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RECORDED:
08-07-2020

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BY: MARY MORGAN
DEPUTY-HP



2020047421

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

Plat City of High Point

Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. 7619/ 20-35

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

51- 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 3rd day of August, 2020; 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 August 5, 2020.

ANNEXATION DESCRIPTION

Wilfred D. Yearns, IV and spouse Mary E. - Annexation Case AN-20-02 (AN-20-02)

Guilford County Tax Parcels: 187191 & 187192

Deed Book 8207, Page 2725 – Tract 1 & Tract 2

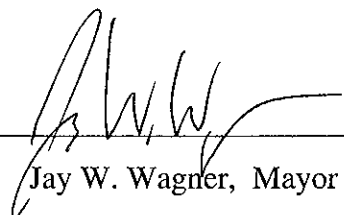
Beginning at an existing 1/2" iron pipe, said iron pipe having NAD 83 (2011) Coordinates of: 825,686.67 and E: 1,714,815.99, being located on the eastern right-of-way of Hickwood Road – S. R. 1523 (A 60' Public right-of-way per Plat Book 198, Page 60), being the northwest corner

of William Rahlo Fowler & Betty Tew Hoots, Parcel No: 187193 (Deed Book 7629, Page 2996) and being the southwest corner of Wilfred D. Yearn, IV and spouse Mary Eleanor Puckett, Parcel No: 187192 (Deed Book 8207, Page 2725 – Tract 2); Thence leaving said Fowler and Hoots and along the eastern right-of-way of said Hickwood Road, N 17°02'14" W 100.00 feet to an existing 1/2" iron pipe, said iron pipe being the northwest corner of said Yearn (Parcel No: 187192) and being the southwest corner of Wilfred D. Yearn, IV and spouse Mary Eleanor Puckett, Parcel No: 187191 (Deed Book 8207, Page 2725 – Tract 1); Thence leaving said Yearn (Parcel No: 187192) and along said Hickwood Road eastern right-of-way, N 17°00'18" W 149.85 feet to an existing 3/4" iron pipe, said iron pipe being the northwest corner of said Yearn (Parcel No: 187191) and being the southwest corner of William Jackson Beard, Sr. and Norma J. Beard, Parcel No: 187190 (Deed Book 6736, Page 461); Thence leaving the eastern right-of-way of said Hickwood Road and along the southern property line of said Beard, N 72°08'26" E 557.01 feet to an existing 1/2" iron pipe, said iron pipe being the southeast corner of said Beard and being in the western property line of Amber Meadows of Guilford County Homeowners Association, Inc., Parcel No: 187194 (Deed Book 8097, Page 2070 and in Plat Book 198, Page 60); Thence leaving said Beard and along the western property line of said Amber Meadows of Guilford County Homeowners Association, Inc., S 26°52'39" W 210.60 feet to a computed point, said point being the southeast corner of said Yearn (Parcel No: 187191) and being the northeast corner of said Yearn (Parcel No: 187192); Thence leaving said Yearn (Parcel No: 187191) and along said Yearn (Parcel No: 187192) and said Amber Meadows of Guilford County Homeowners Association, Inc., S 26°52'39" W 141.00 feet to an existing 1/2" iron pipe, said iron pipe being the southeast corner of said Yearn (Parcel No: 187192) and being the northeast corner of said Fowler and Hoots; Thence leaving said Amber Meadows of Guilford County Homeowners Association, Inc., and along the northing property line of said Fowler and Hoots, S 72°07'42" W 313.21 feet to the Point of **Beginning**, Containing 2.49± acres.

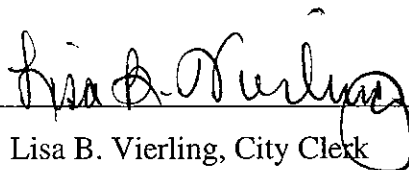
SECTION 2. Upon and after **August 5, 2020** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

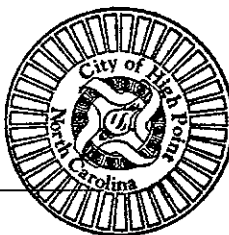
SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified 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.

