

TJF Enterprises, LLC
401 N. Main St.
Suite 400
Hendersonville, NC 28792

February 3, 2023

Mr. Tom Wooten
Director of Public Works
City of Hendersonville
305 Williams St.
Hendersonville, NC 28792

Re: Road Closure and Right of Way Dedication of TJF Enterprises, LLC, North Carolina limited liability company, to the City of Hendersonville for TJF Enterprises, LLC

Dear Mr. Wooten:

We hereby submit the following documents required for dedication and to formalize our request:

1. Copy of Resolution of TJF Enterprises, LLC, a North Carolina limited liability company dated February 3, 2023 stating that the sole Member has voted and has consented to the dedication of 10' dedication row
2. A Certificate of Dedication signed by a manager of TJF Enterprises, LLC dated February 3, 2023.
3. A Final Plat of Road Closure and Right of Way Dedication

Please contact David E Adams at 828-693-0052 if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "David E. Adams". The signature is fluid and cursive, with the first name "David" being more prominent.

David E. Adams
Manager

RESOLUTION OF THE SOLE MEMBER OF TJF ENTERPRISES, LLC to pursue with the City of Hendersonville, TJF Enterprises, LLC's request for the City of Hendersonville, to accept the partial road closure of N. Wall St. Alley south of 4th Ave. W. in Hendersonville, NC.

WHEREAS, the sole member of TJF Enterprises, LLC, a North Carolina limited liability company, has voted to approve the proposal requesting that the City of Hendersonville assume maintenance of the new 10' dedicated public right of way.

WHEREAS, since the sole member of TJF Enterprises, LLC has by its unanimous vote and consent approved the proposal that the City of Hendersonville be formally requested to accept the maintenance of the new 10' dedicated public right of way.

THEREFORE BE IT RESOLVED, that David E. Adams, Manager of TJF Enterprises, LLC, will be directed to proceed with an expeditious submission of the above described proposal to the City of Hendersonville.

Authorization granted this ____ day of February, 2023 by the sole member of TJF Enterprises, LLC.

MEMBER:

TJF Enterprises, LLC, a North Carolina limited liability Company

By: _____

Thomas J. Fazio

Title: Member Manager

CERTIFICATE OF DEDICATION

The undersigned certifies that he is manager of TJF Enterprises, LLC, a North Carolina limited liability company, and that he has been authorized to execute this Certificate pursuant to authority granted by resolution of TJF Enterprises, LLC, a copy of which resolution is attached hereto.

TJF Enterprises, LLC, through the undersigned, hereby certifies that as shown on the Survey of the Road Closure and Right of Way Dedication for TJF Enterprises, LLC, (the "Plat") is owned by TJF Enterprises, LLC and is free of any encumbrances or liens.

TJF Enterprises, LLC, through the undersigned, freely dedicates the new 10' Dedicated Right of Way as the same is shown on the Plat.

TJF Enterprises, LLC

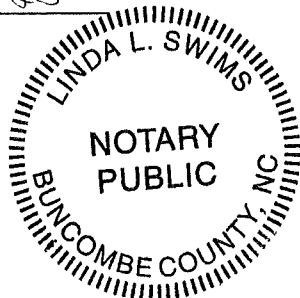
By: David E. Adams

David E. Adams, Manager

STATE OF NORTH CAROLINA, County of Henderson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: David E. Adams, Manager of TJF Enterprises, LLC, a North Carolina limited liability company.

