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11-08-2018
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BY: SHEIKA WASHINGTON
ASSISTANT-HP



2018058839

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. 7467/18-96

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

5w 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 5:30 p.m. on the 5th day of November, 2018; 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 November 5, 2018.

ANNEXATION DESCRIPTION

The Presbyterian Homes, Inc.
Annexation Case 18-05 (AN-18-05)

Tract 1 (40.38 acre parcel)

Beginning at a 1" iron pin located S 79°34'09" W 56.06' from a 1.5" iron pin in the northwest corner of the property of The Presbyterian Homes, Inc. (Book 4778 Page 857-PIN 6894-82-1519); thence from

the beginning point S 04°17'16" B261.87' to an iron pin set; thence S 79°56'42" W 61.95' to an iron pin set, a corner with Guilford County Open Space (Plat Book 110 Page 144-PIN 6894-72-5487); thence along and with the property lines of Guilford County Open Space and then Thetford Estates (Plat Book 110 Page 144) N 74°44'44" W 368.19' to an iron pin set, a corner with other Guilford County Open Space (Plat Book 145 Page 29-PIN 6894-72-2611); thence along and with the property line of other Guilford County Open Space (Plat Book 145 Page 29-PIN 6894-72-2611) N 75°1'10" W 374.16' to a T-Post, a corner with the property of Nelson H. Leonard and Jane D. Leonard (Book 2859 Page 981-PIN 6894-61-6819); thence along with the property lines of Leonard the following four (4) courses and distances: (1) thence N 17°56'32" W of 17732' to an iron pin set; (2) thence N 88°38'49" W 129.47' to an iron pin set; (3) thence S 88°15'11" W 100.88' to an iron pin set; and (4) thence S 86°43'11" W 94.63' to a point, a corner with the property of Timothy D. Terrell and Peggy O. Terrell (Book 4967 Page 751-PIN 6894-62-2523); thence along and with the property line of Terrell S 57°47' W 120.1' to a point, a corner with the property of Coy Idol and Helen Idol (Book 2200 Page 777-PIN 6894-63-1462); thence along and with the property line of Coy E. Idol and Helen M. Idol (Book 2200 Page 777-PIN 6894-63-1462) N 05°3'24" W crossing a 1" pinch top iron pin at 1465' and continuing an additional 1451.35' for a total distance of 1466.00' to a pinch top iron pin in the property line of other property of Coy E. Idol and Helen M. Idol (Book 2425 Page 11-PIN 6894-64-9349); thence along and with the property line of Coy E. and Helen M. Idol (Book 2425 Page 11-PIN 6894-64-9349) N 88°8'12" E 893.59' to a 1" iron pin 1" high (N:844223.42 E:1697283.32), a corner with other property of the Grantor (Book 2425 Page 9-PIN 6894-73-8853); thence along and with the property line of other property of the Grantor (Book 2425 Page 9-PIN 6894-73-8853) S 23°00'11" E 1305.00' to a point; thence S 00°0'53" E 226.83' to the point and place of beginning, having an area of 1758860.9 square feet/40.38 acres, more or less, and shown on a survey prepared by David J. Sgroi, Professional Land Surveyor, dated 04/04/18, Project 18-37.

Tax Parcel reference: 0169210

PIN: 6894-73-1359

Back Deed reference: Book 2217 Page 201

Tract 2 (20.72 acre parcel)