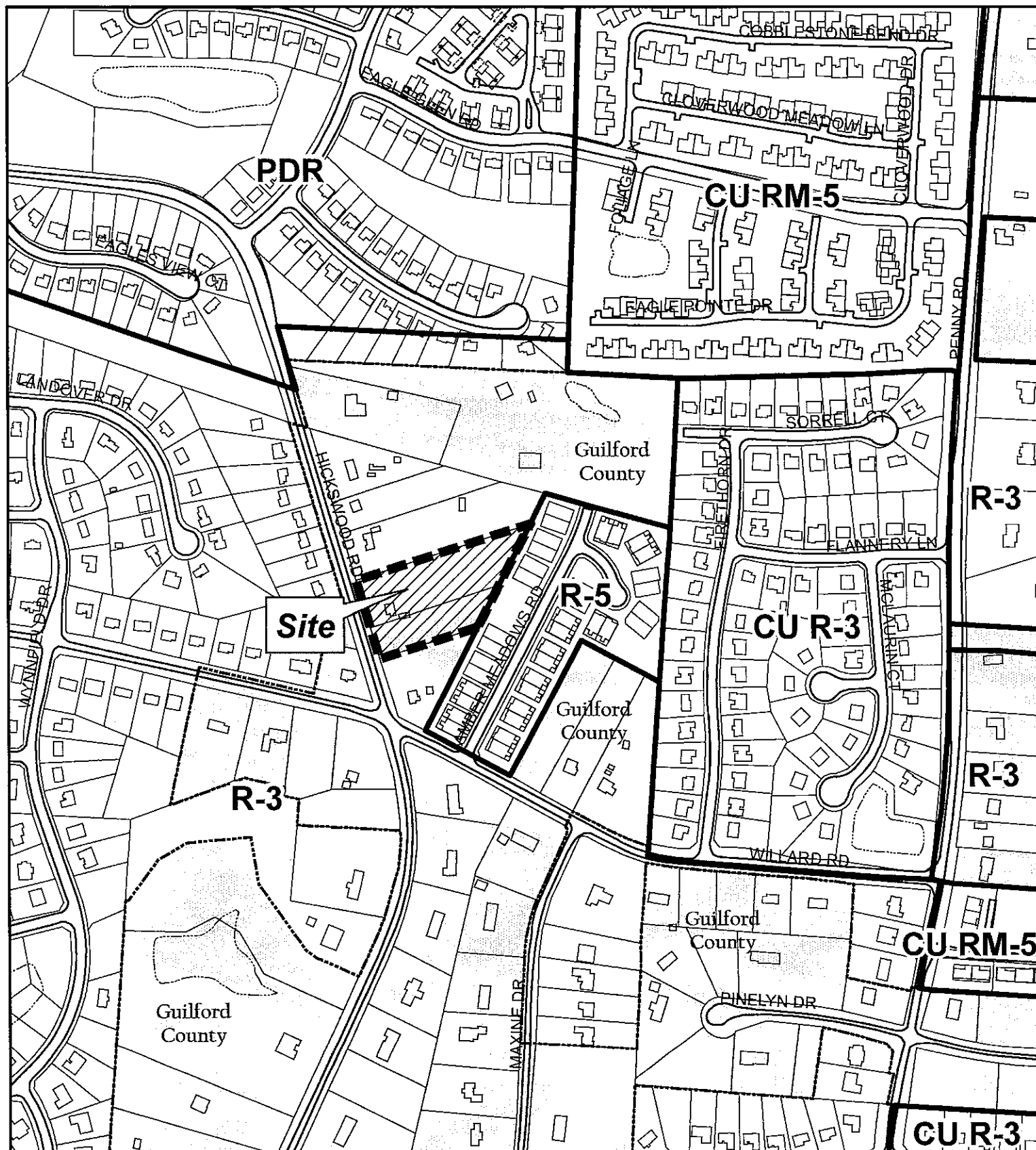
Adopted by the City Council
City of High Point, North Carolina
The 5th day of August, 2020.