Date: 2-16-23



Linda L. Swims

Official Signature of Notary

Linda L. Swims

Notary's printed or typed name

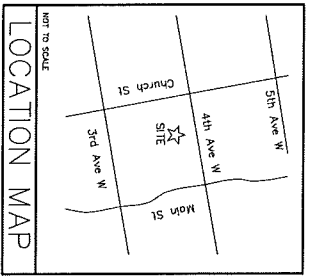
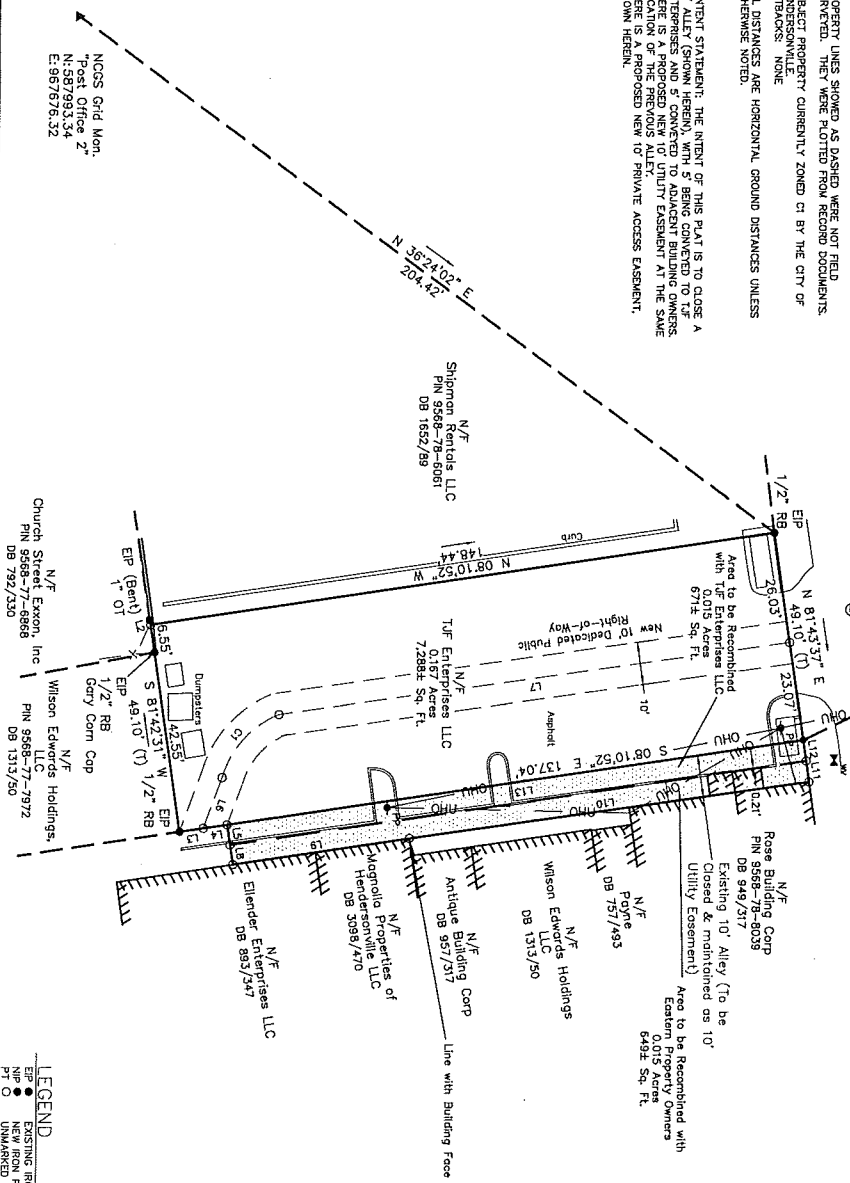
My commission expires: 8-23-2024

NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FROM #270958800, DATED 10/02/2008. SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY BE EXISTING RECORDS, ENCUMBRANCES, EASEMENTS, OR OTHER FACTS PERTINENT TO THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4849 BEFORE DIGGING. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR NON-EXISTENCE OF ANY ENCUMBRANCES, EASEMENTS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. AREA BY COORDINATE COMPUTATION. PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLATTED FROM RECORD DOCUMENTS. SUBJECT PROPERTY CURRENTLY ZONED C1 BY THE CITY OF SETBACKS: NONE. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED.

INTENT STATEMENT: THE INTENT OF THIS PLAT IS TO CLOSE A 10' ALLEY (SHOWN HEREIN), WITH S BEING CONVERTED TO 1.17 ENTERPRISES AND S CONNECTED TO ADJACENT BUILDING OWNERS. THIS SURVEY IS A PARTIAL EASEMENT AT THE SAME LOCATION OF THE PREVIOUS ALLEY. THERE IS A PROPOSED NEW 10' PRIVATE ACCESS EASEMENT, SHOWN HEREIN.

