

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, February 15th, 2021

SUBJECT: Combined Master & Development Plan and Major Site Plan for All Pro Tree Major Commercial Subdivision (2020-M06)

STAFF CONTACT: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Major Site Plan
3. Revised Combined Master & Development Plan

SUMMARY OF REQUEST:

Stacy Rhodes of Waggoner and Rhodes, agent, on behalf of Oliver Burns, applicant, submitted a Combined Master & Development Plan and Major Site Plan for the project known as the All Pro Tree Major Commercial Subdivision. The project is located on approximately 19.64 acres of land off Crest Road (SR1804).

The Combined Master and Development Plan proposes to subdivide to create two (2) lots: Tract A is 5.0 acres and Tract B is the remaining parent tract. The property shown to have access to public water through the City of Hendersonville and an individual septic system. The applicant has proposed to construct a 4,000sqft storage building on Tract A with less than 5,000sqft of outdoor storage on the southern end of the subject area.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master & Development Plan and Major Site Plan appears to meet the technical standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC).

Staff recommends approval of the Combined Master & Development Plan and Major Site Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the TRC approve the Combined Master & Development Plan with the conditions noted in the staff report and any others noted by the TRC.

I move that the TRC approve the Major Site Plan with the conditions stated in the staff report and noted by the TRC.

**Henderson County Planning Department Staff Report:
 Combined Master & Development Plan and Major Site Plan
 For All Pro Tree (2021-M01)**

**Applicant & Agent: Oliver and Lisa Burns
 765 Crest Road (SR1804), Blue Ridge Township**

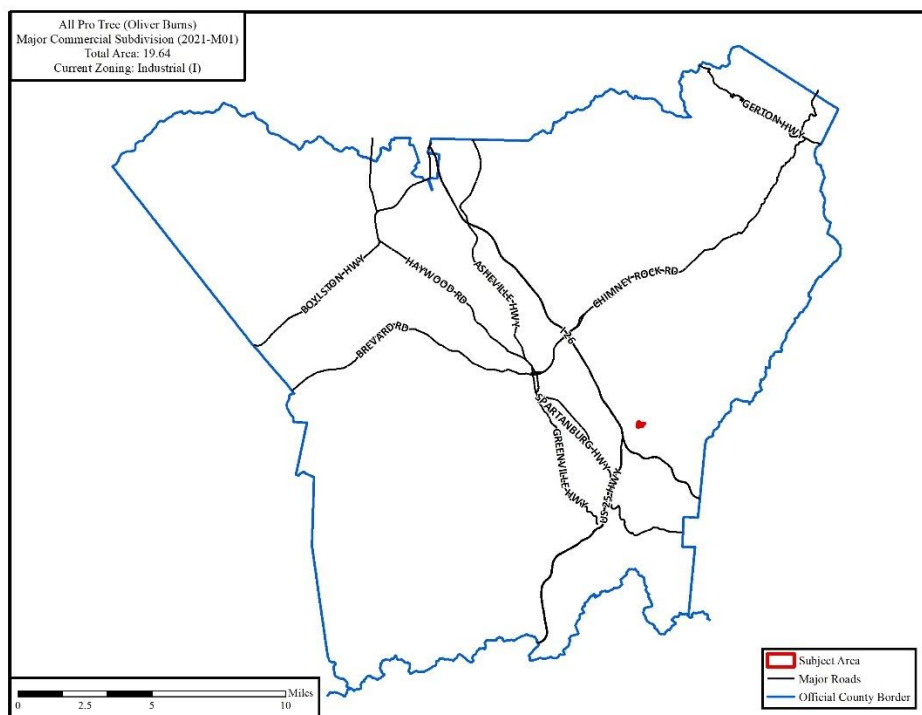
Combined Master and Development Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341, the purpose of a Combined Master and Development Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County’s roads and governmental services. During the review of the Combined Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Combined Master and Development Plan, it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42-75).

Staff has reviewed the submitted the Combined Master and Development Plan for the All Pro Tree Major Commercial Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

