

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 19, 2025

SUBJECT: Petition for Addition to State Road System

PRESENTER: Austin Parks, Planner
Autumn Radcliff, Planning Director

ATTACHMENTS: (1) Map of Pheasant Branch Court
(2) State Road Petition for Pheasant Branch Court

SUMMARY OF REQUEST:

Staff received the attached petition to add a portion of Pheasant Branch Court 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 the attached petition, and it appears that all affected property owners or developers have signed the required petition.

BOARD ACTION REQUESTED:

The Board is requested to approve the petition for Pheasant Branch Court. If approved, staff will forward the petition to NCDOT.

Suggested Motion: I move that the Board approve the petition to add Pheasant Branch Court to the state road system, and direct staff to forward it to NCDOT.

Pheasant Branch Ct NCDOT State Road Addition

PIN: 9567974754
 Property Owner:
 HUNEYCUTT, DONALD
 R: HUNEYCUTT, JULIE H

PIN: 9567977841
 Property Owner:
 DUNROY, ON
 RUTLEDGE
 ASSOC, INC

PIN: 9567978750
 Property Owner:
 CROWELL, JOSEPH
 R: CROWELL,
 DENISE B.





PIN: 9567878071
 Property Owner:
 DUNROY, ON
 RUTLEDGE
 ASSOC, INC

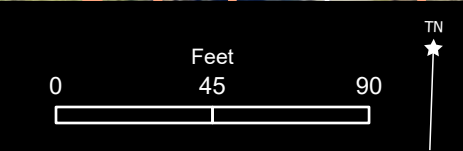
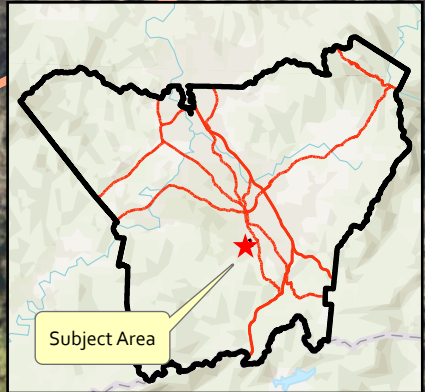
PIN: 9567975433
 Property
 Owner: B UNION
 PROPERTIES 2 LLC

PIN: 9567976100
 Property Owner:
 FOREST MANOR
 HOMES OF DUNROY
 ASSOCIATION, INC.

PIN: 9567975258
 Property Owner:
 WYSCARVER, DAVID
 R: TREIBER,
 CHERYL C.

PIN: 9567976100
 Property Owner:
 FOREST MANOR
 HOMES OF DUNROY
 ASSOCIATION, INC.

-  Request for NCDOT Addition
-  Parcels
-  Major Roads
-  Streets



THIS IS NOT A SURVEY. All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).

Applicant: NCDOT





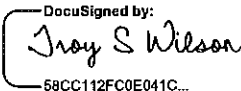
STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

February 14, 2024

MEMORANDUM: Mathew P. Whitley, P.E. MPA
Operations Program Manager

FROM: Troy S. Wilson, PLS
District Engineer 
58CC112FC0E041C...

SUBJECT: Secondary Road Addition Investigation Report
Henderson County

Attached for your further handling are the SR-4 and supporting documents for the following road in Henderson County:

Pheasant Branch Court

We recommend that this road be added to the State Maintenance System. If you need additional information, please advise.

TSW/bgs

cc: Mr. Aaron (Dirk) Cody, Board of Transportation Member
Mr. Chris D. Lee, Division Maintenance Engineer
Ms. Wanda H. Payne, P. E. Division 14 Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 14 / DISTRICT 1 FIELD OFFICE
4142 HAYWOOD ROAD
MILLS RIVER, NC 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, NC 28759

**North Carolina Department of Transportation
Division of Highways
Secondary Road Addition Investigation Report**

County: Henderson Co. File No: _____ Date: 2-09-2024
 Township: Flat Rock Div. File No: _____ Div. No: 14

Local Name: Pheasant Branch Court Subdivision Name: Dunroy on Rutledge
 Length: .05 miles Width: 24 Surface Type: S9.5B PVMT Condition: Good
 Surface Thickness Unknown Base Type Unknown Base Thickness Unknown

*Bridges Yes ___ No X *Pipe > 48" Yes ___ No X *Retaining Walls Within Right of Way Yes ___ No X
 * **If Yes -Include Bridge Maintenance Investigation Report**

Is this a subdivision street subject to the construction requirements for such streets? Yes
 Recording Date: May 2003 Plat Slide: 4554A, 11689, 11342
 Number of homes having entrances into road: 4
 Other uses having entrances into road: N/A
 Right-of-Way Width: 45 Feet If right-of-way is below the desired width, give reasons under "Remarks and Recommendations."
 Is petition (SR-1) attached? Yes
 Is the County Commissioners Approval (SR-2) attached? Yes If not, why not? _____
 Is a map attached indicating information for reference in locating road by the Planning Department? Yes
 Cost to place in acceptable maintenance condition: Total Cost: \$ N/A
 Grade, drain, stabilize: \$ N/A Drainage: \$ N/A Other: \$ N/A
 Remarks and Recommendations: Recommend - Add To State Maintenance
 All corrections have been made and meet the requirements of the NCDOT.

Submitted by: Jroy S Wilson DISTRICT ENGINEER
 Reviewed and Approved: Wanda Payne DIVISION ENGINEER

Reviewed and Approved
 BOARD OF TRANSPORTATION MEMBER: Mr. Lody

	Do not write in this space- For Use by Secondary Roads Unit
	Petition #

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

RECEIVED
APR 2 - 2020

NCDOT
DIVISION 14 - DISTRICT 1

ROADWAY INFORMATION: (Please Print/Type)

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

Subdivision Name: Dunroy on Rutledge Length (miles): 0.1

Number of occupied homes having street frontage: 4 Located (miles): 0.4

miles N S E W of the intersection of Route Erkwood Drive and Route Rutledge Drive
(Check one) SR 1164 (SR, NC, US) and SR 1168 (SR, NC, US)

We, the undersigned, being property owners and/or developers of Dunroy on Rutledge 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: Joe Crowell, Joe Crowell Construction (Developer) Phone Number: 828-693-9698

Street Address: 105 Copper Penny Street, Hendersonville, NC 28792

Mailing Address: Joe Crowell Construction P.O. Box 98, Flat Rock, NC 28731

PROPERTY OWNERS

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
Stephen & Vivian Rhoades	10 Pheasant Branch Ct. Hendersonville 28739	828-692-6708
David & Janet Maccarelli (28 Pheasant Branch)	30 Red Oak, Hilton Head SC 29928	843-363-9907
Howard & Dorothee Hayes	58 Pheasant Branch Ct, Hendersonville 28739	828-891-7194
Joe & Denise Crowell	55 Pheasant Branch Ct, Hendersonville, 28739	828-693-9698

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) 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 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>



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 7, 2020

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

Re: SR-1 road addition petition for an addition of **Pheasant Branch Ct.** in the Dunroy on Rutledge Subdivision in Henderson County.

