



## STAFF REPORT

Agenda Title: Public Hearing – Voluntary Annexation (Olivette)

Staff Contact: Shannon Tuch

Meeting Date: October 18, 2022

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### Summary:

A petition for a voluntary annexation of two tracts including 19.7 acres off of Olivette Rd. and 5.1 acres off of Sweet Fern Parkway.

### Background:

On August 6, 2022, petitioner, Scott Austin (Olivette Development Inc.), has submitted a request to voluntarily annex approximately 20 acres off Olivette Road and approximately 5 acres off Sweet Fern Parkway. Voluntary annexations are performed at the request of the property owner and may be either contiguous to the town's jurisdiction, or non-contiguous as a "satellite" annexation. The request submitted by Olivette Development Inc. is for a contiguous annexation that will expand the existing Olivette community and will allow for the extension of town services (police, sanitation, etc.) to the newly annexed areas.

### Staff Analysis:

The petition has been reviewed for sufficiency and a Resolution to set a public hearing on the matter was adopted on September 20, 2022 (Res. No. 2022-092002). Per N.C.G.S. Sec. x, the next step is to hold a public hearing. Once the ordinance is adopted, staff will return within 60 days to recommend an initial zoning designation to the newly annexed properties.

### Staff Recommendation:

Staff recommends approval of the proposed voluntary annexation.

### Suggested Motion:

I move that the Town of Woodfin Town Council approve the requested voluntary annexation for 19.7 acres located off of Olivette Rd. and 5.1 acres located off of Sweet Fern Parkway as shown on Exhibits "A" and "B" and as legally described in the attached ordinance.

### Attachments:

- (1) Resolution No. 2022-092002
- (2) Draft Ordinance
- (3) Exhibit "A" – Olivette Rd. Recombination Plat
- (4) Exhibit "B" – Sweet Fern Parkway Annex. Survey



## Town of Woodfin

90 Elk Mountain Road  
Woodfin, NC 28804  
PH: (828) 253-4887  
FX: (828) 253-4700

Resolution: 2022-092002

Passed 9/20/2022

RESOLUTION FIXING DATE OF PUBLIC HEARING ON THE QUESTION OF VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 99999 OLIVETTE ROAD AND 99999 SWEET FERN PARKWAY PURSUANT TO N.C.G.S. 160A-31

WHEREAS, a request for annexation of the contiguous area described herein has been received; and

WHEREAS, the request is initiated by the property owner for the purpose of expanding the existing community; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Woodfin, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at 5:00 PM on the 18th day of October 2022, in the Council Chamber, located at 90 Elk Mountain Rd., Woodfin, NC.

Section 2. The area proposed for annexation is as described on "Exhibit A – Olivette Road Boundary Description" and "Exhibit A2 – Sweet Fern Parkway Boundary Description" attached hereto. A survey of the same subject property is attached hereto as "Exhibit B – Olivette Road, A&B Parcel Survey", "Exhibit B1 – Olivette Road, C Parcel Survey" and "Exhibit B2 – Sweet Fern Parkway Survey".

Section 3. Notice of the public hearing shall be published in the Weaverville Tribute, a newspaper having general circulation in the Town of Woodfin, at least ten (10) days prior to the date of the public hearing.

Read, approved and adopted this 20<sup>th</sup> day of September, 2022.

Adopted: 09/20/2022

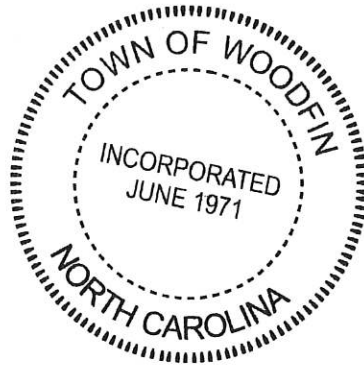
Effective: 09/20/2022

Ayes	<u>5</u>
Nays	<u>0</u>
Abstains	<u>0</u>

  
M. Jerry VeHaun  
Mayor

Attest:

  
Ryan Vinson  
Town Clerk



**Parcel A**

Being all of the property as shown as Parcel A on Plat Book 112, Page 144 as recorded in the Buncombe County register; Buncombe County PIN 9721-41-2899.

Beginning at a magnetic nail at the center of Olivette Road;

thence N 41°05'42" W a distance of 60.06' to a magnetic nail at the center of Olivette Road;

thence N 03°47'15" E a distance of 71.32' to a rebar;

thence N 10°04'33" E a distance of 98.58' to a rebar;

thence N 23°51'23" E a distance of 39.09' to a rebar;

thence N 31°06'03" E a distance of 56.35' to a rebar;

thence N 35°17'14" E a distance of 46.37' to a rebar;

thence N 46°05'24" E a distance of 50.45' to a rebar;

thence N 49°35'26" E a distance of 65.47' to a rebar;

thence N 55°32'45" E a distance of 68.77' to a rebar;

thence N 63°42'12" E a distance of 66.66' to a rebar;

thence N 64°19'01" E a distance of 90.63' to an unmarked point in the center of White Rose Lane;

thence with the centerline of White Rose Lane and French Broad River Way the following fifteen calls:

S 05°59'11" W a distance of 21.60' to an unmarked point;

thence S 20°27'24" W a distance of 30.26' to an unmarked point;

thence S 42°14'39" W a distance of 28.34' to an unmarked point;

thence S 64°19'01" W a distance of 32.73' to an unmarked point;

thence S 67°47'54" W a distance of 27.35' to an unmarked point;

thence S 64°32'31" W a distance of 33.02' to an unmarked point;

thence S 53°30'38" W a distance of 64.06' to an unmarked point;

thence S 52°22'14" W a distance of 61.33' to an unmarked point;

thence S 43°49'35" W a distance of 42.48' to an unmarked point;

thence S 36°12'21" W a distance of 42.60' to an unmarked point;

thence S 29°54'05" W a distance of 50.62' to an unmarked point;

thence S 23°38'32" W a distance of 29.73' to an unmarked point;

thence S 09°45'05" W a distance of 90.15' to an unmarked point;

thence S 08°28'53" W a distance of 73.35' to an unmarked point;

thence S 06°12'13" W a distance of 38.10' to a magnetic nail, which is the point of beginning, having an area of 30510 square feet, 0.700 acres.