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ANNEXATION REQUEST AN-20-02

Applicant: Wilfred B Yearn IV and Mary E Puckett
Area: 2.51 areas

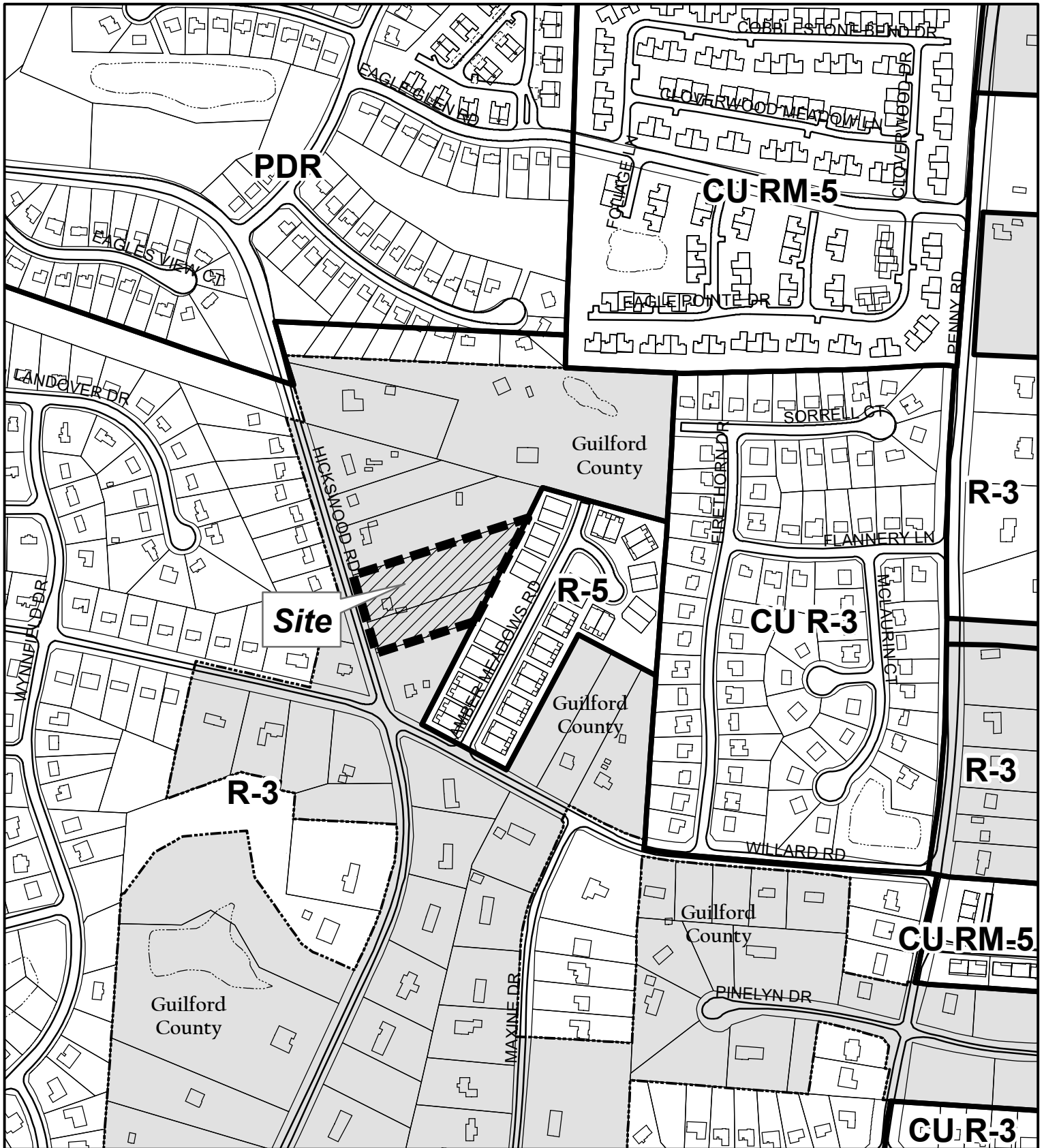
Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'
 G:\Planning\Secure\BAC\AN\2020\MXD\an20-02



