

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** May 21, 2008

**SUBJECT:** **Recombination Deed for Four Parcels  
Edneyville Park Project**

**ATTACHMENTS:** Yes  
1. Proposed Recombination Deed and Plat

**SUMMARY OF REQUEST:**

The attached deed and plat have been provided by the County Attorney and will recombine four of the five parcels of the new Edneyville Park. The recombination is required as part of the septic system permit for the Community Center building. The septic system (tank, lines and drain fields) must be setback from property lines even if the property on either side of the line is owned by the same entity.

**BOARD ACTION REQUESTED:** Approved the attached deed and plat and authorize the Chairman to sign the deed.

**Suggested Motion:**

I move that the Board of Commissioners approve the recombination of the four lots as described in the Henderson County plat dated March 26, 2008 by Hill and Associates Surveyors, P.A. and authorize the Chairman to sign the deed.

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax:

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Office of the County Attorney for Henderson County, 1 Historic Courthouse Square, Suite 5, Hendersonville, NC 28791

This instrument was prepared by: Charles Russell Burrell, County Attorney

Brief description for the Index: Recombination of Lots 1R, 2, 3 and 4, Shuey Knolls, Phase One

THIS DEED made this \_\_\_\_\_ day of May, 2008, by and between

GRANTOR

GRANTEE

**The County of Henderson, a body corporate and politic under the laws of North Carolina**

**The County of Henderson, a body corporate and politic under the laws of North Carolina**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Edneyville Township, Henderson County, North Carolina and more particularly described as follows:

BEGINNING at a concrete monument, said monument standing North 16 deg. 27 min. 10 sec. West 103.18 feet from a capped rebar, and running from said beginning point North 16 deg. 26 min. 46 sec. West 376.05 feet (passing a capped rebar at 103.17 feet; a 1/2 inch iron pipe after another 9.98 feet, a capped rebar after another 93.01 feet, and a capped rebar after another 85.00 feet) to a capped rebar, the southernmost corner of that tract granted to Michele Jackson in Deed Book 1219, at Page 501, of the Henderson County Registry; then with the southern line of the said Jackson tract North 73 deg. 34 min. 02 sec. East 220.32 feet to a capped rebar in the western margin of a 50 foot right of way for the private road "Ida Rogers Drive"; then with the western margin of said right of way with the arc of a curve having a radius of 123.41 feet a distance of 87.33 feet to a capped rebar (creating a chord of South 27 deg. 39 min. 16 sec. East 86.64 feet); then continuing with the said western margin of the right of way with the arc of a curve having a radius of 199.98 feet a

distance of 36.08 feet to a point (creating a chord of South 09 deg. 58 min. 32 sec. East 36.03 feet); then continuing with the said western margin of right of way South 04 deg. 48 min 27. sec. East 50.22 feet to a capped rebar, the eastern common corner of lots 2 and 3 of Shuey Knolls, Phase One; then continuing with the said western margin of the right of way the arc of a curve with a radius of 147.85 feet a distance of 30.21 feet (creating a chord of South 10 deg. 39 min. 37 sec. East 30.15 feet) to a point; then continuing with the said western margin of the right of way South 16 deg. 27 min. 05 sec. (passing a capped rebar at 73.01 feet) a total of 176.24 feet to a capped rebar, the western common corner of lots 4 and 5 of Shuey Knolls, Phase One; then leaving said margin of right of way South 73 deg. 36 min. 37 sec. West 219.95 feet with the southern boundary of lot 4 of Shuey Knolls, Phase One, to a concrete monument, the point and place of BEGINNING, and containing 1.95 acres, more or less, as shown on plat of survey by Hill and Associates Surveyors, P.A., dated March 26, 2008, being drawing 28019 in file 28019, and being a recombination of lots 1R, 2, 3 and 4 of Shuey Knolls, Phase One.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

