LAND

THE DK PROPERTY GROUP

# +/- 9.2 Acres on Never Blue Rd.

# Flat Rock, NC 28731


Presented by:

The DK Property Group

Co/ Owners - Dallas Ducote & Cameron Kennedy

o) (828) 290-9750 | c) (828) 243-8132 | e) ducotekenny@gmail.com

Powered By:

Keller Williams Mountain Partners

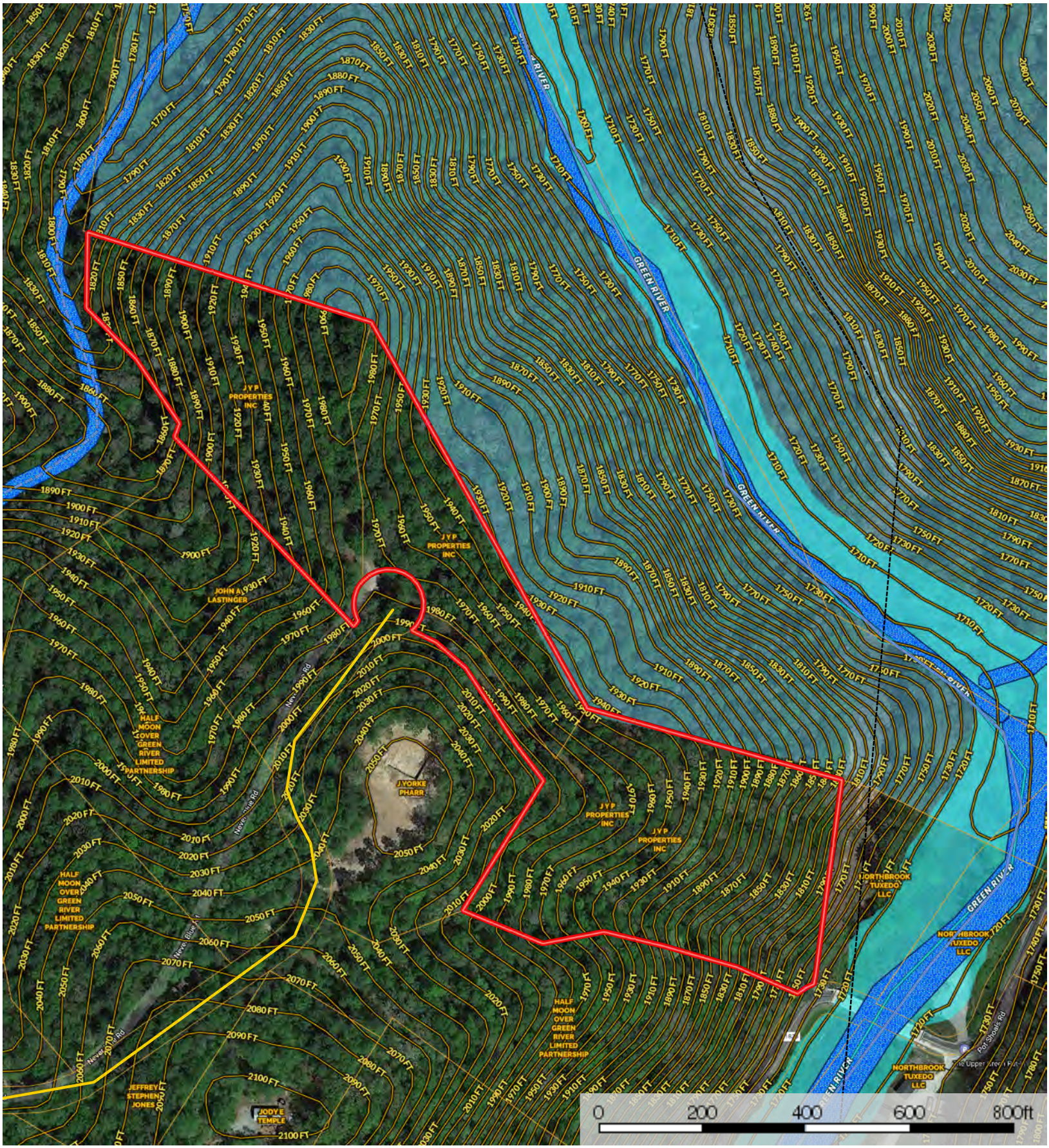
404 S Main St. Hendersonville, NC 28792


kw MOUNTAIN PARTNERS KELLERWILLIAMS.

