



**+ / 13.18 Acres on Clays Cove  
Hendersonville, NC 28739**

Presented by:

**The DK Property Group**

**Co/ Owners - Dallas Ducote & Cameron Kennedy**

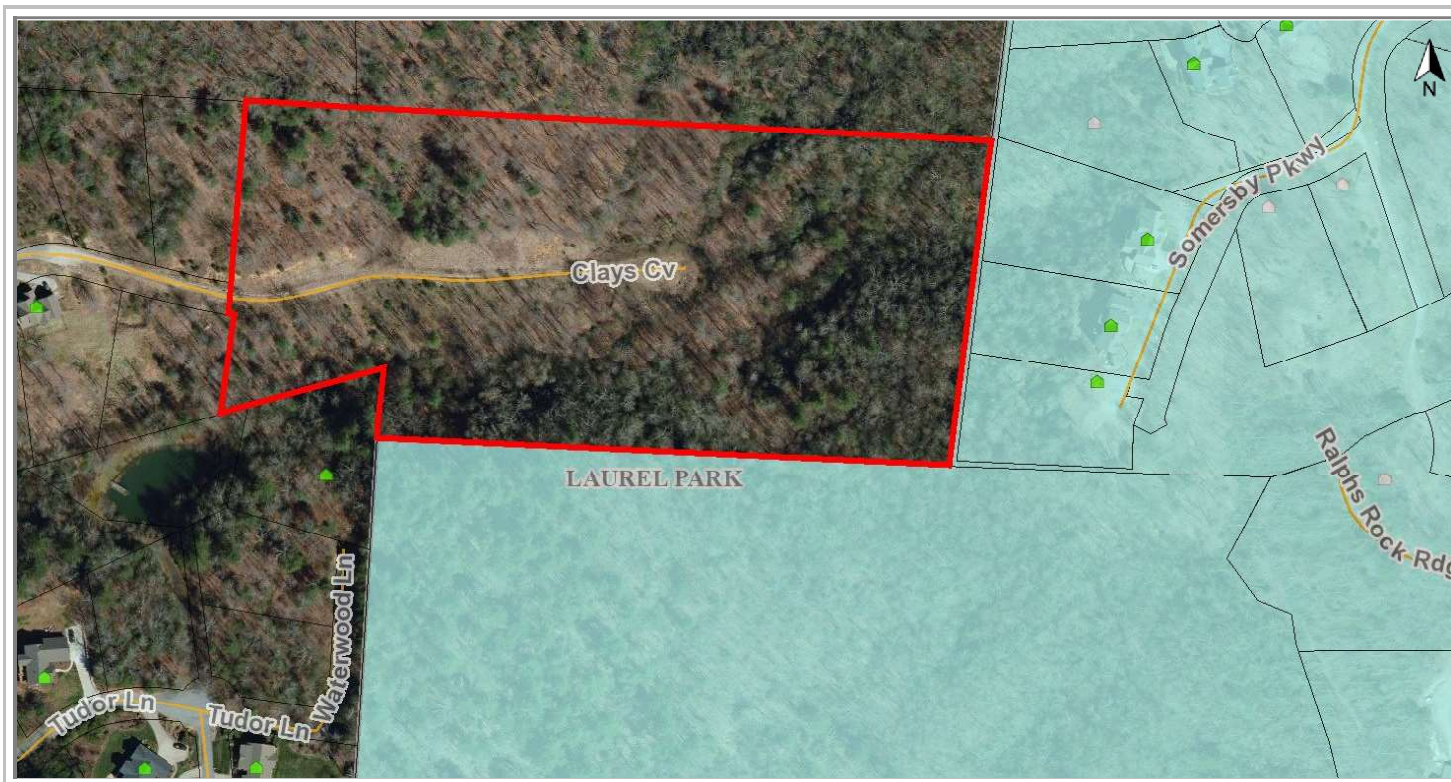
**o) (828) 290-9750 | c) (828) 243-8132 | e) ducotekenny@gmail.com**

