



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

Annexation Petition#699
Peak City Partners, LLC (1200 James Street)

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 12th day of January 2021.

Jacques K. Gilbert
Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC
Town Clerk



CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Annexation Petition #699
Peak City Partners, LLC (1200 James Street)

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 12th day of January 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 #: 699
Fee Paid: \$ 200.00

Submittal Date: 10/1/20
Check #: 1912

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

1. 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.
2. 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.
3. 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

Peak City Partners LLC

Owner Name (Please Print)

919-210-1996

Phone

0741789012

Property PIN or Deed Book & Page #

vdhawan@greenhawkcorp.com

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: Robinson & Plante, PC

Phone: 919-859-6030

Fax: 919-859-6032

E-mail Address: kevin@robinsonplante.com

Annexation Summary Chart

Property Information		Reason(s) for annexation (select all that apply)	
Total Acreage to be annexed:	<u>4.777</u>	Need water service due to well failure	<input type="checkbox"/>
Population of acreage to be annexed:	<u>0</u>	Need sewer service due to septic system failure	<input type="checkbox"/>
Existing # of housing units:	<u>1</u>	Water service (new construction)	<input type="checkbox"/>
Proposed # of housing units:	<u>0</u>	Sewer service (new construction)	<input type="checkbox"/>
Zoning District*:	<u>TF-CZ</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 #: 699

Submittal Date: 10/1/2020

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Peak City Partners, 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 30 day of September, 2020.

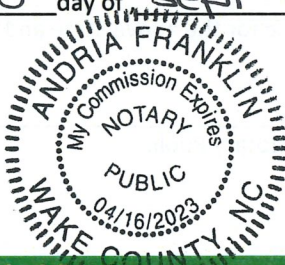
Name of Limited Liability Company Peak City Partners, LLC

By: [Signature]
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Andria Franklin, a Notary Public for the above State and County, this the 30 day of Sept, 2020.

SEAL



Andria Franklin
Notary Public

My Commission Expires: 4/16/2023

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____.

SEAL

Notary Public

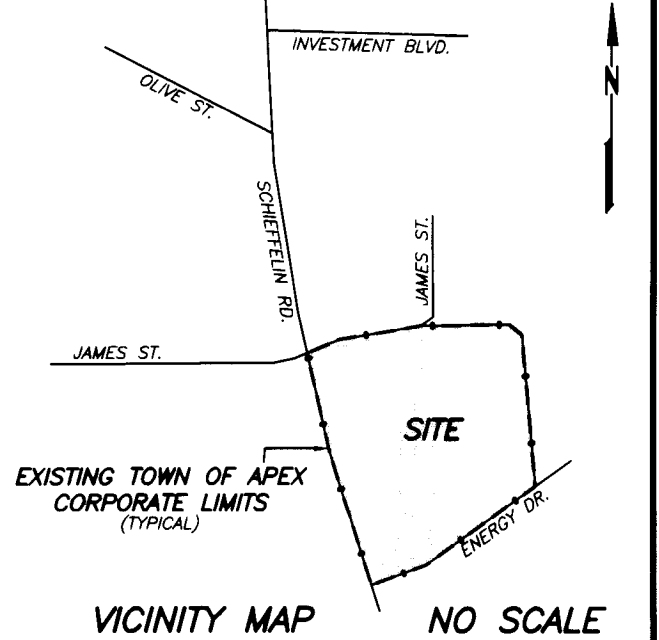
My Commission Expires: _____

Beginning at an iron pipe found disturbed on the Eastern Right of Way of Schieffelin Road (S.R. 1306) (60' Public Right of Way), said iron pipe having N.C. Grid Coordinates (NAD83/2001) of N=717,752.03, E=2,047,768.85 as shown on Book of Maps 2003, Page 503, Wake County Registry, thence from said beginning point, leaving and crossing said Right of Way, South 71°45'42" West 60.02' to a point on the Western Right of Way of Schieffelin Road (S.R. 1306) (60' Public Right of Way), thence with said Right of Way North 19°34'32" West 17.56' to a point, thence North 18°31'03" West 52.61' to a point, thence North 17°32'19" West 51.14' to a point, thence North 15°50'28" West 51.25' to a point, thence North 15°04'37" West 50.98' to a point, thence North 14°04'25" West 50.90' to a point, thence North 12°51'19" West 101.26' to a point, thence North 11°28'18" West 12.75' to an existing rebar at the Southwestern Right of Way intersection with James Street (60' Public Right of Way), thence continuing along Schieffelin Road (S.R. 1306) Right of Way North 11°45'39" West 60.96' to a point at the Northwestern Right of Way intersection with James Street (60' Public Right of Way), thence North continuing along Schieffelin Road (S.R. 1306) Right of Way 11°42'39" West 28.32' to a point, thence North 11°16'48" West 10.29' to a point, thence leaving and crossing said Right of Way North 87°55'26" East 526.12' to an existing iron pipe, thence South 44°36'52" East 24.15' to an existing iron pipe, thence South 02°01'14" East 331.66' to an existing iron pipe, thence South 71°45'42" West 394.36' to the point and place of Beginning containing 4.777 Acres more or less.