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

**Planning & Development
 Department**

City of High Point



Scale: 1"=500'
 G:/Planning/Secure/BAC/
 AN/2020/MXD/an20-02

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: (DEED DESCRIPTION RECORDED IN BOOK 8207, PAGE 2725); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 31 DAY OF JULY, A.D. 2020.

BRADLEY D. PHILLIPS
LICENSE NUMBER L-5088

CERTIFICATE OF G.S. 47-30(f)(11)d

I, BRADLEY D. PHILLIPS, PLS CERTIFY:

d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PURPOSE OF THIS PLAT IS TO ANNEX THE PARCELS NO. 187191 & NO. 187192 INTO THE CITY OF HIGH POINT.

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.07'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: 1-9-20/1-10-20
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOD MODEL: 12B
- (8) COMBINED GRID FACTOR(S): 0.999924578
- (9) UNITS: U.S. FEET

CITY COUNCIL ANNEXATION APPROVAL:
THE ANNEXATION ORDINANCE FOR THIS PROPERTY WAS APPROVED BY HIGH POINT CITY COUNCIL ON AUG. 5, 2020 WITH THE EFFECTIVE DATE OF ANNEXATION BEING

AUG. 5, 2020 AND THE FOLLOWING NUMBER ORD. # 7619/20-35

SIGNED: MAYOR

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).

OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPTS THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATE(S) TO THE PUBLIC USE STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAY AND OPEN SPACE, AND EASEMENTS FOREVER ON ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZES THE CITY OF HIGH POINT TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

7/31/2020
7/31/2020

JURISDICTIONAL STATEMENT

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OF ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OF LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

