

CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation
Petitioners: Eric Oursler, Nichole Oursler, and Ourco Construction Company LLC
File No. C24-11-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 +/- 1.62 acres located off of Greenville Highway on W. Park Avenue in Hendersonville, NC, being tax parcel(s) PINs 9577-27-2609, 9577-27-0679, 9577-17-9673, 9577-27-0588, and 9577-27-2529, 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 700' 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. The proposed satellite corporate limits are closer to the primary corporate limits of the Village of Flat Rock (320'). The City of Hendersonville and the Village of Flat Rock reentered their annexation agreement on August 3rd, 2018. The area to be annexed is located within the area that the participating municipalities agreed could be annexed by the City of Hendersonville.
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 a subdivision as defined in N.C.G.S. § 160D-802. All portions of the subdivision are included in the annexation petition.
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 29th day of February, 2024.

(City Seal)



Jill Murray, City Clerk



EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PINs 9577-27-2609, 9577-27-0679, 9577-17-9673, 9577-27-0588, and 9577-27-2529 described in the plat recorded in Book 2024- ____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9577-27-2609, 9577-27-0679, 9577-17-9673, 9577-27-0588, and 9577-27-2529 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:

Enclave of West Park Avenue Annexation Description

All those parcels or tracts of land situated in Henderson County, North Carolina and being known as the "Enclave on West Park Avenue" as recorded as Plat Slide 14993 with the Register of Deeds of Henderson County, North Carolina, being more particularly described as follows:

Beginning at a found iron pin on the west right of way line of Greenville Highway (NC Highway 225), said point being the northeast corner of Lot 1 of the "Enclave on West Park Avenue" Subdivision as recorded at Plat Slide 14993, Henderson County Registry (hereafter known as the Enclave); thence along said west right of way line of Greenville Highway and the East lines of Lots 1 & 5 of the Enclave, running South 11°24'31" East for 204.47 feet to a found iron pin at the southeast corner of Lot 5 of the Enclave; thence leaving the west right of way of Greenville Highway and along the south lines of Lots 5, 4 & 3 of the Enclave, running South 88°57'32" West for 364.69 feet to a found iron pipe at the southwest corner of Lot 3 of the Enclave; thence along the west line of Lot 3 of the Enclave the following three (3) course to wit: (1) North 11°06'56" West for 4.39 feet to a found iron pipe; (2) North 05°50'14" West for 95.40 feet to a found iron pipe; (3) North 06°11'33" West for 97.24 feet to a found iron pipe at the northwest corner of Lot 3 of the Enclave; thence along the north lines of Lots 3, 2, & 1 of the Enclave, running North 88°08'45" East for 345.40 feet to the Point of Beginning.