

CERTIFICATE OF SUFFICIENCY

Re: Petition for Contiguous Annexation
Petitioners: Travis Fowler
File No. C23-92-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 +/- 60.56 acres located at intersection of Lakewood Rd and Francis Rd in Hendersonville, NC, being tax parcel PINs 9579-38-2595, 9579-39-2060, 9579-29-0718 and 9579-19-2770, 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 7th day of December, 2023.

(City Seal)





Jill Murray, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PINs 9579-38-2595, 9579-39-2060, 9579-29-0718 and 9579-19-2770, described in the plat recorded in Book 2023- [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9579-38-2595, 9579-39-2060, 9579-29-0718 and 9579-19-2770, being described by metes and bounds as follows:

Beginning at a rebar with a Cole Cap, said rebar having the NCGS NAD 83-2011 Coordinates N:599,600.52 and E: 972,053.47;
thence S 58°19'04" E a distance of 1071.47' to a #5 rebar;
thence N 68°13'03" E a distance of 234.68' to a magnetic nail in the centerline of Lakewood Road;
thence with the centerline of Lakewood Road the following two calls: N 33°13'29" E a distance of 75.09' to a magnetic nail;
thence N 12°15'38" E a distance of 76.14' to a magnetic nail;
thence leaving the centerline of Lakewood Road S 35°38'12" E a distance of 217.16' to a #5 rebar;
thence S 59°32'02" E a distance of 69.71' to a #5 rebar;
thence S 05°50'54" E a distance of 184.17' to a magnetic nail in the centerline of Francis Road;
thence S 04°44'22" W a distance of 35.17' to a ½" open iron pipe as a 21" walnut tree;
thence S 03°38'22" W a distance of 205.09' to a ½" open pipe at a creek;
thence S 03°39'17" W a distance of 216.85' to a spike;
thence S 00°36'39" W a distance of 32.07' to a concrete monument;
thence S 02°10'36" E a distance of 232.01' to a NCDOT concrete monument;
thence S 02°10'36" E a distance of 12.69' to a calculated point in the right-of-way of Interstate 26;
thence with the right-of-way of Interstate 26 the following fourteen calls:
N 51°53'55" W a distance of 109.99' to a calculated point;
thence N 38°54'55" E a distance of 28.46' to a NCDOT aluminum-disk monument;
thence N 50°54'31" W a distance of 41.60' to a NCDOT aluminum-disk monument;
thence S 38°26'52" W a distance of 29.18' to a calculated point;
thence N 51°53'55" W a distance of 181.95' to a calculated point;
thence with a curve turning to the left with an arc length of 494.32', with a radius of 3954.72', with a chord bearing of N 57°53'26" W, with a chord length of 494.00', to a NCDOT concrete monument;
thence N 59°08'29" W a distance of 696.10' to a NCDOT concrete monument;
thence N 75°16'14" W a distance of 201.08' to a NCDOT concrete monument;
thence N 51°21'17" W a distance of 415.79' to a NCDOT concrete monument;
thence with a curve turning to the right with an arc length of 226.93', with a radius of 3634.72', with a chord bearing of N 53°17'53" W, with a chord length of 226.89', to a NCDOT concrete monument;
thence N 50°22'20" W a distance of 671.13' to a NCDOT concrete monument;
thence N 16°29'07" E a distance of 88.37' to a NCDOT concrete monument;
thence N 37°48'06" W a distance of 207.56' to a #5 rebar;
thence N 37°48'06" W a distance of 32.00' to the centerline of Clear Creek;
thence with the centerline of Clear Creek the following eight calls:

N 34°36'07" E a distance of 101.80' to a calculated point;
thence N 53°37'31" E a distance of 159.48' to a calculated point;
thence N 38°23'40" E a distance of 263.30' to a calculated point;
thence N 44°12'54" E a distance of 162.61' to a calculated point;
thence S 89°51'50" E a distance of 135.37' to a calculated point;
thence N 66°45'25" E a distance of 336.74' to a calculated point;
thence N 74°39'41" E a distance of 142.13' to a calculated point;
thence N 64°26'02" E a distance of 590.12' to a calculated point;
thence S 03°36'36" W a distance of 320.62' to a #5 rebar with a Parker Cap;
thence S 03°36'36" W a distance of 160.56' to a concrete monument;
thence S 17°29'50" W a distance of 999.67' to a rebar with a Cole Cap; which is the point of
beginning, having an area of 2,588,321 square feet, 59.420 acres.

