

CERTIFICATE OF SUFFICIENCY

Re: Petition for Contiguous Annexation
Petitioners: Kevin & Alexandra Fakhoury
File No. C24-3-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 +/- 1.27 acres located at 1019 Berkeley Rd in Hendersonville, NC, being tax parcel PIN 9569-48-5695, 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 26th day of January, 2024.

(City Seal)



Jill Murray, City Clerk



EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PIN 9569-48-5695 as described in the plat recorded in Plat Book 2024 Slide _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9569-48-5695 being more particularly described by metes and bounds as follows:

Beginning at a set iron pin on the southern right of way line of Berkeley Road (SR 1511) and the limits of the City of Hendersonville, said iron pin being the northeast corner of that certain 2.076 acre tract as recorded in Plat Slide 12078, Henderson County Registry; thence leaving the southern right of way line of Berkeley Road (SR 1511) and the limits of the City of Hendersonville and running with the east line of said 2.076 acre tract South $14^{\circ}41'27''$ East for 338.92 feet to a found iron pin on the limits of the City of Hendersonville, being the southeast corner of said 2.076 acre tract; thence along the south line of said 2.076 acre tract and the limits of the City of Hendersonville running South $86^{\circ}17'36''$ West for 222.87 feet to a point; thence leaving the south line of said 2.076 acre tract and running with the limits of the City of Hendersonville the following two (2) courses to wit: (1) North $03^{\circ}52'32''$ East for 176.62 feet to a point; (2) North $04^{\circ}26'58''$ West for 126.40 feet to a point on the southern right of way line of Berkeley Road (SR 1511) and the limits of the City of Hendersonville; thence along the on the southern right of way line of Berkeley Road (SR 1511) and the limits of the City of Hendersonville running North $73^{\circ}24'37''$ East for 140.16 feet to the Point of Beginning. Containing 1.28 acres, more or less.