

## CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation  
Petitioners: Lyndon and Lynn Hill  
File No. C24-35-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 satellite annexation of properties consisting of +/- 1.20 acres located on Upward Road in Hendersonville, NC, being tax parcel PIN 9577-99-0735, 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-58.2 of the Petition for compliance with the requirements of N.C.G.S. § 160A-58.1.

Based upon this investigation, I find that

1. The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.
2. The nearest point on the proposed satellite corporate limit is approximately 2400' from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
3. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).
4. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 3300').
5. The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802
7. The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
8. The area for annexation meets all other requirements defined in NC 160A-58.54 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 10<sup>th</sup> day of July, 2024.

(City Seal)



  
Jill Murray, City Clerk

EXHIBIT A  
LEGAL DESCRIPTION

Being all of that real property consisting of PIN 9577-99-0735 described in the plat recorded in Book 2024- \_\_\_\_ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9577-99-0735 being described by metes and bounds as follows:

Situated in the City of Hendersonville, Henderson County, North Carolina and being more particularly described as follows:

Beginning at a Point standing North 52 degrees 22 minutes 19 seconds East 54.56 feet from an existing Aluminum Cap Right of Way Monument in the Southeastern margin for the Right of Way for Upward Road, S.R. 1783. Also standing North 49 degrees 08 minutes 37 seconds East 0.24 feet from an Existing #5 Rebar. Point stands approximately 2400 feet Northwest of Hendersonville City limits Northeast corner of Deed Book 958, Page 611 and approximately 3300 feet Northwest of Hendersonville City Limits in Eastern Limits of the Village of Flat Rock the Western corner of Deed Book 1383, Page 132.

thence N 52°22'19" E a distance of 120.08' to an Existing Aluminum Cap Right of Way Monument;

thence S 36°05'01" E a distance of 65.11' to an Existing Aluminum Cap Right of Way Monument;

thence N 32°00'33" E a distance of 92.76' to a #5 Rebar set;

thence S 55°01'42" E passing a #5 Rebar set online at 10.02 feet a total distance of 217.69' to a #5 Rebar set;

thence S 36°50'25" W passing a #5 Rebar set online at 42.66 feet a distance of 217.45' to an Existing 1/2" Iron Pipe;

thence N 49°08'37" W passing an Existing 1/2" Iron Pipe online at 36.76 feet a total distance of 304.90' to the Point and Place of Beginning;

having an area of 1.20 Acres.

Being Book of Record 4165, Page 586, Tract 1.