

Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

John L. Chandler
Mayor
Nicholas A. Honeycutt
Vice-Mayor
Robert W. Zink
Treasurer
Stuart L. Jolley
Clerk
Larry H. Davis
Secretary

MINUTES REGULAR MEETING Mars Hill Town Hall – Conference Room April 5, 2021 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, April 5, 2021 at 6:00 p.m. in the Mars Hill Town Hall.

MEMBERS PRESENT: Mayor John Chandler; Aldermen Larry Davis, Nicholas Honeycutt, and Robert W. (Bob) Zink. Alderman Stuart Jolley was unable to attend.

STAFF PRESENT: Nathan R. Bennett, Town Manager

Call to Order

The meeting was called to order by Mayor John Chandler. Mayor Chandler welcomed those in attendance.

Approval of the Agenda

Mayor Chandler asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Nicholas Honeycutt made a motion the agenda be approved as presented.** Alderman Bob Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was approved unanimously. (Attachment A)

Approval of Minutes

Mayor Chandler then asked the Board to review the minutes of the regular meeting held on March 1, 2021. There being no modifications to the minutes, **Alderman Davis made a motion that the minutes for March 1, 2021 be approved as presented by management.** Alderman Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were approved unanimously.

Town Manager Report – Nathan Bennett, Town Manager

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report.

COVID-19 Response

Mr. Bennett provided the Board an update on the continuing Town response to the coronavirus and COVID-19 situation. The Town continues to be under the state and locally designated state of emergency in response to COVID-19. He advised Town Hall reopened to the public last week and that

there have been no issues related to COIVD-19 with any town staff. There have been no substantial changes to report from last month.

American Rescue Plan Act of 2021

Mr. Bennett gave a brief overview of the recently enacted federal legislation entitled the American Rescue Plan Act of 2021. This act provides including direct appropriations to state, county, and municipal government for infrastructure improvements including water, wastewater, and broadband. These funds can also be used for revenue replacement due to income lost related to the coronavirus/COVID-19 impacts to the economy. Mr. Bennett advised he has participated in a number of meetings with the N.C. League of Municipalities, UNC School of Government, and the Land of Sky Regional Council to learn more about opportunities from this funding. At this time everyone is waiting on the specific guidance on use of these funds to be released from the U.S. Treasury Department as well as the distribution of the funds to local governments. Mr. Bennett will update the Board as more information becomes available and will engage the Board on how best to utilize them once received.

Fire Department QRV Request

Mr. Bennett advised the Board that the fire chief and staff have secured a proposal for a replacement quick response vehicle for the fire department as discussed last month during the presentation by the fire chief. The N.C. State Government Contracting and Purchasing has a source for a Chevrolet Silverado 1500 meeting the criteria required by the fire department. Mr. Bennett advised the state contracting price for the vehicle, together with the necessary signage, lights, and equipment bring the total cost proposal to approximately \$47,462. Mr. Bennett further advised that existing budget allocations and current fire tax collections provide the financial resources to make this purchase during the current fiscal year. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to approve the purchase of the QRV truck as presented.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

PARTF Grant Assistance – WithersRavenel Engineers Agreement

Mr. Bennett advised the Board he has secured the engineering and consultant firm WithersRavenel to assist the Town with preparation and submission of a NC Parks and Recreation Trust Fund (PARTF) grant application for the current funding cycle. This grant will be for the development of the new Bailey Mountain Preserve and Farm Center Park on Forest Street. Mr. Bennett advised the cost for this service is \$3,950 and this expenditure can be paid from grant funds if awarded. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve the agreement with WithersRavenel for PARTF Grant Assistance as presented.** Alderman Zink seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Waterline Survey – McGill Associates Agreement

Mr. Bennett advised the Board that he has secured the engineering firm McGill Associates to assist the Town with completing a field location survey for the finished waterline from Laurel Valley Road to Old Murray Mountain Road. This is the area where the line crosses private property and the Town and property owners would like to have an accurate survey locating the line across these subject properties. Mr. Bennett advised the cost for this service is \$10,300. Upon completion of discussion, Mayor

Chandler called for a motion. **Alderman Davis made a motion to approve the agreement with McGill Associates for waterline survey project as presented.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Racial Equality & Ethnic Diversity Conversations

Mr. Bennett reminded the Board of the community conversation on racial equality with MHU students and the Madison Racial Justice Coalition as discussed last month. This round-table discussion will take place at Broyhill Chapel on the campus of MHU on Thursday, April 15, 2021 at 6:00 p.m.