Powered By:

**Keller Williams Mountain Partners  
404 S Main St. Hendersonville, NC 28792**







WARNING: THIS IS NOT A SURVEY

## Parcel Information

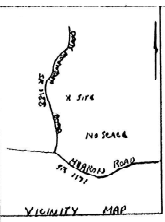
<b>REID:</b>	1007159	<b>Pin:</b>	9548567351
<b>Listed to:</b>	MCKENNA, CHRISTOPHER W;MCKENNA, DEBORAH A	<b>Neighborhood:</b>	DAVIS PARK
<b>Mailing Address:</b>	PO BOX 451	<b>Township:</b>	Crab Creek
<b>Mailing City, State, Zip:</b>	AUBREY, TX 28731	<b>Municipality:</b>	
<b>Physical Address:</b>	0 CLAYS CV	<b>Tax District:</b>	VALLEY HILL FIRE
<b>Deed:</b>	001582/00398	<b>Plat:</b>	SLD 6570
<b>Date Recorded:</b>	2014-07-24 00:02:00.0	<b>Elementary School District:</b>	ETOWAH
<b>Revenue Stamps:</b>	190	<b>Middle School District:</b>	RUGBY MIDDLE
<b>County Zoning:</b>	Cities	<b>High School District:</b>	WEST HIGH
<b>Property Description:</b>	DAVIS PARK LOFUTURE PH1 PLSLD-6570	<b>Soil:</b>	Delanco (dillard) loam, 2 to 7 percent slopes
<b>Map Sheet:</b>	9548.00	<b>Voting Precinct:</b>	Horse Shoe
<b>Assessed Acreage:</b>	13.16000000	<b>Commissioner District</b>	5
<b>Building Value:</b>	\$0.00	<b>Agricultural District</b>	None Found
<b>Land Value:</b>	\$112,500.00	<b>North Carolina House District</b>	117
<b>Value To Be Billed:</b>	\$112,500.00	<b>U.S. House District</b>	11
<b>North Carolina Senate District</b>	48	<b>Flood Zone:</b>	Zone X, Not Shaded (Areas outside of the floodplain)



Henderson County  
Geographic Information Systems (GIS)  
200 North Grove Street  
Hendersonville, NC 28792  
P: (828) 698-5124  
F: (828) 698-5122

**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).



CURVE	CHORD BEARING	CHORD DIST.	ARC	RADIUS
C1	N80°38'44"E	53.15'	54.16'	89.00'
C2	S88°40'06"E	127.66'	132.05'	200.00'
C3	N41°36'23"E	167.84'	173.20'	200.00'
C4	N71°41'47"E	20.81'	20.86'	84.00'
C5	N01°53'08"E	92.67'	98.01'	85.00'
C6	S80°31'42"E	50.18'	50.15'	900.00'
C7	S70°32'21"W	31.88'	38.45'	115.00'
C8	N71°17'31"W	38.25'	38.43'	115.00'
C9	S77°30'28"W	153.35'	160.74'	150.00'
C10	S35°41'03"W	61.41'	67.77'	150.00'
C11	S68°21'47"W	173.78'	188.84'	135.00'
C12	N80°30'45"W	42.00'	42.01'	350.00'

SUBJECT TO ALL RIGHT OF WAY RESTRICTIONS AND EASEMENTS OF RECORD SHOWN OR NOT SHOWN.

N.E. AND CENTRAL NOT FOUND WITHIN 2000'. NOT IN SPECIAL FLOOD ZONE.