To whom it may concern,

NCDOT has received a petition from the property owners to add **Pheasant Branch Ct.** 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: ncdot.gov

Location:
4142 HAYWOOD ROAD
MILLS RIVER, NORTH CAROLINA 28759

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION AND
HIGHWAY SAFETY REQUEST FOR ADDITION TO STATE MAINTAINED
SECONDARY ROAD SYSTEM**

North Carolina

County of Henderson

Road description -----Turkey Roost Court, Pheasant Branch Court, South
Kuykendall Court, High Road Overlook, East Black Bear Court, West Bobcat
Court-----Dunroy on Rutledge-----

WHEREAS, the attached petition has been filed with the Board of County Commissioners of the County of Henderson requesting that the above described road, the location of which has been indicated in red on the attached map, be added to the Secondary Road system; and

WHEREAS, the Board of County Commissioners is of the opinion that the above described road should be added to the Secondary Road System, if the road meets minimum standards and criteria established by the Division of Highways of the Department of Transportation and Highway Safety for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the County of Henderson that the Division of Highways is hereby requested to review the above described road, and to take over the road for maintenance if it meets established standards and criteria.

CERTIFICATE

The foregoing resolution was duly adopted by the Board of Commissioners of the County of Henderson at a meeting on the 17th day of January, 2007 and appears on the minutes of the said Commission.

WITNESS my hand and official seal this the 30th day of January, 2007.



Clerissa L. Wilson

Deputy Clerk, Board of Commissioners
County of Henderson

Form SR-2 (7-73)

PLEASE NOTE:

Forward direct with request to the Division Engineer, Division of Highways.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 7, 2020

MEMORANDUM: Frankie J. Dills Jr.
Division Right of Way Agent

FROM: R.H. "Rusty" Darnell
Assistant District Engineer

DocuSigned by:
R.H. Darnell
E3DD5A4810424B2...

SUBJECT: Request Verification of Public Right of Way for Pheasant Branch Ct. in
Henderson County.

Attached you will find a copy of the subdivision plat, and map showing location of the proposed road addition of Pheasant Branch Ct., in the Dunroy on Rutledge Subdivision.

For the purposes of adding these roads to the state system, I am requesting the public right of way be verified and ensure it has been properly recorded for this Subdivision.

If there is a problem with this request or additional information is needed, please contact me at (828) 891-7911.

RHD/bgs

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: ncdot.gov

Location:
4142 HAYWOOD ROAD
MILLS RIVER, NORTH CAROLINA 28759



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

5/11/2020

Henderson County
Pheasant Branch Court in the Dunroy on Rutledge Subdivision

MEMORANDUM TO: R.H. "Rusty" Darnell, ASSISTANT DISTRICT ENGINEER

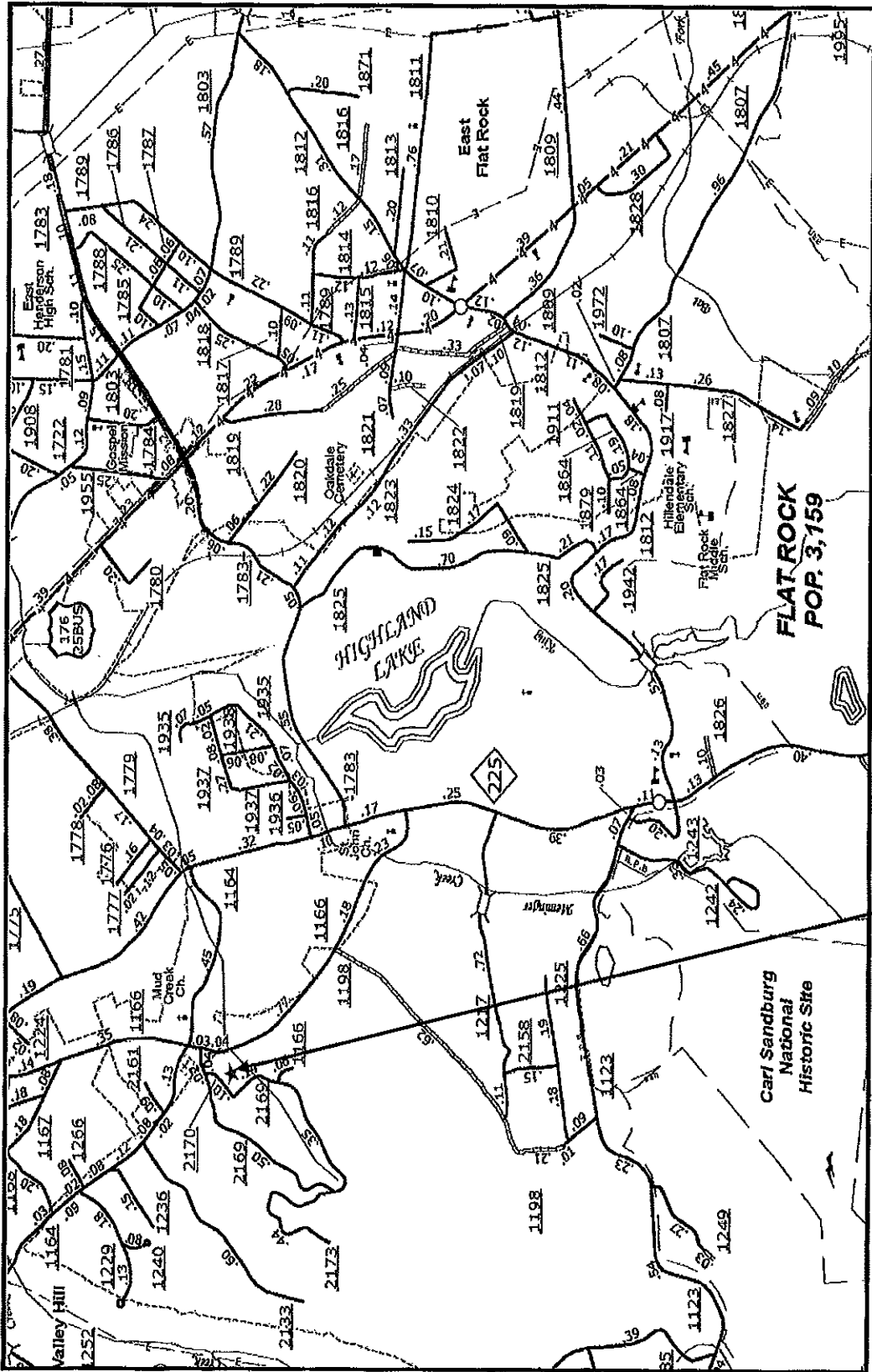
FROM: FRANKIE J DILLS, JR, DIVISION ROW AGENT *Frankie J Dills, Jr*

