RECEIVED 7/1/2024 DHodsdon

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA
CITY OF BREVARD

PETITION REQUESTING A CONTIGUOUS ANNEXATION
(G.S. 160A-31)

Date: 6/25/24

To the City Council of the City of Brevard:

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Brevard.

2. The area to be annexed is contiguous to the City of Brevard and the boundaries of such territory are as follows:

   Transylvania County Property Identification Number(s): 8585-28-6101-000

   Street Address: 35 Verdery Ave. Brevard NC 28712

   (ATTACH A METES AND BOUNDS PROPERTY DESCRIPTION AS "ATTACHMENT A")

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Brevard. (ATTACH MAP AS "ATTACHMENT B", including the Tax Map PIN)

4. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 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 the property. (If zoning vested rights are claimed, indicate below and attach proof.)

   Property Owner(s): Do you declare vested rights? Yes ✓ No___
   (Vested rights are rights belonging completely and unconditionally to a person which cannot be impaired or taken away by another party.)

Property Owners Contact Information (If there are more than three property owners, provide their names, contact information and signatures upon a separate and attached sheet.)

a. Name Jason Shepherd
Address 301 Carolina Ave.
Brevard NC 28712
Telephone 828-423-9010 Email jshepherd.nc@gmail.com
Signature

b. Name Merideth Saine
Address 301 Carolina Ave
Brevard NC 28712
Telephone 828-329-4003 Email merideth.saine@gmail.com
Signature

c. Name
Address
Telephone Email
Signature

Property Ownership by Corporation or LLC: (If there are more than three principals or managing members then provide their names, contact information and signatures upon a separate and attached sheet.)

a. Name
Address
Telephone Email
By:
Type or Print Name and Title (President / Managing Member)
Signature

b. Name _____
Address _____
_____
Telephone _____Email_____

By: _____
Type or Print Name and Title (President / Managing Member)

Signature _____

c. Name _____
Address _____
_____
Telephone _____Email_____

By: _____
Type or Print Name and Title (President / Managing Member)

Signature _____

* * * * * * * * * * *

AGENT:
Name: _____
Address: _____
_____
Telephone:_____Email_____

Petition along with a copy of the property Deed, Metes and Bounds description (Attachment A), Map / Survey (Attachment B) and cash/credit or check in the amount of $500 made payable to the City of Brevard is to be returned to:

Denise Hodsdon, City Clerk
City of Brevard
95 West Main St., Brevard, NC 28712

2016002524
TRANSYLVANIA CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$2.00
PRESENTED & RECORDED
06-06-2016 03:51:11 PM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: DREE M. POWELL
DEPUTY REGISTER OF DEEDS
BK: DOC 765
PG: 452-455

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 2.00

Parcel Identifier No. _____ **Verified by** Transylvania **County on the** 6 **day of** June, 20 16
By: _____

Mail/Box to: DONALD E. JORDAN, 4 W. Main Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY (No Title Search Performed by the Preparer)

Brief description for the Index: _____

THIS DEED made this 1st **day of** June, **2016, by and between**

GRANTOR	GRANTEE
MARTHA SHEPPARD HIPP and husband, RAYMOND D. HIPP, and NORMA COLLINS HIPP and husband, EVERETT L. HIPP	JASON M. SHEPHERD
304 Carolina Avenue Brevard, NC 28712	301 Carolina Avenue Brevard, NC 28712

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Brevard, Brevard **Township,** Transylvania **County, North Carolina and more particularly described as follows:**

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed ____ **does** X **does not include the primary residence of the Grantor.**

A map showing the above described property is recorded in Plat File _____, **Slide** _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions and rights of way of record, and those matters set forth in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Norma Collins Hipp (SEAL)
NORMA COLLINS HIPP

Everett L. Hipp (SEAL)
EVERETT L. HIPP

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

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 therein and in the capacity indicated: NORMA COLLINS HIPP and EVERETT L. HIPP

WITNESS my hand and Notarial Seal, this the 6th **day of June, 2016.**

CYNTHIA S. RUDD NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

Cynthia S. Rudd
Signature of Notary Public

Cynthia S. Rudd
Printed or typed name of Notary Public

My commission expires: 6/23/2020

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions and rights of way of record, and those matters set forth in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Martha Sheppard Hipp (SEAL)
MARTHA SHEPPARD HIPP

Raymond D. Hipp (SEAL)
RAYMOND D. HIPP

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

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 therein and in the capacity indicated: MARTHA SHEPPARD HIPP and RAYMOND D. HIPP

WITNESS my hand and Notarial Seal, this the 6th **day of June, 2016.**

CYNTHIA S. RUDD NOTARY PUBLIC TRANSYLVANIA COUNTY, N.C.