D&K DUCOTE • KENNEDY PROPERTY GROUP

# Never Blue Rd - Land

Henderson County, North Carolina, 9.2 AC +/-




Stream | Primary Road | Transmission Line | River / Creek | Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other

BLM | Local Government | Conservation Easements | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included | Wetlands | Riparian

Stream, Intermittent | River/Creek | Water Body

Dallas Ducote

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Veritcal View
+/- 9.2 acres on Never Blue Rd.
Henderson County
PIN #'s:
9586-72-3938
9586-72-6892
9586-82-0304
Legend
Boundary
Primary Road
River/Creek
Stream
Transmission Line
Never Blue Rd
1836
Pot Shoal Rd
700 ft
N
Google Earth
©2021 Google

North View
+/- 9.2 acres on Never Blue Rd.
Henderson County
PIN #'s:
9586-72-3938
9586-72-6892
9586-82-0304
Legend
Boundary
Primary Road
River/Creek
Stream
Transmission Line
Never Blue Rd
Google Earth
©2021 Google
500 ft
N

East View
+/- 9.2 acres on Never Blue Rd.
Henderson County
PIN #'s:
9586-72-3938
9586-72-6892
9586-82-0304
Legend
Boundary
Primary Road
River/Creek
Stream
Transmission Line
1836
Never Blue Rd
Google Earth
©2021 Google
400 ft
N

South View
+/- 9.2 acres on Never Blue Rd.
Henderson County
PIN #'s:
9586-72-3938
9586-72-6892
9586-82-0304
1836
Legend
Boundary
Primary Road
River/Creek
Stream
Transmission Line
N
400 ft
Google Earth
©2021 Google

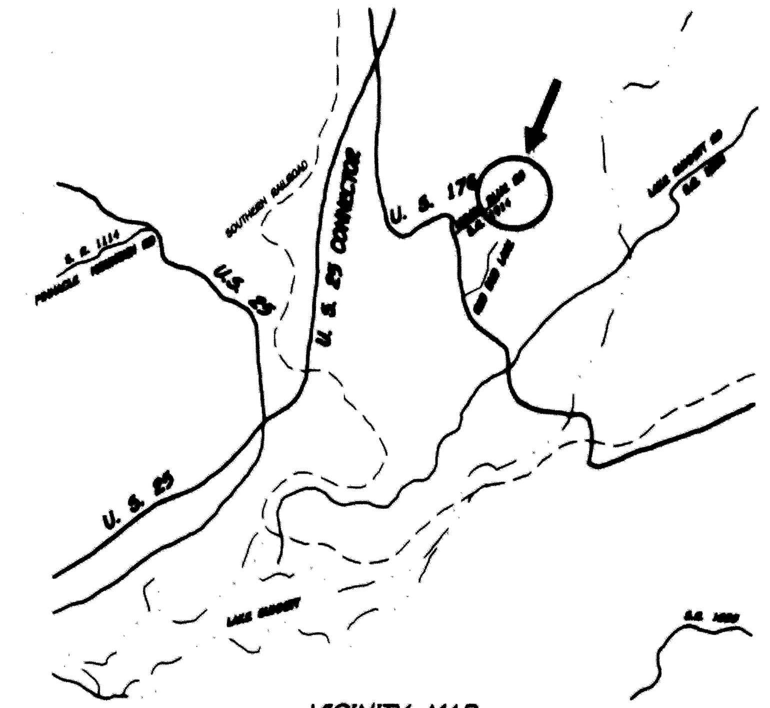
West View
+/- 9.2 acres on Never Blue Rd.
Henderson County
PIN #'s:
9586-72-3938
9586-72-6892
9586-82-0304
Never Blue Rd
Potashoals Rd
1836
Legend
Boundary
Primary Road
River/Creek
Stream
Transmission Line
Google Earth
©2021 Google
400 ft
N