BY: LAUREN QUEEN, RIGHT OF WAY AGENT *L. Queen*

**SUBJECT: VERIFICATION OF PUBLIC RIGHT OF WAY FOR PHEASANT
BRANCH COURT IN THE DUNROY ON RUTLEDGE SUBDIVISION IN
HENDERSON COUNTY**

The plat for the above mentioned property is recorded in the Henderson County Register of Deeds office in book 2019, page 11689 with a 45 ft. right of way.
If we can be of further assistance, please advise.

Henderson County Vicinity Map - Pheasant Branch Ct. (Road Addition)



Pheasant Branch Ct

PLAT OF SURVEY OF "DUNROY ON RUTLEDGE" REVISED

SHOWING THE AS-BUILT LOCATION OF
PAVEMENT, DRIVES AND SIDEWALKS OF
PHEASANT BRANCH COURT

DUNROY ON RUTLEDGE, LLC
OWNER/DEVELOPER

VILLAGE OF FLAT ROCK
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

FEBRUARY 3rd, 2020

N.C.E.S. MONUMENT
STATE

REGISTER OF DEEDS
FILED FOR REGISTRATION ON THE _____ day of _____, 2020, and recorded on page 416.

REGISTER OF DEEDS

CONSTRUCTION STANDARDS COMMISSION
APPROVED

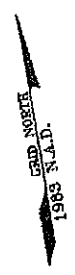
DATE

COMMON AREA
DUNROY ON RUTLEDGE
D.B. 1000, PG. 210
P.M.F. 058777745

JOE CROWELL
CONSTRUCTION, INC.
P.L.L.C.
P.M.F. 058778087

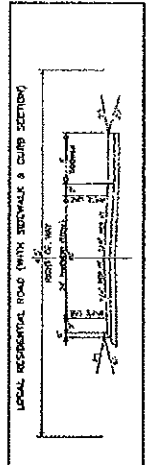
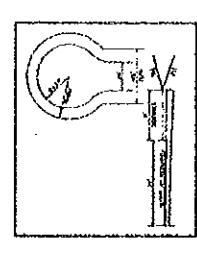
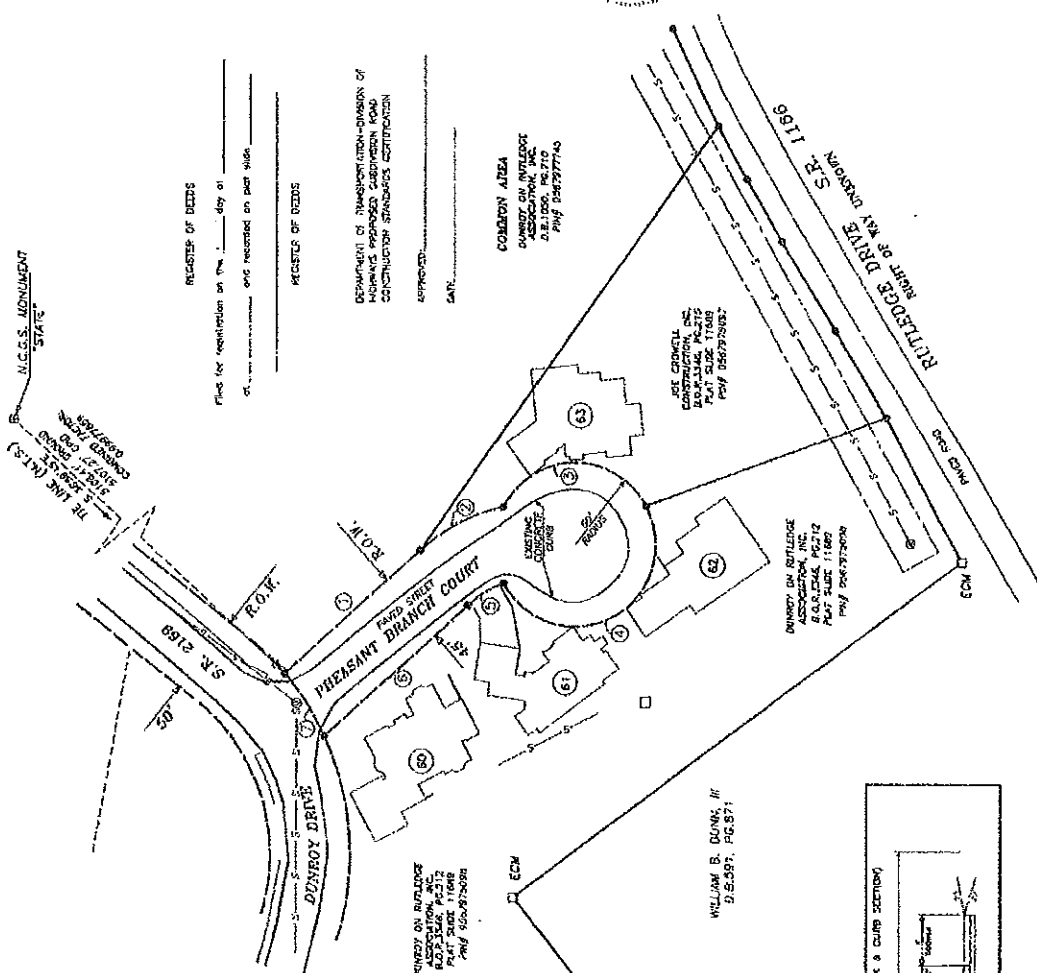
DUNROY ON RUTLEDGE
ASSOCIATION, INC.
P.L.L.C.
P.M.F. 058778087

WILLIAM B. DUNN, II
S.S. 597, PG. 571



CALL TABLE

COURSE	BEARING	DISTANCE
1	N 89°17'30"E	112.83'
2	S 89°17'30"E	112.83'
3	S 89°17'30"E	112.83'
4	S 89°17'30"E	112.83'
5	S 89°17'30"E	112.83'
6	S 89°17'30"E	112.83'
7	S 89°17'30"E	112.83'



- NOTES:**
- AREAS DETERMINED BY COORDINATE COMPUTATION.
 - AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY.
 - THE CURRENT OWNERS OF RECORD ARE DUNROY ON RUTLEDGE ASSOCIATION, P.L.L.C. (D.O.R.A.), PG. 210, AND JOE CROWELL CONSTRUCTION, LLC (C.C.O.C.), PG. 215.
 - ALL BEARINGS ARE RELATED TO THE N.C. GRID SYSTEM; ALL DISTANCES ARE HORIZONTAL.
 - MISSING BEARINGS AND DISTANCES SHOWN IN THESE NOTES ARE BASED ON THE ASSUMPTION THAT THE SEWER LINE IS 12.5' ON EACH SIDE OF SEWER LINE.