Beginning at a 1.5" iron pin in the northwest corner of the property of The Presbyterian Homes, Inc. (Book 4778 Page 857 – PIN 6894-82-1519), thence S 79°34'09" W 56.06' to a 1" iron pin in the property line of other property of the Grantor (Book 2217 Page 201-PIN 6894-73-1359); thence along and with other property of the Grantor the following two (2) courses and distances: (1) N 00°0'53" W 226.83' to a point and (2) N 23°00'11" W 1305.00' to a 1" iron pin 1" high (N:844223.42 E:1697283.32) in the property line of Coy E. Idol and Nancy M. Idol (Book 2425 Page 11-PIN 6894-64-9349), thence along and with the property line of Coy E. Idol and Helen M. Idol (Book 2425 Page 11-PIN 6894-64-9349) the following two (2) courses and distances: (1) S 81°10'11" E 434.69' to a 2" iron pin (N:844156.70 E:1697712.86) and (2) N 00°44'18" E 478.48' to a 2" iron pin in the property line of Cox WF and Co Inc. (Book 1607 Page 402 [Tract 1]-PIN 6894-66-9077); thence along and with the property line of Cox WF and Co Inc. and then with the property line of Kenneth A. Sampson Jr. and Janet D. Sampson (Book 4395 Page 1080-PIN 6894-95-3191) S 88°01'32" E 782.61' to a 2" iron pin, a corner with the property of The Presbyterian Homes, Inc. (Book 4738 Page 406-PIN 6894-93-7695); thence along and with the property lines of The Presbyterian Homes Inc. (Book 4738

Page 406-PIN 6894-93-7695) the following three (3) courses and distances: (1) S 32° 7' 25" W 462.63' to a square bar; (2) thence S 26° 39' 54" W 15739' to a 1" iron pin and (3) thence S 14° 34' 27" W 132238' to the point and place of beginning, having an area of 902662.8 square feet/20.72 acres, and shown on a survey prepared by David J. Sgroi, Professional Land Surveyor, dated 04/04/18, Project 18-37.