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

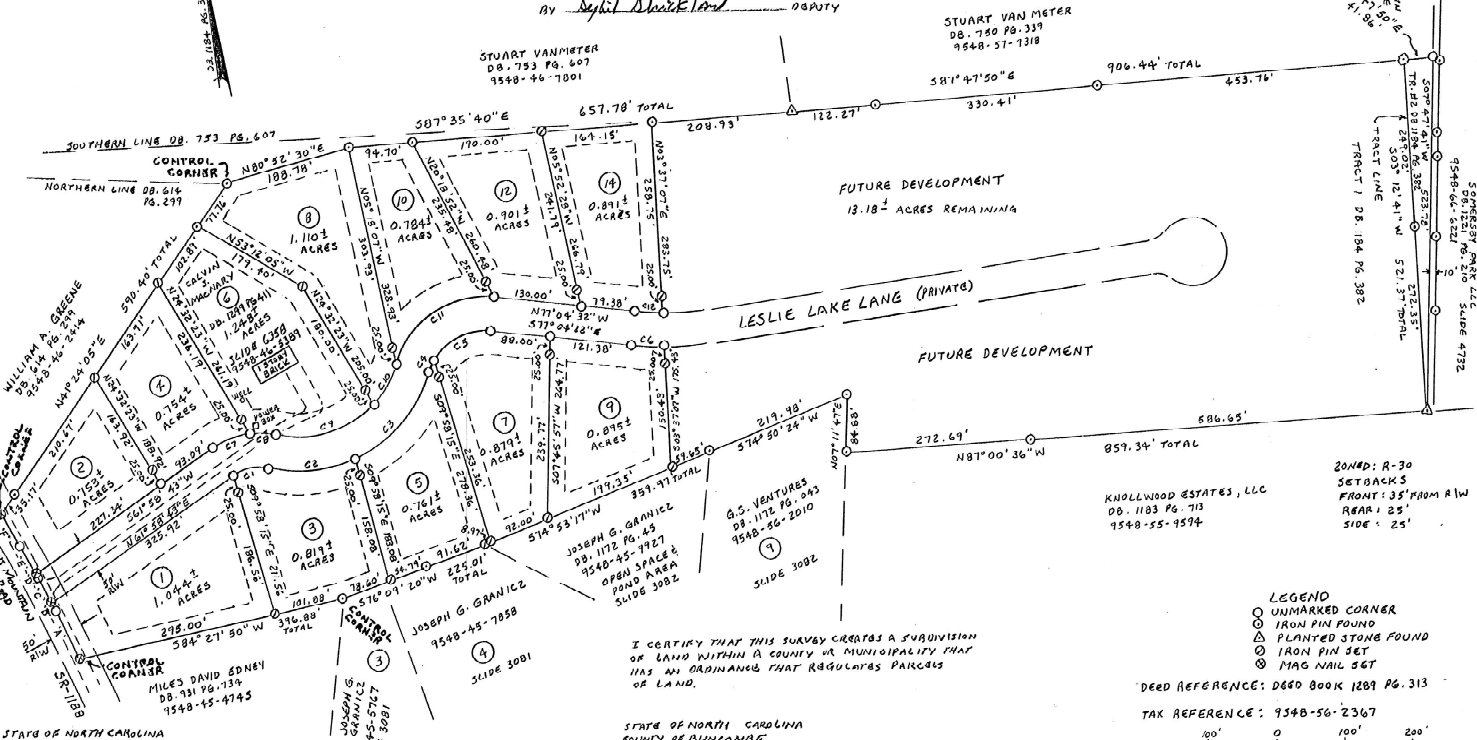
PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE PLAT FILE 6570 - SLIDE.

THIS 28 DAY OF MARCH 2007, AT 10:57 A.M. CLOCK

NEWMAN MOLES REGISTER OF DEEDS  
BY *Reginald Strickland* DEPUTY

COURSE	BEARING	DISTANCE
A	N19°55'58"W	78.32'
B	N21°43'52"W	10.85'
C	N21°43'52"W	48.67'
D	N24°48'53"W	1.61'
E	N22°48'53"W	48.67'
F	N23°30'12"W	53.84'

Slide 6570



STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

REVIEW OFFICER  
I, *DAVE*, REVIEW OFFICER OF HENDERSON COUNTY CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

CERTIFICATE OF APPROVAL FOR RECORDING  
I CERTIFY THAT THE FINAL PLAT SHOWN HEREON COMPLES WITH THE LAUREL PARK SUBDIVISION ORDINANCE AND IS APPROVED BY THE TOWN COUNCIL FOR RECORDING IN THE HENDERSON COUNTY REGISTER OF DEEDS OFFICE.