Cynthia S. Rudd
Signature of Notary Public

Cynthia S. Rudd
Printed or typed name of Notary Public

My commission expires: 6/23/2020

EXHIBIT "A' TO A DEED FROM HIPP TO SHEPHERD

Being all of the same land described in a deed from Betty M. Sitton, widow of B. J. Sitton, Sr., et al, to Lawrence Hipp and wife, Elizabeth Hipp, dated April 14, 1957, and recorded in the office of the Register of Deeds for Transylvania County in Deed Book 119, page 52, said land being more particularly described in said deed as follows:

> Being all of Lots Numbered 39, 40, 41, and 42 of the Brevard Park Subdivision, Transylvania County, North Carolina, as shown on plat of said subdivision recorded in the Office of the Register of Deeds for Transylvania County in Map Book 1, at page 52, reference to which plat is hereby made for a full and particular description of said lots by metes and bounds.

Being a part of Tract I as described in a deed from Elizabeth K. Hipp (Widow) to Martha Sheppard Hipp, Norma Collins Hipp and Elizabeth K. Hipp dated June 11, 2004, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 245, page 49.

This parcel is also shown on a plat recorded in Plat File 16, Slide 149 Records of Plats for Transylvania County.

cindy/exhibits/hipp to shepherd $1000

Plat file 16, Slide 749

16, 749

PLAT OF SURVEY FOR
JASON M. SHEPHERD

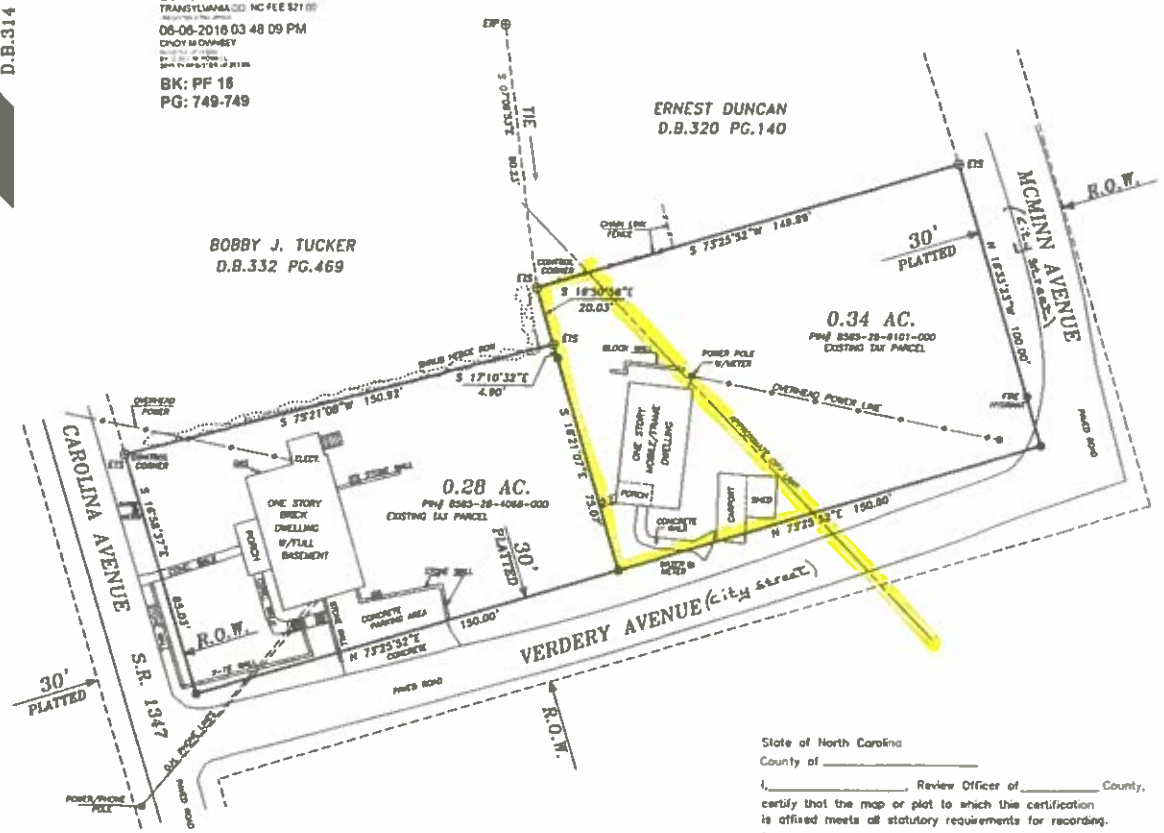
BEING THE PROPERTIES DESCRIBED IN D.B. 245, PG. 49