Map A: County Context Map



Map B: Aerial Map

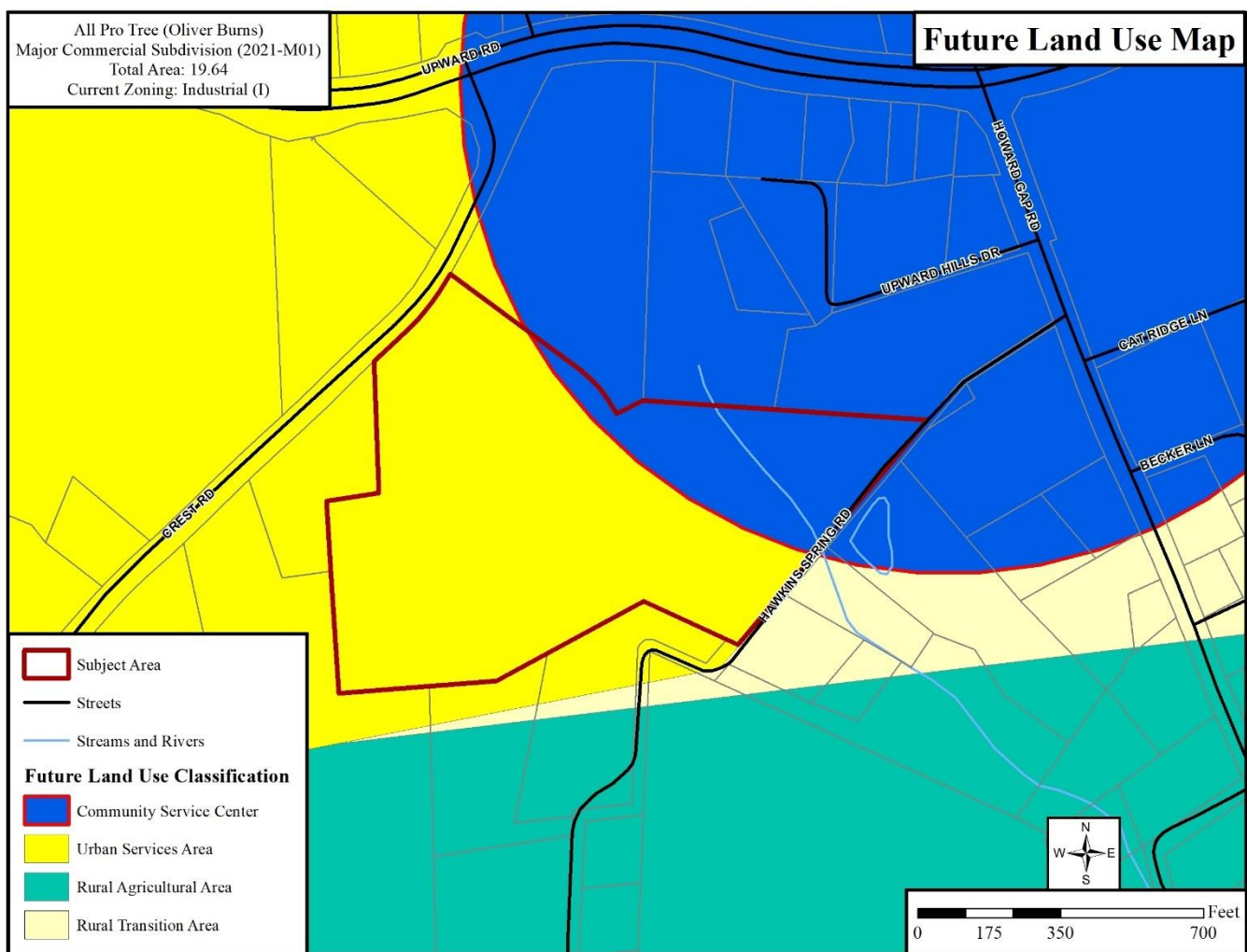


1. Existing Conditions

1. The subject area is approximately 19.64 acres with access to Crest Road (SR1804). The site contains a single residential structure and a detached garage accessory structure. Both structures are unoccupied and identified for removal.
 - 1.1.1. The subject area is surrounded by a mixture of commercial and residential structures. The site is bound Leisure Craft to the north, west, and south. Asheville Packing is located to the east of the subject area. Residential structures and vacant land are south of the subject area. Upward Elementary School is located northwest of the subject area.

2. The subject area is currently made up of one (1) individual tract as shown on Map B. The property identification number associated with this project is PIN: 9587-89-7022

Map C: Future Land Use Map



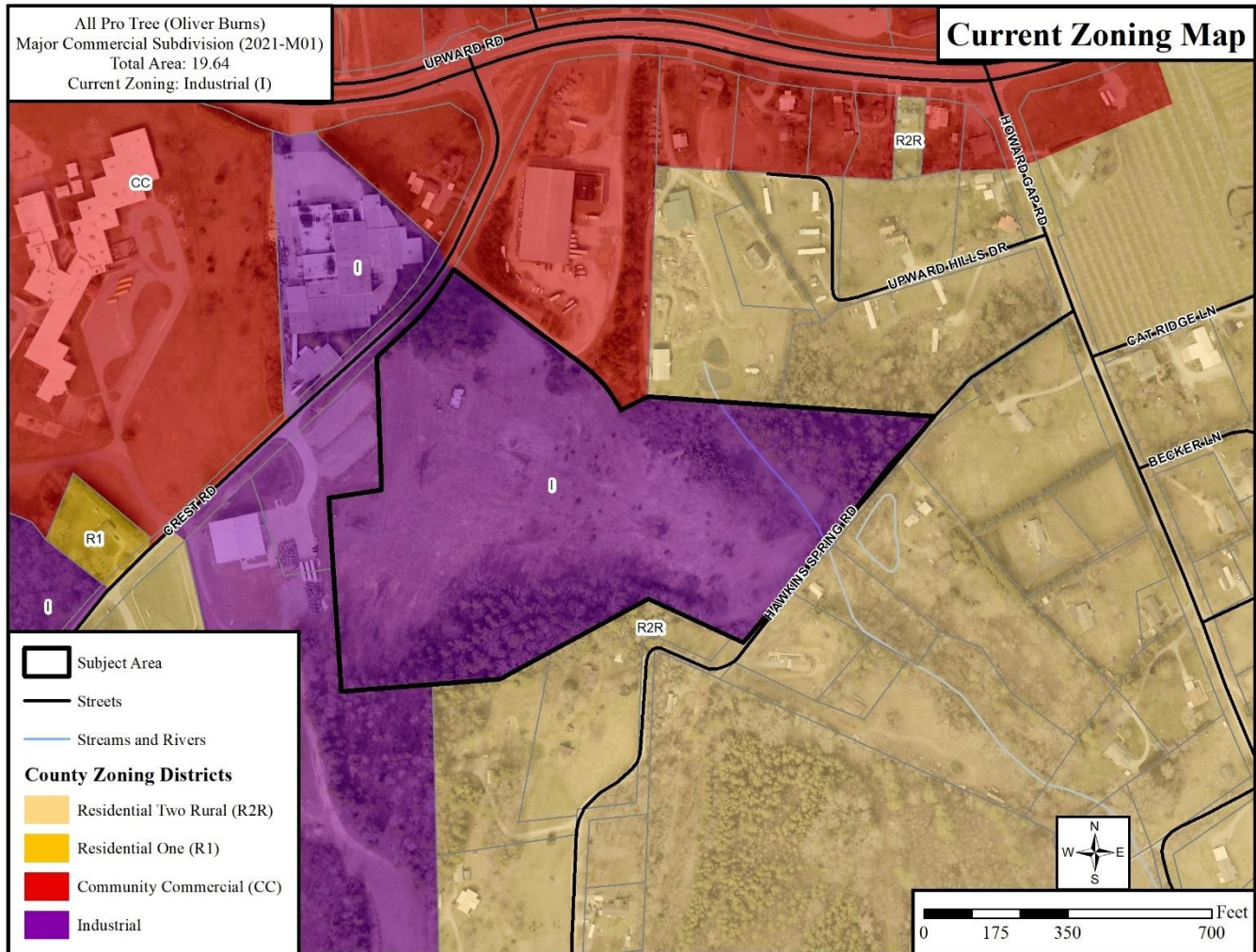
2. The Henderson County Comprehensive Plan (CCP)

