

CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation

Petitioner: Sergii Gergi, general manager of Gergi Logistics LLC

File No. 25-42-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 +/- 14.22 acres located at 412 McMurray Road in Flat Rock, NC, being tax parcel PIN 9588-32-9376, 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 6,903' 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 8,310' away).
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 _____ day of _____, 2025.

(City Seal)

Jill Murray, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PIN 9588-32-9376 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-32-9376 being described by metes and bounds as follows:

Being a certain 14.22± acre tract of land situate in Blue Ridge Township of Henderson County, North Carolina as shown on Plat Book 2021, Page 13545 of the Henderson County Register of Deeds Office and being more particularly described by metes and bounds as follows:

Beginning at an existing 3/4" open top pipe in the margin the right of way of McMurray Road as shown in Plat Book 2021 Page 13545 of the Henderson County Register of Deeds Office; thence with the margin of said road N 04°19'51" E a distance of 127.60 feet to a unmarked point, herein after called: point, and said point standing S 84°55'09" E a distance of 9.11 feet from an existing 1/2" rebar; thence leaving the margin of said road and with the line of Troy and Frances Sherman as described in Deed Book 1475, Page 449 of said registry the following two courses and distances: (1) S 84°55'09" E a distance of 261.86 feet to an existing 1/2" rebar; thence (2) N 07°04'51" E a distance of 142.90 feet to an existing 1/2" rebar; thence with the margin of a private right of way as described in Deed Book 1474, Page 449 of said registry and continuing with the line of Troy and Frances Sherman S 83°36'46" W a distance of 271.33 feet to a point in the margin of said road; thence leaving the line of Troy and Frances Sherman and with the margin of said road and continuing with the line of the said private right of way N 06°06'05" E a distance of 29.31 feet to a point, and said point standing N 83°50'57" E a distance of 11.86 feet from an existing 1/2" rebar with cap; thence leaving the margin of said road and continuing with the line of the said private right of way and with the line of Owenby Trust as described in Deed Book 3285, Page 587 of said registry the following two courses and distances: (1) N 83°50'57" E a distance of 147.27 feet to an existing 3/4" open top pipe; thence (2) N 82°52'01" E a distance of 50.50 feet to an existing 3/4" open top pipe in concrete; thence leaving the said private right of way and continuing with the line of Owenby Trust the following two courses and distances: (1) N 08°36'24" E a distance of 84.34 feet to an existing 1/2" rebar, and said rebar standing S 02°15'47" W a distance of 33.33 feet from an existing 1/2" rebar in concrete with "Corn" cap; thence (2) N 83°17'47" W a distance of 196.57 feet to a point in the margin of said road, said point standing S 86°14'47" E a distance of 11.74 feet from an existing 1/2" rebar with cap; thence leaving the line of Owenby Trust and with the margin of said road N 05°57'31" E a distance of 201.00 feet to a new 1/2" rebar; thence leaving the margin of said road S 88°35'39" E a distance of 245.80 feet to an existing 1/2" rebar, said rebar standing S 09°09'22" E a distance of 119.33 feet from an existing 1/2" rebar with "2431" cap; thence S 88°32'52" E a distance of 1001.21 feet to a new 1/2" rebar; thence with the line now or formerly of Sarah H. Murray S 06°36'43" W a distance of 190.87 feet to a point, and said point standing N 48°22'59" W a distance of 686.06 feet from a found 6" axle; thence leaving the line of Sarah Murray and with the line of Billy and Catherine Hill as described in Deed Book 822, Page 275 of said

registry and with the centerline of the creek the following five courses and distances: (1) S 60°11'06" W a distance of 38.67 feet to a point; thence (2) S 33°53'33" W a distance of 76.22 feet to a point; thence (3) S 31°02'29" W a distance of 103.25 feet to a point; thence (4) S 19°52'06" W a distance of 156.91 feet to a point; thence (5) S 05°14'30" W a distance of 53.00 feet to a point; thence leaving said creek and with the line of K-2 Properties LLC as described Deed Book 1285, Page 560 of said registry the following two courses and distances: (1) N 89°14'47" W a distance of 22.62 feet to an existing 5/8" rebar with BME cap, said rebar standing N 38°16'37" E a distance of 612.27 feet from an existing 5/8" rebar with BME cap; thence (2) N 88°59'20" W a distance of 1071.07' to the POINT AND PLACE OF BEGINNING, containing 14.22± acres.