DATE 3-20-07  
*William E. Anders, Jr.*  
MAYOR, LAUREL PARK, N.C.

NOTES: PRIVATE WATER & SEPTIC SYSTEMS  
• UTILITIES ARE PROPOSED UNDERGROUND & LOCATED WITHIN 50' ROW FOR LESLIE LAKE  
• LAND USE: RESIDENTIAL  
• PRIVATE STREETS  
• PHASE 2 TOTAL AREA: 10.837 ACRES, 18 LOTS, SMALLEST LOT SIZE 0.153 ACRES  
• LENGTH OF STREET: 1785'

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON  
E. WILLIAM E. ANDERS, JR. CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION THAT THE RATIO OF PRECISION IS 1/20,000, THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, THAT THIS MAP COMPLIES WITH G.S. 42-17 AS AMENDED. WITNESS MY HAND AND SEAL THIS 26TH DAY OF FEBRUARY, 2007.

*William E. Anders, Jr.*  
WILLIAM E. ANDERS, JR.  
PROFESSIONAL LAND SURVEYOR



LEGEND  
○ UNMARKED CORNER  
● IRON PIN FOUND  
△ PLANTED STONE FOUND  
△ IRON PIN SET  
⊗ MAG NAIL SET

DEED REFERENCE: DEED BOOK 1289 PG. 313  
TAX REFERENCE: 9340-56-2367

SCALE: 1" = 100'

SURVEY FOR PRELIMINARY MAP SHEET 2 OF 4  
DAVIS PARK PHASE I  
J.M.E., INC. OWNER/DEVELOPER  
CRAB CREEK TOWNSHIP HENDERSON COUNTY  
DAVIS MOUNTAIN ROAD  
NORTH CAROLINA

DATE: FEBRUARY 26, 2007  
WILLIAM E. ANDERS, JR. SURVEYOR L-2688  
176 PARKER RD., ASHVILLE, N.C. 28805  
TEL. 278-6472 AREA 628



Clays Cove 13.18  
Henderson County, North Carolina, 13.18 AC +/-




- Build Site
- Small Stream
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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.



