED BY _____

The hereinafter described property Does Does not include the primary residence of the Grantor

RETURN TO: Frankie J Dills, Jr., Division R/W Agent, NCDOT
1594 E Main ST
Sylva NC 28779

NORTH CAROLINA
COUNTY OF HENDERSON
TAX PARCEL 9569703517,
9569705642

TIP/PARCEL NUMBER: SM-6114C 003
WBS ELEMENT: 50523.00
ROUTE: US 25 BUS AT SR1503 N MAIN ST /
HENDERSON HIGH SCHOOL ENT

THIS FEE SIMPLE DEED, made and entered into this the _____ day of _____ 20 _____
by and between County of Henderson
1 Historic Courthouse SQ
Hendersonville NC 28792

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Hendersonville Township, Henderson County, North Carolina, which is particularly described as follows:

Point of beginning being N 51^3'45.0" E, 42.143 feet from -Y- Sta 14+00 thence to a point on a bearing of N 75^48'43.6" W 4.497 feet thence to a point on a bearing of S 12^58'32.1" W 165.273 feet thence to a point on a bearing of S 79^55'2.6" E 4.492 feet thence to a point on a bearing of N 12^58'44.2" E 164.951 feet returning to the point and place of beginning. _____

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

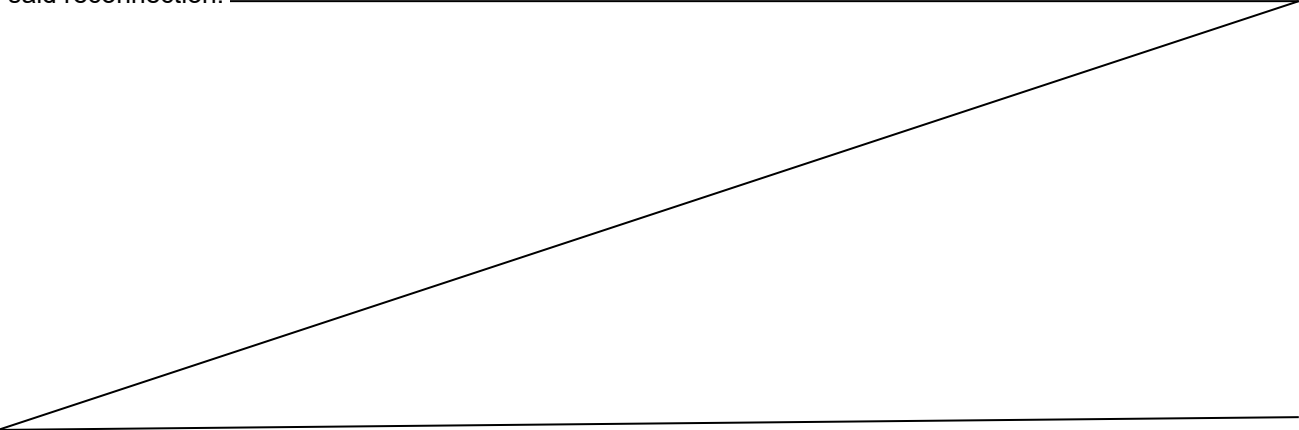
Temporary Construction Easement described as follows:

Point of beginning being S 1^49'13.4" W, 134.319 feet from -Y- Sta 14+00 thence to a point on a bearing of S 79^55'2.6" E 10.026 feet thence to a point on a bearing of N 12^58'32.1" E 164.233 feet thence to a point on a bearing of N 75^48'43.6" W 10.006 feet thence to a point on a bearing of S 12^58'44.2" W 164.951 feet returning to the point and place of beginning.

It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above described area(s) until such time that the property owners alter the adjacent lands in such a manner that the lateral support of the cut and/or fill slopes are no longer needed. Any additional construction areas lying beyond the beyond the right of way limits and beyond any permanent easement areas will terminate upon completion of the project. The underlying fee owner shall have the right to continue to use the Temporary Easement area(s) in any manner and for any purpose, including but not limited to the use of said area for access, ingress, egress, and parking, that does not, in the determination of the Department, obstruct or materially impair the actual use of the easement area(s) by the Department of Transportation, its agents, assigns, and contractors.

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

The undersigned property owners request that the Department enter upon our lands outside the right of way to the extent necessary for the reconnection of our driveway and we will have no further claim as a result of said reconnection. _____



The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Henderson County Registry in Deed Book 3682 Page 652, Deed Book 3804 Page 70.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 50523.00 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 50523.00, Henderson County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions:

Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the current year.