General Update

Mr. Bennett advised the Board that he has had discussions with First Bank in Mars Hill regarding enhanced banking services for the Town. He has obtained a proposal from First Bank that will provide the Town with online banking access and direct deposit of employee compensation services. These services will be provided through a no net-cost arrangement with the bank utilizing the Earnings Credit Rate received on our cash accounts to offset the normal fee associated with this service. Mr. Bennett advised that these enhanced services would provide the Town and bank more tools to avoid potential fraudulent activity. Mr. Bennett also advised that he is regularly asked by employees for direct deposit options for payroll. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to authorize the Town Manager, Mayor, and other town officers to enter into an agreement with First Bank for online banking and direct deposit services as presented.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Mr. Bennett updated the Board on other items of interest to the Town. He advised the Board that NCDOT and their contractor, NHM Construction, began work last week on the Crossroads Parkway extension project with clearing of the property well underway. The project is expected to be substantially complete by the end of the calendar year with final completion by May 2022. Mr. Bennett also advised the Board that construction began today on the culvert failure and related issues on JF Robinson Road. The property owner has advised the Town that this work should be completed by the end of the week. Town public works staff will be available to assist the contractor with stabilizing the town waterline that is in the construction area.

Old Business

Mayor Chandler then moved to address old business.

Independent Auditor Selection

Mayor Chandler recognized Mr. Bennett to provide information of this item. Mr. Bennett reported to the Board that he sent a Request for Proposal (RFP) for independent auditor services on February 24, 2021 with proposal due on March 26, 2021. The RFP was sent to 10 accounting firms with offices in western North Carolina as listed with the NC Local Government Commission and other firms known to provide such services to towns and counties in the area. There were two firms to respond with a proposal for services: Gould Killian CPA Group and Martin Starnes & Associates CPAs. The proposals were evaluated by town management and finance staff. The Town's current auditor, Johnson

Sprinkle Price, did not provide a proposal due to a pending staffing change at the firm. Mr. Bennett advised that both respondent firms' proposals were substantially equivalent, together with good references and reputations in field. The proposed cost to provide the required services by Gould Killian was \$31,000 and Martin Starnes was \$32,000. Upon completion of review of each proposal and cost, management recommends accepting the Gould Killian proposal. Upon completion of discussion, Mayor Chandler called for a motion. **Alderman Zink made a motion to accept proposal from Gould Killian CPA Group for independent auditor services for the Town of Mars Hill.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Garbage Truck Vendor Selection

Mayor Chandler recognized Mr. Bennett to provide information on this item. Mr. Bennett advised that the Town sent a request for bids for to 11 vendors of solid waste vehicles and equipment in North Carolina and surrounding states for purchase of a new 20 Cubic Yard Rear Loader Garbage Truck to replace the current truck that is 15 years old. Mr. Bennett advised that two vendors responded with proposals, Amick Equipment in South Carolina, and Carolina Environmental Services (CES) in Kernersville, North Carolina. Mr. Bennett advised the Board that the Amick proposal was for a total unit price of \$160,925.46 and the CES proposed unit price was \$172,356. Mr. Bennett advised that the equipment specified by Amick did not meet the certain specifications listed in the request for bids. Specifically, the truck chassis engine listed in the proposal was a larger horsepower, and the delivery requirement exceeded the 150-day limit. The Town will be purchasing this vehicle with a grant from the N.C. Division of Air Quality and the terms of the grant limit the horsepower of the vehicle. Additionally, the Amick vehicle will not be delivered until October, at the earliest. The vehicle proposed by CES meets all specifications in the request and the grant requirements. Importantly, this vehicle will be delivered in June. Mr. Bennett advised that the Board may choose the most responsive bidder. Mr. Bennett recommends accepting the bid proposed by Carolina Environmental Services. Upon completion of discussion, **Mayor Chandler made a motion to to accept the bid proposal from Carolina Environmental Services for purchase of a new 20 Cubic Yard Rear Loader Garbage Truck as presented.** Alderman Honeycutt seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

New Business

Mayor Chandler then moved to address new business.