**N View**  
13.18 acres off Clays Cove

**Legend**

 Boundary



Google Earth  
© 2021 Google  
Image Landsat / Copernicus

200 ft





**W View**  
13.18 acres off Clays Cove

**Legend**  
Boundary



Google Earth  
© 2021 Google  
Image Landsat / Copernicus



100 ft



**S View**  
13.18 acres off Clays Cove

**Legend**

 Boundary





**E View**  
13.18 acres off Clays Cove

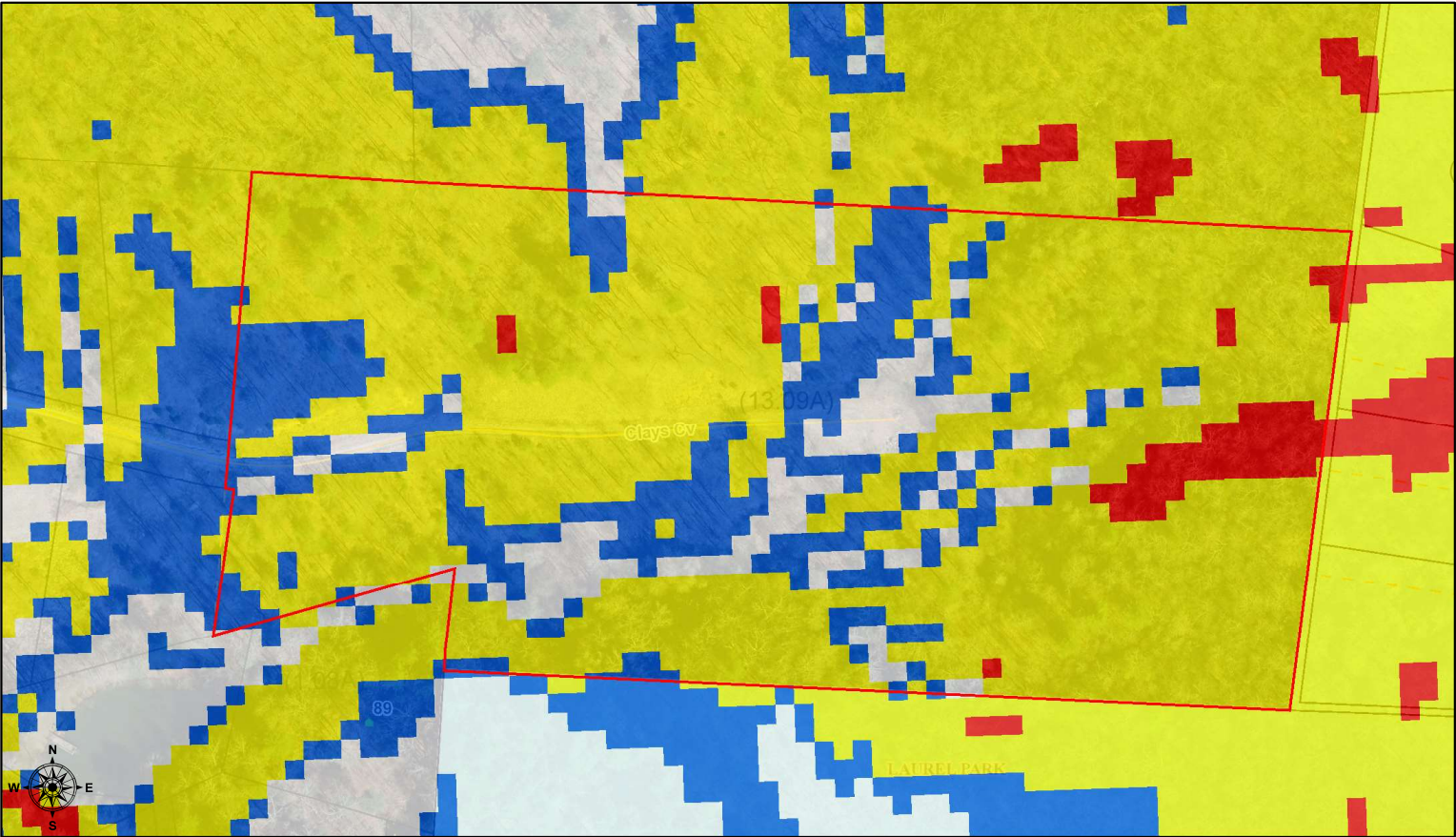
**Legend**  
Boundary



Google Earth  
© 2021 Google



# GoMaps



March 11, 2021

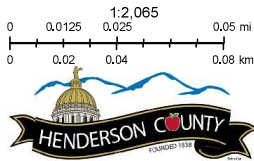
## Streets and Highways

- FREEWAY
- INTERSTATE
- BOULEVARD

- THOROUGHFARE
- COLLECTOR
- Local Roads
- Parcels

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This document presented and filed:  
07/24/2014 12:30:51 PM

WB

NEDRA W. MOLES, Henderson COUNTY, NC  
Transfer Tax: \$190.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$190.00

Parcel Identifier No. 1007159, 1007170 & 1007167 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20  
By: \_\_\_\_\_