NOTES

1. REFERENCES - DEED BOOK 864, PAGE 323
   PLAT BOOK ____, PAGE ____
2. AREA DETERMINED BY COORDINATE COMPUTATION
3. MAP IS FOR RECORDATION
4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
5. MINIMUM SETBACKS
   FRONT ____
   REAR ____
   SIDE ____
6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON.

| Curve | Radius | Chord Bearing and Distance | | Arc Length |
|---|---|---|---|---|
| C1 | 304.30' | S 88° 44' 53" E | 31.87' | 31.89' |
| C2 | 222.50' | N 75° 36' 40" E | 142.25' | 144.79' |
| C3 | 145.00' | N 30° 53' 35" E | 127.47' | 131.98' |
| C4 | 145.00' | N 12° 44' 44" W | 87.50' | 88.89' |
| C5 | 199.82' | N 4° 20' 56" E | 181.78' | 193.34' |
| C6 | 55.00' | N 73° 58' 42" E | 56.45' | 59.28' |
| C7 | 55.00' | N 48° 32' 39" W | 109.95' | 175.94' |
| C8 | 55.00' | S 6° 28' 57" W | 80.44' | 63.99' |
| C9 | 204.82' | S 21° 47' 39" W | 121.21' | 123.05' |
| C10 | 204.82' | S 12° 51' 43" E | 122.81' | 124.73' |
| C11 | 100.00' | S 13° 19' 50" W | 138.02' | 152.33' |
| C12 | 177.50' | S 60° 09' 13" W | 19.73' | 19.74' |
| C13 | 177.50' | S 78° 47' 47" W | 94.62' | 95.77' |
| C14 | 349.30' | S 73° 48' 11" W | 244.10' | 249.36' |
| C15 | 145.00' | N 8° 14' 28" E | 151.41' | 159.30' |
| C16 | 100.00' | N 25° 30' 51" E | 150.36' | 170.16' |
| C17 | 145.00' | N 35° 02' 29" E | 183.36' | 198.50' |
| C18 | 100.00' | N 17° 33' 04" E | 74.04' | 75.85' |
| C19 | 145.00' | N 23° 06' 37" E | 80.76' | 81.84' |
| C20 | 277.50' | N 15° 28' 41" E | 82.39' | 82.69' |
| C21 | 304.30' | N 56° 07' 57" E | 323.57' | 341.16' |