N.C. Parks and Recreation Trust Fund (PARTF) Grant Application and Public Meeting

Mayor Chandler recognized Mr. Bennett to discuss the N.C. Parks and Recreation Trust Fund (PARTF) grant application proposed for the Bailey Mountain Preserve Park/Farm Center project. Mr. Bennett reported to the Board that the N.C. Parks and Recreation Trust Fund (PARTF) grant cycle is open and accepting applications for projects with applications due by May 3, 2021. Mr. Bennett reminded the Board this project is to secure funding for development of the popular Bailey Mountain/Farm Center property on Forest Street to include recreational items such as hiking and walking trails, ADA accessible trails, picnic shelters, an outdoor venue, an interpretive center, stream access, playground, and other passive recreation elements. Mr. Bennett advised the Board he has secured the engineering and consulting firm WithersRavenel to assist the Town with application assistance and professional project

development. Mr. Bennett advised that he has met with several community groups, including Mars Hill University, Friends of Bailey Mountain, Banjo Branch Community Group, Appalachian Barn Alliance, and the Mars Hill Parks and Recreation Committee, to discuss this property and potential development recommendations to enhance the recreational opportunities available from this facility. All of these groups are very supportive of Town plans to provide park amenities. The proposed project will include these recreation elements and improvements and also the acquisition of a tract of property currently in a conservation easement owned and managed by the Richard L. Hoffman Foundation will greatly enhance public access and interconnectivity to existing greenways and walkways. The cost of the project is approximately \$579,292 and will be funded between the PARTF and a commitment of town cash match and property match.

PARTF – PUBLIC MEETING

Mayor Chandler opened the floor to convene the public meeting to hear any comments concerning the Bailey Mountain Preserve Park/Farm Center project and the PARTF grant application. Due to ongoing concerns with COVID-19, there were very few members of the general public present for this meeting. However, all Board members and those members of the public in attendance voiced enthusiastic support for the project. Bob Zink commented that this park is a great project for the Town and surrounding community, and it will be a tremendous asset for outdoor recreation opportunities for years to come. Nicholas Honeycutt commented that he is proud that the Town is pursuing the development of this property as it will provide a link between the Town's cultural heritage and the recreation opportunities so many in the community are asking for. John Chandler commented that if the Town is able to obtain these grant funds to develop key park components, the park will provide the public access needed to take full advantage of many outdoor recreation opportunities, especially hiking, picnicking, outdoor fitness, any many other recreational uses of the property. Larry Davis commented that development of this park has really excited the community to have this type of facility in our backdoor. He spoke about hundreds of Mars Hill University students that hike the mountain as part of an orientation the greater Mars Hill area, and how they return regularly for outdoor recreation entertainment. Nathan Bennett commented that it amazing to see the activity at the park already. There are hikers and walkers of all ages and in this current pandemic environment, it has really grown in use by the community and the need for permanent recreation elements like an ADA accessible trail, benches, play structures, stream access, and picnic tables and shelters are desperately needed. Upon hearing from those present, the Mayor closed the public meeting.

PARTF – RESOLUTION

Upon completion of discussion regarding the proposed project, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve the resolution titled “RESOLUTION – AUTHORIZING A GRANT APPLICATION TO THE N.C. PARKS AND RECREATION TRUST FUND,”** for the Bailey Mountain Preserve Park/Farm Center project. Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment B)

Request for Voluntary Annexation – 171 High Meadow Road AND 290 Cove Trail

Mr. Bennett advised that a petition requesting voluntary annexation of real property located at 171 High Meadow Road and 290 Cove Trail, Mars Hill, N.C., has been received from the property owner, Darren Arrowood, DBA Darren’s Business, LLC, was filed on March 31, 2021. Mr. Bennett advised that this area is just off Bruce Road and would be considered for contiguous annexation. Upon discussion of the petition requesting voluntary annexation, Mayor Chandler called for a motion. **Alderman Honeycutt made a motion to approve the resolution titled “RESOLUTION – Directing Clerk Investigate A Petition for Annexation” of 171 High Meadow Road AND 20 Cove Trail, (Attachment C); AND, the resolution titled “RESOLUTION – Fixing Date of Public Hearing on Questions of Annexation” for April 19, 2021 at 9:00 a.m. (Attachment D).** Alderman Zink seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Public Comment

The Mayor then moved to public comment. There were no public comments.