COUNTY: HENDERSON WBS ELEMENT: 50523.00 TIP/PARCEL NO.: SM-6114C 003

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

CORPORATE SEAL

County of Henderson, North Carolina

BY: _____

Chairman of Henderson County
Board of Commissioners

ATTEST: _____

Clerk of Henderson County
Board of Commissioners

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, _____ County I, _____, a Notary Public for _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that he/she is the CLERK of the Henderson County Board Of Commissioners, and that by authority duly given, the foregoing instrument was signed in its name by _____, its CHAIRMAN of the HENDERSON COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by _____ as its CLERK. Witness my hand and official seal this the ____ day of _____, 20 ____ .
	_____ Notary Public My commission expires: _____

Revenue Stamps \$ 1.00

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Kevin D Monteith CHECKED BY _____

The hereinafter described property Does Does not include the primary residence of the Grantor

RETURN TO: Frankie J Dills, Jr., Division R/W Agent, NCDOT
1594 E Main ST
Sylva NC 28779

NORTH CAROLINA
COUNTY OF HENDERSON
TAX PARCEL 9569700527

TIP/PARCEL NUMBER: SM-6114C 005
WBS ELEMENT: 50523.00
ROUTE: US 25 BUS AT SR1503 N MAIN ST /
HENDERSON HIGH SCHOOL ENT

THIS FEE SIMPLE DEED, made and entered into this the _____ day of _____ 20____
by and between Henderson County; Henderson County Board of ; US Bank National
North Carolina ; Public Education, Leasee ; Association, Trustee
1 Historic Courthouse SQ; 414 Fourth AVE W ; 214 N Tryon ST 27th FL
Hendersonville NC 28792; Hendersonville NC 28739-4261; Charlotte NC 28202

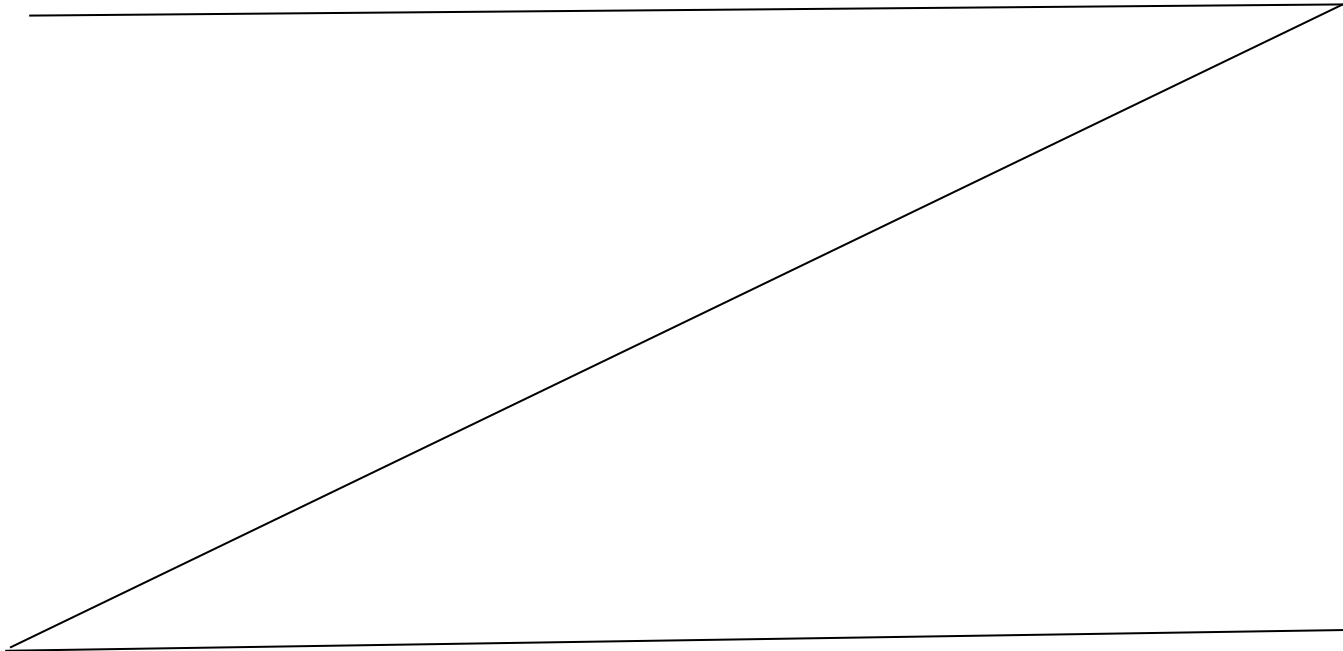
hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Hendersonville Township, Henderson County, North Carolina, which is particularly described as follows:

