



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

Annexation Petition #698
Powell Property Holdings, LLC (The Upchurch)

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 6th day of October 2020.

Jacques K. Gilbert
Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC
Town Clerk



CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Annexation Petition #698
Powell Property Holdings, LLC (The Upchurch)

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 6th day of October 2020.

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 #: 698 Submittal Date: 8/3/2020
 Fee Paid \$ 200.00 Check # 1031

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

<u>Powell Property Holdings LLC</u>	<u>0733337439</u>
Owner Name (Please Print)	Property PIN or Deed Book & Page #
<u>919-387-5757</u>	<u>cara@f8photostudios.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: _____
 Phone: _____ Fax: _____
 E-mail Address: _____

Annexation Summary Chart

Property Information		Reason(s) for annexation (select all that apply)	
Total Acreage to be annexed:	<u>5.5021</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>1</u>	Sewer service (new construction)	<input type="checkbox"/>
Zoning District*:	<u>O&I-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 #: 698

Submittal Date: 8/3/2020

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Powell Property Holdings, 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 3 day of August, 2020.

Name of Limited Liability Company Powell Property Holdings, LLC

By: [Signature]
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, this the 3rd day of, August, 2020.

[Signature]
Notary Public

SEAL

ERIN MARCUM
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 11/19/2020

My Commission Expires: November 19, 2020

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

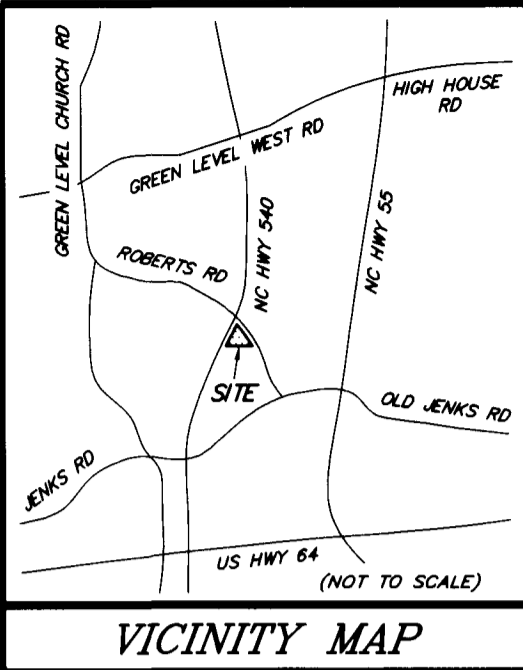
SEAL

My Commission Expires: _____

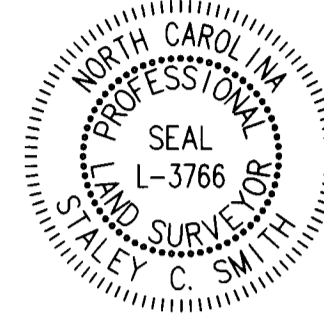
Lying and being in White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at an existing right of way disc at the southeastern intersection of Roberts Road (NCSR 1608) & NC 540 Highway rights of way bearing a NAD (83/2011) coordinate value of North 733,834.99 feet, East 2,033,673.48 feet; thence along and with Roberts Road right of way South 56° 04' 00" East, 202.47 feet to an existing right of way disc; thence along and with Roberts Road right of way South 38° 28' 13" East, 507.19 feet to an existing right of way disc; thence North 57° 53' 00" East, 14.08 feet to an existing right of way disc; thence South 31° 45' 04" East, 34.59 feet to a disturbed existing concrete monument; thence North 89° 45' 12" West, 854.21 feet to an existing iron pipe; thence North 32° 48' 14" East, 628.61 feet to the BEGINNING containing 5.5021 total acres ~ 239,670 total square feet more or less.

PRELIMINARY



I, STALEY C. SMITH, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN:
 DEED BOOK 17725, PAGE 1797
 BOOK OF MAPS 2015, PAGE 1405
 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1: 10,000 + AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600).
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 11TH DAY OF SEPTEMBER, 2020.