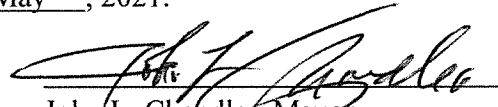
Closed Session (Pursuant to N.C.G.S. 143-318.11

There was no closed session.

Adjourn

There being no further business before the Board, Mayor Chandler called for a motion to adjourn. Alderman Zink made a motion to adjourn. Alderman Honeycutt seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

Approved and authenticated this the 3rd day of May, 2021.


John L. Chandler, Mayor

ATTEST:



Nathan R. Bennett,
Town Manager





Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

John L. Chandler
Mayor
Nicholas A. Honeycutt
Vice-Mayor
Robert W. Zink
Treasurer
Stuart L. Jolley
Clerk
Larry H. Davis
Secretary

AGENDA

REGULAR MEETING

Mars Hill Town Hall Conference Room

April 5, 2021 at 6:00 p.m.

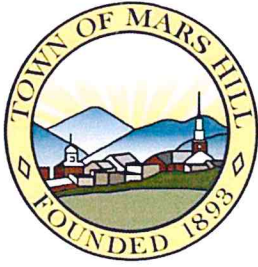
1. Call to Order – *Mayor John L. Chandler*
2. Approval of Agenda
3. Approval of Minutes: March 1, 2021
4. Town Manager Report – *Nathan Bennett, Town Manager*
 - a. COVID-19 Response Update
 - b. American Rescue Plan Act of 2021
 - c. Fire Department QRV Request
 - d. PARTF Grant Assistance – WithersRavenel Engineers Agreement
 - e. Waterline Survey – McGill Associates Agreement
 - f. Racial Equality & Ethnic Diversity Conversation – 4/15/2021 at 6:00 p.m.
 - g. General Update
5. Old Business
 - a. Independent Auditor Services – Selection
 - b. Garbage Truck Vendor – Selection
6. New Business
 - a. Parks and Recreation Trust Fund Grant – Bailey Mountain Preserve – Farm Center
 - i. Public Meeting
 - ii. **RESOLUTION** – PARTF Application
 - b. Request for Voluntary Annexation – Darren Arrowood (Darren’s Business, LLC)
171 High Meadow Road AND 290 Cove Trail, Mars Hill
 - i. **RESOLUTION** – Directing Clerk Investigate A Petition for Annexation
 - ii. **RESOLUTION** – Fixing Date of Public Hearing on Questions of Annexation
7. Public Comment
8. Closed Session (*Pursuant to N.C.G.S. 143-318.11 – if needed*)
9. Adjourn

Mars Hill Town Hall

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

Phone: (828) 689-2301 • Fax: (828) 689-3333



Town of Mars Hill

RESOLUTION

AUTHORIZING A GRANT APPLICATION TO THE N.C. PARKS AND RECREATION TRUST FUND


WHEREAS, the North Carolina Parks and Recreation Trust Fund provides dollar-for-dollar grants to local governments for parks and recreational projects to serve the public; and

WHEREAS, the Town of Mars Hill recognizes the desire of residents and visitors alike to enjoy parks and recreation services and green spaces; and

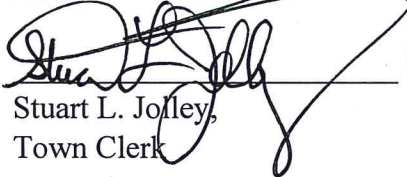
WHEREAS, the Town of Mars Hill seeks to develop and create recreational resources for citizens and visitors alike on an 86-acre tract of property recently acquired by the Town known as the Mars Hill Smith Farm Park.

NOW, THEREFORE, BE IT RESOLVED that the Town of Mars Hill Mayor and Board of Aldermen do hereby firmly resolve to authorize the Mayor, Town Manager and any other appropriate or required Town Officers to prepare and submit an application to the North Carolina Parks and Recreation Trust Fund, and do accept and support the administration of any such grant that may be awarded pursuant to the development of recreational elements for Mars Hill Smith Farm Park and commit to project completion within three (3) years of any such award.