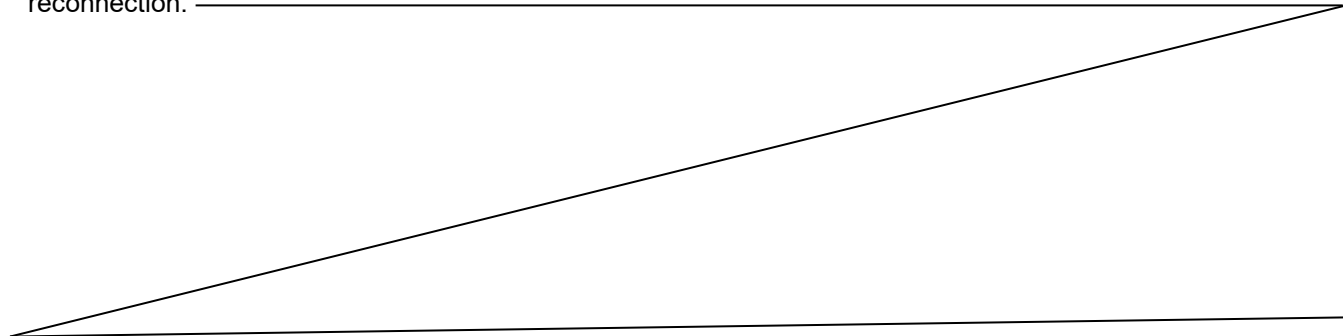
Point of beginning being S 12°3'46.1" E, 223.700 feet from -L- Sta 10+00 thence to a point on a bearing of N 87°3'16.8" E 22.507 feet thence to a point on a bearing of N 7°33'49.0" W 23.158 feet thence to a point on a bearing of N 11°53'16.1" W 51.060 feet thence to a point on a bearing of N 23°55'13.1" W 48.180 feet thence to a point on a bearing of N 39°57'27.0" W 43.680 feet thence to a point on a bearing of N 37°50'39.8" W 22.608 feet thence to a point on a bearing of N 41°3'47.2" W 38.412 feet thence to a point on a bearing of N 45°6'22.0" W 175.454 feet thence to a point on a bearing of S 38°52'8.5" E 121.470 feet thence to a point on a bearing of S 44°5'20.1" E 141.750 feet thence to a point on a bearing of S 15°59'44.9" W 104.181 feet thence to a point on a bearing of S 67°9'21.8" E 59.861 feet thence to a point on a bearing of S 17°7'31.5" E 2.591 feet returning to the point and place of beginning.

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests: NONE



SPECIAL PROVISIONS. This deed is subject to the following provisions only:

The undersigned property owners request that the Department enter upon our lands outside the right of way to the extent necessary for the reconnection of our driveway and we will have no further claim as a result of said reconnection.



The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Henderson County Registry in Deed Book 1520 Page 496 .

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 50523.00 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 50523.00 , Henderson County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions: **Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the current year.**

COUNTY: HENDERSON WBS ELEMENT: 50523.00 TIP/PARCEL NO.: SM-6114C 005

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

CORPORATE SEAL Henderson County, North Carolina
BY: _____, Chairman of
Henderson County Board of Commissioners

ATTEST: _____, Clerk of
Henderson County Board of Commissioners

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, _____ County I, _____, a Notary Public for _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that he/she is the CLERK of the Henderson County Board Of Commissioners, and that by authority duly given, the foregoing instrument was signed in its name by _____, its CHAIRMAN of the HENDERSON COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by _____ as its CLERK. Witness my hand and official seal this the ____ day of _____, 20 ____ .
	_____ Notary Public My commission expires: _____

COUNTY: HENDERSON WBS ELEMENT: 50523.00 TIP/PARCEL NO.: SM-6114C 005

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

_____ (SEAL)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that
	Trustee, For the Indenture of Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the _____ day of _____, 20 ____ .
	_____ Notary Public
	My commission expires: _____

Revenue Stamps \$ 1.00

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Kevin D Monteith CHECKED BY _____

The hereinafter described property Does Does not include the primary residence of the Grantor

RETURN TO: Frankie J Dills, Jr., Division R/W Agent, NCDOT
1594 E Main ST
Sylva NC 28779