- LEGEND**
- EXISTING BORDER MONUMENT
 - EXISTING BOUNDARY MONUMENT
 - AS NOTED
 - MONUMENT BY POINT-TO-POINT STAKED
 - AS NOTED

STACY KENT RHODES, a PROFESSIONAL LAND SURVEYOR, certifies that this plat was drawn under my supervision from a field sketch prepared by me or under my direct supervision and that the boundaries not surveyed are shown indicated from information furnished to me by the owner. Page 20089. I have the duty of providing an accurate and complete plat as shown herein. Witness my hand and seal of the State of North Carolina, this 20th day of February, A.D. 2020.

State of North Carolina
County of _____
Stacy Kent Rhodes, Surveyor
I, Stacy Kent Rhodes, Surveyor, certify that the map or plat to which this certification is attached meets all statutory requirements for recording.



SCALE 1" = 50'

LOCATIONS MAP (N15)

STACY KENT RHODES
NC PLS 2859

TAGGNER B. RHODES
NC PLS 12-1129
1405 SOUTHWEST PULK
345 SOUTH BRIDGE STREET
HENDERSONVILLE, NORTH CAROLINA 28792
PHONE: (704) 993-1023
FAX: (704) 993-4919

DATE: JANUARY 24th, 2020 DRAWN BY: SWR/ONS JOB NUMBER: 58-074

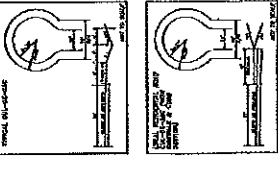
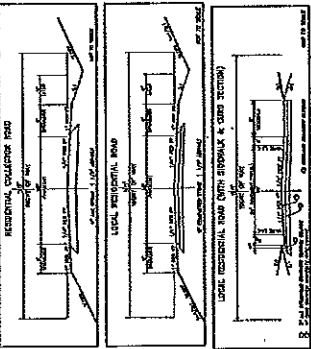
**"DUNROY ON RUTLEDGE"
REVISION 2**

