

Return to: JoAnne Caryle, City Attorney  
City of High Point  
P.O. Box 230  
High Point, NC 27261  
Ordinance No. 7588 / 20-004

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

WHEREAS, The City of High Point has been petitioned under G.S. 160A-58.1, 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 21<sup>st</sup> day of January, 2020; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-58.1 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-58.1 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of **January 21, 2020.**

**ANNEXATION DESCRIPTION**

Triad Industrial Partners III, LLC - Annexation Case 19-12 (AN-19-12)

780 & 800 Gallimore Dairy Road, High Point, North Carolina – Guilford County

Tract 1: Guilford County Tax Parcel 169780 (PIN: 7804-94-9954)

Tract 2: Guilford County Tax Parcel 169762 (PIN: 7814-05-4393)

BEING A PARCEL OF LAND LOCATED IN HIGH POINT TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTHERN MARGIN OF GALLIMORE DAIRY ROAD VARYING RIGHT OF WAY HAVING A NCGRID NAD 83(2011) COORDINATE OF N:844,195.99, E:1,710,854.95 AND BEING THE SOUTHEASTERN CORNER OF THE ROBERTA L. TURNER PARCEL AS RECORDED IN DEED BOOK 7914, PAGE 27, GUILFORD COUNTY REGISTRY; THENCE CROSSING SAID GALLIMORE DAIRY ROAD THE FOLLOWING TWO (2) COURSES: 1) S 00°57'30" W A DISTANCE OF 31.36 FEET TO A POINT; THENCE 2) S 00°57'30" W A DISTANCE OF 24.04 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERN MARGIN OF SAID GALLIMORE DAIRY ROAD VARYING RIGHT OF WAY, SAID 1/2" IRON PIPE FOUND BEING THE SOUTHEASTERN CORNER OF THE TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AS RECORDED IN DEED BOOK 8113, PAGE 221, GUILFORD COUNTY REGISTRY AND BEING LOCATED N 00°14'27" A DISTANCE OF 5.26 FEET FROM A CONCRETE MONUMENT FOUND; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, N 77°08'42" W A DISTANCE OF 554.33 FEET TO A POINT IN THE CENTERLINE OF PAVEMENT OF SAID GALLIMORE DAIRY ROAD CONTINUING 137.07 FEET FOR A TOTAL DISTANCE OF 691.40 FEET TO A PK NAIL FOUND, SAID PK NAIL FOUND BEING THE SOUTHWESTERN CORNER OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL; THENCE ALONG THE WESTERN BOUNDARY OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, N 00°34'06" E A DISTANCE OF 8.08 FEET TO A PK NAIL FOUND AT THE SOUTHEASTERN CORNER OF THE TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AS RECORDED IN DEED BOOK 8138, PAGE 790, GUILFORD COUNTY REGISTRY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AND SAID GALLIMORE DAIRY ROAD THE FOLLOWING TWO COURSES: 1) N 77°34'29" W A DISTANCE OF 271.31 FEET TO A PK NAIL FOUND; THENCE 2) N 75°45'22" W A DISTANCE OF 209.75 FEET TO A PK NAIL FOUND AT THE SOUTHWESTERN CORNER OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL AND THE CENTERLINE OF SAID GALLIMORE DAIRY ROAD; THENCE ALONG THE WESTERN BOUNDARY OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, N 08°42'38" E A DISTANCE OF 29.16 FEET TO A 1/2" REBAR FOUND, SAID 1/2" REBAR BEING THE SOUTHEASTERN CORNER OF THE PHILIP MARTIN REALTY HOLDINGS, LLC., PARCEL AS RECORDED IN DEED BOOK 8219, PAGE 205 GUILFORD COUNTY REGISTRY AND SHOWN AS LOT 1 ON PLAT BOOK 64, PAGE 95, GUILFORD COUNTY REGISTRY; THENCE ALONG THE EASTERN BOUNDARY OF SAID PHILIP MARTIN REALTY HOLDINGS, LLC., PARCEL, N 08°42'38" E PASSING A 1/2" IRON PIPE SET AT THE NORTHERN PROPOSED RIGHT OF WAY OF SAID GALLIMORE DAIRY ROAD AT 40.50 FEET, CONTINUING 509.35 FEET FOR A TOTAL DISTANCE OF 549.85 FEET TO A 1/2" IRON PIPE FOUND AT SOUTHEASTERN CORNER OF THE BROOK W. CASHION AND JACOB R. CASHION PARCEL AS RECORDED IN DEED BOOK 7358, PAGE 2104, GUILFORD COUNTY REGISTRY AND SHOW AS LOT B ON PLAT BOOK 72, PAGE 347, GUILFORD COUNTY REGISTRY; THENCE ALONG THE EASTERN BOUNDARY OF SAID BROOK W. CASHION AND JACOB R. CASHION PARCEL, N 08°42'38" E PASSING A 1/2" IRON PIPE FOUND AT 504.67 FEET AND CONTINUING 49.98 FEET FOR A TOTAL DISTANCE OF 554.65 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERN BOUNDARY LINE OF THE RICE LIVING TRUST AS RECORDED IN DEED BOOK 5504, PAGE 1264, GUILFORD