THE COUNTY OF HENDERSON

By: \_\_\_\_\_  
William Moyer, Chairman  
Henderson County Board of Commissioners

Attest:

By: \_\_\_\_\_  
Clerk to the Board of Commissioners

State of North Carolina - County of Henderson

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that she is the Clerk to the Board of Commissioners of Henderson County, a North Carolina body corporate and politic, and that by authority duly given and as the act of such entity, William L. Moyer, Chairman of such Board of Commissioners, signed and she, as Clerk to such Board of Commissioners, attested, the foregoing instrument in the name of the Couhnty of Henderson on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

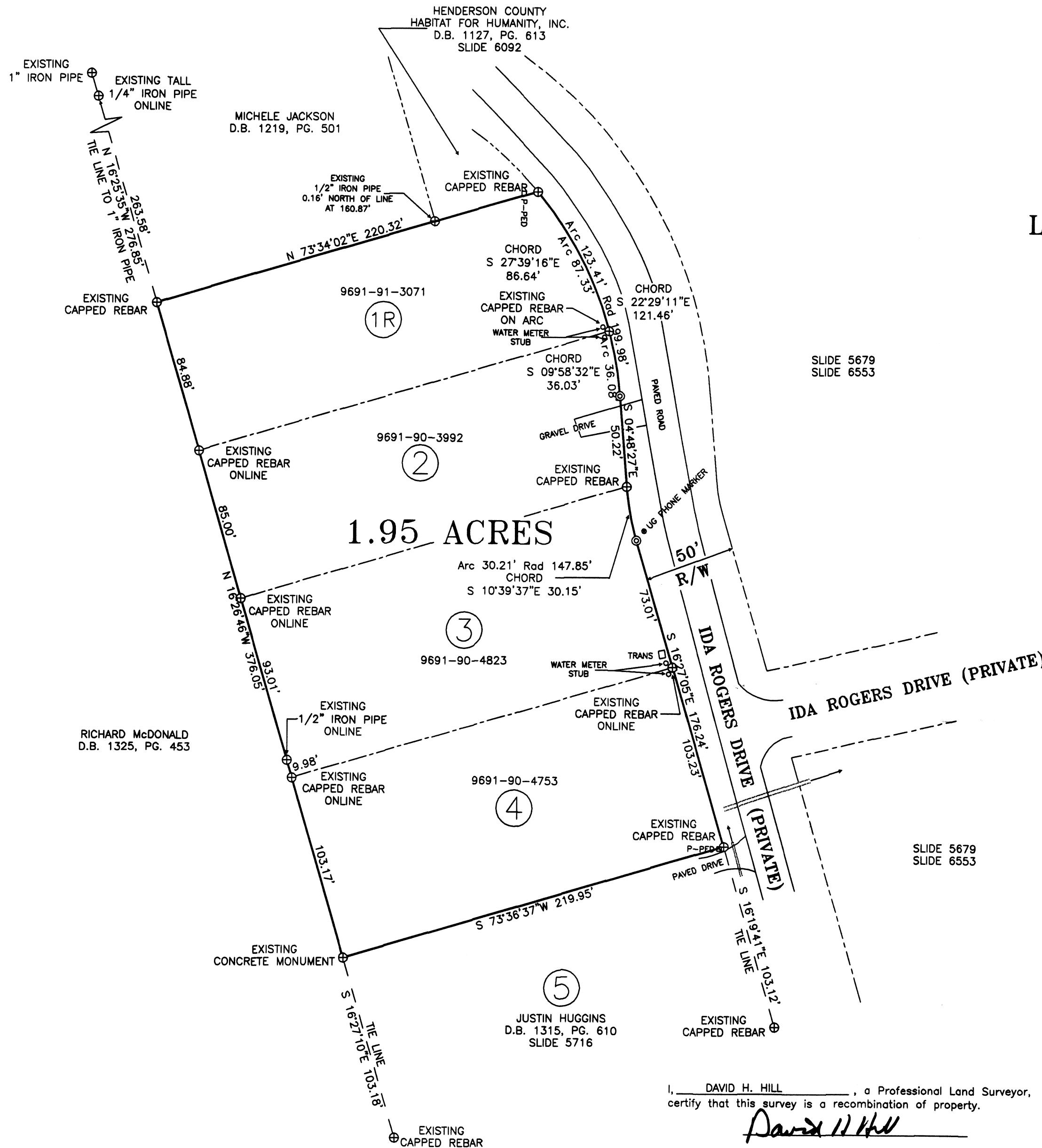
# PLAT OF SURVEY FOR HENDERSON COUNTY

BEING A RECOMBINATION OF  
LOT 1R, LOT 2, LOT 3 AND LOT 4  
PHASE ONE, SHUEY KNOLLS

EDNEYVILLE TOWNSHIP  
HENDERSON COUNTY  
NORTH CAROLINA