**Parcel B**

Being all of the property as shown as Parcel B on Plat Book 112, Page 144 as recorded in the Buncombe County register; Buncombe County PIN 9721-42-7018.

beginning at a magnetic nail at the center of Olivette Road;

thence with the centerline of French Broad River Way and White Rose Lane the following eighteen calls:

N 06°12'13" E a distance of 38.10' to an unmarked point;

thence N 08°28'53" E a distance of 73.35' to an unmarked point ;

thence N 09°45'05" E a distance of 90.15' to an unmarked point;

thence N 23°38'32" E a distance of 29.73' to an unmarked point;

thence N 29°54'05" E a distance of 50.62' to an unmarked point;

thence N 36°12'21" E a distance of 42.60' to an unmarked point;  
 thence N 43°49'35" E a distance of 42.48' to an unmarked point;  
 thence N 52°22'14" E a distance of 61.33' to an unmarked point;  
 thence N 53°30'38" E a distance of 64.06' to an unmarked point;  
 thence N 64°32'31" E a distance of 33.02' to an unmarked point;  
 thence N 67°47'54" E a distance of 27.35' to an unmarked point;  
 thence N 64°19'01" E a distance of 32.73' to an unmarked point;  
 thence N 42°14'39" E a distance of 28.34' to a ;  
 thence N 20°27'24" E a distance of 30.26' to an unmarked point;  
 thence N 05°59'11" E a distance of 21.60' to an unmarked point;  
 thence N 05°59'11" E a distance of 37.06' to an unmarked point;  
 thence N 14°10'10" E a distance of 42.80' to an unmarked point;  
 thence N 25°13'47" E a distance of 70.16' to an unmarked point;  
 thence leaving said centerline S 88°11'41" E a distance of 595.19' to a 1" open iron pipe at the bank of Lee's Creek, and passing a rebar at 32.28';  
 thence with the center line of Lee's Creek the following five calls:  
 S 58°24'03" E a distance of 69.64' to an unmarked point;  
 thence N 84°49'24" E a distance of 36.00' to an unmarked point;  
 thence N 61°27'09" E a distance of 27.52' to an unmarked point;  
 thence N 22°14'25" E a distance of 30.93' to an unmarked point;  
 thence N 60°50'15" E a distance of 28.00' to an unmarked point;  
 thence leaving Lee's Creek S 05°37'01" W a distance of 191.58' to a rebar and passing a rebar at 21.15';  
 thence N 85°53'41" W a distance of 226.43' to a rebar;  
 thence N 88°17'49" W a distance of 315.12' to a rebar;  
 thence S 67°08'37" W a distance of 163.37' to a rebar;  
 thence S 67°09'08" W a distance of 141.15' to a rebar;  
 thence S 63°12'05" W a distance of 73.36' to a rebar;  
 thence S 54°35'30" W a distance of 88.40' to a rebar;  
 thence S 37°45'20" W a distance of 72.74' to a rebar;  
 thence S 27°38'49" W a distance of 62.74' to a rebar;  
 thence S 12°33'54" W a distance of 61.21' to a rebar;  
 thence S 05°14'33" W a distance of 109.80' to a rebar;  
 thence S 17°34'17" W a distance of 63.97' to a magnetic nail at the centerline of Olivette Road;  
 thence N 40°57'16" W a distance of 59.68' to a magnetic nail, which is the point of beginning, having an area of 163347 square feet, 3.750 acres

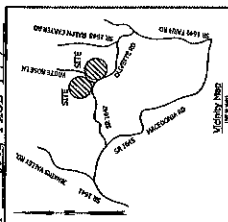
### **Parcel C**

Being all of the property as shown on Plat Book 223, Page 26 as recorded in the Buncombe County register; Buncombe County PIN 9721-41-7625.

beginning at a rebar, said rebar being the southeastern corner of subject property;  
 thence N 81°48'01" W a distance of 913.50' to a magnetic nail at the center of Olivette Road;  
 thence N 35°18'12" W a distance of 158.04' to an unmarked point;  
 thence N 17°34'53" E a distance of 49.01' to a rebar;  
 thence N 05°16'37" E a distance of 109.90' to a rebar;  
 thence N 12°33'10" E a distance of 61.16' to a rebar;  
 thence N 27°38'15" E a distance of 62.70' to a rebar;  
 thence N 37°45'40" E a distance of 72.72' to a rebar;

thence N 54°33'38" E a distance of 88.39' to a rebar;  
thence N 63°12'45" E a distance of 73.35' to a rebar;  
thence N 67°09'08" E a distance of 141.18' to a rebar;  
thence N 67°11'14" E a distance of 163.49' to a ; rebar  
thence S 88°18'10" E a distance of 315.04' to a rebar;  
thence S 85°52'02" E a distance of 226.20' to a rebar;  
thence S 05°36'33" W a distance of 768.72' to a rebar which is the point of beginning,  
having an area of 662394 square feet, 15.206 acres

