



RESOLUTION DIRECTING THE TOWN CLERK
TO INVESTIGATE PETITION RECEIVED UNDER G.S. § 160A-31

Annexation Petition #707
Lufkin Leased Feed LLC

WHEREAS, G.S. § 160-A 31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Apex deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex, that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the Town Council the result of her investigation.

This the 23rd day of February 2021.

Jacques K. Gilbert
Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC
Town Clerk



CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Annexation Petition #707
Lufkin Leased Feed LLC

To: The Town Council of the Town of Apex, North Carolina

I, Donna B. Hosch, Town Clerk, do hereby certify that I have investigated the annexation petition attached hereto, and have found, as a fact, that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. § 160A-31, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Apex, North Carolina this 23rd day of February 2021.

Donna B. Hosch, MMC, NCCMC
Town Clerk

(Seal)

PETITION FOR VOLUNTARY ANNEXATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #:	<u>707</u>	Submittal Date:	<u>2/3/2021</u>
Fee Paid	\$ <u>200</u>	Check #	<u>2119</u>

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

- We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Apex, Wake County, North Carolina.
- The area to be annexed is contiguous, non-contiguous (satellite) to the Town of Apex, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
- If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

Owner Information

<u>LUFKIN LEASED FEE LLC</u>	<u>0751276575</u>
Owner Name (Please Print)	Property PIN or Deed Book & Page #
<u>919-825-1567</u>	<u>lindsay@brookwoodcp.com</u>
Phone	E-mail Address
_____	_____
Owner Name (Please Print)	Property PIN or Deed Book & Page #
_____	_____
Phone	E-mail Address
_____	_____
Owner Name (Please Print)	Property PIN or Deed Book & Page #
_____	_____
Phone	E-mail Address

Surveyor Information

Surveyor: EDR Engineering

Phone: 919-747-3012 Fax: _____

E-mail Address: tom.duttlinger@edreng.com

Annexation Summary Chart

Property Information		Reason(s) for annexation (select all that apply)	
Total Acreage to be annexed:	<u>3.33</u>	Need water service due to well failure	<input type="checkbox"/>
Population of acreage to be annexed:	<u>3.33</u>	Need sewer service due to septic system failure	<input type="checkbox"/>
Existing # of housing units:	<u>0</u>	Water service (new construction)	<input checked="" type="checkbox"/>
Proposed # of housing units:	<u>0</u>	Sewer service (new construction)	<input checked="" type="checkbox"/>
Zoning District*:	<u>PC-CU</u>	Receive Town Services	<input checked="" type="checkbox"/>

*If the property to be annexed is not within the Town of Apex's Extraterritorial Jurisdiction, the applicant must also submit a rezoning application with the petition for voluntary annexation to establish an Apex zoning designation. Please contact the Planning Department at 919-249-3426 for questions.

PETITION FOR VOLUNTARY ANNEXATION

Application #: 700

Submittal Date: 2/3/2021

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Lufkin Leased Fee, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 11 day of December, 2020.

Name of Limited Liability Company Lufkin Leased Fee, LLC

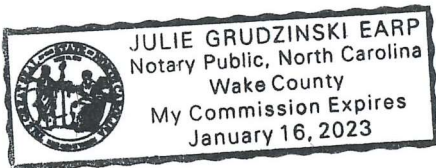
By: [Signature]
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Julie Grudzinski Earp, a Notary Public for the above State and County, this the 11th day of December, 2020.

[Signature]
Notary Public

SEAL



My Commission Expires: 1/16/23

COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the ____ day of _____, 20____.

Name of Partnership _____

By: _____
Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the ____ day of _____, 20____.