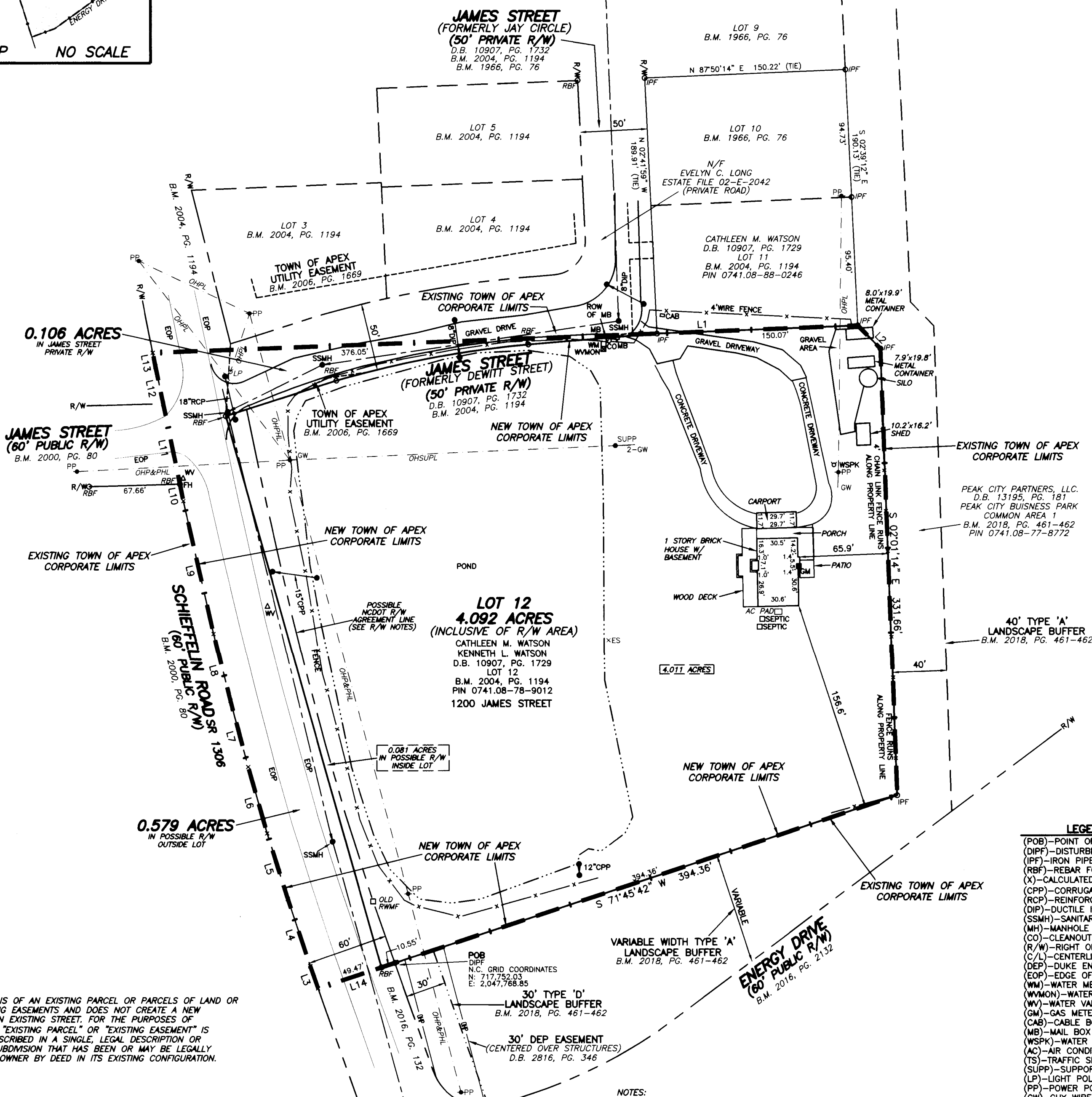
ANNEXATION# _____
 I, DONNA B. HOSCH, MMC, NCCMC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, DAY / MONTH / YEAR

DONNA B. HOSCH, MMC, NCCMC, TOWN CLERK
 -SEAL-

R/W NOTES:
 1. SCHIEFFELIN RD(SR 1306) IS A 60' PUBLIC R/W PER B.M. 2004, PG. 1194, B.M. 2000, PG. 80, AND B.M. 2016, PG. 132. NO DEED OR MAP FOUND DESCRIBING SCHIEFFELIN RD. WIDTH IN FRONT OF THE WATSON PROPERTY AND MAY BE NCDOT MAINTAINED LIMITS. 60' POSSIBLE ROAD WIDTH SHOWN TO BE CONSISTANT WITH MAPS ADJOINING THE PROPERTY SURVEYED.