BEING A MAJOR SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED BOOK 966 PAGE 580 AND DEED BOOK 1008 PAGE 181

DUNROY ON RUTLEDGE, L.L.C.
OWNER / DEVELOPER

VILLAGE OF FLAT ROCK
HENDERSONVILLE TOWNSHIP
NORTH CAROLINA

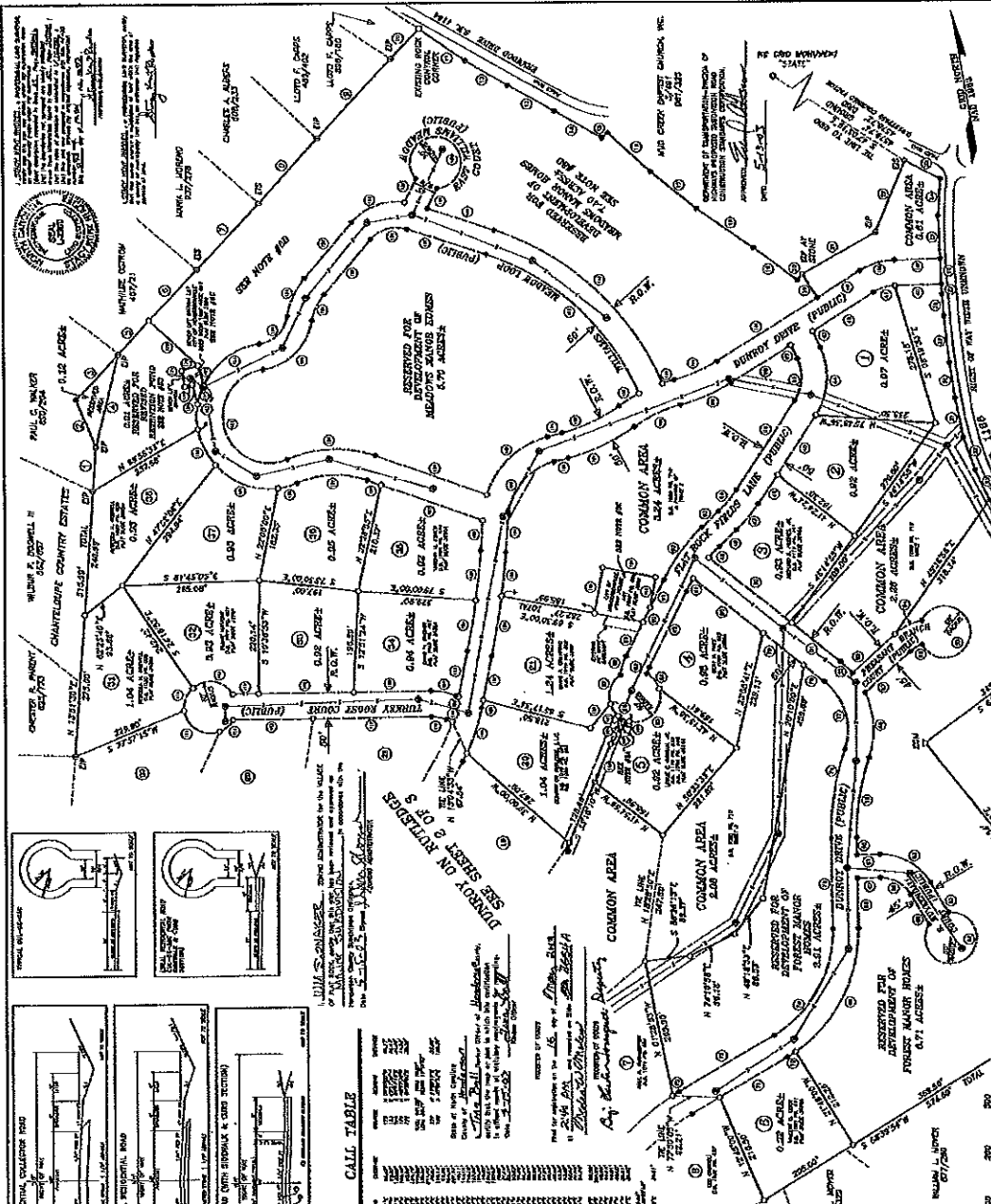
MAY 6th, 2003
SHEET 1 OF 3



CALL TABLE

Area: 1.12 Acres
 2. 0.12 Acres
 3. 0.12 Acres
 4. 0.12 Acres
 5. 0.12 Acres
 6. 0.12 Acres
 7. 0.12 Acres
 8. 0.12 Acres
 9. 0.12 Acres
 10. 0.12 Acres
 11. 0.12 Acres
 12. 0.12 Acres
 13. 0.12 Acres
 14. 0.12 Acres
 15. 0.12 Acres
 16. 0.12 Acres
 17. 0.12 Acres
 18. 0.12 Acres
 19. 0.12 Acres
 20. 0.12 Acres
 21. 0.12 Acres
 22. 0.12 Acres
 23. 0.12 Acres
 24. 0.12 Acres
 25. 0.12 Acres
 26. 0.12 Acres
 27. 0.12 Acres
 28. 0.12 Acres
 29. 0.12 Acres
 30. 0.12 Acres
 31. 0.12 Acres
 32. 0.12 Acres
 33. 0.12 Acres
 34. 0.12 Acres
 35. 0.12 Acres
 36. 0.12 Acres
 37. 0.12 Acres
 38. 0.12 Acres
 39. 0.12 Acres
 40. 0.12 Acres
 41. 0.12 Acres
 42. 0.12 Acres
 43. 0.12 Acres
 44. 0.12 Acres
 45. 0.12 Acres
 46. 0.12 Acres
 47. 0.12 Acres
 48. 0.12 Acres
 49. 0.12 Acres
 50. 0.12 Acres
 51. 0.12 Acres
 52. 0.12 Acres
 53. 0.12 Acres
 54. 0.12 Acres
 55. 0.12 Acres
 56. 0.12 Acres
 57. 0.12 Acres
 58. 0.12 Acres
 59. 0.12 Acres
 60. 0.12 Acres
 61. 0.12 Acres
 62. 0.12 Acres
 63. 0.12 Acres
 64. 0.12 Acres
 65. 0.12 Acres
 66. 0.12 Acres
 67. 0.12 Acres
 68. 0.12 Acres
 69. 0.12 Acres
 70. 0.12 Acres
 71. 0.12 Acres
 72. 0.12 Acres
 73. 0.12 Acres
 74. 0.12 Acres
 75. 0.12 Acres
 76. 0.12 Acres
 77. 0.12 Acres
 78. 0.12 Acres
 79. 0.12 Acres
 80. 0.12 Acres
 81. 0.12 Acres
 82. 0.12 Acres
 83. 0.12 Acres
 84. 0.12 Acres
 85. 0.12 Acres
 86. 0.12 Acres
 87. 0.12 Acres
 88. 0.12 Acres
 89. 0.12 Acres
 90. 0.12 Acres
 91. 0.12 Acres
 92. 0.12 Acres
 93. 0.12 Acres
 94. 0.12 Acres
 95. 0.12 Acres
 96. 0.12 Acres
 97. 0.12 Acres
 98. 0.12 Acres
 99. 0.12 Acres
 100. 0.12 Acres

CALLS ALONG MARGIN OF EXISTING RIGHT OF WAY



STACY KENT REODES
NO 248 2809
400 WEST 2ND ST.
RANDOLPH, NC 28134
PH: 704.388.2815

REVISIONS:
1. AS SHOWN ON PREVIOUS REVISIONS
2. AS NOTED ON THIS SHEET
3. AS NOTED ON SHEET 2 OF 3
4. AS NOTED ON SHEET 3 OF 3

LEGEND:
1. EXISTING CENTER OF ROAD
2. AS NOTED ON SHEET 2 OF 3
3. COMPLETE IMPROVEMENT
4. EXISTING CENTER OF ROAD

SCALE: 1" = 100'

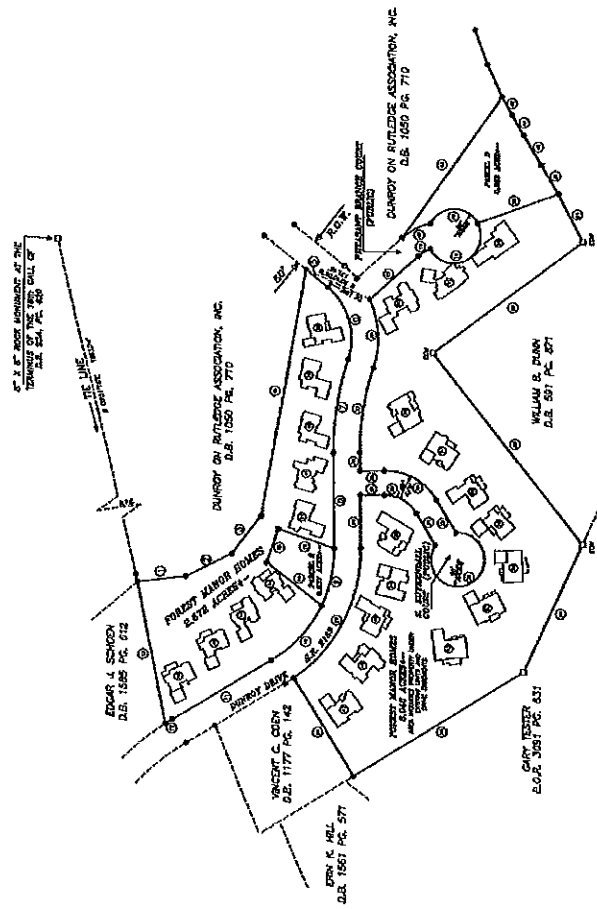
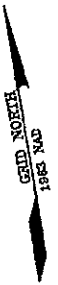
NOTES:
1. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
2. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
3. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
4. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
5. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
6. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
7. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
8. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
9. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
10. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
11. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
12. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
13. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
14. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
15. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
16. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
17. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
18. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
19. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
20. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
21. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
22. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
23. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
24. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
25. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
26. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
27. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
28. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
29. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
30. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
31. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
32. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
33. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
34. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
35. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
36. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
37. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
38. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
39. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
40. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
41. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
42. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
43. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
44. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
45. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
46. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
47. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
48. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
49. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
50. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
51. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
52. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
53. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
54. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
55. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
56. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
57. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
58. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
59. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
60. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
61. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
62. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
63. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
64. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
65. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
66. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
67. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
68. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
69. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
70. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
71. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
72. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
73. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
74. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
75. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
76. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
77. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
78. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
79. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
80. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
81. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
82. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
83. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
84. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
85. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
86. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
87. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
88. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
89. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
90. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
91. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
92. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
93. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
94. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
95. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
96. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
97. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
98. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
99. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.
100. ALL LOTS TO BE DEVELOPED BY THE END OF 2004.