Tax Parcel reference: 0169205

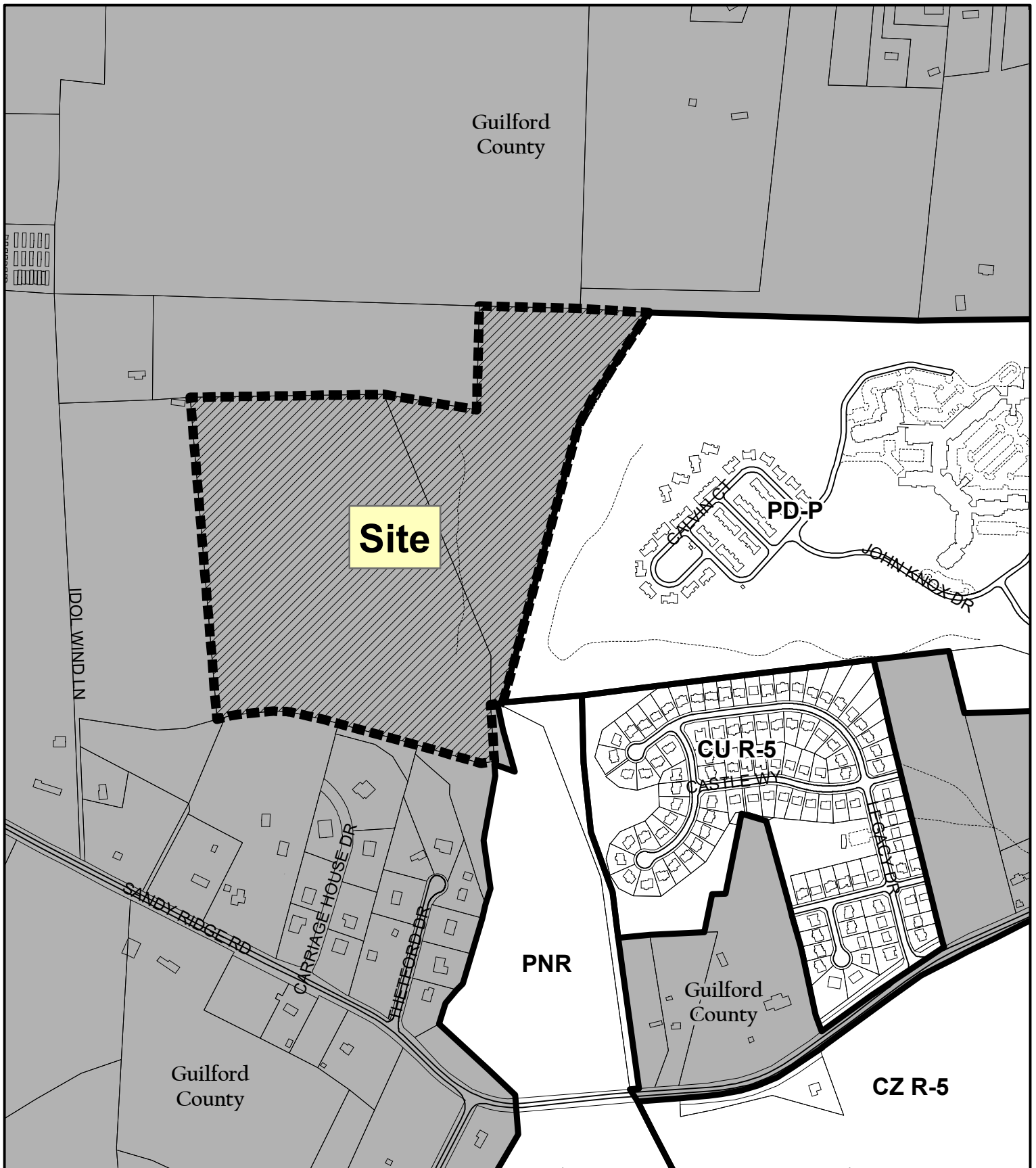
PIN: 6894-73-8853

Back Deed reference: Book 2425 Page 9

SECTION 2. Upon and after **November 5, 2018** 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 Davidson 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 **5th** day of **November, 2018**.