ADOPTED this the 5th day of April, 2021 by the Town of Mars Hill Mayor and Board of Aldermen.


John L. Chandler, Mayor

Attest:


Stuart L. Jolley,
Town Clerk



ATTACHMENT C



Town of Mars Hill
Mayor and Board of Aldermen

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of an area described in said petition (Attached hereto as Exhibit 1) has been received on March 31, 2021 by the Town of Mars Hill Board of Aldermen; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the Town of Mars Hill deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Mars Hill that the Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the result of the investigation.

Attest:


Stuart L. Jolley, Clerk




John L. Chandler, Mayor

ATTACHMENT D



Town of Mars Hill
Mayor and Board of Aldermen

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTIONS OF ANNEXATION
PURSUANT TO N.C.G.S. 160A-58.2 AS AMENDED

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received on March 31, 2021 by the Town of Mars Hill Board of Aldermen; and

WHEREAS, the Board of Aldermen has by Resolution directed the Town Clerk to investigate the sufficiency of said petition; and

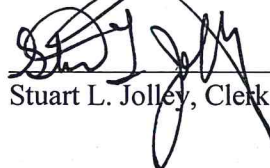
WHEREAS, the certification by the Town Clerk as to the sufficiency of said petition has been made.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Mars Hill, North Carolina:

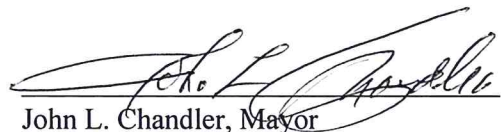
- Section 1. That a Public Hearing on the question of annexation of the contiguous area described herein will be held at the Mars Hill Town Hall, 9:00 o'clock A.M. on the 19th day of April, 2021.
- Section 2. The area proposed for annexation is described as follows:

(Insert metes and bounds description) - See Attached "Exhibit 1"
- Sections 3. Notice of said Public Hearing shall be published in The News Record-Sentinel, a newspaper having general circulation in the Town of Mars Hill, at least ten (10) days prior to the date of said Public Hearing.

Attest:


Stuart L. Jolley, Clerk




John L. Chandler, Mayor



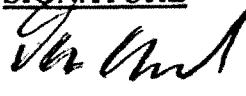

Town of Mars Hill

PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: 3/31/21

TO: Board of Aldermen, Town of Mars Hill

1. We, the undersigned owners of real property, respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mars Hill.
2. The area to be annexed is contiguous to the Town of Mars Hill and the boundaries of such territory are as follows:
(Insert Legal Metes and Bounds Description of Boundaries or attach Deed)
3. A map, and/or survey plat is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
1. Darren Arrowood		171 High meadow Mars Hill NC 28754
2. Darren Arrowood		290 Cove-trail Mars Hill NC 28754
3.		
4.		
5.		

This Document eRecorded:
Fee: \$26.00 DocType: DEED
Madison County, North Carolina
Susan Rector, Register of Deeds

10/28/2019 03:48:19 PM
Tax: \$210.00

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9747-97-0893

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Lori Ray 10/28/2019
Tax Collection Staff Signature Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210.00

Parcel Identifier No. 9747-97-0893-00000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

This instrument was prepared by: Law Offices of Richard J. Maita, P.A., 35 A Montford Avenue, Asheville, NC 28801

Brief description for the Index: _____

THIS DEED made this 28th day of October, 2019, by and between

GRANTOR

True Vista, LLC
a North Carolina limited liability company
Post Office Box 848
Mars Hill, NC 28754

GRANTEE

Darren's Business, LLC
a North Carolina limited liability company
3859 Bull Creek Road
Marshall, NC 28753

DA

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of _____, _____ Township, _____ Madison _____ County, North Carolina and more particularly described as follows:

See "Attachment" attached hereto and incorporated herein by reference. This instrument was prepared by Richard J. Maita, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county/town tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 383 page 722. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4 page 855 .

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, rights of way of record and utility lines readily apparent and in existence over or under the subject property. Ad Valorem taxes for the current year.

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

True Vista, LLC, a North Carolina LLC
(Entity Name)

By: *Stephen Sawyer*

Print/Type Name & Title: Stephen Sawyer
manager

By: _____
Print/Type Name & Title: _____

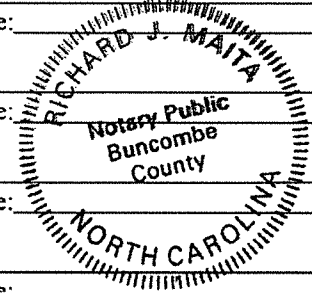
By: _____
Print/Type Name & Title: _____

(SEAL)
Print/Type Name: _____

(SEAL)
Print/Type Name: _____

(SEAL)
Print/Type Name: _____

(SEAL)
Print/Type Name: _____



State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City of Buncombe and State aforesaid, certify that Stephen Sawyer personally came before me this day and acknowledged that he is the manager of True Vista, LLC, a North Carolina, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28th day of October, 2019.

My Commission Expires: February 22, 2023
(Affix Seal)

Richard J. Maita
Notary Public
Notary's Printed or Typed Name

ATTACHMENT

Being all of Lot A, Lot B, Lot C and Lot D as shown on a Plat for Darren's Business dated October 22, 2019, and recorded in Plat Book 9, Page 83, Madison County Registry, reference to said Plat being hereby made for a more particular description of said Lots.

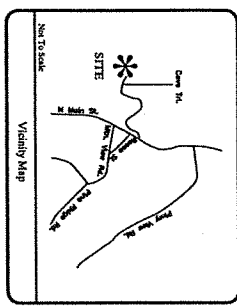
Being all of the property described in Deed Book 383 at Page 722, Madison County Registry.

WITH AND BENEFIT AND THE BURDEN of the 45 foot in width, permanent, non-exclusive right of way for access and utilities for the owners and their successors and assigns of the adjoining lands, including the 5.160 acres tract, the 6.220 acres tract and the 2.000 acres tract as described in Plat Book 4, Page 855, in the aforesaid Registry. The said road with the right of way to be maintained in a roadworthy condition by all users, with the cost of said maintenance determined on a pro-rata basis of usage.

PIN: 9747-97-0893-00000

SUBJECT TO AND INCLUDING ALL rights of ways, easements, restrictions and matters as shown on said plat.

DA
SS



LEGEND

0	Iron Peg Found
1	Iron Peg Set 1/2" Riser
2	Unsettled Point
3	Utility Pole
4	Overhead Utility
5	Building Substrate
6	Right of Way

Date: October 22, 2019
 Plat Book: D.B. 383 Pg. 722
 Plat Book: P.B. 4 Pg. 855
 Tax Parcel Number: 9747-87-0883
 Deem By: NCF
 Party Date: 088
 S-1809-088