Beginning at a nail in a rock, said nail having the NCGS Grid Coordinates of N:712170.10, E: 926815.85, and being the northeastern corner of Lot 51 of the Olivette Subdivision as shown on Plat Book 148, Page 163;  
thence running with the current Town of Woodfin line and the southern right-of-way line of Sweet Fern Parkway as shown on Plat Book 148, Page 163 S 85°39'21" E a total distance of 544.76' to a #5 rebar with cap, passing a rebar with cap at 446.60';  
thence S 08°12'16" W a distance of 541.40' to a calculated point in the northern line a 70' wide power line easement;  
thence with said power line easement N 59°32'42" W a distance of 584.94' to a calculated point;  
thence leaving the powerline easement N 07°46'19" E a distance of 27.64' to a rebar with cap being the southeastern corner of Lot 51 of the Olivette Subdivision;  
thence with the current Town of Woodfin line N 07°46'19" E a distance of 255.61' to a nail in a rock, which is the point of beginning.  
Proposed annexation having an area of 223,566 square feet, or 5.132 acres more or less.



**NOTES**

1. The survey was made by the use of a Leica Total Station and a Leica GPS receiver.
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**STATE OF NORTH CAROLINA**  
**County of Brunswick**  
**Survey for**  
**Kelco - French Broad, LLC**  
**Surveyor**  
**John H. Smith**  
**Survey No.**  
**112-144**  
**DATE**  
**7/13/2007**

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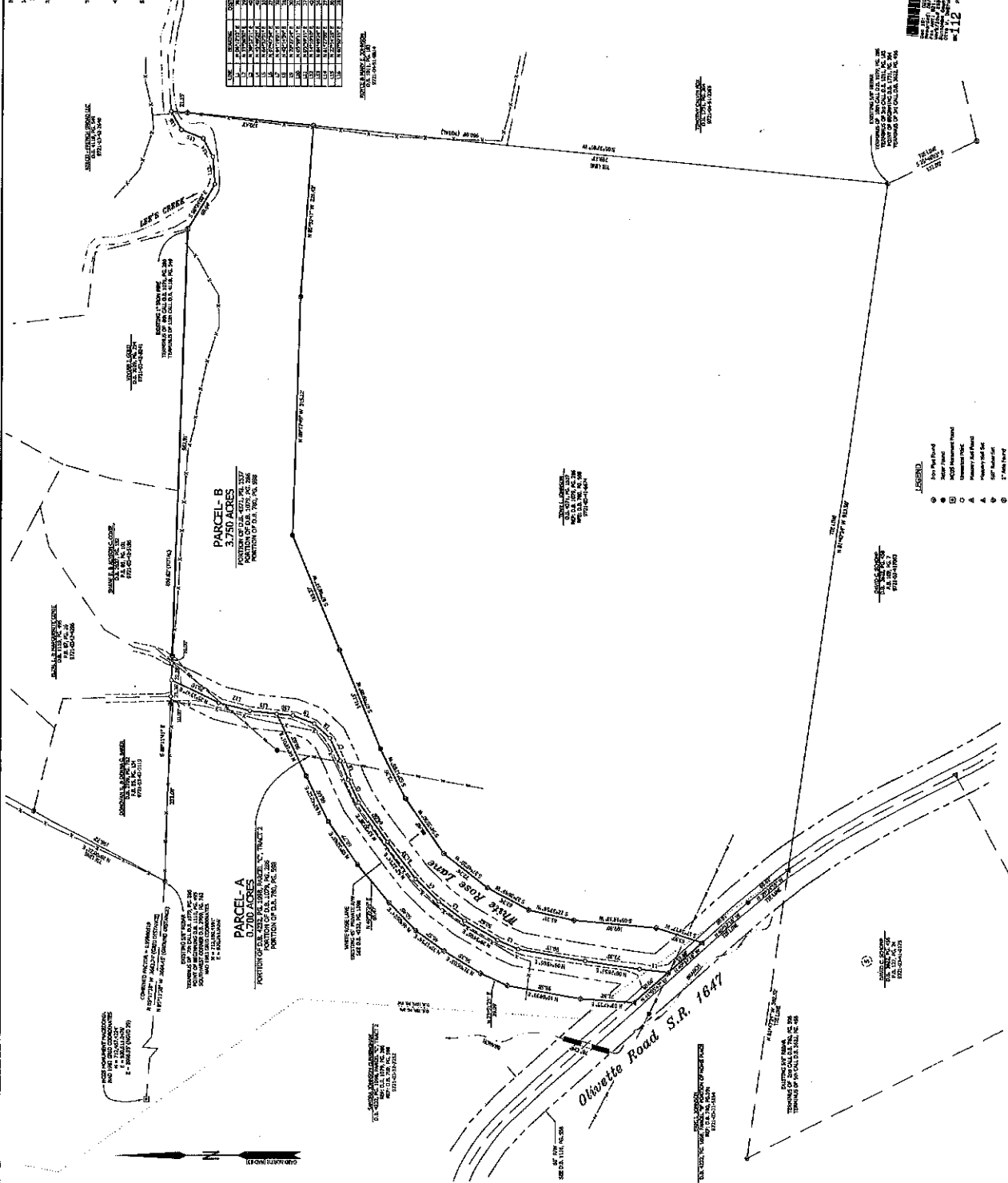
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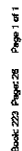
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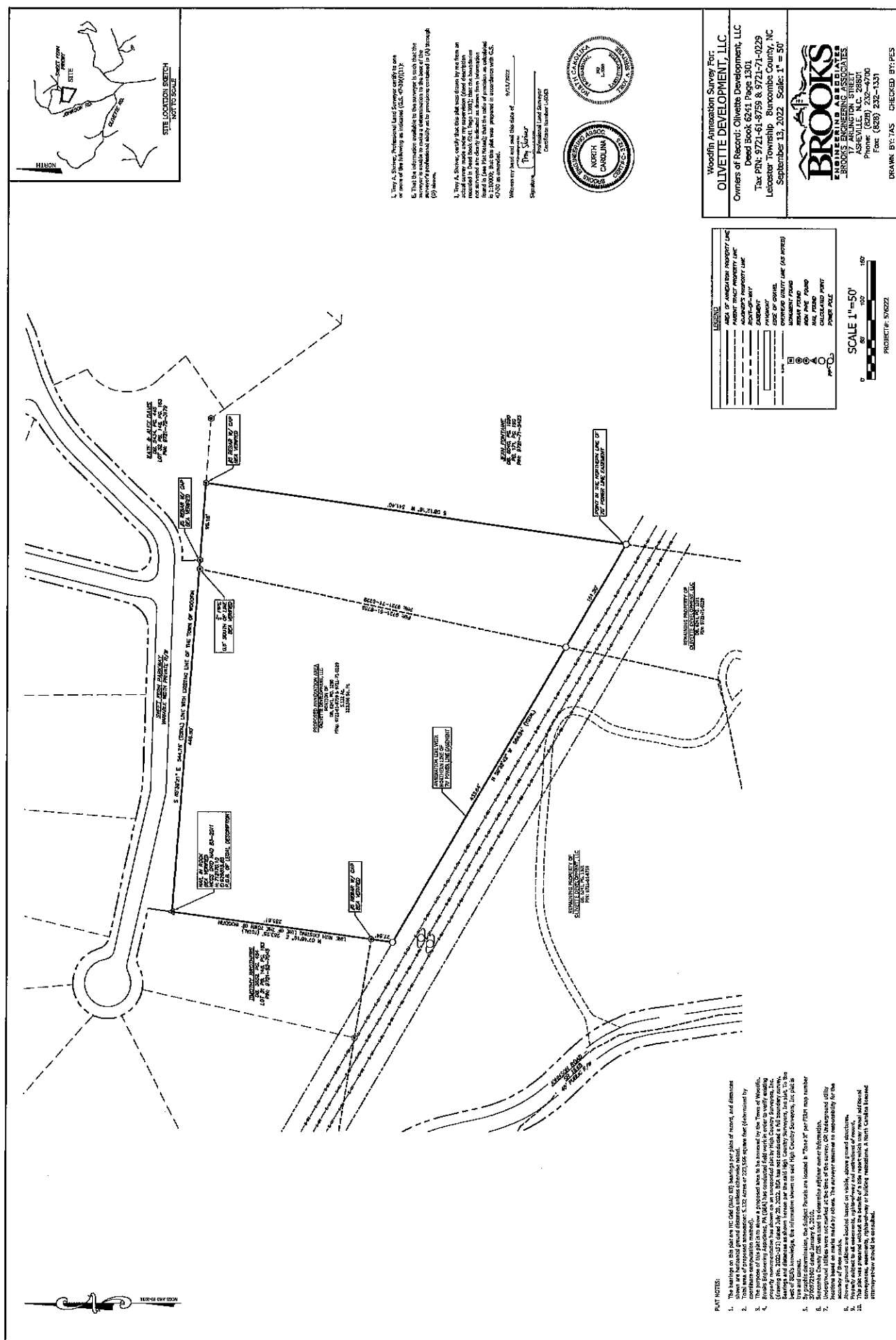
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**DIET NOTES:**