Lisa B. Vierling, City Clerk



ANNEXATION REQUEST ZA-18-05

Applicant: The Presbyterian Homes, Inc.
Area: 61.1 acres

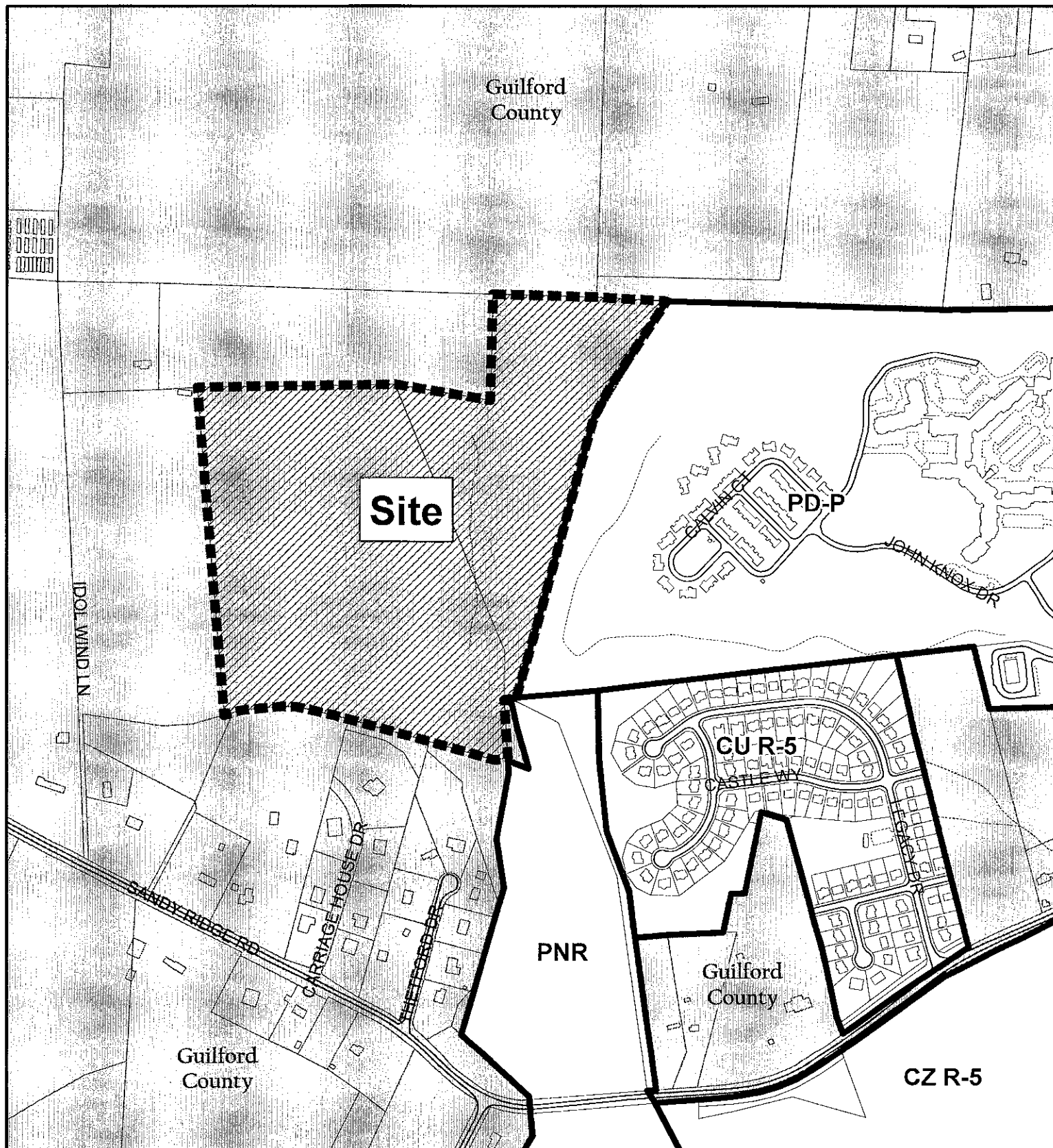
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=600'
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**Planning & Development
 Department**