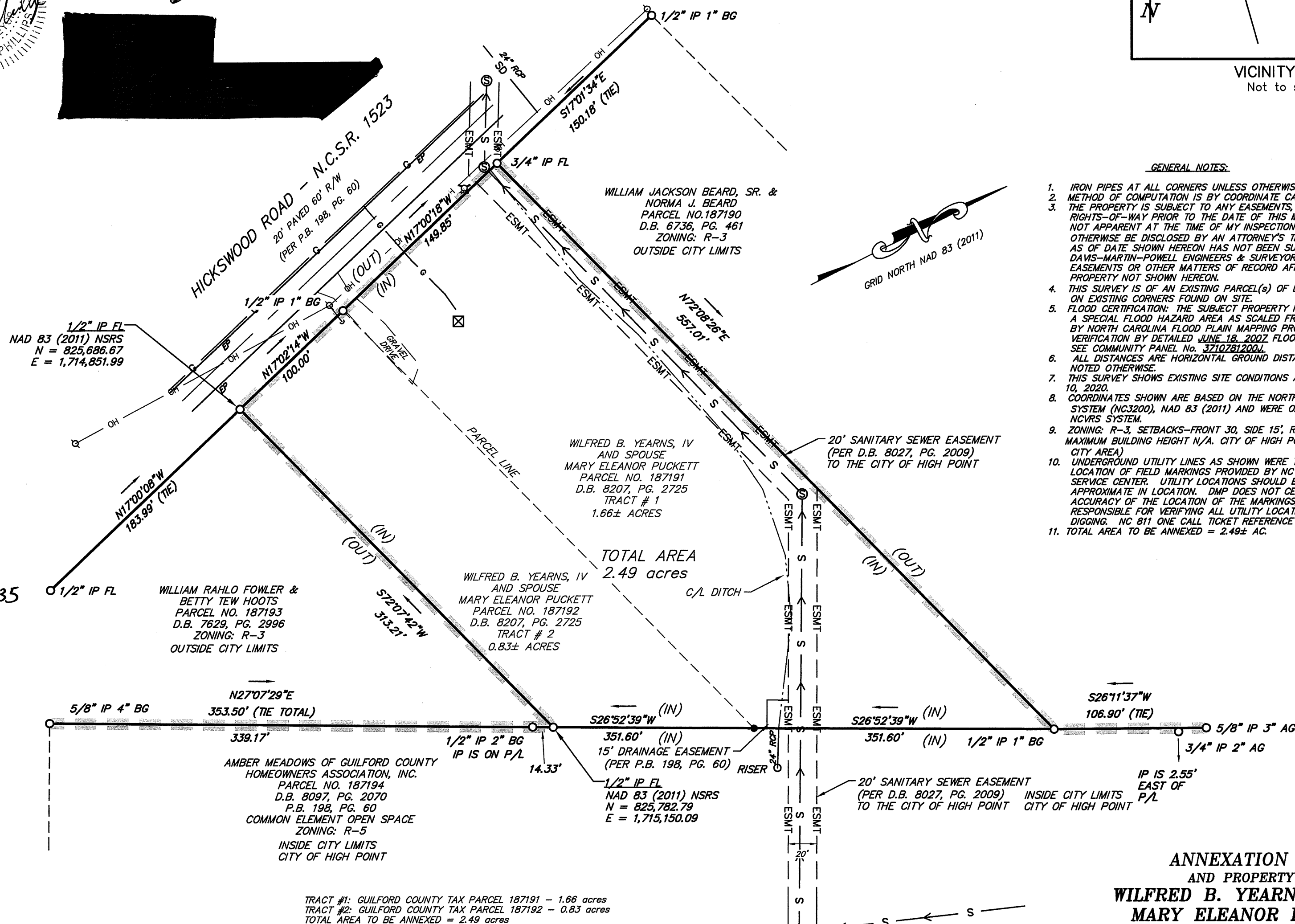
STATEMENT THAT NO APPROVAL IS REQUIRED BY NCDOT DIVISION OF HIGHWAYS:

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).

VICINITY MAP
Not to scale

GENERAL NOTES:

1. IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
3. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO DAVIS-MARTIN-POWELL ENGINEERS & SURVEYORS. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
4. THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
5. FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM. SUBJECT TO VERIFICATION BY DETAILED JUNE 18, 2002 FLOOD MAP STUDY. SEE COMMUNITY PANEL No. 3710781200L.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
7. THIS SURVEY SHOWS EXISTING SITE CONDITIONS AS PER JANUARY 10, 2020.
8. COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011) AND WERE OBTAINED USING THE NCVRS SYSTEM.
9. ZONING: R-3, SETBACKS-FRONT 30, SIDE 15', REAR 15, MAXIMUM BUILDING HEIGHT N/A. CITY OF HIGH POINT (OUTSIDE CORE CITY AREA)
10. UNDERGROUND UTILITY LINES AS SHOWN WERE TAKEN FROM SURVEY LOCATION OF FIELD MARKINGS PROVIDED BY NC 811 ONE CALL SERVICE CENTER. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION. DMP DOES NOT CERTIFY TO THE ACCURACY OF THE LOCATION OF THE MARKINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO DIGGING. NC 811 ONE CALL TICKET REFERENCE # C200081621.
11. TOTAL AREA TO BE ANNEXED = 2.49± AC.