SCALE: 1" = 50'  
MARCH 26th, 2008

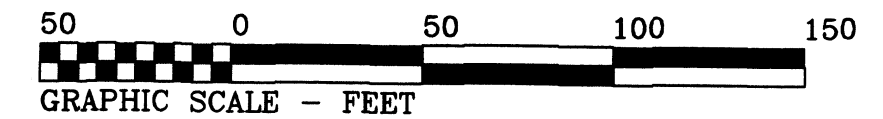
PLAT NORTH  
SLIDE 5716



1.95 ACRES

I, DAVID H. HILL, a Professional Land Surveyor, certify that this survey is a recombination of property.

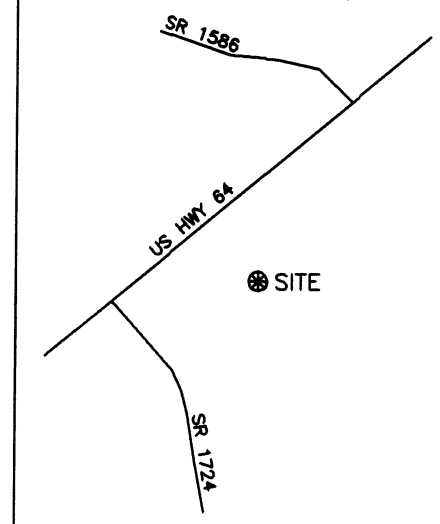
*David H Hill*



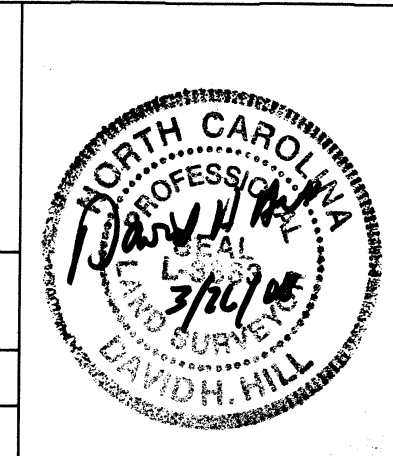
- NOTES:
- 1- AREAS BY COORDINATE COMPUTATION.
  - 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
  - 3- THIS PROPERTY IS WITHIN AN AREA ZONED R2-MH BY HENDERSON COUNTY.
  - 4- NOT FOR RECORDATION.

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

LOCATION MAP (NTS)



DEED REFERENCES: D.B. 1334, PG. 076 SLIDE 5716 SLIDE 6092
TAX REFERENCES: AS SHOWN
PARTY CHIEF: JC
REVISIONS:



SURVEY BY  
**HILL AND ASSOCIATES  
SURVEYORS, P.A.**

403 WEST BLUE RIDGE ROAD  
EAST FLAT ROCK, NORTH CAROLINA 28726  
PHONE: (828)693-1409

DATE: MARCH 26th, 2008	CHECKED BY: DHH	DRAWING: 28019
	DRAWN BY: DHH	FILE: 28019