2. The CCP Future Land Use Map identifies the subject area as primarily being in a Urban Services Area with a small portion of the subject area being in the Community Service Centers (CCP, Pgs. 128, 129 & Appendix 1, Map 24). (See Map C).
 - 2.2.1. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community. The USA will

essentially contain all existing and future industrial developments, which will be the future focus of economic development activities” (CCP, Pg. 129).

2.2.2. **Community Service Centers:** The CCP states that, “CSC are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. CSC are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services. The mixture and intensity of land uses contained within CSC are intended to be appropriate within the context of the surrounding community and intended service area.” (CCP, Pg. 138).

Map D: Official Zoning Map

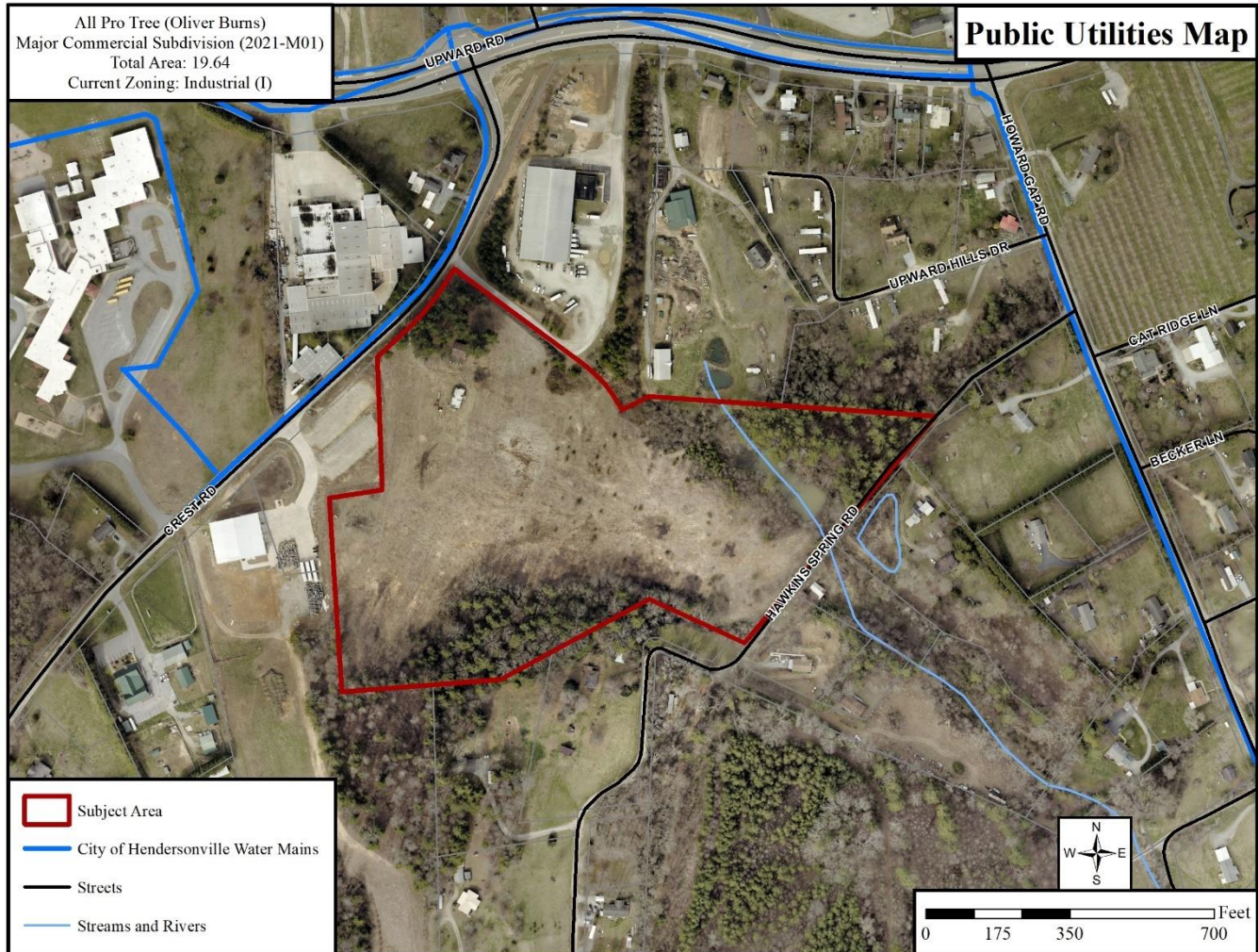


3. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Industrial (I) zoning district. (See Map D: Official Zoning Map).