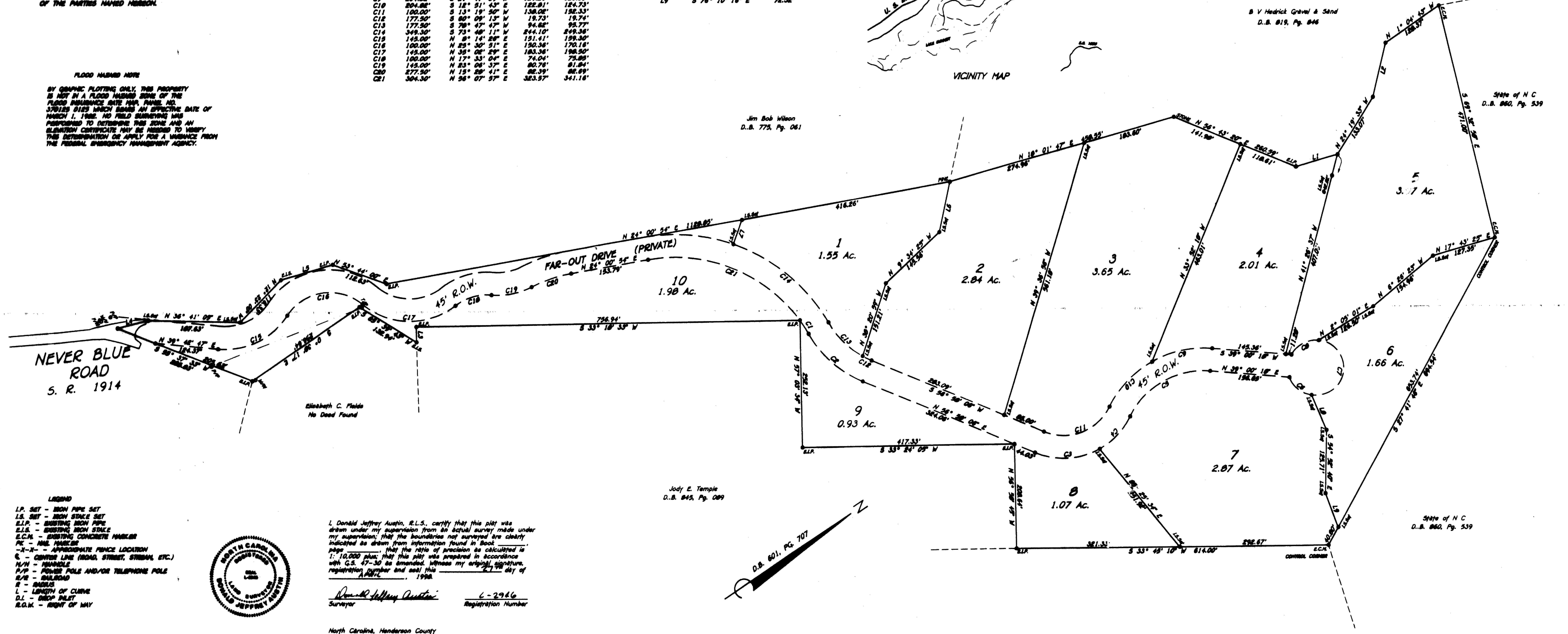
| Line | Bearing | Distance |
|---|---|---|
| L1 | N 17° 44' 47" E | 85.18' |
| L2 | N 42° 55' 43" W | 109.75' |
| L3 | S 57° 04' 27" E | 30.00' |
| L4 | N 15° 00' 26" E | 57.58' |
| L5 | N 17° 25' 20" E | 106.64' |
| L6 | N 44° 02' 32" W | 101.35' |
| L7 | N 36° 39' 39" W | 51.38' |
| L8 | S 78° 47' 51" E | 75.82' |
| L9 | S 76° 10' 18" E | 72.32' |



VICINITY MAP

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 370125 0125 WHICH BEARS AN EFFECTIVE DATE OF MARCH 1, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.




LEGEND

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

NORTH CAROLINA REGISTERED LAND SURVEYOR DONALD JEFFREY AUSTIN SEAL L-2966

I, Donald Jeffrey Austin, R.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, page ____, that the ratio of precision as calculated is 1: 10,000 plus; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 27th day of April, 1998.

Donald Jeffrey Austin
Surveyor

L-2966
Registration Number

North Carolina, Henderson County

I, Linda C. Laughter, a Notary Public of the state and county aforesaid, certify that Donald Jeffrey Austin, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27TH day of APRIL, 1998.

LINDA C. LAUGHTER NOTARY PUBLIC HENDERSON COUNTY, N.C.

Linda C Laughter
Notary Public
My Commission expires April 10, 2000.

North Carolina, Henderson County

The foregoing certificate of Linda C. Laughter, a Notary Public in and for the state and county designated is certified to be correct this 16 day of June, 1998.

Nedra W. Moles By Brenda O Sexton, Deputy
Registrar of Deeds

Filed for registration on the 16 day of June, 1998 at 3:05PM and recorded at plat slide 2753.

Nedra W. Moles, Brenda O Sexton, Deputy
Registrar of Deeds

I, MATT MATTESON
LAND DEVELOPMENT ADMINISTRATOR FOR HENDERSON COUNTY, CERTIFY THAT THIS PLAT/PLAN HAS BEEN REVIEWED AND APPROVED AS A minor subdivision IN ACCORDANCE WITH HENDERSON COUNTY LAND DEVELOPMENT ORDINANCE.