**PLAT OF SURVEY FOR
DUNROY ON RUTLEDGE LLC**
SHOWING PROPOSED PROPERTY RELEASE

VILLAGE OF FLAT ROCK
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
MARCH 04th, 2019
SHEET 2 OF 3

TABLE OF NUMBERED CALLS

CALL NO.	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 89°57'00"W	81.31'	17	N 89°57'00"E	113.20'
2	N 89°57'00"E	81.31'	18	S 89°57'00"W	113.20'
3	S 89°57'00"W	81.31'	19	N 89°57'00"E	113.20'
4	N 89°57'00"E	81.31'	20	S 89°57'00"W	113.20'
5	S 89°57'00"W	81.31'	21	N 89°57'00"E	113.20'
6	N 89°57'00"E	81.31'	22	S 89°57'00"W	113.20'
7	S 89°57'00"W	81.31'	23	N 89°57'00"E	113.20'
8	N 89°57'00"E	81.31'	24	S 89°57'00"W	113.20'
9	S 89°57'00"W	81.31'	25	N 89°57'00"E	113.20'
10	N 89°57'00"E	81.31'	26	S 89°57'00"W	113.20'
11	S 89°57'00"W	81.31'	27	N 89°57'00"E	113.20'
12	N 89°57'00"E	81.31'	28	S 89°57'00"W	113.20'
13	S 89°57'00"W	81.31'	29	N 89°57'00"E	113.20'
14	N 89°57'00"E	81.31'	30	S 89°57'00"W	113.20'
15	S 89°57'00"W	81.31'	31	N 89°57'00"E	113.20'
16	N 89°57'00"E	81.31'	32	S 89°57'00"W	113.20'
17	S 89°57'00"W	81.31'	33	N 89°57'00"E	113.20'
18	N 89°57'00"E	81.31'	34	S 89°57'00"W	113.20'
19	S 89°57'00"W	81.31'	35	N 89°57'00"E	113.20'
20	N 89°57'00"E	81.31'	36	S 89°57'00"W	113.20'
21	S 89°57'00"W	81.31'	37	N 89°57'00"E	113.20'
22	N 89°57'00"E	81.31'	38	S 89°57'00"W	113.20'
23	S 89°57'00"W	81.31'	39	N 89°57'00"E	113.20'
24	N 89°57'00"E	81.31'	40	S 89°57'00"W	113.20'
25	S 89°57'00"W	81.31'	41	N 89°57'00"E	113.20'
26	N 89°57'00"E	81.31'	42	S 89°57'00"W	113.20'
27	S 89°57'00"W	81.31'	43	N 89°57'00"E	113.20'
28	N 89°57'00"E	81.31'	44	S 89°57'00"W	113.20'
29	S 89°57'00"W	81.31'	45	N 89°57'00"E	113.20'
30	N 89°57'00"E	81.31'			



I, the undersigned, a professional land surveyor, have prepared this plat of survey for the Village of Flat Rock, Hendersonville Township, Henderson County, North Carolina, showing the proposed property release for Dunroy on Rutledge LLC. I am a duly licensed and bonded professional land surveyor in the State of North Carolina. My commission expires on 03/31/2024. I am a member of the North Carolina Society of Professional Land Surveyors.

DATE: 03/04/2019
BY: [Signature]



Witness my hand and seal this 4th day of March, 2019, at Hendersonville, North Carolina.

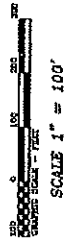
[Signature]

I, the undersigned, a professional land surveyor, have prepared this plat of survey for the Village of Flat Rock, Hendersonville Township, Henderson County, North Carolina, showing the proposed property release for Dunroy on Rutledge LLC. I am a duly licensed and bonded professional land surveyor in the State of North Carolina. My commission expires on 03/31/2024. I am a member of the North Carolina Society of Professional Land Surveyors.

DATE: 03/04/2019
BY: [Signature]

NOTES:
1. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
2. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
3. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
4. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
5. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
6. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
7. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
8. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
9. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.
10. THE SURVEY WAS PREPARED BY AUTOMATIC COMPLETION.

LEGEND:
→ BOUNDARY ALIGNMENT
→ PROPERTY LINE
→ CENTERLINE
→ CENTERLINE
→ CENTERLINE



STACY KENT RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
1100 W. HUNTER STREET
HENDERSONVILLE, NC 27534
PH: 704.938.4474

DATE: MARCH 04, 2019
DRAWN BY: [Name]
JOB NUMBER: 18-0274

**PLAT OF BUILDING ENVELOPE FOR
PROPOSED UNIT 63
OF THE FOREST MANOR HOMES
OF DUNROY ON RUTLEDGE**

**VILLAGE OF FLAT ROCK
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA**
JUNE 19th, 2018



STATE SURVEY ENGINEER
I, William Lee King, a PROFESSIONAL LAND SURVEYOR,
do hereby certify that this plat was prepared under the supervision of me,
an actual survey made under the authorization of the State Board of
(Legal description recorded in Book 55, Page 580-581)
and that the information furnished to me is true and correct. I further
certify that the plat was prepared in accordance with G.S. 17-20.02
and that the plat was prepared in accordance with G.S. 17-30
and that the plat was prepared in accordance with the
provisions of the State Survey Law, Act 20 of 1915.
WILLIAM LEE KING
REGISTERED LAND SURVEYOR

STATE SURVEY ENGINEER
I, William Lee King, a PROFESSIONAL LAND SURVEYOR,
do hereby certify that this plat was prepared under the supervision of me,
an actual survey made under the authorization of the State Board of
(Legal description recorded in Book 55, Page 580-581)
and that the information furnished to me is true and correct. I further
certify that the plat was prepared in accordance with G.S. 17-20.02
and that the plat was prepared in accordance with G.S. 17-30
and that the plat was prepared in accordance with the
provisions of the State Survey Law, Act 20 of 1915.
WILLIAM LEE KING
REGISTERED LAND SURVEYOR

I, Richard A. Castle, ZONING ADMINISTRATOR for the VILLAGE
OF FLAT ROCK, certify that this plat has been reviewed and approved as
being in accordance with the
ZONING ORDINANCES of the
VILLAGE OF FLAT ROCK.
DATE: June 19, 2018 Signed Richard A. Castle
ZONING ADMINISTRATOR

BOOK 2018 PAGE 11342 (1)
BERTS
The document presented and filed:
07/20/2018 02:55:46 PM
WILLIAM LEE KING, HENDERSON COUNTY, NC



STACY KENT RHODES
NC PLS 2959
WILKINSON & RHODES
LAND SURVEYORS
145 SOUTH ROCK STREET
HENDERSONVILLE, NORTH CAROLINA 28042
PHONE: (252) 933-1022
FAX: (252) 933-4079

DATE: MAY 29th, 2018 DRAWN BY: DMS/SKR JOB NUMBER: 98-074

REGISTER OF DEEDS
Filed for registration on the 28th day of JULY 2018
at 2:55 PM, and recorded on plat slide 11342
at William Lee King
REGISTER OF DEEDS

State of North Carolina
County of Henderson
I, Anna Bell, Register of Deeds for Henderson County,
do hereby certify that the map or plat to which this certification
is affixed is a true and correct copy of the original records.
DATE: 7-20-2018 Anna Bell
REGISTER OF DEEDS

**CALLS ALONG PROPERTY
UNDER BUILDING ENVELOPE
FOR THE PROPOSED UNIT 63
OF THE FOREST MANOR
HOMES OF DUNROY**

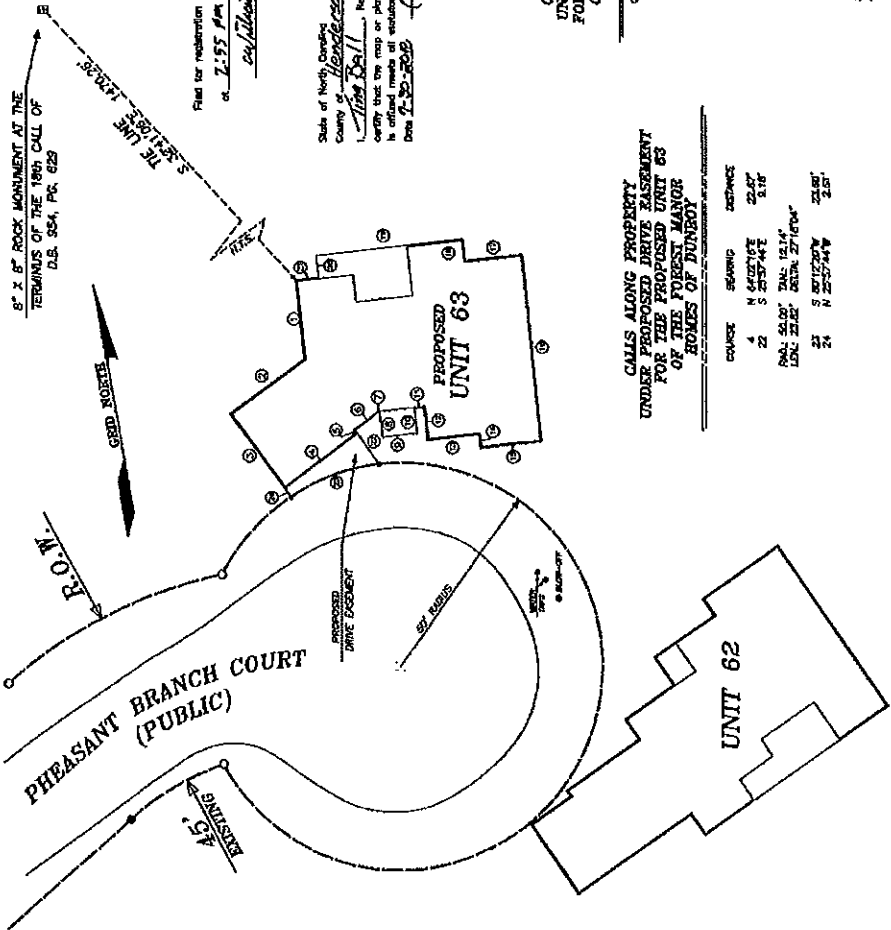
COURSE	BEARING	DISTANCE
1	S 60°12'27"	25.50'
2	S 25°37'44"E	22.87'
3	S 85°17'18"	22.07'
4	S 85°17'18"	7.14'
5	S 85°17'18"	0.51'
6	S 85°17'18"	6.07'
7	S 85°17'18"	6.07'
8	S 85°17'18"	6.07'
9	S 85°17'18"	6.07'
10	S 85°17'18"	6.07'
11	S 85°17'18"	6.07'
12	S 85°17'18"	6.07'
13	S 85°17'18"	6.07'
14	S 85°17'18"	6.07'
15	S 85°17'18"	6.07'
16	S 85°17'18"	6.07'
17	S 85°17'18"	6.07'
18	S 85°17'18"	6.07'
19	S 85°17'18"	6.07'
20	S 85°17'18"	6.07'
21	S 85°17'18"	6.07'
22	S 85°17'18"	6.07'
23	S 85°17'18"	6.07'
24	S 85°17'18"	6.07'
25	S 85°17'18"	6.07'
26	S 85°17'18"	6.07'
27	S 85°17'18"	6.07'
28	S 85°17'18"	6.07'
29	S 85°17'18"	6.07'
30	S 85°17'18"	6.07'
31	S 85°17'18"	6.07'
32	S 85°17'18"	6.07'
33	S 85°17'18"	6.07'
34	S 85°17'18"	6.07'
35	S 85°17'18"	6.07'
36	S 85°17'18"	6.07'
37	S 85°17'18"	6.07'
38	S 85°17'18"	6.07'
39	S 85°17'18"	6.07'
40	S 85°17'18"	6.07'
41	S 85°17'18"	6.07'
42	S 85°17'18"	6.07'
43	S 85°17'18"	6.07'
44	S 85°17'18"	6.07'
45	S 85°17'18"	6.07'
46	S 85°17'18"	6.07'
47	S 85°17'18"	6.07'
48	S 85°17'18"	6.07'
49	S 85°17'18"	6.07'
50	S 85°17'18"	6.07'
51	S 85°17'18"	6.07'
52	S 85°17'18"	6.07'
53	S 85°17'18"	6.07'
54	S 85°17'18"	6.07'
55	S 85°17'18"	6.07'
56	S 85°17'18"	6.07'
57	S 85°17'18"	6.07'
58	S 85°17'18"	6.07'
59	S 85°17'18"	6.07'
60	S 85°17'18"	6.07'
61	S 85°17'18"	6.07'
62	S 85°17'18"	6.07'
63	S 85°17'18"	6.07'
64	S 85°17'18"	6.07'
65	S 85°17'18"	6.07'
66	S 85°17'18"	6.07'
67	S 85°17'18"	6.07'
68	S 85°17'18"	6.07'
69	S 85°17'18"	6.07'
70	S 85°17'18"	6.07'
71	S 85°17'18"	6.07'
72	S 85°17'18"	6.07'
73	S 85°17'18"	6.07'
74	S 85°17'18"	6.07'
75	S 85°17'18"	6.07'
76	S 85°17'18"	6.07'
77	S 85°17'18"	6.07'
78	S 85°17'18"	6.07'
79	S 85°17'18"	6.07'
80	S 85°17'18"	6.07'
81	S 85°17'18"	6.07'
82	S 85°17'18"	6.07'
83	S 85°17'18"	6.07'
84	S 85°17'18"	6.07'
85	S 85°17'18"	6.07'
86	S 85°17'18"	6.07'
87	S 85°17'18"	6.07'
88	S 85°17'18"	6.07'
89	S 85°17'18"	6.07'
90	S 85°17'18"	6.07'
91	S 85°17'18"	6.07'
92	S 85°17'18"	6.07'
93	S 85°17'18"	6.07'
94	S 85°17'18"	6.07'
95	S 85°17'18"	6.07'
96	S 85°17'18"	6.07'
97	S 85°17'18"	6.07'
98	S 85°17'18"	6.07'
99	S 85°17'18"	6.07'
100	S 85°17'18"	6.07'