3.2.1. **Industrial:** The purpose of the Industrial District (I) is to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for industrial and heavy commercial development consistent with the recommendations of the Comprehensive Plan.

4. **Water and Sewer Availability.** The applicant proposes that the site is to be served by the City of Hendersonville public water and private septic system. According to Map E: Public Utilities, the subject area is within proximity to existing water access.

Map E: Public Utilities



5. **Proposed Subdivision.** As indicated in Map F, the existing 19.64-acre subject area is proposed to be subdivided into two tracts: Tract A, 5.0 acres with the proposed warehouse and Tract B, the remaining parent tract. There is an existing 50' right-of-way that provides access to Tract B.

5.2.1. **Major Site Plan:** The applicant has submitted a Major Site Plan with proposed improvements for Tract A. The Major Site Plan review is attached and will be processed in conjunction with the Combined Master & Development Plan

6. **Major Site Plan.** The Major Site Plan shows a 4,000 sqft storage building that will house the equipment utilized by All Pro Tree and an outdoor storage area on the southern end of the subject area. The proposed use is *Warehousing and Storage* with *Outdoor Storage* 5,000sqft or less and is permitted by right in the Industrial (I) zoning district. The Supplemental Requirements are as follows:

SR 9.15. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

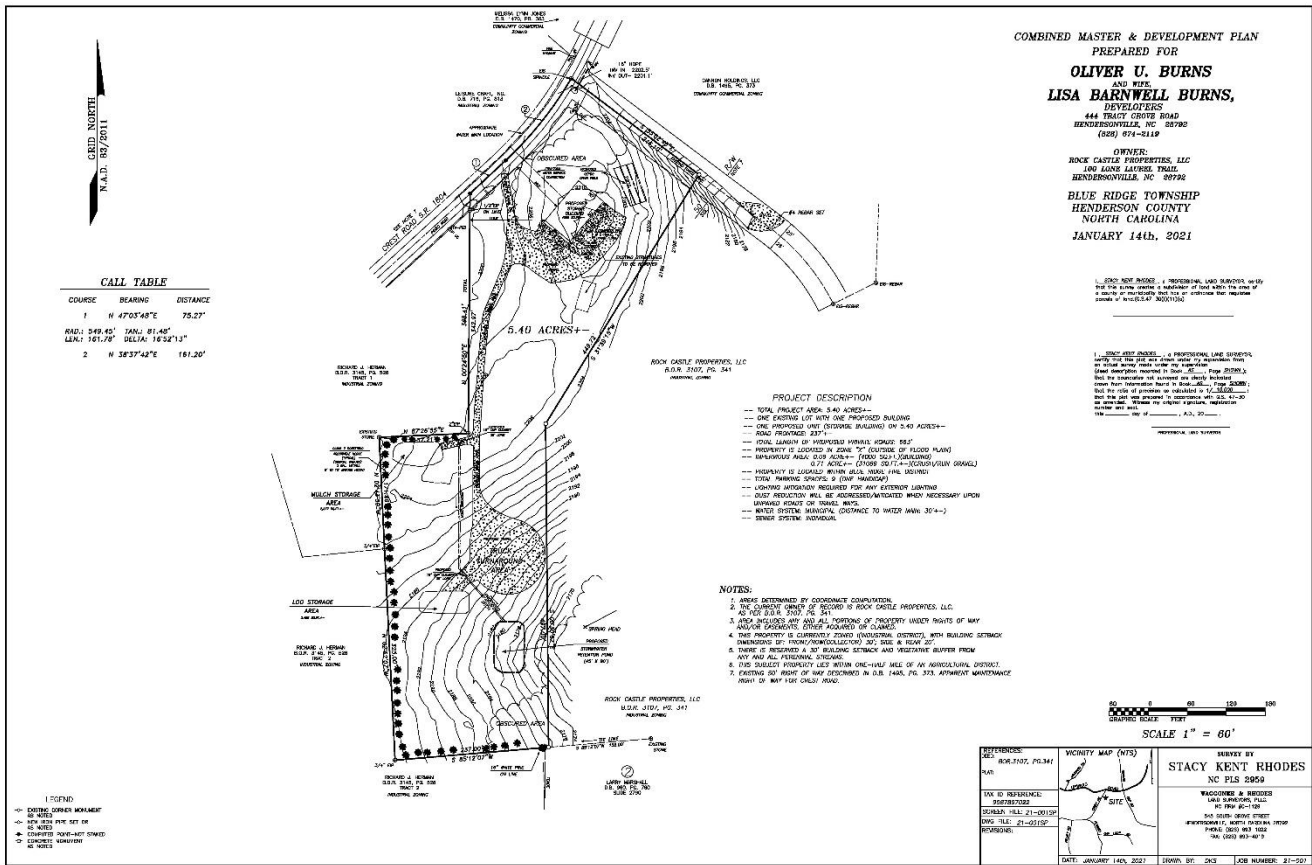
- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).

- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.

SR 2.9. Outdoor Storage 5,000 square feet or less

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class One (1) or Two (2) shall be provided consistent with the requirements of §42-182 (Screen Classification).

Map F: Master & Development Plan



Combined Master & Development Plan and Major Site Plan Comments:

1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §42-95B).
2. **Private Roads.** Private roads shall be constructed in accordance with the Private Subdivision Local Road standards stated in Chapter 42 (LDC§42-109).
3. **Road Drainage, Culverts and Shoulder Stabilization.** Road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §42-100). All areas disturbed by the construction of a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to

stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §42-105).

4. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 42 of the Henderson County Code, Property Addressing (LDC §42-103). The names of the proposed roads and easements should be confirmed with the development plan approval.
5. **Road Name Signs and Regulatory Signs.** Road name signs and regulatory signs shall be provided in accordance with Chapter 142 of the Henderson County Code. Road name signs and regulatory signs must be acquired and installed prior to final plat approval (LDC §42-104).
6. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
7. **NCDOT Driveway Permit.** An NCDOT Driveway Permit is required for the proposed access the site.
8. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
9. **Notice of Farmland Preservation District.** The final plat shall contain a note stating that the property does not lie within one-half (½) mile of land in a Farmland Preservation District (LDC §42-81 P).

COMBINED MASTER & DEVELOPMENT PLAN
PREPARED FOR

OLIVER U. BURNS
AND WIFE,
LISA BARNWELL BURNS,
DEVELOPERS

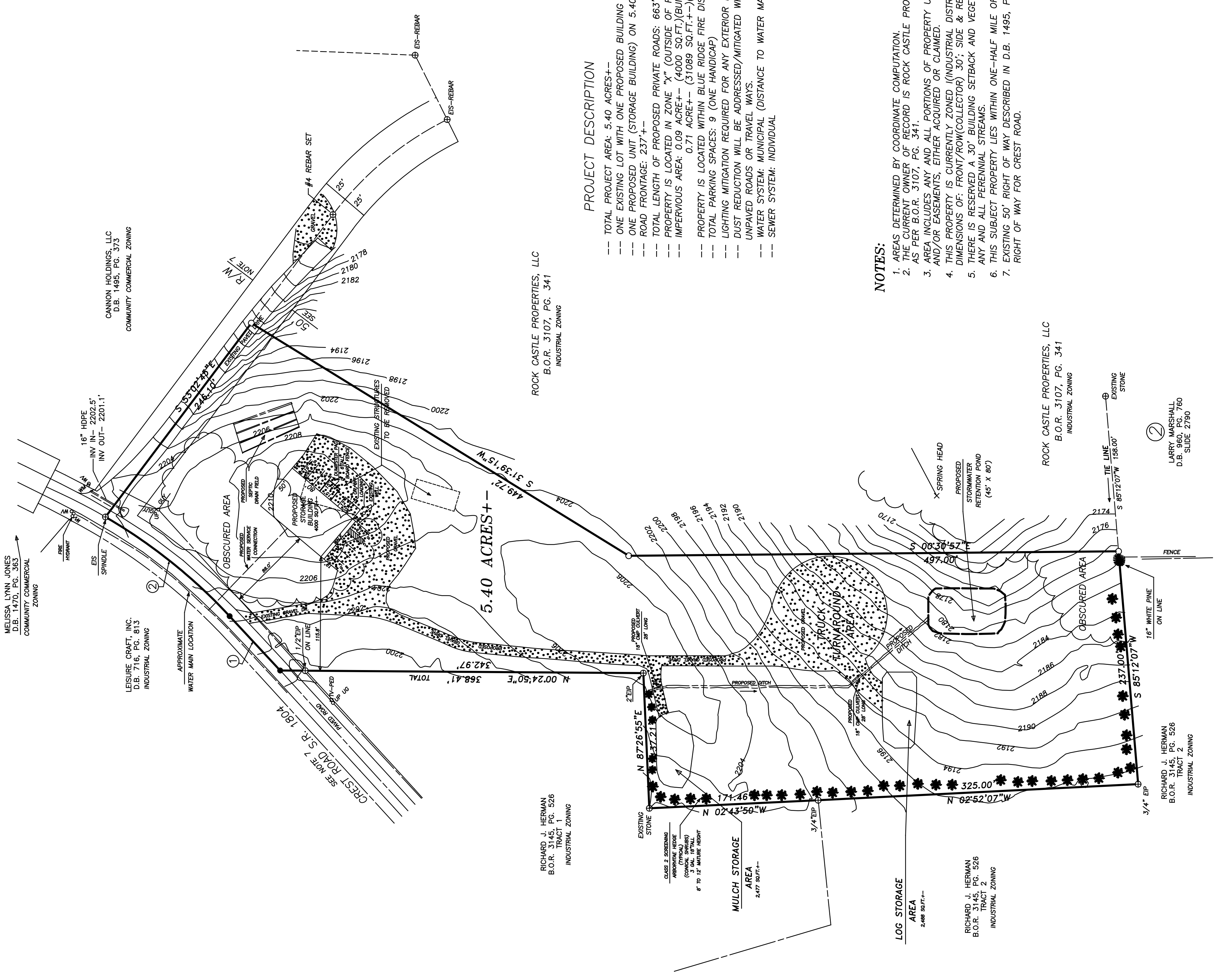
444 TRACY GROVE ROAD
HENDERSONVILLE, NC 28792
(828) 674-2119

OWNER:
ROCK CASTLE PROPERTIES, LLC
100 LONE LAUREL TRAIL
HENDERSONVILLE, NC 28792

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
JANUARY 14th, 2021

CALL TABLE

| COURSE | BEARING | DISTANCE |
|--------------------------------|--------------|----------|
| 1 | N 47°03'48"E | 75.27' |
| RAD.: 549.45' TAN.: 81.48' | | |
| LEN.: 161.78' DELTA: 16'52"13" | | |
| 2 | N 38°37'42"E | 161.20' |