City of High Point



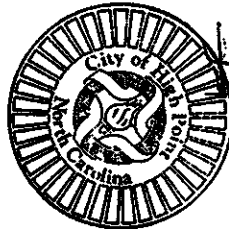
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City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 November 5, 2018 and upon approval by City Council will be recorded in Book 93 of the Official Minute Books and Ordinance Book XX 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 6th day of November 2018.

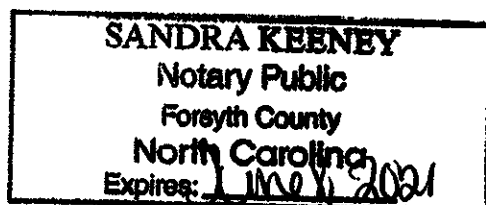


Lisa B. Vierling
Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

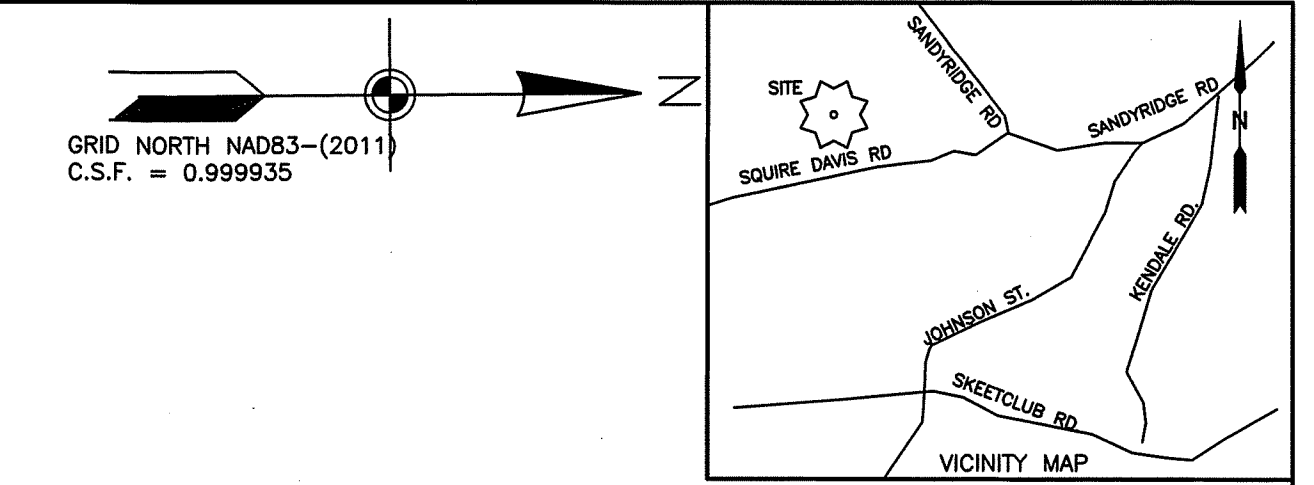
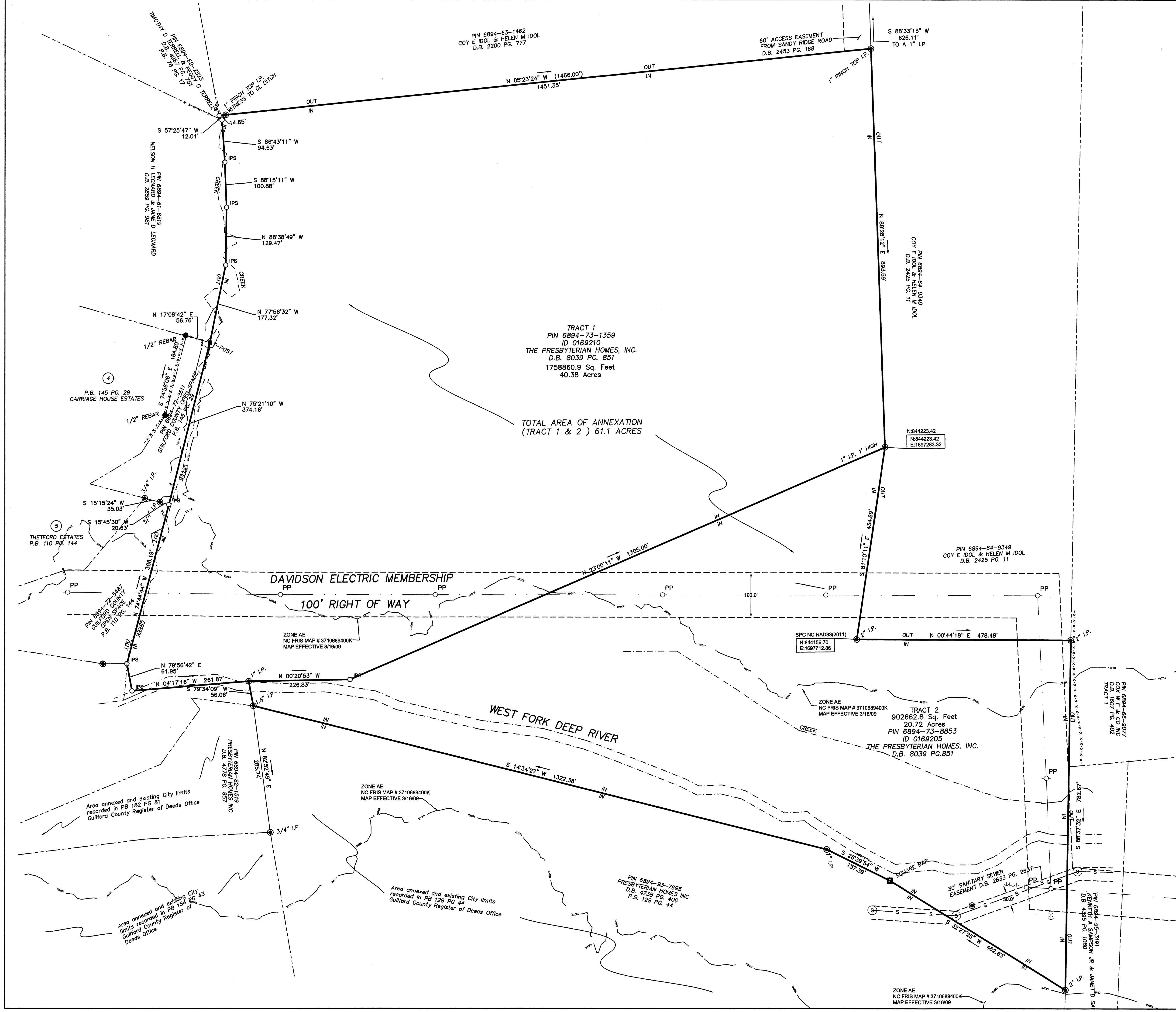
I, Sandra Keeney, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing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

WITNESS my hand and official Notarial Seal, this 6th day of November 2018.