**CALLS ALONG PROPERTY
UNDER PROPOSED DRIVE EASEMENT
FOR THE PROPOSED UNIT 63
OF THE FOREST MANOR
HOMES OF DUNROY**

COURSE	BEARING	DISTANCE
1	N 64°27'16"	22.87'
2	S 25°37'44"E	21.16'
3	S 85°17'18"	22.87'
4	S 85°17'18"	22.87'
5	S 85°17'18"	22.87'
6	S 85°17'18"	22.87'
7	S 85°17'18"	22.87'
8	S 85°17'18"	22.87'
9	S 85°17'18"	22.87'
10	S 85°17'18"	22.87'
11	S 85°17'18"	22.87'
12	S 85°17'18"	22.87'
13	S 85°17'18"	22.87'
14	S 85°17'18"	22.87'
15	S 85°17'18"	22.87'
16	S 85°17'18"	22.87'
17	S 85°17'18"	22.87'
18	S 85°17'18"	22.87'
19	S 85°17'18"	22.87'
20	S 85°17'18"	22.87'
21	S 85°17'18"	22.87'
22	S 85°17'18"	22.87'
23	S 85°17'18"	22.87'
24	S 85°17'18"	22.87'
25	S 85°17'18"	22.87'
26	S 85°17'18"	22.87'
27	S 85°17'18"	22.87'
28	S 85°17'18"	22.87'
29	S 85°17'18"	22.87'
30	S 85°17'18"	22.87'
31	S 85°17'18"	22.87'
32	S 85°17'18"	22.87'
33	S 85°17'18"	22.87'
34	S 85°17'18"	22.87'
35	S 85°17'18"	22.87'
36	S 85°17'18"	22.87'
37	S 85°17'18"	22.87'
38	S 85°17'18"	22.87'
39	S 85°17'18"	22.87'
40	S 85°17'18"	22.87'
41	S 85°17'18"	22.87'
42	S 85°17'18"	22.87'
43	S 85°17'18"	22.87'
44	S 85°17'18"	22.87'
45	S 85°17'18"	22.87'
46	S 85°17'18"	22.87'
47	S 85°17'18"	22.87'
48	S 85°17'18"	22.87'
49	S 85°17'18"	22.87'
50	S 85°17'18"	22.87'
51	S 85°17'18"	22.87'
52	S 85°17'18"	22.87'
53	S 85°17'18"	22.87'
54	S 85°17'18"	22.87'
55	S 85°17'18"	22.87'
56	S 85°17'18"	22.87'
57	S 85°17'18"	22.87'
58	S 85°17'18"	22.87'
59	S 85°17'18"	22.87'
60	S 85°17'18"	22.87'
61	S 85°17'18"	22.87'
62	S 85°17'18"	22.87'
63	S 85°17'18"	22.87'
64	S 85°17'18"	22.87'
65	S 85°17'18"	22.87'
66	S 85°17'18"	22.87'
67	S 85°17'18"	22.87'
68	S 85°17'18"	22.87'
69	S 85°17'18"	22.87'
70	S 85°17'18"	22.87'
71	S 85°17'18"	22.87'
72	S 85°17'18"	22.87'
73	S 85°17'18"	22.87'
74	S 85°17'18"	22.87'
75	S 85°17'18"	22.87'
76	S 85°17'18"	22.87'
77	S 85°17'18"	22.87'
78	S 85°17'18"	22.87'
79	S 85°17'18"	22.87'
80	S 85°17'18"	22.87'
81	S 85°17'18"	22.87'
82	S 85°17'18"	22.87'
83	S 85°17'18"	22.87'
84	S 85°17'18"	22.87'
85	S 85°17'18"	22.87'
86	S 85°17'18"	22.87'
87	S 85°17'18"	22.87'
88	S 85°17'18"	22.87'
89	S 85°17'18"	22.87'
90	S 85°17'18"	22.87'
91	S 85°17'18"	22.87'
92	S 85°17'18"	22.87'
93	S 85°17'18"	22.87'
94	S 85°17'18"	22.87'
95	S 85°17'18"	22.87'
96	S 85°17'18"	22.87'
97	S 85°17'18"	22.87'
98	S 85°17'18"	22.87'
99	S 85°17'18"	22.87'
100	S 85°17'18"	22.87'

- NOTES:**
1. ALL BEARINGS ARE RELATED TO N.C. GRID (NAD 83). ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
 2. THIS IS THE PROPOSED LOCATION OF UNIT 63 OF THE FOREST MANOR HOMES OF DUNROY ON RUTLEDGE AND IS SUBJECT TO CHANGE UPON COMPLETION OF SAID UNIT.
 3. THE COMPENSATION FOR THE BUILDING ENVELOPE FOR PROPOSED UNIT 63 AS SHOWN HEREON IS \$247.57 SQ. FT. @ .0025 AC. +/-.
 4. THE TOTAL AREA OF PROPOSED DRIVE EASEMENT AS SHOWN HEREON IS 111.37 SQ. FT. @ .0025 AC. +/-.

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



SLIDE 11342