PROJECT DESCRIPTION

- TOTAL PROJECT AREA: 5.40 ACRES+-
- ONE EXISTING LOT WITH ONE PROPOSED BUILDING
- ONE PROPOSED UNIT (STORAGE BUILDING) ON 5.40 ACRES+-
- ROAD FRONTAGE: 237'+-
- TOTAL LENGTH OF PROPOSED PRIVATE ROADS: 663'
- PROPERTY IS LOCATED IN ZONE "M" (OUTSIDE OF FLOOD PLAN)
- IMPERVIOUS AREA: 0.09 ACRE+- (4000 SQ.FT.)(BUILDING)
- 0.71 ACRE+- (31089 SQ.FT.+-)(CRUSH/RUN GRAVEL)
- PROPERTY IS LOCATED WITHIN BLUE RIDGE FIRE DISTRICT
- TOTAL PARKING SPACES: 9 (ONE HANDICAP)
- LIGHTING MITIGATION REQUIRED FOR ANY EXTERIOR LIGHTING
- DUST REDUCTION WILL BE ADDRESSED/MITIGATED WHEN NECESSARY UPON UNPAVED ROADS OR TRAVEL WAYS.
- WATER SYSTEM: MUNICIPAL (DISTANCE TO WATER MAIN: 30'+-)
- SEWER SYSTEM: INDIVIDUAL

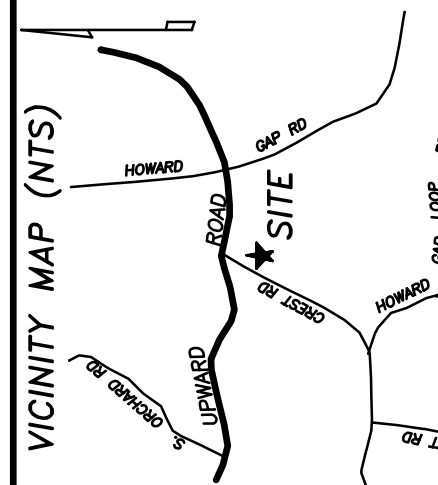
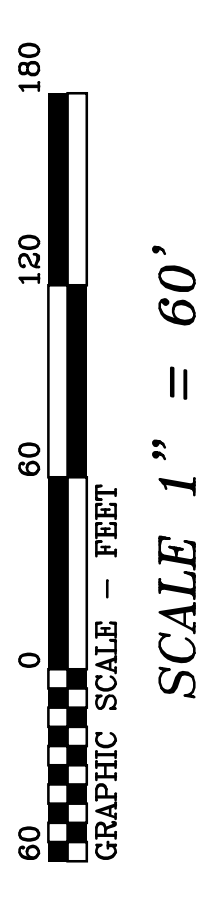
NOTES:

1. AREAS DETERMINED BY COORDINATE COMPUTATION.
2. THE CURRENT OWNER OF RECORD IS ROCK CASTLE PROPERTIES, LLC. AS PER B.O.R. 3107, PG. 341.
3. AREA INCLUDES ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND/OR EASEMENTS, EITHER ACQUIRED OR CLAIMED.
4. THIS PROPERTY IS CURRENTLY ZONED (INDUSTRIAL DISTRICT), WITH BUILDING SETBACK DIMENSIONS OF: FRONT/ROW(COLLECTOR) 30'; SIDE & REAR 20'.
5. THERE IS RESERVED A 30' BUILDING SETBACK AND VEGETATIVE BUFFER FROM ANY AND ALL PERENNIAL STREAMS.
6. THIS SUBJECT PROPERTY LIES WITHIN ONE-HALF MILE OF AN AGRICULTURAL DISTRICT.
7. EXISTING 50' RIGHT OF WAY DESCRIBED IN D.B. 1495, PG. 373. APPARENT MAINTENANCE RIGHT OF WAY FOR CREST ROAD.

I, STACY KENT RHODES, a PROFESSIONAL LAND SURVEYOR, certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.(G.S.47-300(11)(g))

I, STACY KENT RHODES, a PROFESSIONAL LAND SURVEYOR, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book...AS... Page...SHOWN); that the boundaries not surveyed are clearly indicated by monuments or other means; that the ratio of precision as calculated is 1/10,000; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal.

_____, A.D., 20____
PROFESSIONAL LAND SURVEYOR



REFERENCES:
DEED: BOR-3107, PG.341
PLAN:
TAX ID REFERENCE: 958787022
SCREEN FILE: 21-001SP
DWG FILE: 21-001SP
REVISIONS:

SURVEY BY
STACY KENT RHODES
NC PLS 2859
WAGONER & RHODES
LAND SURVEYORS, PLLC.
NC FIRM #G-1129
645 SOUTH GROVE STREET
HENDERSONVILLE, NORTH CAROLINA 28792
PHONE: (828) 683-1022
FAX: (828) 683-4019

- LEGEND**
- EXISTING CORNER MONUMENT AS NOTED
 - NEW IRON PIPE SET OR AS NOTED
 - COMPUTED POINT-NOT STAKED
 - CONCRETE MONUMENT AS NOTED

HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: ROCK CASTLE PROPERTIES, LLC Phone: 828-329-7905
Complete Address: 100 LONE LAUREL TRAIL HENDERSONVILLE, N.C. 28792

Applicant:

Name: OLIVER U. BURNS Phone: 828-674-2119
Complete Address: 444 TRACY GROVE ROAD HENDERSONVILLE, N.C. 28792

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: STACY K. RHODES Phone: 828-693-1022
Complete Address: 545 S. GROVE ST. HENDERSONVILLE, N.C. 28792

GENERAL INFORMATION

Date of Application: 1/26/2021
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9587-89-7022 Tract Size (Acres): 5.4 ACRES
Zoning District: I Fire District: BLUE RIDGE
Supplemental Requirement#: _____ Watershed: GREEN RIVER
Permitted by Right _____ Floodplain: ZONE X
Special Use Permit _____