REFERENCES:
 1. D.B. 1768, PG. 5
 D.B. 1797, PG. 142

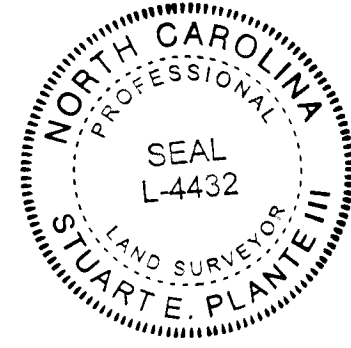


N.C. GRID NORTH NAD83 (2011)
 TAKEN FROM B.M. 1996, PG. 97
 DATED 1-16-96
 AS SHOWN ON B.M. 2003, PG. 503

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR 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 OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

NORTH CAROLINA
 WAKE COUNTY
 I, STUART E. PLANTE III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,586; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17th DAY OF DECEMBER, 2020 A.D.,

Stuart E. Plante III
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-4432



NOTES:
 1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 2. THE PROPERTY SURVEYED IS IN ZONE X, NOT IN THE 100 YR FLOOD PER FEMA FIRM MAP NO. 37200741001, PANEL 0741, MAP REVISED MAY 2, 2006.
 3. SUBJECT PROPERTY SURVEYED IS IN THE MIDDLE CREEK WATERSHED IN THE NEUSE RIVER BASIN PER TOWN OF APEX WATERSHEDS AND FEMA FLOODPLAINS MAP DATED OCTOBER 2017 AND IN THE SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT PER TOWN OF APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP ADOPTED AUGUST 2001 AND LAST REVISED JUNE 2019. 100' PERENNIAL STREAM BUFFER MAY APPLY TO THE POND AND ASSOCIATED DITCH PER TOWN OF APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED. CONTACT NCDNR/USACE/OR LOCAL AUTHORITY FOR WETLAND AND/OR STREAM DETERMINATIONS.
 4. TOWN OF APEX UTILITY EASEMENT IS FOR WATER, SEWER, AND POWER PER B.M. 2006, PG. 1669.
 5. THE SOLE PURPOSE OF THIS MAP IS FOR ANNEXATION INTO THE TOWN OF APEX CORPORATE LIMITS.

LEGEND

(POB) - POINT OF BEGINNING
 (DIPF) - DISTURBED IRON PIPE FOUND
 (IPF) - IRON PIPE FOUND
 (RBF) - REBAR FOUND
 (X) - CALCULATED POINT
 (CPP) - CORRUGATED PLASTIC PIPE
 (RCP) - REINFORCED CONCRETE PIPE
 (DIP) - DUCTILE IRON PIPE
 (SSMH) - SANITARY SEWER MANHOLE
 (MH) - MANHOLE
 (CO) - CLEANOUT
 (R/W) - RIGHT OF WAY
 (C/L) - CENTERLINE
 (DEP) - DUKE ENERGY PROGRESS
 (EOP) - EDGE OF PAVEMENT
 (WM) - WATER METER
 (WV) - WATER VALVE
 (GM) - GAS METER
 (CAB) - CABLE BOX
 (MB) - MAIL BOX
 (WSPK) - WATER SPIGOT
 (AC) - AIR CONDITIONER
 (TS) - TRAFFIC SIGN
 (SUPP) - SUPPORT POLE
 (LP) - LIGHT POLE
 (PP) - POWER POLE
 (GW) - GUY WIRE
 (ES) - ELECTRIC SERVICE
 (OHP) - OVERHEAD POWER LINE
 (OHPH) - OVERHEAD PHONE LINE
 (OHP&PH) - OVERHEAD POWER & PHONE LINE
 (OHSUPL) - OVERHEAD SUPPORT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°55'26" E	526.12'
L2	S 44°36'52" E	24.15'
L3	N 19°34'32" W	17.56'
L4	N 18°31'03" W	52.61'
L5	N 17°32'19" W	51.14'
L6	N 15°50'28" W	51.25'
L7	N 15°04'37" W	50.98'
L8	N 14°04'25" W	50.90'
L9	N 12°51'19" W	101.26'
L10	N 11°28'18" W	12.75'
L11	N 11°45'39" W	60.96'
L12	N 11°42'39" W	28.32'
L13	N 11°16'48" W	10.29'
L14	S 71°45'42" W	60.02'