Mail/Box to: Hogan & Brewer, PLLC 229 North Main Street, Hendersonville, NC 28792 File No.           This instrument was prepared by: Sherri L. BrewerBrief description for the Index: Lots 9, 14 and vacant track in Davis ParkTHIS DEED made this 24<sup>th</sup> day of July, 2014, by and between

GRANTOR

**JAY MICHAEL CASHMAN and wife,  
CHRISTY SCOTT CASHMAN**

**549 South Street  
Quincy, MA 02169**

GRANTEE

**CHRISTOPHER W. McKENNA and wife,  
DEBORAH A. McKENNA**

**1800 Oak Shores Ct.  
Crossroads, TX 76227**

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Henderson County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1505 page 327.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Slide 6570 and 6819.



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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Subject to Henderson County ad valorem taxes.**

**Subject to Restrictions, Easements, and Rights of Way of Record.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(entity name)

By: \_\_\_\_\_  
Print Name and Title

 (SEAL)  
JAY MICHAEL CASHMAN

 (SEAL)  
CHRISTY SCOTT CASHMAN

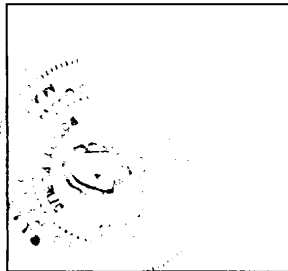
By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)


State of MA - County of Norfolk

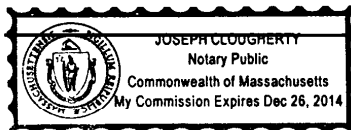


(Affix Seal)

I, the undersigned Notary Public of the County and State aforesaid, certify that JAY MICHAEL CASHMAN AND CHRISTY SCOTT CASHMAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of July, 2014.

My Commission Expires:  
12/26/2014

  
Notary's Printed or Typed Name Notary Public





**EXHIBIT A**

**TRACT ONE:**

BEING all of Lots 9 and 14 of Davis Park Subdivision, as shown on a plat recorded in the Office of the Register of Deeds for Henderson County, North Carolina, in Plat Slide 6570, reference to which is hereby made for a more particular description of said lots.

BEING part of the property conveyed by a deed recorded in said Register's Office in Deed Book 1289, Page 313, reference to which is hereby made.

This conveyance is SUBJECT TO easements and restrictions recorded in Deed Book 1299, Page 403, and rights of way as shown on Plat Slide 6570.

**TRACT TWO:**

**TRACT I:**

BEGINNING at a planted stone (found) which planted stone is located at the Southwest corner of the Stuart Van Meter property as described in a deed recorded in the Office of the Register of Deeds for Henderson County, North Carolina in Deed Book 750 at Page 339 and also located at the Southeast corner of said Van Meter property as described in Deed Book 753 at Page 607; and runs thence with the Southern line of the Van Meter property as described in Deed Book 750 at Page 339, South 87° 47' 50" East 906.44 feet to a downed tree; thence leaving said Van Meter line, South 3° 12' 41" West 521.37 feet to a planted stone (found) in the Knollwood Estates, LLC property as described in Deed Book 1183 at Page 713; thence with the Northern line of said Knollwood property, North 87° 00' 36" West 859.34 feet to an iron pin (found); thence North 7° 11' 47" East 84.88 feet to an iron pin; thence South 74° 50' 24" West 219.98 feet to an iron pin; thence South 74° 53' 17" West 359.97 feet to an iron pin set; thence South 76° 09' 20" West 225.01 feet to an iron pin (found); thence South 84° 27' 50" West 396.88 feet to a mag nail set in the centerline of Davis Mountain Road SR 1188; thence with said centerline the following 4 courses and distances: North 19° 55' 58" West 78.32 feet; North 21° 43' 52" West 59.54 feet; North 22° 48' 53" West 50.30 feet and North 23° 30' West 53.84 feet to a mag nail set; thence leaving said Davis Mountain Road, North 41° 24' 05" East 590.40 feet to an iron pin (found); thence North 80° 52' 30" East 188.78 feet to an iron pin (found); thence South 87° 35' 40" East 657.78 feet to the BEGINNING. Containing 25.004 acres, more or less. Being all of Tract I as described in a deed recorded in said Register's Office in Deed Book 1184 at Page 382, reference to which is hereby made for a more particular description of said property.