NORTH CAROLINA
COUNTY OF HENDERSON
TAX PARCEL 9569609162

TIP/PARCEL NUMBER: SM-6114C 006
WBS ELEMENT: 50523.00
ROUTE: US 25 BUS AT SR1503 N MAIN ST /
HENDERSON HIGH SCHOOL ENT

THIS FEE SIMPLE DEED, made and entered into this the _____ day of _____ 20____
by and between Henderson County; Henderson County Board of ; US Bank National
North Carolina ; Public Education, Leasee ; Association, Trustee
1 Historic Courthouse SQ; 414 Fourth AVE W ; 214 N Tryon ST 27th FL
Hendersonville NC 28792; Hendersonville NC 28739-4261; Charlotte NC 28202

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

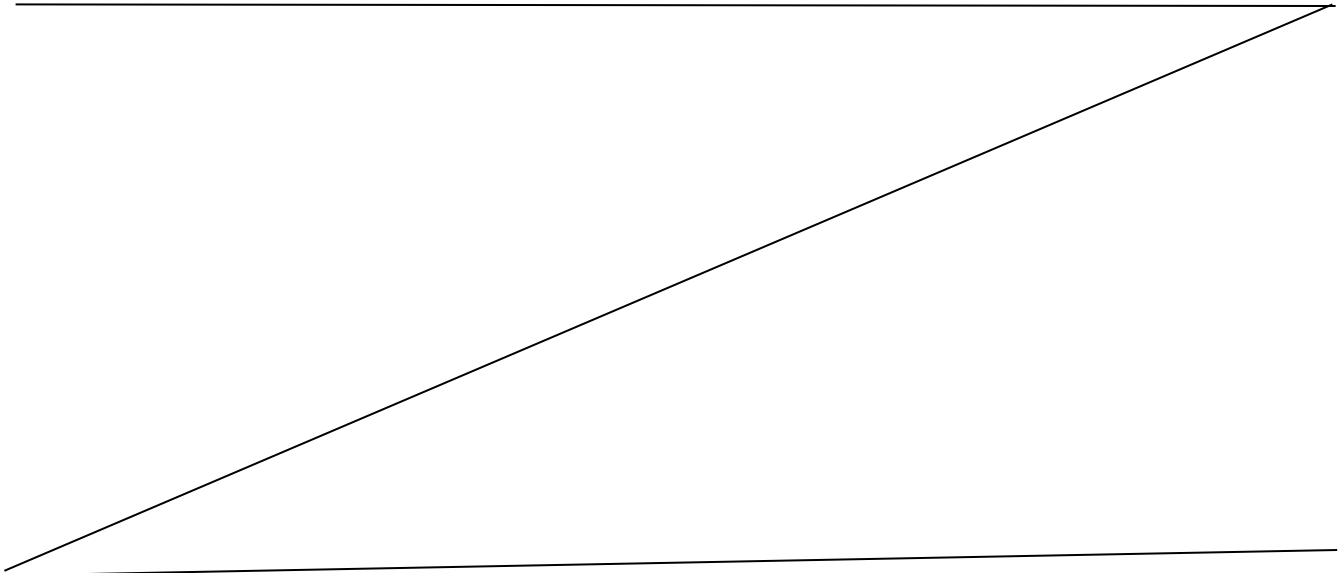
WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Hendersonville Township, Henderson County, North Carolina, which is particularly described as follows:

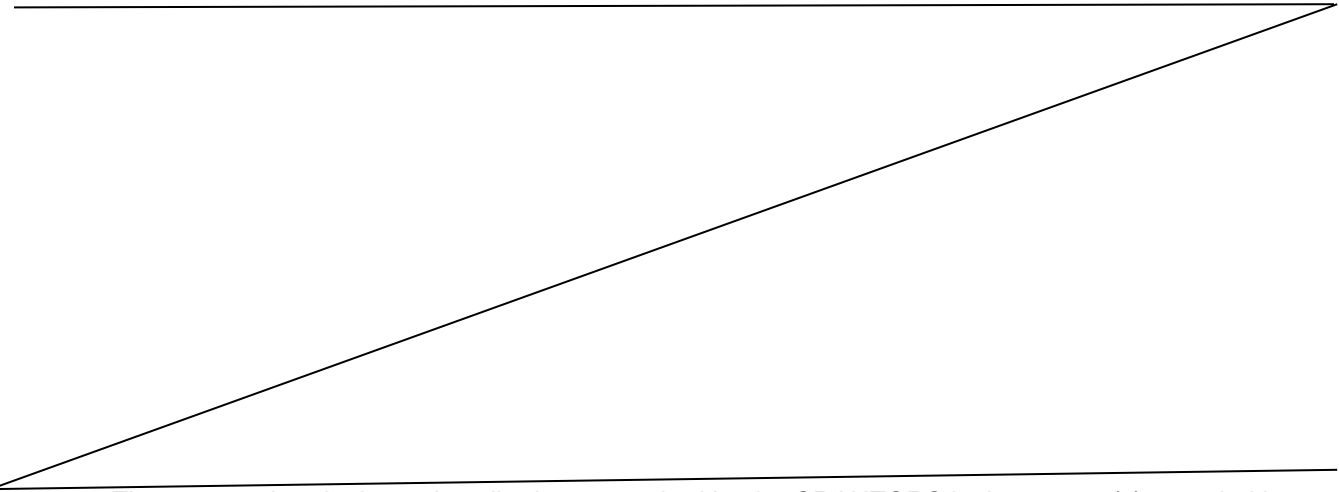
Point of beginning being S 11^22'12.6" W, 161.978 feet from -L- Sta 12+00 thence to a point on a bearing of N 7^56'49.1" W 103.433 feet thence to a point on a bearing of S 87^3'16.8" W 22.507 feet thence to a point on a bearing of S 17^7'31.5" E 81.867 feet thence to a point on a bearing of S 28^48'9.1" E 26.299 feet returning to the point and place of beginning. _____