Notary Public

SEAL

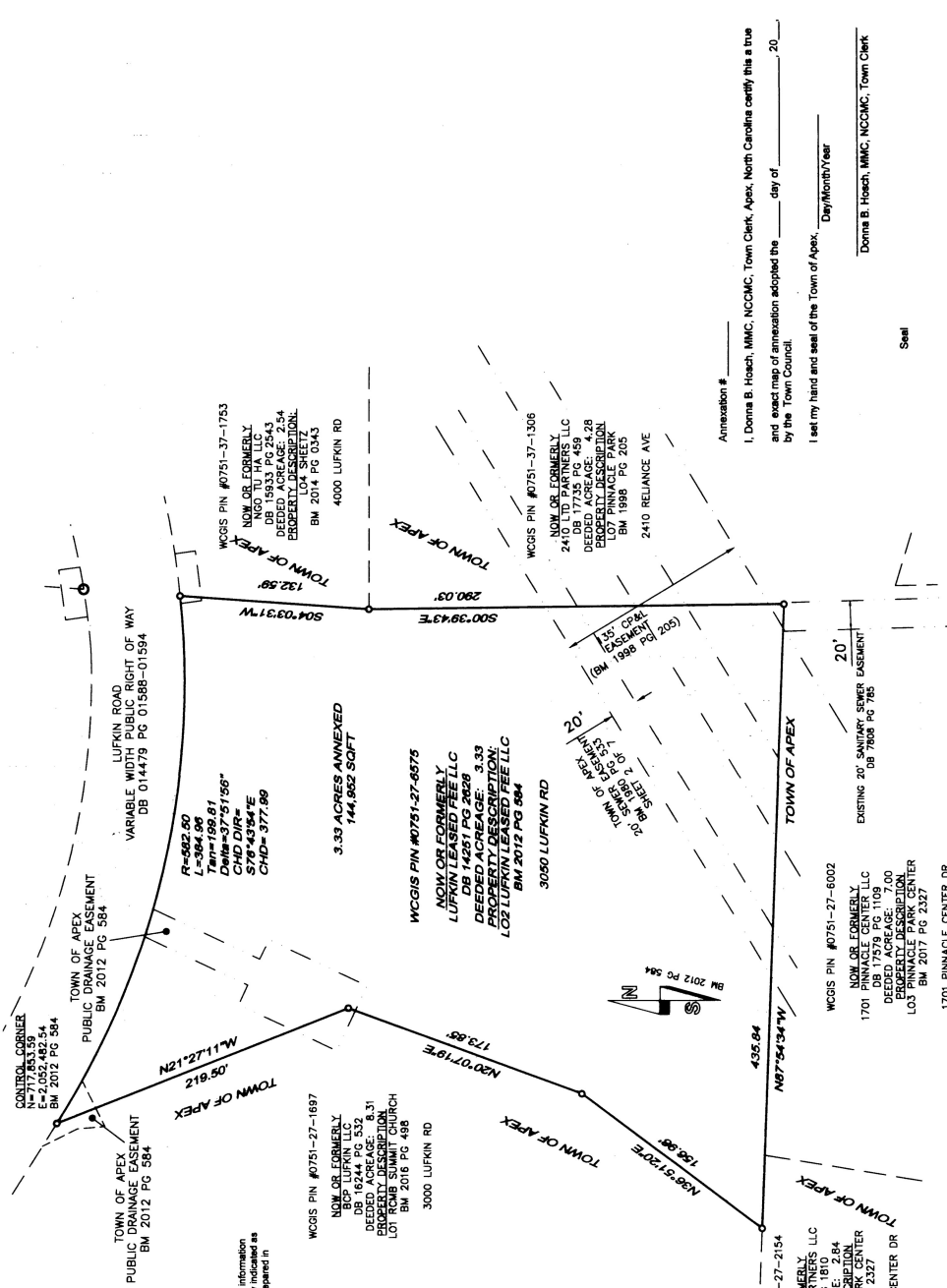
My Commission Expires: _____

Description of a Tract of land to be Annexed by the Town of Apex

The description hereon is of a tract of land situated in Wake County, North Carolina having Wake County Parcel Identification Numbers (WC PIN) of #0751-27-6575, Book of Maps (B.M.) 2012 Page (PG) 584. Said tract of land is now or formerly owned by Lufkin Lease Fee, LLC. The following description is the exterior boundary of said parcel for Annexation purposes. Lying and being in the County of Wake, State of North Carolina and more particularly described as follows: Beginning at a Point (POB) located on the South Right of Way of Lufkin Road, an existing Right of Way, being a variable width public right of way, said point having the NC Grid (NAD83) coordinate of N=717,853.59 and E=2,052,482.54, said coordinates from above B.M 2012 PG 584,; Thence run with said Right of Way along an arc to the left of said curve, having a Radius of 582.50 feet, a Chord Bearing of S 76°43'54" E and a Chord Length of 377.99 feet, for an Arc Length of 384.96 feet to a point, said point being a common corner with a tract of land having the Wake County PIN #0751-37-1753 now of formerly owned by NGO TU HA, LLC,; Thence run with the HA tract S 04°03'31" W for a distance of 132.59 feet to a point, said point being the common corner with a tract of land having the WC PIN #0751-37-1306, now or formerly owned by 2410 LTD Partners, LLC,; Thence leaving said HA tract run with said Partners tract S 00°39'43" E for a distance of 290.03 feet to a point, said point being the common corner with a tract of land having the WC PIN #0751-27-6002, now or formerly owned by 1701 Pinnacle Center, LLC., Thence leaving said Partners tract run with said Pinnacle Center LLC tract N 87°54'34" W a distance of 435.84 feet to a point, said point being the common corner with a tract of land having the WC PIN #0751-27-1697, now or formerly owned by BCP Lufkin, LLC., Then run with said BCP tract the following three (3) courses: N 36°51'20" E for a distance of 156.98 feet to a point, N 20°07'19" E for a distance of 173.85 feet to a point, N 21°27'11" W for a distance of 219.50 feet to a point, said point being the Point of Beginning. Said annexation area containing 144,952 sq. ft / 3.33 acres ±. Property is subject to any and all easements either recorded or implied.