**TRACT II:**

BEGINNING at a planted stone (found) which is located as the Southeastern corner of Tract I as above described and runs thence with the Eastern line of said tract I, North 3°

12' 41" East 521.37 feet to a downed tree located at the Northeast corner of said Tract I; thence with the Stuart Van Meter Southern line as described in Deed Book 750 at Page 339, South 87° 47' 50" East to a point; thence South 7° 47' 41" West 523.78 feet to the BEGINNING. Containing 0.250 acres, more or less.

LESS AND EXCEPT the following described property from **TRACT TWO**, notwithstanding the inclusion of Lots 9 and 14 in **TRACT ONE**:

BEING all of Lots 1-10, 12, and 14 as shown on a plat recorded in the Office of the Register of Deeds for Henderson County, North Carolina on Plat Slide 6358, reference to which is hereby made for a more particular description of said lots.

The foregoing **TRACT ONE** and **TRACT TWO** specifically include the conveyance of that 0.020 acre, more or less, tract identified as acreage to be added to Lot 9, as shown on plat thereof recorded in Plat Slide 6819 in the Office of the Register of Deeds for Henderson County, North Carolina.



## Residential Zoning Requirements

*\*\*\*See Article 8 of the Zoning Ordinance for full requirements\*\*\**

<b>R-30</b>			
<b>Minimum</b>	<b>Residential</b>	<b>Non-Residential</b>	<b>Accessory</b>
Lot <b>area</b> (sq ft)	<b>30,000</b>	<b>-</b>	<b>-</b>
Lot <b>area</b> (acres)	<b>0.68870523</b>	<b>-</b>	<b>-</b>
Area of <b>Heated</b> Structure (sq ft)	<b>1,500</b>	<b>-</b>	<b>-</b>
<b>Front</b> Setback (ft)	<b>35</b>	<b>35</b>	<b>35</b>
<b>Side</b> Setback (ft)	<b>25*</b>	<b>25*</b>	<b>15</b>
<b>Rear</b> Setback (ft)	<b>25*</b>	<b>25*</b>	<b>15</b>
<b>Max. Building Height</b> (ft)	<b>35</b>	<b>35</b>	<b>15</b>

<b>R-20</b>			
<b>Minimum</b>	<b>Residential</b>	<b>Non-Residential</b>	<b>Accessory</b>
Lot <b>area</b> (sq ft)	<b>20,000</b>	<b>-</b>	<b>-</b>
Lot <b>area</b> (acres)	<b>0.459137</b>	<b>-</b>	<b>-</b>
Area of <b>Heated</b> Structure (sq ft)	<b>1,500</b>	<b>-</b>	<b>-</b>
<b>Front</b> Setback (ft)	<b>35</b>	<b>35</b>	<b>35</b>
<b>Side</b> Setback (ft)	<b>25*</b>	<b>25*</b>	<b>10</b>
<b>Rear</b> Setback (ft)	<b>25*</b>	<b>25*</b>	<b>10</b>
<b>Max. Building Height</b> (ft)	<b>35</b>	<b>35</b>	<b>15</b>

\*No principal building shall be located closer than 35 feet from a street right-of-way except as provided in Section 1001 and 1009.

**ARTICLE VIII**  
**USE DISTRICTS**  
*Last Amended 09.15.2015*

**Section 800 Use Requirements by District**

Within each use district established in this ordinance, specific uses shall be designated as permitted. Additionally, other uses may be established as conditional uses or special uses, requiring specific conditions and review procedures by the Town's Planning Board, Board of Adjustment, or Town Council. No use of land or structures shall be permitted or shall any permits be issued except for uses established within each use district as provided in this zoning ordinance.