Sandra Keeney
Sandra Keeney, Notary Public

Commission Expires: 6/08/2021



City Council Annexation Approval
The Annexation Ordinance for this property was approved by High Point City Council on NOV. 5, 2018 with the effective date of annexation being NOV. 5, 2018 and the following Ordinance number 7467/18-96
Signed: [Signature] Mayor

SURVEYOR
I, David J. Sgroi, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 8039, page 851, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 8039, page 851; 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, license number and seal this 5th day of November, A.D., 2018.
[Signature]
Professional Land Surveyor License Number 2-3681
NOV 5, 2018



Certificate of Purpose of Plat
d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

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).

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.

NC GRID TIE
I, David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey
Class of survey: Class A
Positional accuracy: 0.05'
Type of GPS (or GNSS) field procedure: NC VRS
Date(s) of survey: JUNE 1, 2016
Datum/Epoch: NAD 83 (2011)
Published/fixed control: VRS
Geoid model: (12a)
Combined grid factor: 0.999949985
Units: U.S. Feet

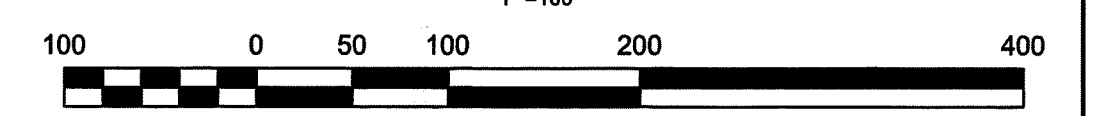
- NOTES:**
1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
 2. ALL DISTANCES ARE HORIZONTAL GROUND.
 3. ALL BEARINGS ARE GRID BEARINGS.
 4. AREA COMPUTED BY COORDINATE GEOMETRY.
 5. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS BY NC FLOOD MAP 3710689200K, EFFECTIVE DATE MARCH 16, 2009.
 6. PROPERTY IS LOCATED IN OAK HOLLOW GENERAL WATERSHED AREA.
 7. AREA TO BE ANNEXED.
TRACT 1 - GUILFORD COUNTY TAX PARCEL 0169210(40.38 ACRES).
TRACT 2 - GUILFORD COUNTY TAX PARCEL 0169205 (20.72 ACRES).
TOTAL AREA 61.1 ACRES

- LEGEND**
These standard symbols will be found in the drawing.
- PK NAIL
 - NEW IRON PIPE
 - EXISTING IRON PIPE (IP)
 - REBAR
 - FIRE HYDRANT
 - POWER POLE
 - BOUNDARY
 - DEED/PLAT

BK: P 198
PG: 116-118
RECORDED
11-08-2018
08:41:25 AM
BY: SHERA WASHINGTON
ASSISTANT HP

2018058836
GUILFORD COUNTY, NC
JEFF L. THORPE
REGISTER OF DEEDS

NC FEE \$21.00



**ANNEXATION MAP FOR:
PRESBYTERIAN HOMES INC.
SANDY RIDGE ROAD**

HIGH POINT, N.C.	DEEP RIVER TOWNSHIP	GUILFORD COUNTY
PROJECT NO: 2018-37	S Sgroi LAND SURVEYING, PLLC. 145 W. PARRIS AVE., SUITE 101 HIGH POINT N.C. 27262 336-885-1366	
DRAWN BY: DJS	COMPANY REGISTRATION P-0136	
DATE: OCTOBER 2, 2018		
REV DATE:		