- [illegible]

Woodfin Annexation Survey For:  
**OLIVETTE DEVELOPMENT, LLC**

Owners of Record: Olivette Development, LLC  
Deed Book 6241 Page 1301

Deed Book 6241 Page 1301  
Tax PIN: 9721-61-8759 & 9721-71-0229  
eicester Township Buncombe County, NC

September 13, 2022 Scale: 1" = 50'



**BOOKS**

# BROOKS

**ENGINEERING ASSOCIATES  
—BROOKS ENGINEERING ASSOCIATES—**

17 ARLINGTON STREET  
ASHEVILLE, N.C. 28801

Phone: (828) 232-4700  
Fax: (828) 232-1331

**DRAWN BY: TAS      CHECKED BY: PES**



## Town of Woodfin

90 Elk Mountain Road

Woodfin, NC 28804

PH: (828) 253-4887

FX: (828) 253-4700

### PETITION REQUESTING A CONTIGUOUS ANNEXATION

Date: August 6 2022

To the Board of Commissioners of the Town of Woodfin:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Woodfin. 21
2. The area to be annexed is contiguous to the Town of Woodfin and the boundaries of such territory are as follows (Insert description of boundaries and attach survey):

*See attached exhibits.*

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)



Name	Address	Do you declare vested rights? (Y/N)	Signature
1. <u>Scott Austin</u>	<u>70 Box 9775</u> <u>Greensboro NC 27429</u>		<u>[Signature]</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____



**ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF WOODFIN,  
NORTH CAROLINA, BY ANNEXING A CONTIGUOUS AREAS LOCATED OF OLIVETTE  
ROAD AND SWEET FERN PARKWAY**

Ordinance: 2022-XXXX

Passed \_\_\_\_\_

WHEREAS, the Woodfin Town Council has been petitioned under N.C. Gen. Stat. Sec. 160A-31, to annex the area described herein; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in accordance with meeting laws at 5:00 p.m. on the 18th day of October, 2022, and after due notice by publication per N.C. Gen. Stat. Sec. 160A-31(c); and

WHEREAS, the Woodfin Town Council does hereby find as fact that the petition meets the requirements of N.C. Gen. Stat. Sec. 160A-31 and N.C. General Assembly Session Law 2005-139;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WOODFIN, THAT:

Section 1. By virtue of the authority granted by N.C. Gen. Stat. Sec. 160A-31, the following described territory is hereby annexed and made part of the Town of Woodfin, as of the 18<sup>th</sup> day of October, 2022. The property is more particularly described as follows:

**Olivette Rd. Property (19.7 acres)**

Being all of the property as shown on Exhibit "A" Recombination Survey recorded in the Buncombe County register (Platbook 230, Page 49); Buncombe County PINs 9721-41-7625; 9721-42-7018; 9721-41-2894.

Beginning at a #5 Rebar, said rebar having the NCGS NAD 83-2011 coordinates N: 711,219.22, E: 925,183.02

thence N 81°48'01" W a distance of 913.50' to a magnetic nail at the center of Olivette Road;

thence N 35°18'12" W a distance of 158.04' to a calculated point;

thence S 17°34'53" W a distance of 14.38' to a magnetic nail at the center of Olivette Road;

thence N 40°57'16" W a distance of 59.55' to a magnetic nail at the center of Olivette Road ;

thence N 41°05'42" W a distance of 60.06' to a magnetic nail at the center of Olivette Road;

thence N 03°47'15" E a distance of 71.32' to a #5 rebar;

thence N 10°04'33" E a distance of 98.58' to a #5 rebar;

thence N 23°51'23" E a distance of 39.09' to a #5 rebar;

thence N 31°06'03" E a distance of 56.35' to a #5 rebar;

thence N 35°17'14" E a distance of 46.37' to a #5 rebar;

thence N 46°05'24" E a distance of 50.45' to a #5 rebar;

thence N 49°35'26" E a distance of 65.47' to a #5 rebar;

thence N 55°32'45" E a distance of 68.77' to a #5 rebar;

thence N 63°42'12" E a distance of 66.66' to a #5 rebar;  
thence N 64°19'01" E a distance of 90.63' to a calculated point at the center of White Rose Lane;  
thence with the centerline of White Rose Lane the following three calls: N 05°59'11" E a distance of 37.06' to a calculated point;  
thence N 14°10'10" E a distance of 42.80' to a calculated point;  
thence N 25°13'47" E a distance of 70.16' to a calculated point;  
thence leaving White Rose Lane S 88°11'41" E a distance of 595.19' to a 1" open pipe and passing a #5 rebar at 32.23';  
thence S 58°24'03" E a distance of 69.64' to a calculated point at the center of Lee's Creek;  
thence with the center of Lee's Creek the following five calls: N 84°49'24" E a distance of 36.00' to a ;  
thence N 61°27'09" E a distance of 27.52' to a calculated point;  
thence N 22°14'25" E a distance of 30.93' to a calculated point;  
thence N 60°50'15" E a distance of 28.00' to a calculated point;  
thence leaving Lee's Creek S 05°43'08" W a distance of 192.19' to a #5 rebar;  
thence S 05°36'33" W a distance of 768.72' to a #5 rebar, which is the point of beginning.  
Having an area of 856,660.0 square feet, or approximately 19.666 acres.

**Sweet Fern Parkway Property (5.1 acres)**

Being all of the property as shown on Exhibit "B" Olivette Annexation Survey and including Buncombe County PINs 9721-61-8759; 9721-71-0229.  
Beginning at a nail in a rock, said nail having the NCGS Grid Coordinates of N:712170.10, E: 926815.85, and being the northeastern corner of Lot 51 of the Olivette Subdivision as shown on Plat Book 148, Page 163;  
thence running with the current Town of Woodfin line and the southern right-of-way line of Sweet Fern Parkway as shown on Plat Book 148, Page 163 S 85°39'21" E a total distance of 544.76' to a #5 rebar with cap, passing a rebar with cap at 446.60';  
thence S 08°12'16" W a distance of 541.40' to a calculated point in the northern line a 70' wide power line easement;  
thence with said power line easement N 59°32'42" W a distance of 584.94' to a calculated point;  
thence leaving the powerline easement N 07°46'19" E a distance of 27.64' to a rebar with cap being the southeastern corner of Lot 51 of the Olivette Subdivision;  
thence with the current Town of Woodfin line N 07°46'19" E a distance of 255.61' to a nail in a rock, which is the point of beginning.  
Proposed annexation having an area of 223,566 square feet, or approximately 5.132.

Section 2. From and after the 18<sup>th</sup> day of October 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Woodfin and shall be entitled to the same privileges and benefits as other parts of the Town of Woodfin. Said territory shall be subject to municipal taxes according to N.C. Gen. Stat. Sec. 160A-31(e).

Section 3. The Mayor of the Town of Woodfin shall cause to be recorded in the office of the Register of Deeds of Buncombe County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Buncombe County Board of Elections, as required by N.C. Gen. Stat. Sec. 163-288.1.

Attest:

---

M. Jerry Vebaun, Mayor

---

Town Clerk



## Town of Woodfin

90 Elk Mountain Road  
Woodfin, NC 28804  
PH: (828) 253-4887  
FX: (828) 253-4700

### PETITION REQUESTING A CONTIGUOUS ANNEXATION

Date: August 6 2022

To the Board of Commissioners of the Town of Woodfin:

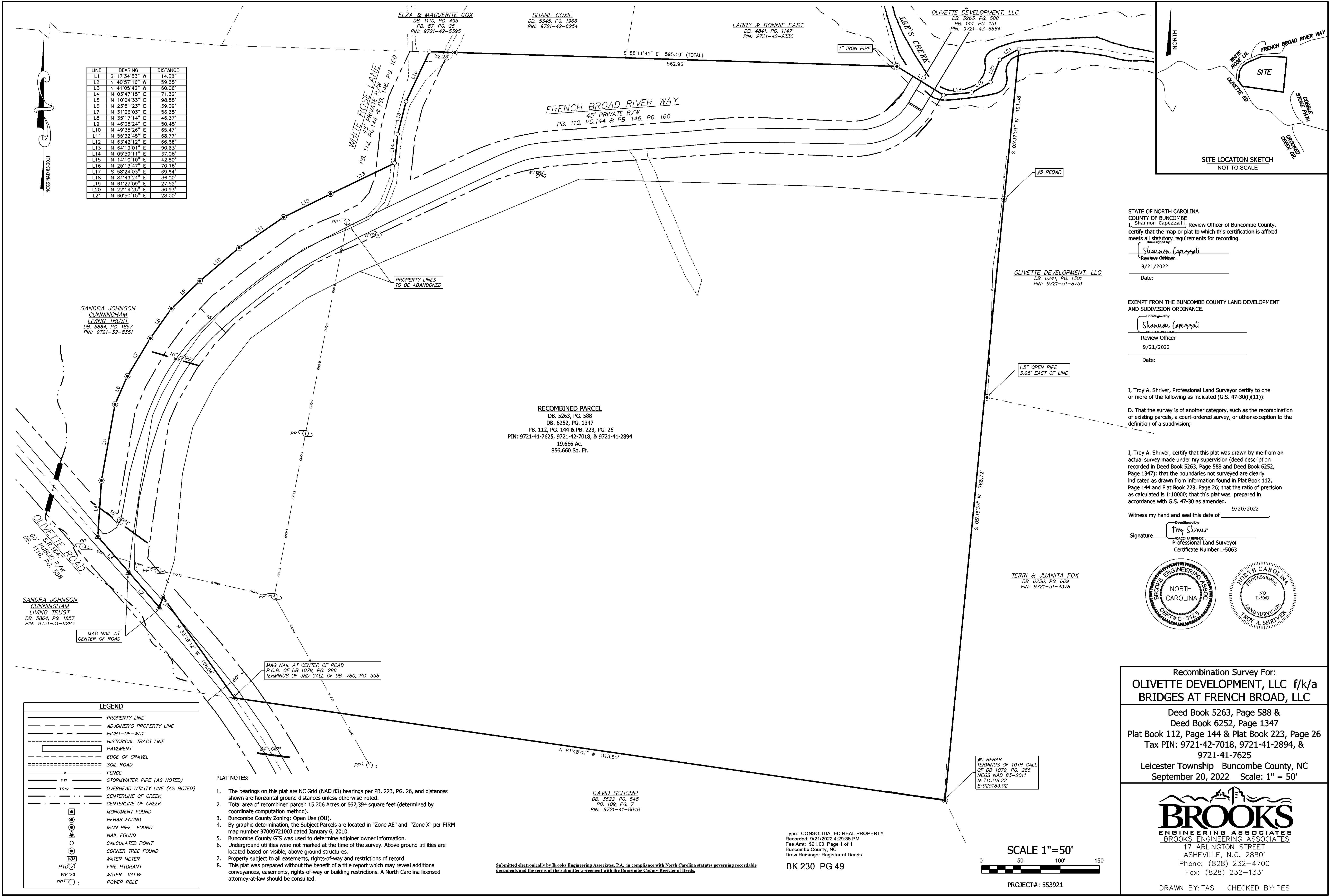
1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Woodfin. S
2. The area to be annexed is contiguous to the Town of Woodfin and the boundaries of such territory are as follows (insert description of boundaries and attach survey):

*See attached exhibits.*

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)



Name	Address	Do you declare vested rights? (Y/N)	Signature
1. <u>Scott Austin</u>	<u>70 Box 9775</u> <u>Greensboro NC 27429</u>	<u>                    </u>	<u>[Signature]</u>
2. <u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
3. <u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>



STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE  
I, Shannon Capezzali, Review Officer of Buncombe County,  
certify that the map or plat to which this certification is affixed  
meets all statutory requirements for recording.  
\_\_\_\_\_  
Shannon Capezzali  
Review Officer  
9/21/2022  
Date: \_\_\_\_\_

EXEMPT FROM THE BUNCOMBE COUNTY LAND DEVELOPMENT  
AND SUBDIVISION ORDINANCE.  
\_\_\_\_\_  
Shannon Capezzali  
Review Officer  
9/21/2022  
Date: \_\_\_\_\_

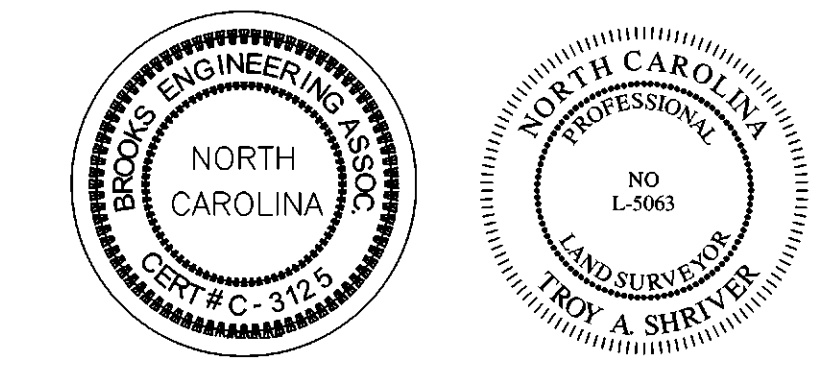
I, Troy A. Shriver, Professional Land Surveyor certify to one  
or more of the following as indicated (G.S. 47-30(f)(11)):

D. That the survey is of another category, such as the recombination  
of existing parcels, a court-ordered survey, or other exception to the  
definition of a subdivision;

I, Troy A. Shriver, certify that this plat was drawn by me from an  
actual survey made under my supervision (deed description  
recorded in Deed Book 5263, Page 588 and Deed Book 6252,  
Page 1347); that the boundaries not surveyed are clearly  
indicated as drawn from information found in Plat Book 112,  
Page 144 and Plat Book 223, Page 26; that the ratio of precision  
as calculated is 1:10000; that this plat was prepared in  
accordance with G.S. 47-30 as amended.

9/20/2022

Witness my hand and seal this date of \_\_\_\_\_  
\_\_\_\_\_  
Troy Shriver  
Professional Land Surveyor  
Certificate Number L-5063



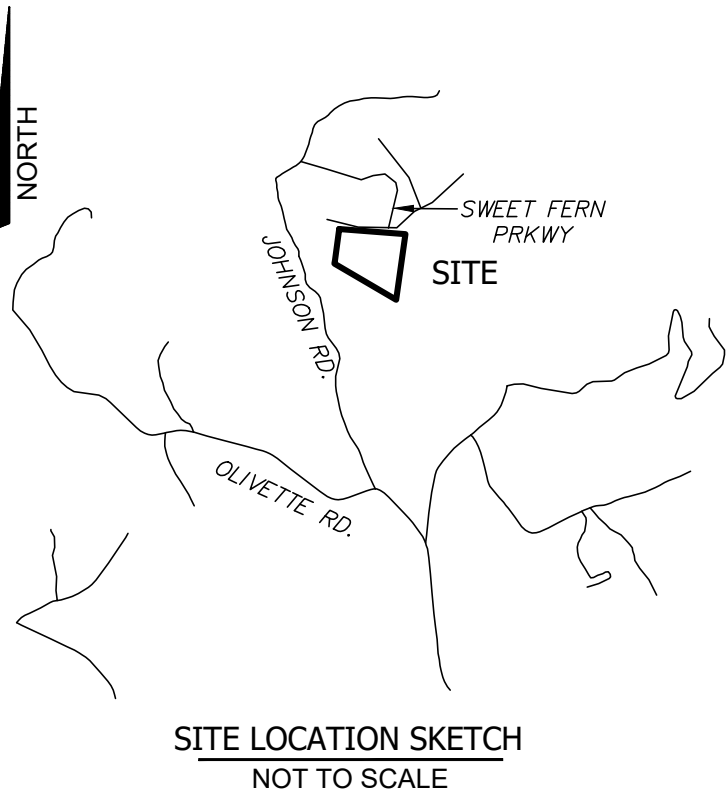
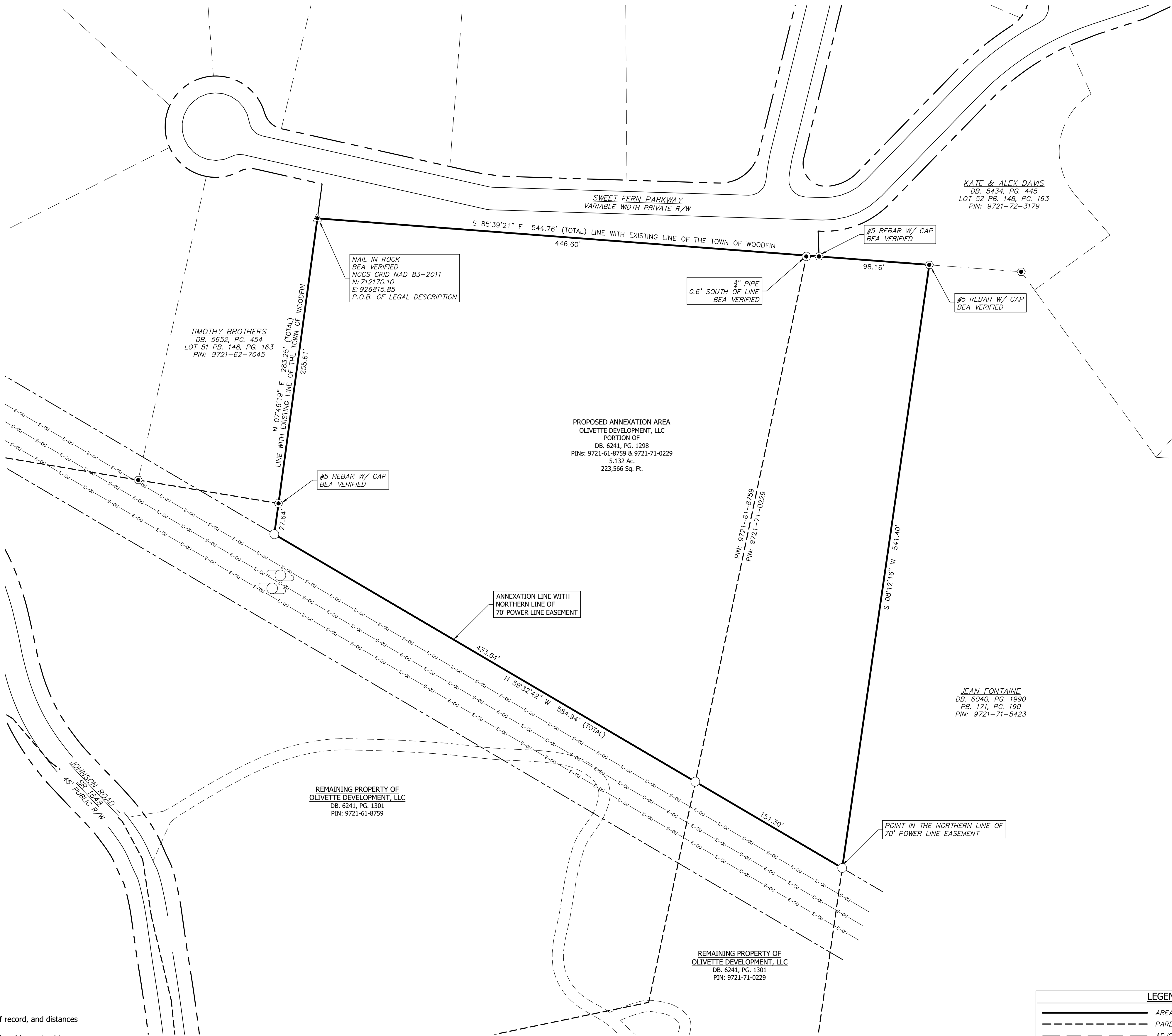
Recombination Survey For:  
**OLIVETTE DEVELOPMENT, LLC f/k/a  
BRIDGES AT FRENCH BROAD, LLC**