**Section 801 R-30 Low Density Residential District**

**801.1 Intent**

The R-30 district is designated primarily for single-family residential development on individual lots with a minimum of 30,000 square feet. The areas of Laurel Park designated for the R-30 district generally are characterized as areas with steeper slopes, limited access to public sewerage, limited road access, watershed restrictions, and established patterns of lower density development.

**801.2 Permitted Uses**

The following uses are permitted in the R-30 district:

Single-family dwellings.

Non-commercial gardens.

Security lights, in accordance with the provisions in Section 1003.

Dish antennas in accordance with the provisions in Section 1004.

Accessory buildings and structures in accordance with the provisions in Section 1005.

Garages and carports in accordance with the provisions in Section 1006.

Ornamental and recreational structures in accordance with the provisions in Section 1007.

**801.3 Conditional Uses**

The following may be permitted as conditional uses subject to any specific



conditions listed in Article XI, all applicable provisions of this ordinance, and subject to the approval of the Town Council in conformance with the conditions and procedures in Article XIII:

Non-commercial detached studios, craft and hobby shops, located in side or rear yards.

Churches and similar places of worship.

Country clubs and golf courses, including customary accessory uses and structures for such clubs and golf courses.

Public utilities, including structures and facilities.

Public and commercial antennas located on Parcel Number 9927351.

Governmental antennas located on Parcel Number 9900636.

Non-commercial greenhouses located in the side or rear yard.

Buildings, structures, and land uses owned or operated by the Town of Laurel Park.

Publicly owned or operated parks and playgrounds.

Private swimming pools and tennis courts and their customary accessory structures when located in a side or rear yard and in accordance with the provisions in Section 1101.

Residential Planned Unit Developments where more than one dwelling unit is proposed for a single lot or tract. The RPUD shall conform to the requirements and provisions in Section 1103 and Article XIII.

#### **801.4 Dimensional Requirements**

Dimensional requirements for the R-30 district are:

	<u>Residential</u>	<u>Non-Residential</u>	<u>Accessory</u>
Minimum lot area in square feet	30,000	--	--
Minimum area of heated structure in square feet	1,500	--	--
Minimum front setback line in feet	35	35	35
Minimum side setback in feet	25*	25*	10
Minimum rear setback in feet	25*	25*	10
Maximum building height in feet	35	35	15

\*No principal building or structure shall be located closer than 35 feet from a street right-of-way except as provided in Section 1009.



000308180420202020000000



# Property Tax Bill Detail

**MCKENNA, CHRISTOPHER W Property Tax**  
**MCKENNA, DEBORAH A**

**Real Property**

Description:	<b>DAVIS PARK LOFUTURE PH1</b>	Bill Status:	<b>PAID</b>
Location:	<b>0 CLAYS CV HENDERSONVILLE NC 28739</b>	Bill Flag:	
		Bill #:	<b>0003081804-2020-2020-0000-00</b>
		Old Bill #:	
		Old Account #:	
Mailing Address:	<b>PO BOX 451 AUBREY TX 28731-0451</b>	Due Date:	<b>9/1/2020</b>
		Interest Begins:	<b>1/6/2021</b>
Parcel #:	<b>1007159</b>		
Lender:			

	Value	Rate	Tax Districts	Description	Amount
Real	\$112,500	.5610	HENDERSON COUNTY	Tax	\$631.13
Deferred	\$0				
Use	\$112,500	.1000	VALLEY HILL FIRE	Tax	\$112.50
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$0.00
					<b>Total Billed: \$743.63</b>
<b>Total Assessed Value</b>	<b>\$112,500</b>				

## Transaction History

Date	Type	Paid By	Trans #	Amount
12/31/2020	PAYMENT	MCKENNA, CHRISTOPHER W	6518407	\$743.63

**Current Due: \$0.00**

0000000000020202020000000030818043