COUNTY: HENDERSON WBS ELEMENT: 50523.00 TIP/PARCEL NO.: SM-6114C 006

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests: NONE



SPECIAL PROVISIONS. This deed is subject to the following provisions only: None



The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Henderson County Registry in Deed Book 3490 Page 368.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 50523.00 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 50523.00, Henderson County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions: **Restrictive covenants and easements of record, government regulations, and the lien of property taxes for the current year.**

COUNTY: HENDERSON WBS ELEMENT: 50523.00 TIP/PARCEL NO.: SM-6114C 006

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

CORPORATE SEAL Henderson County, North Carolina
BY: _____, Chairman of
Henderson County Board of Commissioners

ATTEST: _____, Clerk of
Henderson County Board of Commissioners

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, _____ County I, _____, a Notary Public for _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that he/she is the CLERK of the Henderson County Board Of Commissioners, and that by authority duly given, the foregoing instrument was signed in its name by _____, its CHAIRMAN of the HENDERSON COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by _____ as its CLERK. Witness my hand and official seal this the ____ day of _____, 20 ____ .
	_____ Notary Public My commission expires: _____

COUNTY: HENDERSON WBS ELEMENT: 50523.00 TIP/PARCEL NO.: SM-6114C 006

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

_____ (SEAL)


ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

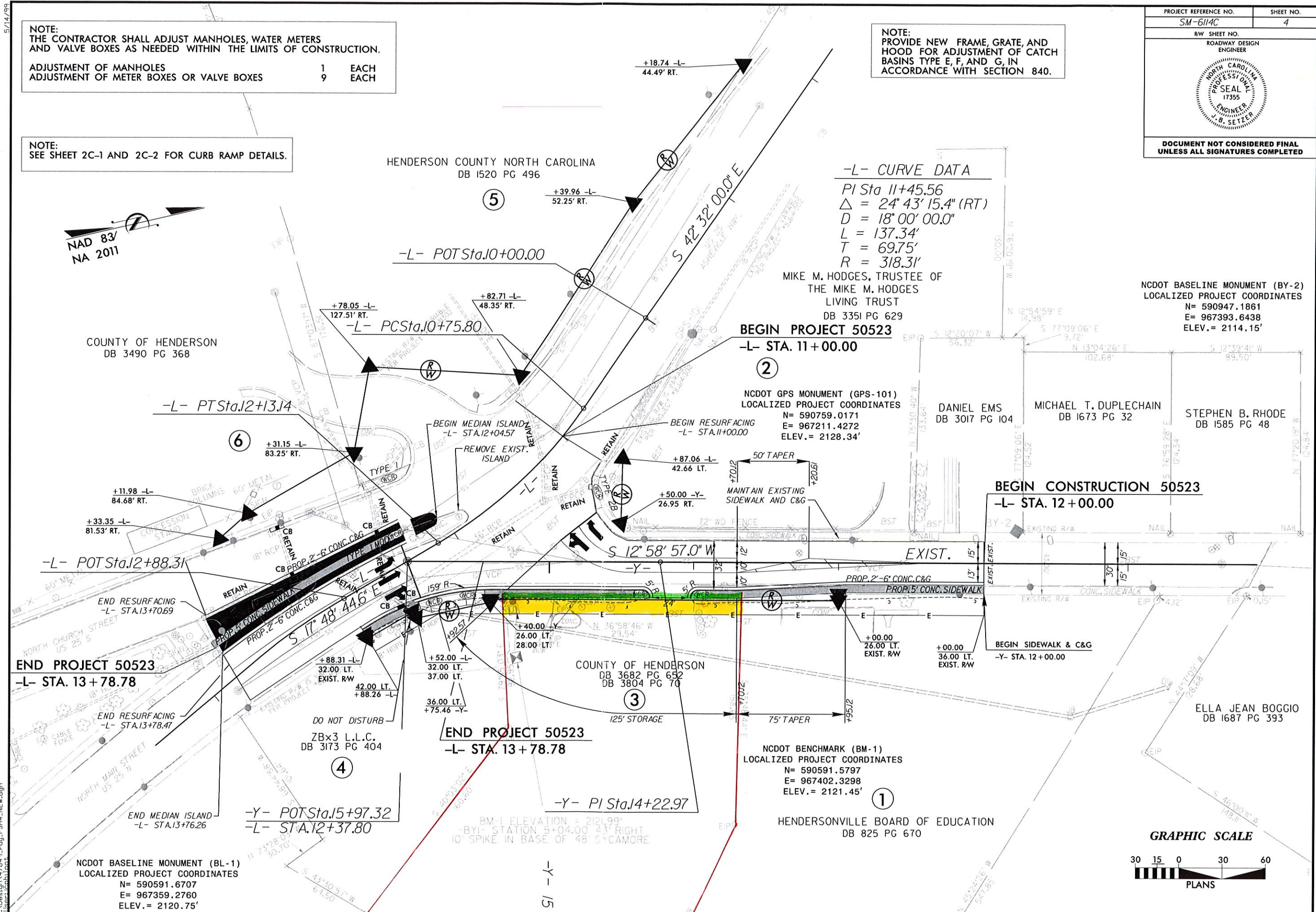
(Official Seal)	North Carolina, _____ County I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that
	Trustee, For the Indenture of Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the _____ day of _____, 20 ____ .
	_____ Notary Public My commission expires: _____