Deed Book 5263, Page 588 &  
Deed Book 6252, Page 1347  
Plat Book 112, Page 144 & Plat Book 223, Page 26  
Tax PIN: 9721-42-7018, 9721-41-2894, &  
9721-41-7625  
Leicester Township Buncombe County, NC  
September 20, 2022 Scale: 1" = 50'

**BROOKS**  
ENGINEERING ASSOCIATES  
BROOKS ENGINEERING ASSOCIATES  
17 ARLINGTON STREET  
ASHEVILLE, N.C. 28801  
Phone: (828) 232-4700  
Fax: (828) 232-1331

DRAWN BY: TAS CHECKED BY: PES





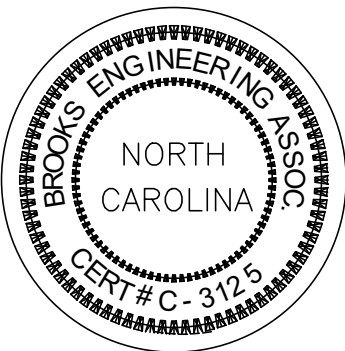
I, Troy A. Shriver, Professional Land Surveyor certify to one or more of the following as indicated (G.S. 47-30(f)(11):

E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

I, Troy A. Shriver, certify that this plat was drawn by me from an actual survey made under my supervision (deed description recorded in Deed Book 6241 Page 1301); that the boundaries not surveyed are clearly indicated as drawn from information found in (see Plat Notes); that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended.

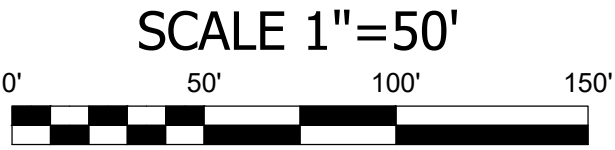
Witness my hand and seal this date of 9/13/2022.

DocuSigned by:  
**Troy Shriver**  
Professional Land Surveyor  
Certificate Number L-5063



- PLAT NOTES:
- The bearings on this plat are NC Grid (NAD 83) bearings per plats of record, and distances shown are horizontal ground distances unless otherwise noted.
  - Total area of proposed annexation: 5.132 Acres or 223,566 square feet (determined by coordinate computation method).
  - The purpose of this plat is to show a proposed area to be annexed by the Town of Woodfin.
  - Brooks Engineering Associates, PA (BEA) has conducted field work in order to verify existing property monumentation has shown on an unrecorded plat by High Country Surveyors, Inc. (drawing No. 2022-151) dated July 28, 2022. BEA has not conducted a full boundary survey. Bearings and distances as shown hereon per the said High Country Surveyors, Inc plat. To the best of BEA's knowledge, the information shown on said High Country Surveyors, Inc plat is true and correct.
  - By graphic determination, the Subject Parcels are located in "Zone X" per FIRM map number 3700972100J dated January 6, 2010.
  - Buncombe County GIS was used to determine adjoiner owner information.
  - Underground utilities were not marked at the time of the survey. OR Underground utility locations based on marks made by others. The surveyor assumes no responsibility for the accuracy of these marks.
  - Above ground utilities are located based on visible, above ground structures.
  - Property subject to all easements, rights-of-way and restrictions of record.
  - This plat was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way or building restrictions. A North Carolina licensed attorney-at-law should be consulted.

LEGEND	
	AREA OF ANNEXATION PROPERTY LINE
	PARENT TRACT PROPERTY LINE
	ADJOINER'S PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	PAVEMENT
	EDGE OF GRAVEL
	OVERHEAD UTILITY LINE (AS NOTED)
	MONUMENT FOUND
	REBAR FOUND
	IRON PIPE FOUND
	NAIL FOUND
	CALCULATED POINT
	POWER POLE



SCALE 1"=50'

PROJECT#: 576222

Woodfin Annexation Survey For:  
**OLIVETTE DEVELOPMENT, LLC**

Owners of Record: Olivette Developmont, LLC  
Deed Book 6241 Page 1301  
Tax PIN: 9721-61-8759 & 9721-71-0229  
Leicester Township Buncombe County, NC  
September 13, 2022 Scale: 1" = 50'

**BROOKS**  
ENGINEERING ASSOCIATES  
BROOKS ENGINEERING ASSOCIATES  
17 ARLINGTON STREET  
ASHEVILLE, N.C. 28801  
Phone: (828) 232-4700  
Fax: (828) 232-1331

DRAWN BY: TAS CHECKED BY: PES