4th Avenue West
50' R/W Per Tax Map
Public Asphalt



LINE BEARING	DISTANCE
1. N 72°34'48" E	W 31.78
2. N 72°34'48" E	W 31.78
3. N 08°10'52" W	5.89
4. N 08°10'52" W	5.89
5. N 81°43'37" E	13.07
6. N 81°43'37" E	13.07
7. N 07°27'44" W	12.53
8. N 81°43'37" E	13.07
9. N 08°10'52" W	5.89
10. N 08°10'52" W	5.89
11. S 82°06'29" W	4.58
12. S 82°06'29" W	4.58
13. S 82°06'29" W	4.58
14. S 82°06'29" W	4.58
15. S 82°06'29" W	4.58
16. S 82°06'29" W	4.58
17. S 82°06'29" W	4.58
18. S 82°06'29" W	4.58
19. S 82°06'29" W	4.58
20. S 82°06'29" W	4.58

LINE BEARING	DISTANCE
1. N 36°24'03" E	204.42
2. N 36°24'03" E	204.42
3. N 36°24'03" E	204.42
4. N 36°24'03" E	204.42
5. N 36°24'03" E	204.42
6. N 36°24'03" E	204.42
7. N 36°24'03" E	204.42
8. N 36°24'03" E	204.42
9. N 36°24'03" E	204.42
10. N 36°24'03" E	204.42
11. N 36°24'03" E	204.42
12. N 36°24'03" E	204.42
13. N 36°24'03" E	204.42
14. N 36°24'03" E	204.42
15. N 36°24'03" E	204.42
16. N 36°24'03" E	204.42
17. N 36°24'03" E	204.42
18. N 36°24'03" E	204.42
19. N 36°24'03" E	204.42
20. N 36°24'03" E	204.42

LEGEND
 EP: EXISTING IRON PIN
 NIP: NEW IRON PIN 1/2" REBAR
 RB: REBAR
 OT: OPEN TIE
 PP: POWER POLE
 R/W: RIGHT-OF-WAY
 N/A: NOW DEED PROPERTY
 DB: DEED BOOK
 PLAT: PLAT BOOK
 N.C. GRID SYSTEM
 COMBINED SCALE FACTOR

DAVID C. HUNTLEY & ASSOCIATES, INC.
 675 MARIE STREET
 HENDERSONVILLE, NC 28792
 (828) 693-8077

SURVEY
 DRAWN
 SCALE
 DATE
 DWG. NO.

CPE
 CPE
 1-201
 11/17/2022
 H-7624

I, David C. Huntley, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of a survey, and that this survey is not a standard survey. I also certify that this plat was drawn under my supervision from an actual survey made under my supervision. (Deed description recorded in Bk. 948, Pg. 520); that the boundaries not surveyed are shown indicated as shown from information found in Bk. N/A, Pg. 520; that this plat was prepared in accordance with G.S. 47-20, as amended. Witness my original signature, registration number, and seal this 17th day of November, 2022.

David C. Huntley
 PLS L-3204

0 20 40 60

N

MAD 83 (2011)
 CSF: 0.897801988

ROAD CLOSURE AND
 RIGHT-OF-WAY DEDICATION
 PLAT FOR
 TUF ENTERPRISES LLC (OWNER)
 PROPERTY DESCRIBED IN D.B. 948/520
 4TH AVENUE WEST

STATE OF NORTH CAROLINA
 HENDERSON COUNTY
 HENDERSONVILLE TOWNSHIP

TOTAL AREA
 0.184 AC.
 8,030± SQ. FT.
 DEED REF.
 D.B. 948, PG. 520
 PIN 5588-78-7052

Petition to Permanently Close a Street/Alley

Thank you for filling out the form. Your application has been submitted.

Date:

1/30/2023

Name of street/alley:

N. Wall St.

List 10 digit PIN or 7 digit PID number:

9568787052

Are you proposing to close a street or alley?

ALLEY

**Are you closing all or a portion of the street/
alley?**

PORTION

Upload survey, deed, and typed boundary description:



TJF Enterprises LLC 4th Ave West, N. Wall St. Alley Partial Road Closer.pdf

0.2 MB



4th Ave W Deed for TJF Enterprises LLC Parking Lot.pdf

0.3 MB



Applicant Name:

TJF Enterprises LLC

Address

401 N. Main St. #400, Hendersonville, North Carolina 28792

Phone

(828) 693-0052

Email

dadams@faziodesign.com

Property Owner Name:

Address

Signature

Printed Name:

David E. Adams, Manager

by David E Adams, Manager

Property Owner Name:

Address

Signature

Printed Name:

Official Use:

Date Received:

Received By:

Fee Received: