

BK: R 7814

PG: 331-335

RECORDED

05-17-2016

08:59:03 AM

BY: MARY MORGAN
DEPUTY-HP



2016025348

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7201 / 16-21

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

5r
WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 5:30p.m. on the 2nd day of May, 2016; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HIGH POINT, NORTH CAROLINA:**

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of May 2, 2016.

ANNEXATION DESCRIPTION

(4008 Mendenhall Oaks, LLC)

Annexation Case #16-01 (AN-16-01)

Part A: Guilford County Tax Parcels 0170008 (2756 NC Highway68).

BEING commonly described as 2756 NC 68 North, High Point, North Carolina, and identified as parcel 0170008 by the tax mapping department of Guilford County, NC, as

conveyed in Deed Book 2733 Page 836 of the Guilford County Register of Deeds and more particularly described as follows:

BEGINNING at a mag nail in the eastern right of way of NC Highway 68, the southwestern corner of the herein described parcel, and running THENCE with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, a common corner with the Property of Roger D. & Rita D. Duncan as described in Deed Book 7035 Page 1789; THENCE, with Duncan the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, S21-11-09W, 106.59 feet to an existing iron rod, a corner with an apparent gap between the herein described parcel and Lot 3 of Plat Book 122 Page 128; THENCE, with said apparent gap, N89-36-16W, 382.43 feet to an mag nail in the eastern right of way of NC Highway 68, the Place and Point of Beginning, having a total area of 1.34 acres, more or less.

Part B: Guilford County Tax Parcels 0170009 (2760 NC Highway68).

BEING commonly described as 2760 NC 68 North, High Point, North Carolina, and identified as parcel 0170009 by the tax mapping department of Guilford County, NC, as conveyed in Deed Book 7035 Page 1789 of the Guilford County Register of Deeds and more particularly described as follows:

COMMENCING from a mag nail set in the eastern right of way of NC Highway 68, the southwest corner of the property of Roger D. & Jennifer W. Duncan as described in Deed Book 2733 Page 836; Thence with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, the Point of BEGINNING; THENCE, with the Property of Roger D. & Jennifer W. Duncan, the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, N21-10-55E, 242.99 feet to an existing iron pipe, a corner with the City of High Point as shown on Plat Book 106 Page 146; THENCE, with the City of High Point, N21-10-55E, 86.41 feet to an existing iron pipe; and N23-50-27W, 115.13 feet to an existing iron pipe, a corner with Lot 18-D of Plat Book 157 Page 40; THENCE, with said Lot 18-D, N23-50-27W, 155.35 feet to a pinched existing iron pipe, a common corner with Lot 18-C of Plat Book 157 Page 40; THENCE, with Lot 18-C, S70-33-29W, 442.17 feet to an axle located on the eastern right of way of NC Highway 68; THENCE, with the eastern right of way of NC Highway 68, S01-33-14W, 399.29 to an iron rod set, Place and Point of Beginning, having a total area of 4.88 acres, more or less.

SECTION 2. Upon and after May 2, 2016 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as

other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at 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 Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by City Council,
this the 2nd day of May, 2016.
Lisa B. Vierling, City Clerk

City of High Point



City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on May 2, 2016 and upon approval by City Council will be recorded in Book 91 of the Official Minute Books and Ordinance Book XIX of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 12th day of May, 2016.

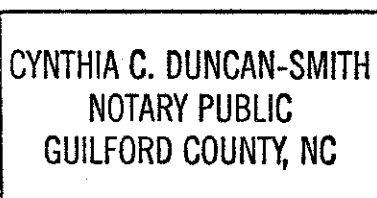


Lisa B. Vierling
Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

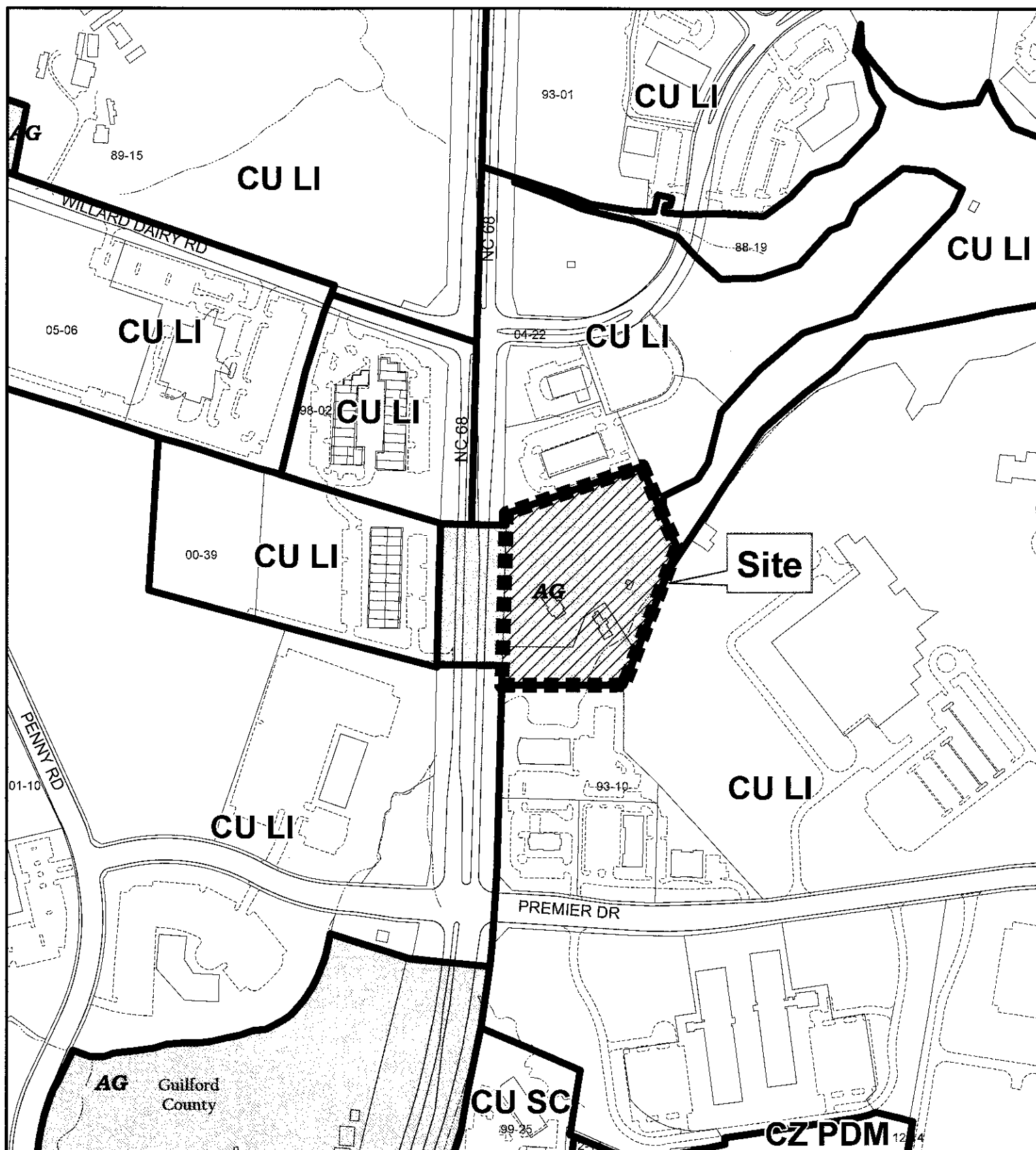
I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 12th day of May, 2016.



Cynthia C. Duncan-Smith
Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2020



ANNEXATION REQUEST AN16-01

Applicant: William Stevens
Area: 6.23 acres (approximate)

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point

Date: May 16, 2016



Scale: 1"=400'
G:/Planning/Secure/ha-pz/
2016/pz/an16-01.mxd

FC-JJ-2/17/16

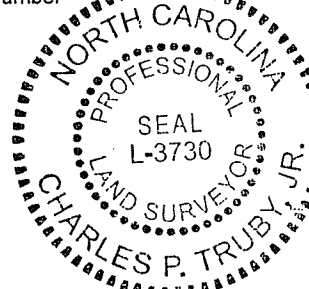
I, Charle P. Truby, Registered Land Surveyor PLS
No L-3730, certify that this is of a survey that:

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

State of North Carolina Guilford County
I, Charles P. Truby, PLS, 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 ratio of
precision as calculated is 1:10,000; that the boundaries not surveyed
are clearly indicated as drawn from information found in Book as,
Page shown; that this plat was prepared in accordance with GS
47-30 as amended. Witness my original signature, registration
number, and seal this 2nd day of MAY, 2016.

Stamp or Seal

Surveyor - Charles P. Truby
L-3730
Registration Number

**City Council Annexation Approval**

The Annexation Ordinance for this property was approved by High Point
City Council on MAY 5, 2016 with the effective date of
annexation being MAY 5, 2016, and the following ordinance
number 2201/16-21.

Signed: *William S. Beatty*
Mayor

Airport Overlay District Notice

This property is located within the City of High Point Airport Overlay District
and is subject to aircraft overflights and to aircraft noise that may be
objectionable dependent upon the use and location of the property. Please
refer to the City's Airport Overlay District regulations and the City of High
Point Department of Planning & Development for more information on
potential noise impacts.

The owner(s) of this subdivision are required to provide notification that this
property is within the Airport Overlay District to all prospective lot
purchasers, by means of a written disclosure statement.

SITE INFORMATION:

AREA PARCEL 0170008: 1.465 AC.± (PARCEL 1)
AREA PARCEL 0170009: 4.879 AC.± (PARCEL 2)
TOTAL SITE AREA: 6.344 ACS.

PARCEL ID: 0170009 & 0170008

PIN: 7813559505 & 7813558353

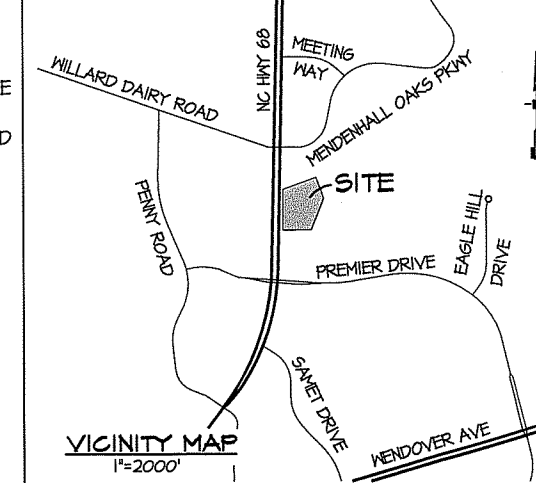
DEED REFERENCE: DB. 7768, PG. 711 (PARCEL 0170009),
DB. 7768, PG. 716 (PARCEL 0170008) &
DB. 7768, PG. 719 (PARCEL 0170008)

SUBJECT PROPERTY IS NOT SUBJECT TO A 100 YEAR
RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD
CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE
RATE MAP NO. #3710781300J, REV. 6/18/2007.

P. DETAIL
SCALE: 1"=20'

LEGEND

- EIP ○ EXISTING IRON PIPE
EIR ○ EXISTING IRON ROD
NIP ● NEW IRON PIPE
CP ○ COMPUTED POINT
CL CENTERLINE
PL PROPERTY LINE
R/W RIGHT-OF-WAY
FC FACE OF CURB

**OWNER:**

4008 MENDENHALL OAKS, LLC
3500 CAMDEN FALLS CIRCLE
GREENSBORO, NC 27410
CONTACT: WILL STEVENS
336-580-5977

CITY OF HIGH POINT

2800 R1 NC HIGHWAY 68
PARCEL: 0207826
PIN: 781361626
DB. 4033, PG. 965
PB. 106, PG. 146
ZONED; CU-LI
USE: GOVERNMENT OWNED
AREA: 24.27 AC.±

LSOP NC LAND, LLC.

PARCEL: 0207860
PIN: 7813661050
DB. 7339, PG. 386
Lot 18-D, PB. 157, PG. 40
ZONED; CU-LI
USE: INDUSTRIAL
AREA: 1.67 AC.±

4008 MENDENHALL OAKS, LLC.

PARCEL: 0207861
PIN: 7813558956
DB. 7523, PG. 2903
Lot 18-C, PB. 157, PG. 40
ZONED; CU-LI
USE: INDUSTRIAL
AREA: 1.98 AC.±

PARCEL #2
TAX PARCEL: 01700009

ANNEXATION AREA
6.344 AC.±

PARCEL #1
TAX PARCEL: 01700008

BANNER PHARMACAPS, INC

4125 PREMIER DRIVE
PARCEL: 0209697
PIN: 7813658424
DB. 4278, PG. 434
LOT 1, PB. 114, PG. 126
ZONED; CU-LI
USE: INDUSTRIAL
AREA: 51.31 AC.±

4035 PARTNERS, LLC

PARCEL: 0209700
PIN: 7813558067
DB. 7287, PG. 2282
Lot 3 PB. 122, PG. 128
ZONED; CU-LI
USE: OFFICE
AREA: 3.32 AC.±

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE GRID BEARINGS.
3. AREA COMPUTED BY COORDINATE GEOMETRY.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN
HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND
RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS
OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM
LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/
STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE
MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE
BURIED UTILITIES/ STRUCTURES.
5. UNDERGROUND UTILITIES WERE MARKED BY SUPERIOR
LOCATE. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR
LOCATION OF THE UTILITIES. ALL UNDERGROUND UTILITIES MAY
NOT BE SHOWN.
6. ALL BUILDINGS, AND SURFACE AND SUBSURFACE
IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT
NECESSARILY SHOWN HEREON.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT
EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO
STATEMENT IS MADE CONCERNING THE EXISTENCE OF
UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES
THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

**Statement That No Approval Is Required by NCDOT
Division of Highways**

This plat does not require certificate of approval by the N.C. Division
of Highways as provided in G.S. 136-102.6, Subsection (g).

BK: P 191
PG: 122-122
RECORDED
05-17-2016
09:05:20 AM
BY: MARY MORGAN
DEPUTY-HP

2016025349
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$21.00

**ANNEXATION MAP
OF**

PROPERTIES OF
2756 & 2760 NC 68 NORTH
DEEP RIVER TOWNSHIP ~ GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA
CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780
DATE: MAY 2, 2016
PROJECT: 1400-15

SCALE: 1" = 60'

DRAWN BY: JJ

