

CERTIFICATE OF SUFFICIENCY

Re: Petition for Contiguous Annexation

Petitioner: Wanda Ponder, Eugene Holbert, Edgar Holbert, and John Holbert

File No. 25-46-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:

I, Jill Murray, City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for contiguous annexation of property consisting of +/- 6.94 acres located on Brooklyn Ave. in Hendersonville, NC, being tax parcels PINs 9578-43-7077, 9578-53-0013, and 9578-43-9238 and being more particularly described on Exhibit A, attached hereto and incorporated by reference, hereinafter "Petition."
2. An investigation has been completed as required by N.C.G.S. § 160A-31 of the Petition for compliance with the requirements of N.C.G.S. § 160A-31.

Based upon this investigation, I find that

1. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein.
2. The Petition was prepared in substantially the form prescribed by 160A-31(b).
3. The area described in the petition is contiguous to the City of Hendersonville's primary corporate limits, as defined by N.C.G.S. 160A-31(f).
4. The area for annexation meets all other requirements defined in NC 160A-31 regarding the character of the area to be annexed.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness hereof, I have set my hand and the City Seal on this the _____ day of _____, 2025.

(City Seal)

Jill Murray, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PINs 9578-43-7077, 9578-53-0013, and 9578-43-9238 described in the plat recorded in Book 2025- _____[to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9578-43-7077, 9578-53-0013, and 9578-43-9238 being described by metes and bounds as follows:

Being three existing tracts of land described in Deed Book 3270, Pages 287, 291, and 295, being PIN 9578-43-7077, PIN 9578-53-0013, and PIN 9578-43-9238, located on Brooklyn Avenue, S.R. 1775, in Hendersonville Township, Henderson County, North Carolina, surveyed by C. Neil Shepherd, PLS of Survey Pros PLLC, Project #22-163. A metes and bounds description taken from said survey is as follows:

BEGINNING on a 1/2 inch iron found at the northeast corner of BK 1540 PG 404, said iron having NC Grid coordinates of N=583,016.10' and E=974,552.98'; thence from the POINT OF BEGINNING, with the existing city limits of the City of Hendersonville, N 37° 23' 15" E for a distance of 640.64 feet to a 1/2 inch iron found with yellow cap; thence with the proposed city limit line the following eight courses: (1) S 35° 11' 06" E for a distance of 548.83 feet to a point in the center of Brooklyn Avenue; (2) thence with the center line of Brooklyn Avenue, S 57° 53' 13" W for a distance of 471.24 feet to a point; (3) thence continuing S 57° 32' 24" W a distance of 400.18 feet to an iron found under the asphalt; (4) thence with the eastern margin of the right-of-way of Old Spartanburg Road, SR 1722, N 37° 29' 08" W for a distance of 82.50 feet to a 1/2 inch rebar set; (5) thence leaving the road, N 41° 13' 06" E for a distance of 207.27 feet to a 1-1/2 inch iron pipe found; (6) thence N 37° 27' 56" W for a distance of 69.55 feet to a 1 inch iron pipe found; (7) thence N 41° 01' 23" E for a distance of 70.05 feet to a 3/8 inch iron pipe found; (8) thence N 37° 48' 07" W for a distance of 95.42 feet to the point of beginning, having an area of 6.94 acres, more or less.