LEGEND

- | | |
|----------------------|----------------------------|
| — GUY WIRE | ⊙ NEW IRON PIPE (1/2" SET) |
| ⊕ CLEAN OUT | ⊕ POWER PEDESTAL |
| ⊖ DROP INLET | ⊖ POLE |
| ⊕ ELECTRIC MANHOLE | ⊕ SANITARY MANHOLE |
| ⊕ GAS MANHOLE | ⊕ STORM DRAINAGE MANHOLE |
| ⊕ GAS VALVE | ⊕ TELEPHONE PEDESTAL |
| ⊕ GAS METER | ⊕ WATER METER |
| ⊕ HYDRANT | ⊕ WATER MANHOLE |
| ⊕ EXISTING IRON PIPE | ⊕ WATER VALVE |
| ⊕ UTILITY BOX | ⊕ WELL |
| ⊕ LAMP | ● COMPUTED POINT (NOT SET) |
| ⊕ MONUMENT (ECM) | |

PROPOSED CITY LIMITS	— — — — —
ADJOINER LINE	— — — — —
UTILITY EASEMENT	— ESMT —
GAS LINE	— G — G —
LINE SURVEYED	— — — — —
OVERHEAD POWER	— OH — OH —
RIGHT OF WAY	— — — — —
SANITARY SEWER	— S — S —
STORM SEWER	— SD — SD —
DITCH LINE	— — — — —

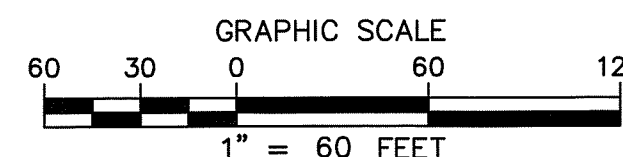
ABBREVIATIONS

- IP = EXISTING IRON PIPE/PIN
IR = EXISTING IRON ROD/PIN
EPK = EXISTING PK-NAIL
NIP = NEW IRON PIPE (1/2" SET)
ECM = EXISTING CONCRETE MONUMENT
NPK = NEW PK NAIL (SET)
R/W = RIGHT OF WAY
RCP = REINFORCED CONCRETE PIPE
CGF = COMBINED GRID FACTOR
EP = EDGE OF PAVEMENT
EG = EDGE OF GRAVEL
CONC. = CONCRETE
GM = GAS METER
FL = FLUSH WITH GROUND
AG = ABOVE GROUND
BG = BELOW GROUND
P/L = PROPERTY LINE
C/L = CENTERLINE
RRS = RAIL ROAD SPIKE
CP = COMPUTED POINT (NOT SET)

BK: P 203
PG: 144-144
RECORDED
08-07-2020
03:22:50 PM
BY: MARY MORGAN
DEPUTY-HP

2020047422
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$21.00



OWNER:
Wilfred B. Yearns, IV &
Mary Eleanor Puckett
532 Hillwood Court
Greensboro, North Carolina 27410

ANNEXATION MAP
AND PROPERTY OF
WILFRED B. YEARNES, IV AND
MARY ELEANOR PUCKETT
PARCEL NO. 187191
DEED BOOK 8207, PAGE 2735,
TRACT 1
PARCEL NO. 187192
DEED BOOK 8207, PAGE 2725,
TRACT 2

2304 & 2302 Hickwood Road
High Point, North Carolina
High Point Township, Guilford County

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS **dmp**
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 1-14-20 SCALE: 1" = 60' PROJECT: 200001
SURVEYED BY: SK DRAWN BY: DRW CHECKED BY: BDP

City Clerk's Office

Mary Brooks

DEPUTY CITY CLERK

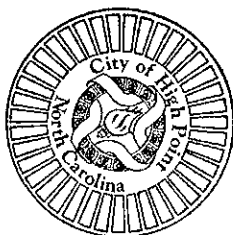


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

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 August 5, 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. 7619/20-35, page 34, Legislative File No. 2020-284 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 5th day of August 2020.



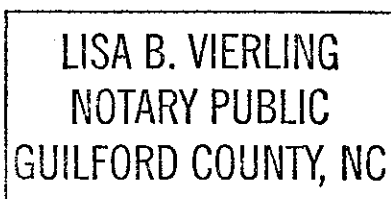
Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Lisa B. Vierling, 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 5th day of August 2020.



Lisa B. Vierling

Lisa B. Vierling, Notary Public

Commission Expires: 03/25/2021