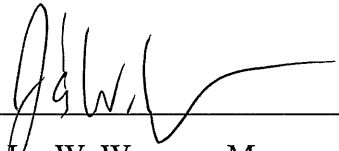
COUNTY REGISTRY; THENCE ALONG SAID SOUTHERN AND EASTERN BOUNDARY LINES SAID RICE LIVING TRUST PARCEL THE FOLLOWING TWO (2) COURSES: 1) S 88°04'44" E A DISTANCE OF 308.86 FEET TO A 1/2" REBAR FOUND; THENCE 2) N 00°34'06" E A DISTANCE OF 357.86 FEET TO A 1/2" IRON PIPE FOUND IN THE SOUTHERN BOUNDARY OF THE M. WILLARD TUCKER AND BARBARA C. TUCKER PARCEL AS RECORDED IN DEED BOOK 3055, PAGE 218 GUILFORD COUNTY REGISTRY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID M. WILLARD TUCKER AND BARBARA C. TUCKER PARCEL AND THE SOUTHERN BOUNDARY LINE OF THE CAREY L. KISER LIVING TRUST AS RECORDED IN DEED BOOK 7556, PAGE 1180, GUILFORD COUNTY REGISTRY, S 88°09'01" E A DISTANCE OF 607.61 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHWESTERN CORNER OF THE C & S PROPERTIES INC. PARCEL AS RECORDED IN DEED BOOK 3764, PAGE 2167, GUILFORD COUNTY REGISTRY; THENCE ALONG SAID SOUTHERN BOUNDARY OF THE C & S PROPERTIES INC. PARCEL, S 88°09'01" E A DISTANCE OF 79.81 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWESTERN CORNER OF THE TRIAD INDUSTRIAL PARTNERS, LLC., PARCEL AS RECORDED IN DEED BOOK 8057, PAGE 2016, GUILFORD COUNTY REGISTRY AND SHOWN AS LOT 3 ON PLAT BOOK 198, PAGE 132, GUILFORD COUNTY REGISTRY; THENCE ALONG THE WESTERN BOUNDARY LINE OF SAID TRIAD INDUSTRIAL PARTNERS III, LLC PARCEL, S 00°57'30" W A DISTANCE OF 857.95 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHWESTERN CORNER OF THE HANDCRAFT HIGHPOINT, LLC., PARCEL AS RECORDED IN DEED BOOK 8113, PAGE 1679, GUILFORD COUNTY REGISTRY AND SHOWN AS LOT 2 ON PLAT BOOK 198, PAGE 132, GUILFORD COUNTY REGISTRY; THENCE ALONG SAID WESTERN BOUNDARY OF THE HANDCRAFT HIGHPOINT, LLC., PARCEL, S 00°57'30" W A DISTANCE OF 121.69 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF SAID ROBERTA L. TURNER PARCEL' THENCE ALONG THE NORTHERN, WESTERN AND SOUTHERN BOUNDARY LINES OF SAID ROBERTA L. TURNER PARCEL THE FOLLOWING FIVE (5) COURSES: 1) N 89°06'01" W A DISTANCE OF 352.11 FEET TO A 1/2" IRON PIPE FOUND; THENCE 2) S 00°54'10" W PASSING A 1/2" IRON PIPE FOUND AT THE PROPOSED RIGHT OF WAY FOR SAID GALLIMORE DAIRY ROAD AT 597.19 FEET, CONTINUING 32.34 FEET FOR A TOTAL DISTANCE OF 629.53 FEET TO A 1/2" IRON PIPE FOUND IN THE NORTHERN MARGIN OF SAID GALLIMORE DAIRY ROAD; THENCE 3) S 76°37'20" E A DISTANCE OF 38.11 FEET TO A POINT; THENCE 4) S 82°44'20" E A DISTANCE OF 216.79 FEET TO A POINT; THENCE 5) S 77°00'20" E A DISTANCE OF 101.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.156 ACRES.

SECTION 2. Upon and after January 21, 2020, the foregoing property 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-58.3.

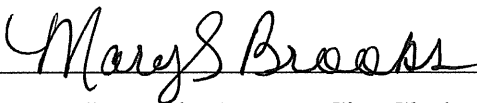
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds for Guilford County and in the Office of the Secretary of State at

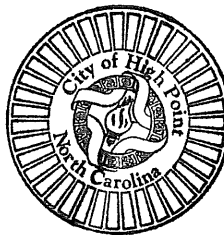
Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, thereof, together with a duly certified copy of this ordinance.

Adopted by the City Council  
City of High Point, North Carolina  
The 21<sup>st</sup> day of January, 2020.

By:   
Jay W. Wagner, Mayor

ATTEST:

  
Mary S. Brooks, Deputy City Clerk



City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK



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

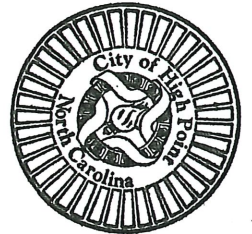
Certification

I, Mary S. Brooks, Deputy 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 January 21, 2020 and upon approval by City Council will be recorded in Book 95 of the Official Minute Books and Ordinance Book Volume XXI, Ordinance No. 7588/20-004, page 4, Legislative File No. 2020-29 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 22<sup>nd</sup> day of January 2020.

A handwritten signature in cursive script that reads "Mary S. Brooks".

Mary S. Brooks, Deputy City Clerk



ACKNOWLEDGEMENT

I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy 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 22<sup>nd</sup> day of January 2020.

A handwritten signature in cursive script that reads "Cynthia C. Duncan-Smith".

Cynthia C. Duncan-Smith, Notary Public

CYNTHIA C. DUNCAN-SMITH  
NOTARY PUBLIC  
GUILFORD COUNTY, NC

Commission Expires: 01/18/2025