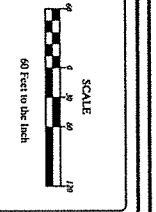
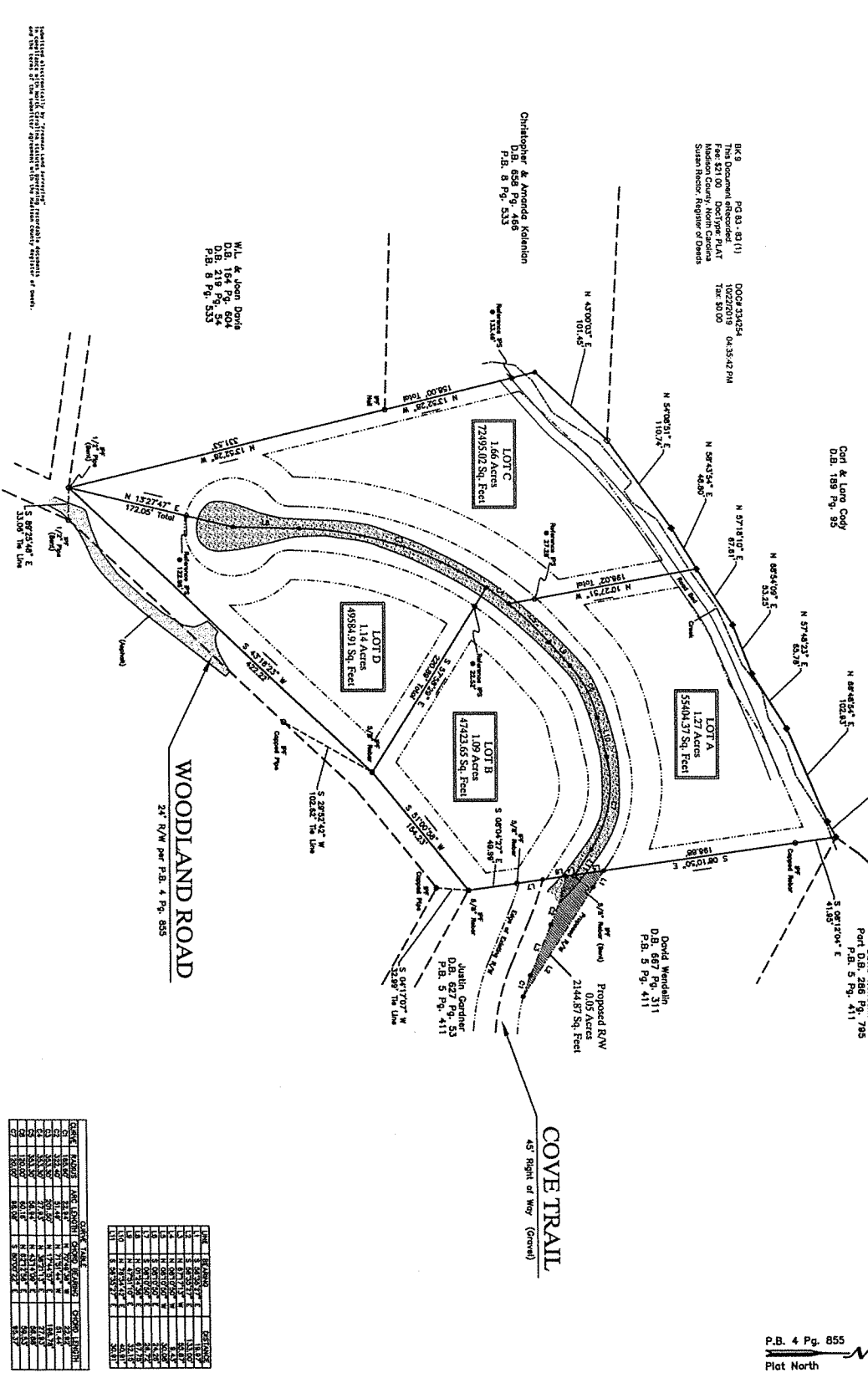
STATE OF NORTH CAROLINA
 COUNTY OF LENOIR
 I, **Mark Freeman**, Licensed Professional Surveyor, do hereby certify that the map of the above described land is a true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same.

Mark Freeman
 N.C. PLS L-3643

1. A true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same.

2. A true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same.

TOTAL SITE ACREAGE
 5.16 Acres
 224907.95 Sq. Feet



Owner:
True Vista, LLC
 291 Park Drive
 Mars Hill, North Carolina 28754

Subdivision Of
 D.B. 383 Pg. 722
 For
DARRIN'S BUSINESS, LLC
 State of North Carolina
 Madison County
 Number 3 Township