NOTE:
THE CONTRACTOR SHALL ADJUST MANHOLES, WATER METERS
AND VALVE BOXES AS NEEDED WITHIN THE LIMITS OF CONSTRUCTION.
ADJUSTMENT OF MANHOLES 1 EACH
ADJUSTMENT OF METER BOXES OR VALVE BOXES 9 EACH

NOTE:
SEE SHEET 2C-1 AND 2C-2 FOR CURB RAMP DETAILS.

NOTE:
PROVIDE NEW FRAME, GRATE, AND
HOOD FOR ADJUSTMENT OF CATCH
BASINS TYPE E, F, AND G, IN
ACCORDANCE WITH SECTION 840.

PROJECT REFERENCE NO. SM-6114C	SHEET NO. 4
RW SHEET NO. ROADWAY DESIGN ENGINEER	
	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	



-L- CURVE DATA
 PI Sta 11+45.56
 $\Delta = 24^\circ 43' 15.4''$ (RT)
 $D = 18^\circ 00' 00.0''$
 $L = 137.34'$
 $T = 69.75'$
 $R = 318.31'$

NCDOT BASELINE MONUMENT (BY-2)
LOCALIZED PROJECT COORDINATES
 N = 590947.1861
 E = 967393.6438
 ELEV. = 2114.15'

MIKE M. HODGES, TRUSTEE OF
THE MIKE M. HODGES
LIVING TRUST
DB 3351 PG 629

DANIEL EMS
DB 3017 PG 104

MICHAEL T. DUPLCHAIN
DB 1673 PG 32

STEPHEN B. RHODE
DB 1585 PG 48

BEGIN CONSTRUCTION 50523
-L- STA. 12+00.00

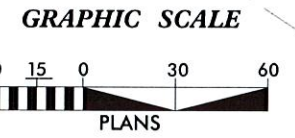
BEGIN PROJECT 50523
-L- STA. 11+00.00
 NCDOT GPS MONUMENT (GPS-101)
LOCALIZED PROJECT COORDINATES
 N = 590759.0171
 E = 967211.4272
 ELEV. = 2128.34'

END PROJECT 50523
-L- STA. 13+78.78

END PROJECT 50523
-L- STA. 13+78.78

NCDOT BENCHMARK (BM-1)
LOCALIZED PROJECT COORDINATES
 N = 590591.5797
 E = 967402.3298
 ELEV. = 2121.45'

HENDERSONVILLE BOARD OF EDUCATION
DB 825 PG 670



10/18/2022 3:21:03 PM \\Design\47849_rdy_psh4_NEW.dgn

● = New Right of Way = .017 acres ● = Temporary Construction Easement = .038 acres

NOTE:
THE CONTRACTOR SHALL ADJUST MANHOLES, WATER METERS
AND VALVE BOXES AS NEEDED WITHIN THE LIMITS OF CONSTRUCTION.