Location / Property to be developed: _____

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

| | | |
|--|--------------------------------------|--|
| APPLICATION IDENTIFICATION | | N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION |
| Driveway Permit No. | Date of Application <u>1/26/2021</u> | |
| County: <u>HENDERSON</u> | | |
| Development Name: <u>OLIVER U. BURNS</u> | | |

LOCATION OF PROPERTY:

Route/Road: S.R. 180A CREST ROAD

Exact Distance 671' Miles N S E W
 Feet

From the Intersection of Route No. SR1783 and Route No. S.R. 180A Toward SR, 1803

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
Property: is is not within HENDERSON VILLE City Zoning Area. INDUSTRIAL

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

| | | | |
|----------------------------|--|-----------|--|
| PROPERTY OWNER (APPLICANT) | | WITNESS | |
| COMPANY | X <u>OLIVER M. BURNS</u> | NAME | X <u>TRACY K. RHODES</u> |
| SIGNATURE | <u>[Signature]</u> | SIGNATURE | <u>[Signature]</u> |
| ADDRESS | X <u>444 TRACY GROUND HWY, HVILLE, N.C.</u> | ADDRESS | X <u>545 S. GROVE ST, HVILLE, N.C.</u> |
| | X <u>28792</u> Phone No. X <u>828-674-2119</u> | | X <u>28792</u> |

| | | | |
|------------------|-----------------------|-----------|-------|
| AUTHORIZED AGENT | | WITNESS | |
| COMPANY | _____ | NAME | _____ |
| SIGNATURE | _____ | SIGNATURE | _____ |
| ADDRESS | _____ | ADDRESS | _____ |
| | _____ Phone No. _____ | | _____ |

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

GRID NORTH
N.A.D. 83/2011

PLAT OF MASTER/DEVELOPMENT PLAN FOR ROCK CASTLE PROPERTIES, LLC

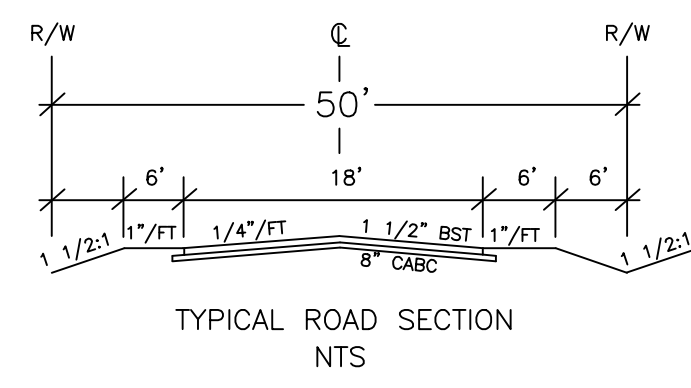
BEING THE PROPERTY DESCRIBED IN
BOOK OF RECORD 3107, PAGE 341

