

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO  
AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE  
PURCHASE OF +/- 0.92 TRACT ON WILLIAMS STREET**

**WHEREAS**, the City is desirous of purchasing property, being a lot or parcel of land in the City of Hendersonville consisting of +/- 0.39 acres, having and address of 110 Williams St., Hendersonville, NC, and being more particularly described in that deed recorded in Deed Book 1191 at page 124 fo the Henderson County Registry, having Tax Parcel ID# 9568-97-8675, and any appurtenances thereto (collectively the “Property”), and more specifically described in Exhibit “A”, which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Property has a tax value of \$476,700 , but was flooded by Hurricane Helene, and the City has made an offer to purchase the Property \$250,000; and

**WHEREAS**, the Seller, Caporoma Properties, LLC, a North Carolina limited liability company, has agreed to sell the Property to the City upon the terms and conditions set forth in a draft Contract for Purchase and Sale of Real Property;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Hendersonville, North Carolina that:

1. The Contract for Purchase and Sale of Real Property between the City of Hendersonville and Caporoma Properties, LLC, for the Property, having as the sale price the sum of \$250,000.00, is hereby approved as presented.
2. The City Manager is authorized to enter execute the contract, with such changes as he deems appropriate, in consultation with the City Attorney, provided such changes do not place any financial obligation on the City beyond that contemplated by the terms of the Contract as presented.
3. The Mayor, City Manager and City Attorney are authorized to execute such other contracts, and deeds and any and all other documents, and to take any and all actions, reasonably necessary to carry out the terms of the approved Contract, including but not limited to making conveyances and reasonable expenditures for costs and expenses for the purposes stated herein.

Adopted by the City Council of the City of Hendersonville, North Carolina on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Attest:

\_\_\_\_\_  
Barbara G. Volk, Mayor, City of Hendersonville

\_\_\_\_\_  
Jill Murray, City Clerk

Approved as to form: \_\_\_\_\_ Angela S. Beeker, City Attorney

## EXHIBIT A

### PROPERTY DESCRIPTION

**B**EGINNING at a ½ inch pipe located in the Western margin of the right of way of Williams Street, said point also being located in the Northernmost corner of the Caporoma Tract as described in deed recorded in Deed Book 1166, at Page 33, Henderson County Registry; thence, from said beginning point, running partially with the Southwestern margin of the right of way of Williams Street, South 31 degrees 01 minutes 05 seconds East 102.93 feet to a rebar located in the boundary of the Anders Tract as described in deed recorded in Deed Book 440 at Page 625, Henderson County Registry, thence with the boundary of the aforereferenced Anders Tract, South 59 degrees 00 minutes 00 seconds West 168.01 feet to a ½ inch rebar located in the boundary of The City of Hendersonville Tract as described in deed recorded in Deed Book 431, at Page 695, Henderson County Registry; thence, with the boundary of same, North 30 degrees 59 minutes 50 seconds West 100 feet to a new iron pin located in the Southern boundary of The City of Hendersonville Tract as described in deed recorded in Deed Book 1054, at Page 51, Henderson County Registry; thence, with the Southern boundary of same, North 58 degrees 00 minutes 05 seconds East 167.99 feet to a mag nail set; thence, North 57 degrees 59 minutes 41 seconds East 2.17 feet **TO THE POINT AND PLACE OF BEGINNING** and being 0.39 acre, more or less, as shown on a survey prepared by David C. Huntley, PLS, entitled Survey For Caporoma Properties, LLC, dated February 17, 2004, and being Drawing Number H-4843, reference to which is hereby made and incorporated herein.

**AND BEING** all of that property as described in deed recorded in Deed Book 1166, at Page 33, of the Henderson County Registry.