CITY OF BREVARD
BREVARD TOWNSHIP
TRANSYLVANIA COUNTY
NORTH CAROLINA

MAY 16th, 2016
SCALE 1" = 30'

DEED NORTH D.B.314 PG.198

2016002521
TRANSYLVANIA CO NC FEE $21.00
06-06-2016 03:48:09 PM
CINDY M OWNBEY
BK: PF 16
PG: 749-749



I, STEVEN LLOYD WAGGONER, a PROFESSIONAL LAND SURVEYOR, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, Page SHOWN); that the boundaries not surveyed are clearly indicated drawn from information found in Book AS, Page SHOWN; that the ratio of precision as calculated is 1/15,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal.
this 16th day of June, A.D. 2016.

PROFESSIONAL LAND SURVEYOR

I, STEVEN LLOYD WAGGONER, PROFESSIONAL LAND SURVEYOR, certify that this plat represents a survey of an existing parcel or parcels of land and does not create a new street or change an existing street. G.S. 47-30 (f) (11) (c)

North Carolina, Transylvania County
The foregoing certificate of STEVEN LLOYD WAGGONER, Professional Land Surveyor, is certified to be correct. This plat was presented for recording and duly recorded in this office in PLAT FILE _____, SLIDE _____. This the ___ Day of _____, 2016 A.D., at _____ o'clock ___M.

REGISTER OF DEEDS _____

State of North Carolina
County of _____

I, _____, Review Officer of _____ County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____

Review Officer

30 0 30 60 90
GRAPHIC SCALE - FEET

SCALE 1" = 30'

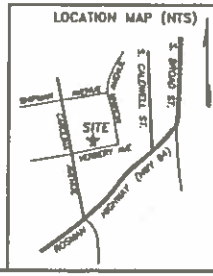
NOTES:

1) AREAS DETERMINED BY COORDINATE COMPUTATION
2) THE CURRENT OWNERS OF RECORD ARE MARTHA SHEPPARD HIPP, NORMA COLLINS HIPP, AND ELIZABETH K. HIPP, AS PER D.B. 245, PG. 49.
3) THESE SUBJECT PROPERTIES ARE CURRENTLY ZONED GR-6 BY THE CITY OF BREVARD ETJ, WITH BUILDING SETBACK DIMENSIONS OF: FRONT/ROW 15'; SIDE 6'; REAR 25'.

LEGEND

- EXISTING CORNER MONUMENT AS NOTED
- NEW IRON PIPE SET OR AS NOTED
- COMPUTED POINT-NOT STAKED
- CONCRETE MONUMENT AS NOTED

LOCATION MAP (NTS)



REFERENCES
DEED: D.B.245 PG.49
D.B.314 PG.198
PLAT: PLAT BK. 1, PG.52
TAX ID REFERENCE: AS SHOWN ON MAP
SCRN FILE 16-029
DWG FILE:
REVISIONS:

NORTH CAROLINA PROFESSIONAL SEAL L-2874 LAND SURVEYOR STEVEN LLOYD WAGGONER

SURVEY BY
STEVEN LLOYD WAGGONER
NC PLS 2874

WAGGONER & RHODES
LAND SURVEYORS, PLLC.
545 SOUTH GROVE STREET
HENDERSONVILLE, NORTH CAROLINA 28792
PHONE: 828-693-1022
FAX: 828-693-4019

DATE: MAY 16th, 2016 | DRAWN BY: DKS/SLW | JOB NUMBER: 16-029

CITY OF BREVARD
CASH RECEIPT
DUPLICATE

Receipt No: 672956
Date: 6/25/2024
Time: 2:55:39PM

Received From:
JASON SHEPHERD

Received: 500.00

For:
ZONING ADMIN 500.00
ANNEXATION APPLICATION

Check 500.00
569
RECEIVED BY WINDOW