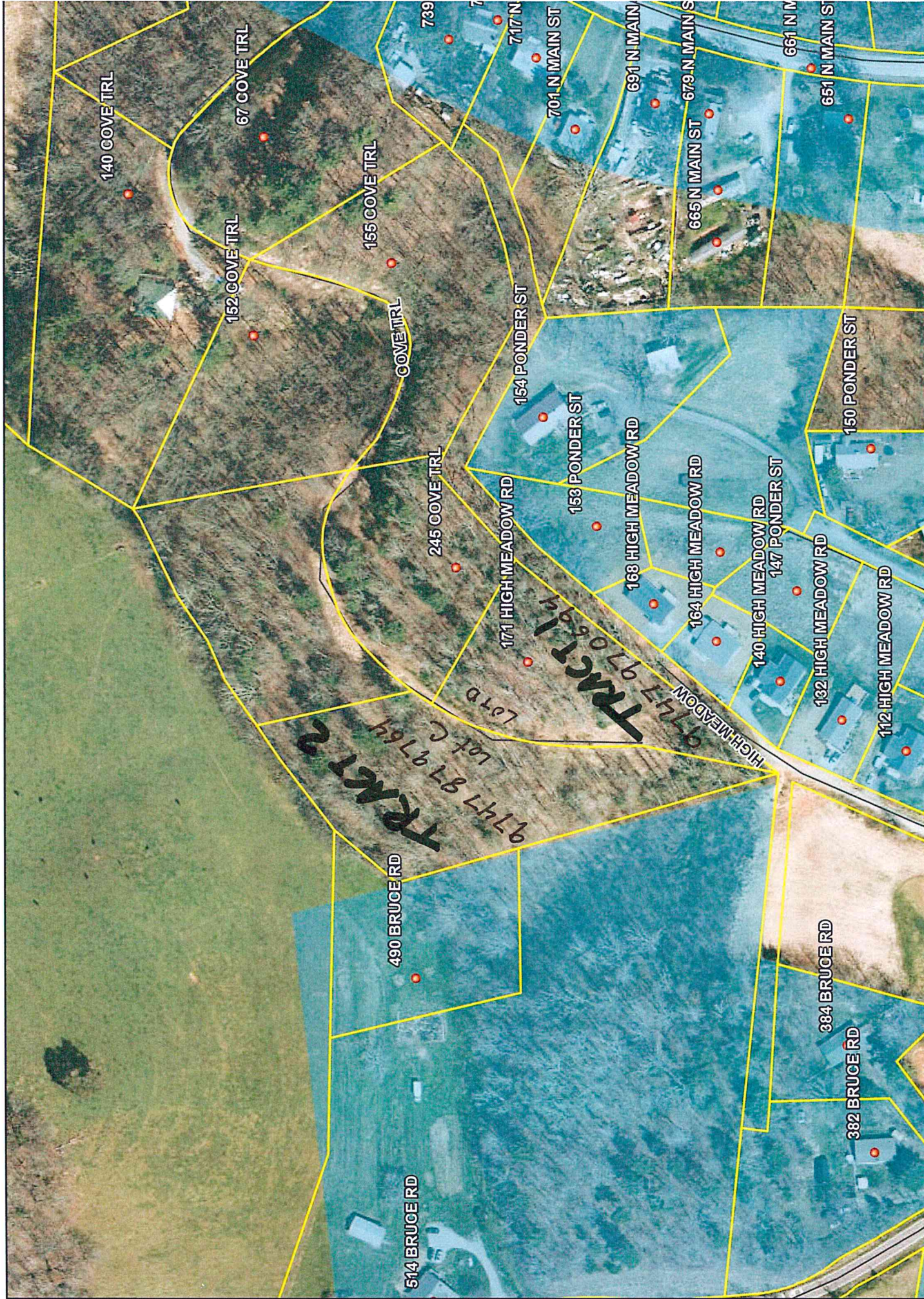
STATE OF NORTH CAROLINA
 COUNTY OF LENOIR
 I, **Mark Freeman**, Licensed Professional Surveyor, do hereby certify that the map of the above described land is a true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same, and that the same is a true and correct copy of the original map as shown to me by the owner of the same.

Mark Freeman
 N.C. PLS L-3643

FREEMAN LAND SURVEYING, PLLC
 P.O. BOX 40
 EDENVILLE NORTH CAROLINA 28727
 (828) 239-9759
 License No. 8404

Lot	Area (Acres)	Area (Sq. Feet)
LOT A	1.27	55,404.37
LOT B	1.09	47,423.03
LOT C	1.66	72,495.02
LOT D	1.14	49,584.91
LOT E	0.05	2,144.87
TOTAL	5.16	224,907.95

ArcGIS Web Map



• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Darren's Business, LLC

Information

SosId: 1017019

Status: Current-Active ⓘ

Date Formed: 12/13/2007

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Arrowood, Darren G.

Addresses

Mailing

3859 bull creek rd
Marshall, NC 28753-7046

Principal Office

3859 bull creek rd
Marshall, NC 28753-7046

Reg Office

3859 bull creek rd
Marshall, NC 28753-7046

Reg Mailing

3859 bull creek rd
Marshall, NC 28753-7046

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Darren G Arrowood
3859 bull creek rd
Marshall NC 28753