Matt Matteson 4/29/98
SIG.: ADMINISTRATOR DATE

I, KAREN E. COLLINS
REVIEW OFFICER OF HENDERSON COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Karen E. Collins 4/29/98
REVIEW OFFICER DATE

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

100 50 0 100 200 300
GRAPHIC SCALE IN FEET

OWNER:
JYP PROPERTIES, INC.
HALF MOON OVER GREEN RIVER, LTD.
1100 OAK HILLS LANE, #8
HENDERSONVILLE, N.C. 28793
828 693-0162

YORK PHARR
and
B.B. MASSAGEE, III
MINOR SUBDIVISION

| HENDERSONVILLE TWP. | | HENDERSON COUNTY, N.C. | |
|---|---|---|---|
| LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (704) 692-9089 | | | |
| CREW CHIEF DJA | CHECKED BY | DATE | SHEET NO. |
| DRAWN BY DJA | SCALE 1" = 100 FT. | 3/18/98 | 1 OF 1 |
| COORD. FILE 98113 | | DRAWING FILE 98113 | |
| FLOOD MAP PANEL NUMBER 370125 0125 | | TAX PARCEL NUMBER 9586-72-2334 | |

# RIVERWOOD TRAILS

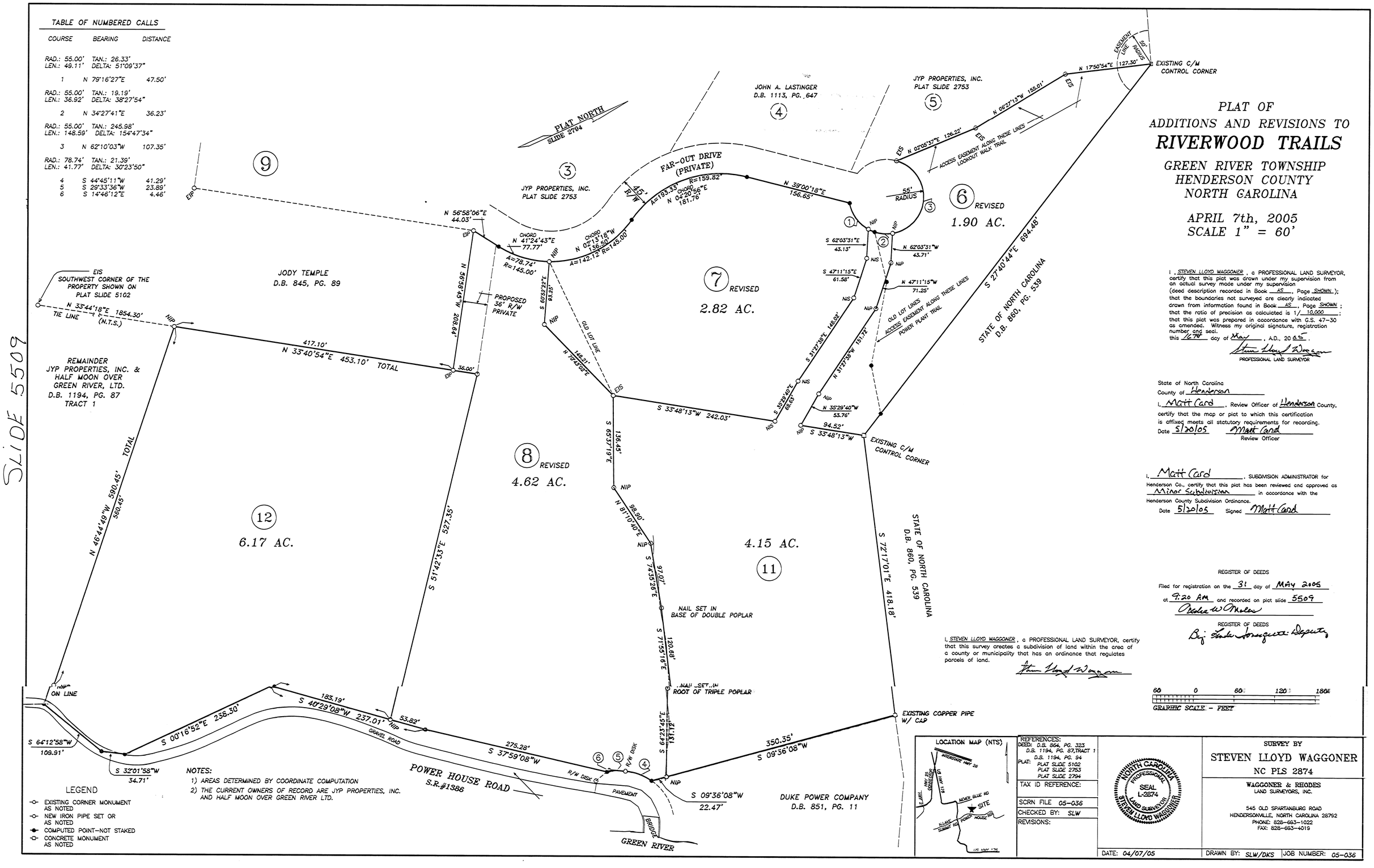
JOB NO. 98-113

Slide: 2753

SLIDE 5509

TABLE OF NUMBERED CALLS

| COURSE | BEARING | DISTANCE |
|---|---|---|
| RAD.: 55.00' LEN.: 49.11' | TAN.: 26.33' DELTA: 51°09'37" | |
| 1 | N 79°16'27"E | 47.50' |
| RAD.: 55.00' LEN.: 36.92' | TAN.: 19.19' DELTA: 38°27'54" | |
| 2 | N 34°27'41"E | 36.23' |
| RAD.: 55.00' LEN.: 148.59' | TAN.: 245.98' DELTA: 154°47'34" | |
| 3 | N 62°10'03"W | 107.35' |
| RAD.: 78.74' LEN.: 41.77' | TAN.: 21.39' DELTA: 30°23'50" | |
| 4 | S 44°45'11"W | 41.29' |
| 5 | S 29°33'36"W | 23.89' |
| 6 | S 14°46'12"E | 4.46' |