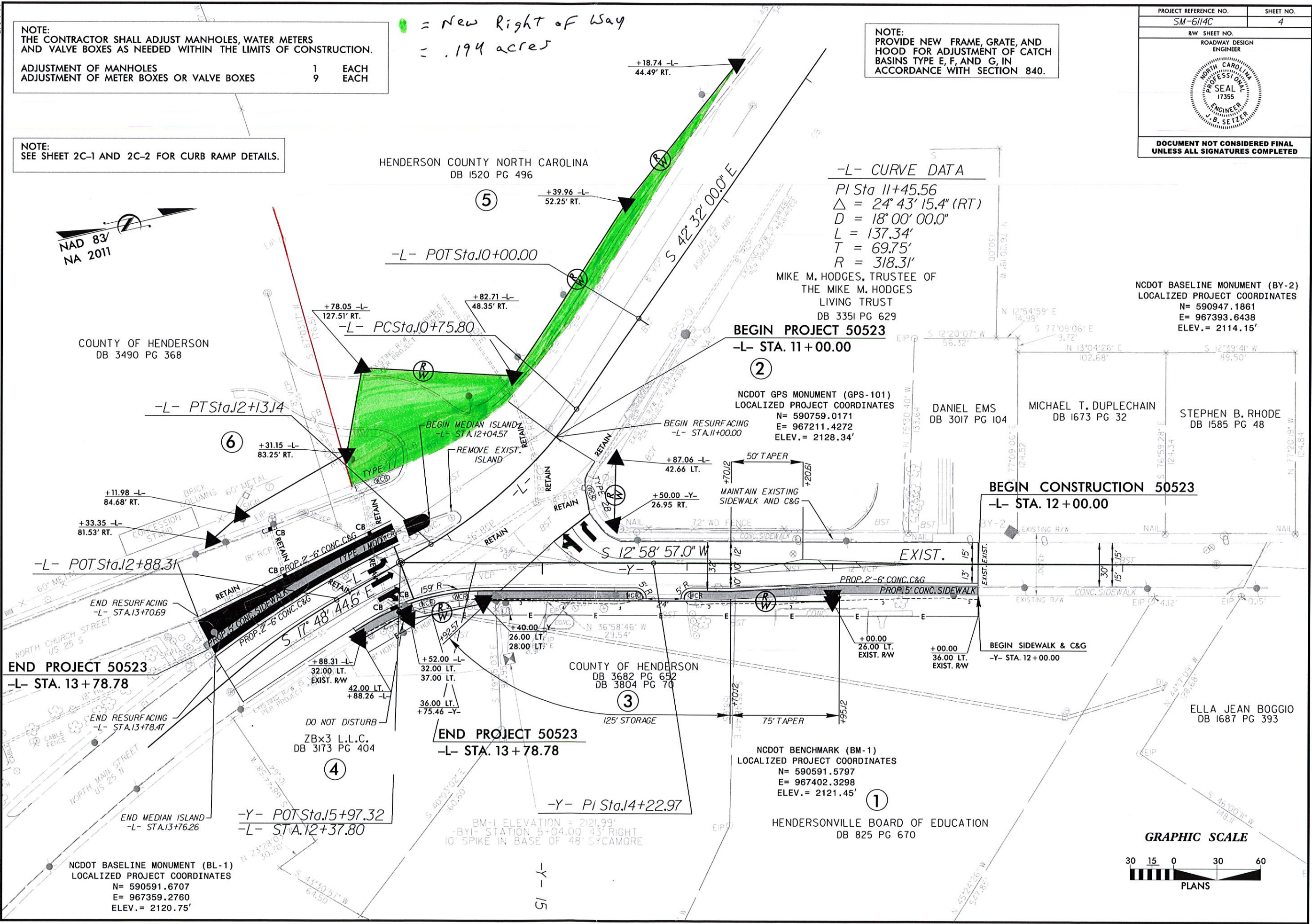
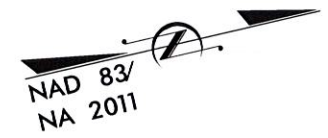
ADJUSTMENT OF MANHOLES	1	EACH
ADJUSTMENT OF METER BOXES OR VALVE BOXES	9	EACH

NOTE:
SEE SHEET 2C-1 AND 2C-2 FOR CURB RAMP DETAILS.

*Green shaded area = New Right of Way
= .194 acres*

NOTE:
PROVIDE NEW FRAME, GRATE, AND
HOOD FOR ADJUSTMENT OF CATCH
BASINS TYPE E, F, AND G, IN
ACCORDANCE WITH SECTION 840.