DATE	2/23/21
DRAWN BY	TAB
CHECKED BY	
PROJECT NO.	1011
SHEET NO.	607



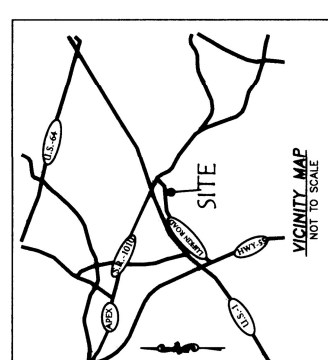
Annexation # _____
 I, Donna B. Hoach, MMC, NCCMC, Town Clerk, Apex, North Carolina certify this is a true and exact map of annexation adopted the _____ day of _____ 20____ by the Town Council.

I set my hand and seal of the Town of Apex, _____ Day/Month/Year

Donna B. Hoach, MMC, NCCMC, Town Clerk

Seal

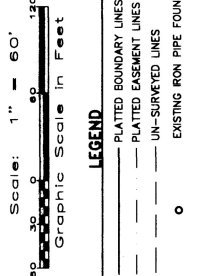
NOTES:
 1. BEARING VALUES TAKEN FROM PLAT RECORDED AT WAKE COUNTY REGISTER OF DEEDS IN BOOK OF MAPS 2012 PAGE 584 TITLED "EASEMENT DEDICATION AND EXEMPT SUBDIVISION PLAT".
 2. THIS PLAT IS FOR ANNEXATION PURPOSES ONLY AND IS NOT INTENDED TO BE A BOUNDARY OR SURVEY PLAT.
 3. PLAT CREATED WITHOUT BENEFIT OF TITLE EXAMINATION. NO TITLE EXAMINATION PROVIDED TO ANY PARTY.
 4. PROPERTY IS SALES TO WAKE COUNTY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IN ADDITION TO ANY SHOWN HEREON, A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED THROUGH TITLE EXAMINATION.
 5. ALL AREAS SHOWN HEREON COMPUTED BY COORDINATE COMPUTATION.
 6. ALL AREAS SHOWN HEREON COMPUTED BY COORDINATE COMPUTATION.



CERTIFICATE OF SURVEY AND ACCURACY.
 I, TIMOTHY A. BROTHERS, certify that this plat was drawn under my supervision from information found in Book and Page as shown hereon; that the boundaries not surveyed are clearly indicated as such from information shown hereon; that the bearings and distances shown hereon were prepared in accordance with G.S. 47-20, to the best of my ability.

Witness my hand and seal this 23 day of FEBRUARY A.D. 2021
 Timothy A. Brothers
 Registered Surveyor
 L-3457
 License of Registration Number

I, TIMOTHY A. BROTHERS, L-3457 DO HEREBY CERTIFY TO:
 THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE
 RECORDATION OF A BOUNDARY, A CONVEYANCE, OR OTHER
 RECORDATION TO THE DEPARTMENT OF REVENUE, (G.S. 47-20 (b)(1)), OR OTHER
 NAME: Timothy A. Brothers DATE: 2/23/21





[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)

Real Estate ID **0411767**

PIN # **0751276575**

Location Address
3050 LUFKIN RD

Property Description
LO2 LUFKIN LEASED FEE LLC BM2012-00584

Account Search



[Pin/Parcel History](#) [Search Results](#) [New Search](#)

[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner LUFKIN LEASED FEE LLC (Use the Deeds link to view any additional owners)	Owner's Mailing Address 400 W NORTH ST STE 112 RALEIGH NC 27603-1570	Property Location Address 3050 LUFKIN RD APEX NC 27539-
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Administrative Data	Transfer Information	Assessed Value
Old Map # 649--	Deed Date 1/28/2011	Land Value Assessed \$652,748
Map/Scale 0751 06	Book & Page 14251 2628	Bldg. Value Assessed
VCS SWAP001	Revenue Stamps	Tax Relief
City	Pkg Sale Date	Land Use Value
Fire District 23	Pkg Sale Price	Use Value Deferment
Township WHITE OAK	Land Sale Date	Historic Deferment
Land Class VACANT	Land Sale Price	Total Deferred Value
ETJ AP		
Spec Dist(s)	Improvement Summary	
Zoning PC-CU	Total Units 0	Use/Hist/Tax Relief Assessed
History ID 1	Recycle Units 0	Total Value Assessed* \$652,748
History ID 2	Apt/SC Sqft	
Acreage 3.33	Heated Area	
Permit Date		
Permit #		

*Wake County assessed building and land values reflect the market value as of January 1, 2020, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2020 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2020 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wakegov.com or call 919-856-5400.



RESOLUTION SETTING DATE OF PUBLIC HEARING
ON THE QUESTION OF ANNEXATION PURSUANT TO G.S. § 160A-31 AS AMENDED

Annexation Petition #707
Lufkin Leased Feed LLC

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council of Apex, North Carolina has by Resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, Certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Apex Town Hall at 6 o'clock p.m. on the 9th day of March 2021.

Section 2. The area proposed for annexation is described as attached.

Section 3. Notice of said public hearing shall be published on the Town of Apex Website, www.apexnc.org, Public Notice, at least ten (10) days prior to the date of said public hearing.

This the 23rd day of February 2021.

Jacques K. Gilbert, Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC, Town Clerk

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