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

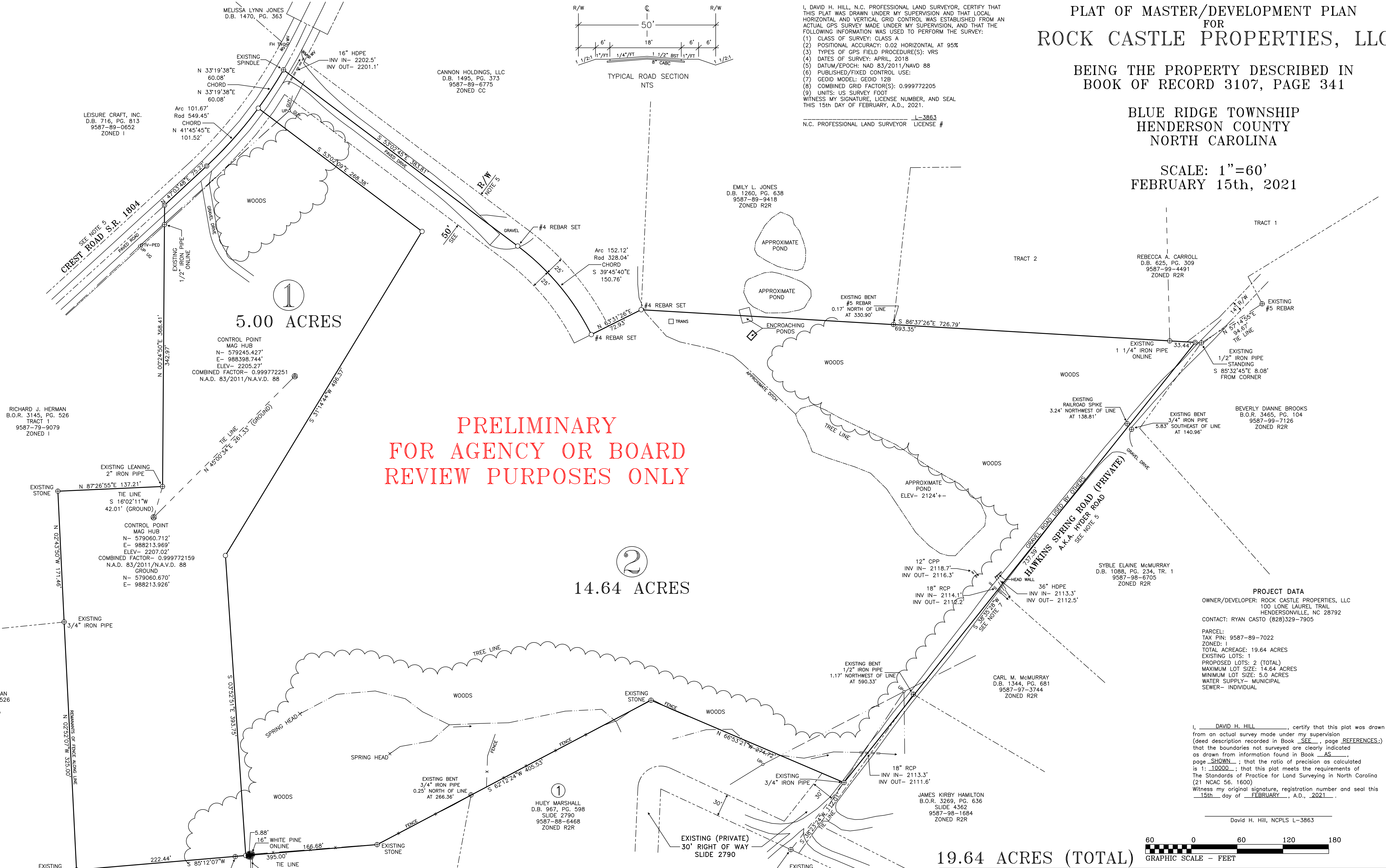
SCALE: 1"=60'
FEBRUARY 15th, 2021

I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: 0.02 HORIZONTAL AT 95%
(3) TYPES OF GPS FIELD PROCEDURE(S): VRS
(4) DATES OF SURVEY: APRIL, 2018
(5) DATUM/EPOCH: NAD 83/2011/NAVD 88
(6) PUBLISHED/FIXED CONTROL USE:
(7) GEOID MODEL: GEOID 12B
(8) COMBINED GRID FACTOR(S): 0.999772205
(9) UNITS: US SURVEY FOOT
WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 15th DAY OF FEBRUARY, A.D., 2021.

L-3863
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #



**PRELIMINARY
FOR AGENCY OR BOARD
REVIEW PURPOSES ONLY**

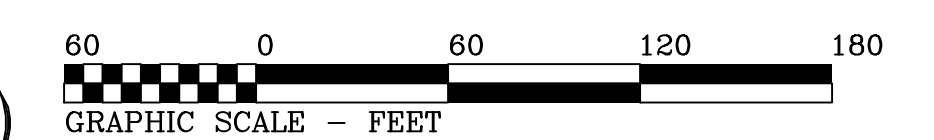


PROJECT DATA
OWNER/DEVELOPER: ROCK CASTLE PROPERTIES, LLC
100 LONE LAUREL TRAIL
HENDERSONVILLE, NC 28792
CONTACT: RYAN CASTO (828)329-7905

PARCEL:
TAX PIN: 9587-89-7022
ZONED: R2R
TOTAL ACREAGE: 19.64 ACRES
EXISTING LOTS: 1
PROPOSED LOTS: 2 (TOTAL)
MAXIMUM LOT SIZE: 14.64 ACRES
MINIMUM LOT SIZE: 5.0 ACRES
WATER SUPPLY- MUNICIPAL
SEWER- INDIVIDUAL

I, DAVID H. HILL, certify that this plot was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS page SHOWN; that the ratio of precision as calculated is 1:10000; that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my original signature, registration number and seal this 15th day of FEBRUARY, A.D., 2021.

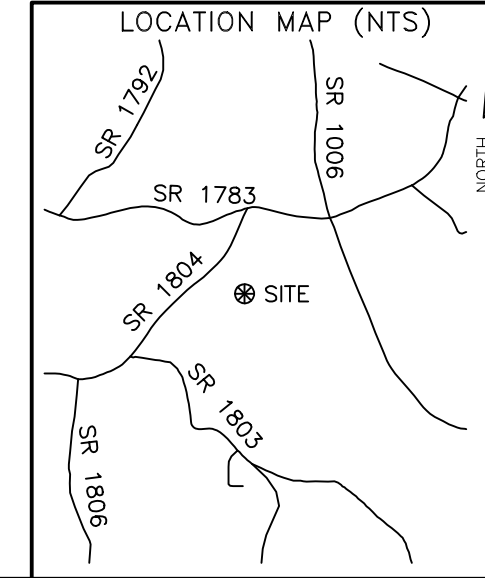
David H. Hill, NCPLS L-3863



19.64 ACRES (TOTAL)

- LEGEND**
- ⊕ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - ⊙ POINT NOT STAKED
 - UP - PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE

- NOTES:**
- 1- AREAS BY COORDINATE COMPUTATION.
 - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
 - 3- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED I BY HENDERSON COUNTY.
 - 4- THE PROPERTY SHOWN IS WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
 - 5- EXISTING 50' RIGHT OF WAY FOUND IN DEED BOOK 1495, PAGE 373. 14' RIGHT OF WAY FOR HAWKINS SPRING ROAD (A.K.A. HYDER ROAD) FOUND IN BOOK OF RECORD 3107, PAGE 341. APPARENT MAINTENANCE RIGHT OF WAY FOR CREST ROAD, S.R. 1804.
 - 6- THE CURRENT OWNER OF RECORD IS ROCK CASTLE PROPERTIES, LLC.
 - 7- APPARENT DISCREPANCY ALONG LINE BETWEEN SUBJECT DEED AND ADJOINING DEEDS.
 - 8- NOT FOR RECORDATION.



| |
|--|
| DEED REFERENCES: B.O.R. 3107, PG. 341 |
| TAX REFERENCES: 9587-89-7022 |
| PARTY CHIEF: BM |
| REVISIONS: |

| | |
|---|---------------------|
| SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 | |
| DAVID H. HILL N.C.P.L.S. 3863 | |
| 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409 | |
| CHECKED BY: DHH | DRAWING: 2018036MDP |
| DATE: FEBRUARY 15th, 2021 | FILE: 2018036 |