PROJECT REFERENCE NO. SM-6114C	SHEET NO. 4
RW SHEET NO. ROADWAY DESIGN ENGINEER	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	



-L- CURVE DATA

PI Sta 11+45.56
 $\Delta = 24^\circ 43' 15.4''$ (RT)
 $D = 18^\circ 00' 00.0''$
 $L = 137.34'$
 $T = 69.75'$
 $R = 318.31'$

NCDOT BASELINE MONUMENT (BY-2)
 LOCALIZED PROJECT COORDINATES
 N = 590947.1861
 E = 967393.6438
 ELEV. = 2114.15'

BEGIN PROJECT 50523

-L- STA. 11+00.00
 NCDOT GPS MONUMENT (GPS-101)
 LOCALIZED PROJECT COORDINATES
 N = 590759.0171
 E = 967211.4272
 ELEV. = 2128.34'

BEGIN CONSTRUCTION 50523

-L- STA. 12+00.00

END PROJECT 50523

-L- STA. 13+78.78

END PROJECT 50523

-L- STA. 13+78.78

NCDOT BENCHMARK (BM-1)
 LOCALIZED PROJECT COORDINATES
 N = 590591.5797
 E = 967402.3298
 ELEV. = 2121.45'

HENDERSONVILLE BOARD OF EDUCATION
 DB 825 PG 670

GRAPHIC SCALE



10/18/2022 3:29:03 PM Design\47849_rdy_psh4_NEW.dgn

5/14/22 3:21:03 PM 10:\Design\47849_rdy_psh4_NEW.dgn

NOTE:
THE CONTRACTOR SHALL ADJUST MANHOLES, WATER METERS
AND VALVE BOXES AS NEEDED WITHIN THE LIMITS OF CONSTRUCTION.
ADJUSTMENT OF MANHOLES 1 EACH
ADJUSTMENT OF METER BOXES OR VALVE BOXES 9 EACH

NOTE:
SEE SHEET 2C-1 AND 2C-2 FOR CURB RAMP DETAILS.



*= New Right of Way
= .032 acres*

COUNTY OF HENDERSON
DB 3490 PG 368

HENDERSON COUNTY NORTH CAROLINA
DB 1520 PG 496

NOTE:
PROVIDE NEW FRAME, GRATE, AND
HOOD FOR ADJUSTMENT OF CATCH
BASINS TYPE E, F, AND G, IN
ACCORDANCE WITH SECTION 840.

PROJECT REFERENCE NO.	SHEET NO.
SM-6114C	4
RW SHEET NO.	
ROADWAY DESIGN ENGINEER	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	

-L- CURVE DATA
PI Sta 11+45.56
 $\Delta = 24^\circ 43' 15.4''$ (RT)
 $D = 18^\circ 00' 00.0''$
 $L = 137.34'$
 $T = 69.75'$
 $R = 318.31'$

MIKE M. HODGES, TRUSTEE OF
THE MIKE M. HODGES
LIVING TRUST
DB 3351 PG 629

NCDOT BASELINE MONUMENT (BY-2)
LOCALIZED PROJECT COORDINATES
N = 590947.1861
E = 967393.6438
ELEV. = 2114.15'

BEGIN PROJECT 50523
-L- STA. 11 + 00.00

NCDOT GPS MONUMENT (GPS-101)
LOCALIZED PROJECT COORDINATES
N = 590759.0171
E = 967211.4272
ELEV. = 2128.34'

BEGIN CONSTRUCTION 50523
-L- STA. 12 + 00.00

BEGIN SIDEWALK & C&G
-Y- STA. 12 + 00.00

END PROJECT 50523
-L- STA. 13 + 78.78

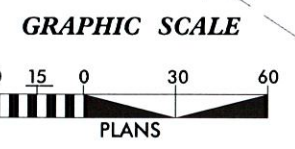
END PROJECT 50523
-L- STA. 13 + 78.78

NCDOT BENCHMARK (BM-1)
LOCALIZED PROJECT COORDINATES
N = 590591.5797
E = 967402.3298
ELEV. = 2121.45'

HENDERSONVILLE BOARD OF EDUCATION
DB 825 PG 670

NCDOT BASELINE MONUMENT (BL-1)
LOCALIZED PROJECT COORDINATES
N = 590591.6707
E = 967359.2760
ELEV. = 2120.75'

BM-1 ELEVATION = 2121.99'
-BY1- STATION 5+04.00' 43' RIGHT
10" SPIKE IN BASE OF 48" SYCAMORE



-Y- 15