I, STEVEN LLOYD WAGGONER, a PROFESSIONAL LAND SURVEYOR, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, Page SHOWN); that the boundaries not surveyed are clearly indicated drawn from information found in Book AS, Page SHOWN; that the ratio of precision as calculated is 1/ 10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal.
this 16th day of May, A.D., 2005.

PROFESSIONAL LAND SURVEYOR

State of North Carolina
County of Henderson
I, Matt Card, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Date 5/20/05 Matt Card
Review Officer

I, Matt Card, SUBDIVISION ADMINISTRATOR for Henderson Co., certify that this plat has been reviewed and approved as Minor Subdivision in accordance with the Henderson County Subdivision Ordinance.
Date 5/20/05 Signed Matt Card

REGISTER OF DEEDS
Filed for registration on the 31 day of MAY 2005
at 9:20 AM and recorded on plat slide 5509
REGISTER OF DEEDS
By: Deputy

I, STEVEN LLOYD WAGGONER, 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.

LOCATION MAP (NTS)

REFERENCES:
DEED: D.B. 864, PG. 323
D.B. 1194, PG. 87, TRACT 1
PLAT: D.B. 1194, PG. 94
PLAT SLIDE 5102
PLAT SLIDE 2753
PLAT SLIDE 2794

TAX ID REFERENCE:

SCRN FILE 05-036
CHECKED BY: SLW
REVISIONS:

NORTH CAROLINA PROFESSIONAL SEAL L-2874 LAND SURVEYOR STEVEN LLOYD WAGGONER

SURVEY BY
STEVEN LLOYD WAGGONER
NC PLS 2874

WAGGONER & REODES
LAND SURVEYORS, INC.
545 OLD SPARTANBURG ROAD
HENDERSONVILLE, NORTH CAROLINA 28792
PHONE: 828-693-1022
FAX: 828-693-4019

DATE: 04/07/05 | DRAWN BY: SLW/DKS | JOB NUMBER: 05-036