ANNEXATION AREA

4.092 ACRES	(AREA IN LOT INCLUSIVE OF AREA IN R/W)
0.106 ACRES	(AREA IN JAMES ST. PRIVATE R/W)
0.579 ACRES	(AREA IN SCHIEFFELIN RD. R/W OUTSIDE OF LOT)
4.777 ACRES	(TOTAL ANNEXATION AREA INCLUSIVE OF AREA IN R/W)

OWNERS:
 CATHLEEN M. WATSON
 KENNETH L. WATSON
 1200 JAMES ST.
 APEX, NC 27502

CONTIGUOUS ANNEXATION MAP FOR THE TOWN OF APEX		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6032	
TOWNSHIP: WHITE OAK	COUNTY: WAKE	SURVEY DATE: 1-15-2020	SURVEYED BY: KS
STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: HS
ZONE: MD	P.I.N.: 0741.08-78-9012	CHECKED & CLOSURE BY: SEP	FILE: WATSONSANNE

NOTE: MISCLASURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



RECORDED IN BOOK OF MAPS PAGE _____



[Home](#)

Wake County Real Estate Data Account Summary

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

Real Estate ID **0321066**

PIN # **0741789012**

Location Address
1200 JAMES ST

Property Description
LO12 RCMB BARNHILL & LONG HRS BM2004-01194

Account Search

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



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

Property Owner PEAK CITY PARTNERS LLC (Use the Deeds link to view any additional owners)	Owner's Mailing Address 1330 SUNDAY DR STE 105 RALEIGH NC 27607-5196	Property Location Address 1200 JAMES ST APEX NC 27502-2140
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Administrative Data	Transfer Information	Assessed Value
Old Map # 012-00000-0000	Deed Date 9/30/2020	Land Value Assessed \$302,400
Map/Scale 0741 08	Book & Page 18103 0152	Bldg. Value Assessed \$133,714
VCS 20AP900	Revenue Stamps 1000.00	Tax Relief
City	Pkg Sale Date 9/30/2020	Land Use Value
Fire District 23	Pkg Sale Price \$500,000	Use Value Deferment
Township WHITE OAK	Land Sale Date	Historic Deferment
Land Class R-<10-HS	Land Sale Price	Total Deferred Value
ETJ AP		
Spec Dist(s)	Improvement Summary	
Zoning MD	Total Units 1	Use/Hist/Tax Relief Assessed
History ID 1	Recycle Units 1	
History ID 2	Apt/SC Sqft	
Acreage 4.09	Heated Area 1,500	Total Value Assessed* \$436,114
Permit Date 11/6/2020		
Permit # 0000000042		

*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 #699
Peak City Partners, LLC (1200 James Street)

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 26th day of January 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 12th day of January 2021.

Jacques K. Gilbert, Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC, Town Clerk

Beginning at an iron pipe found disturbed on the Eastern Right of Way of Schieffelin Road (S.R. 1306) (60' Public Right of Way), said iron pipe having N.C. Grid Coordinates (NAD83/2001) of N=717,752.03, E= 2,047,768.85 as shown on Book of Maps 2003, Page 503, Wake County Registry, thence from said beginning point, leaving and crossing said Right of Way, South 71°45'42" West 60.02' to a point on the Western Right of Way of Schieffelin Road (S.R. 1306) (60' Public Right of Way), thence with said Right of Way North 19°34'32" West 17.56' to a point, thence North 18°31'03" West 52.61' to a point, thence North 17°32'19" West 51.14' to a point, thence North 15°50'28" West 51.25' to a point, thence North 15°04'37" West 50.98' to a point, thence North 14°04'25" West 50.90' to a point, thence North 12°51'19" West 101.26' to a point, thence North 11°28'18" West 12.75' to an existing rebar at the Southwestern Right of Way intersection with James Street (60' Public Right of Way), thence continuing along Schieffelin Road (S.R. 1306) Right of Way North 11°45'39" West 60.96' to a point at the Northwestern Right of Way intersection with James Street (60' Public Right of Way), thence North continuing along Schieffelin Road (S.R. 1306) Right of Way 11°42'39" West 28.32' to a point, thence North 11°16'48" West 10.29' to a point, thence leaving and crossing said Right of Way North 87°55'26" East 526.12' to an existing iron pipe, thence South 44°36'52" East 24.15' to an existing iron pipe, thence South 02°01'14" East 331.66' to an existing iron pipe, thence South 71°45'42" West 394.36' to the point and place of Beginning containing 4.777 Acres more or less.