Staley C. Smith
 Professional Land Surveyor
 L-3766
 License Number

CONTROL CORNER - R/W DISC (B.M. 2015, PG. 1405)
 N.C. GRID COORDINATES
 N= 733,834.99'
 E= 2,033,673.48'
 BASED ON NAD 83/2011 IN U.S. SURVEY FEET
 Combination Factor = 0.99989904

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TURNPIKE AUTHORITY
 H.M. 0004, PG. 240
 D.B. 13872, PG. 335
 FEE SIMPLE R/W
 WBS 35520.5.TA1
 ID# R-2635C-1

GERALD D. WOODS
GAYLE M. WOODS
 D.B. 3704, PG. 44
 B.M. 1986, PG. 58 ~ LOT 2

- SURVEYOR NOTES:**
1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 2. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
 3. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
 4. ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FOOT UNIT GROUND MEASUREMENTS.
 5. AREA DETERMINED BY COORDINATE METHOD.
 6. CURRENT PROPERTY ZONING RR
 7. SITE ADDRESSES: 7213 ROBERTS ROAD CARY, NC 27519
 8. THIS MAP IS PREPARED FOR THE SOLE PURPOSE TO ANNEX A MUNICIPAL BOUNDARY.
 9. THIS MAP OR PLAT IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30 PURSUANT TO G.S. 47-30(j).
 10. IMPROVEMENTS NOT SHOWN HEREON.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TURNPIKE AUTHORITY
 H.M. 0004, PG. 240
 D.B. 13872, PG. 335
 FEE SIMPLE R/W
 WBS 35520.5.TA1
 ID# R-2635C-1

- Legend**
- EIP - Existing Iron Pipe
 - R/W DISC - Right Of Way Monumentation
 - EMN - Existing Magnetic Nail
 - ECM - Existing Concrete Monument
 - R/W - Right Of Way
 - TOA - Town of Apex
 - DEP - Duke Energy Progress
 - PUE - Public Utility Easement
 - Control Of Access
 - Street Address (Typical)
 - Surveyed Line
 - Other Surveyed Line
 - Line Not Surveyed
 - Right Of Way Line (not surveyed)
 - Easement Line (not surveyed)

5.5021 ACRES ANNEXED

ANNEXATION # _____
 I, Donna B. Hosch, MMC, NCCMC, Town Clerk, Apex, North Carolina certify this is a true and exact map of annexation adopted the _____ day of _____, 2020, by the Town Council. I set my hand and seal of the Town of Apex, _____, 2020.

Donna B. Hosch, MMC, NCCMC, Town Clerk

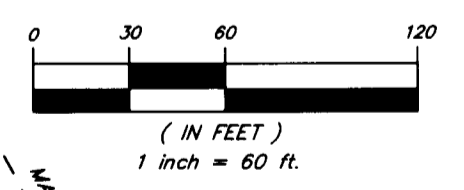
RYAN B. HAMPTON
MEGHAAN D. HAMPTON
 D.B. 16828, PG. 1825
 B.M. 1986, PG. 58 ~ LOT 3

EVELYN J. MOSS
 D.B. 8439, PG. 2584
 B.M. 1999, PG. 1542

DON T. POITRAS
 D.B. 8152, PG. 884
 B.M. 1982, PG. 504 ~ LOT 3-A

MELANIE J. YELVINGTON
BRIAN J. D. ENAMAN
 D.B. 6446, PG. 78
 B.M. 1982, PG. 504 ~ LOT 3-B

PAGE ROAD
 60' PRIVATE ROAD
 B.M. 1976, PG. 290
 B.M. 1994, PG. 1894



SATELLITE ANNEXATION MAP for the TOWN OF APEX
POWELL PROPERTY HOLDINGS, LLC
 WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PIN 0733-33-7439		DATE AUGUST 12, 2015
LISTED OWNER (NOT A TITLE VERIFICATION) POWELL PROPERTY HOLDINGS, LLC 1931 NEW BERN AVENUE RALEIGH, N.C. 27610		SCALE 1" = 60'
P.O. BOX 457 APEX, N.C. 27502 (919) 362-7111	FIRM LICENSE No. C-0155 PITTSBORO, N.C. 27312 (919) 542-4321	DRAWN BY WBH
		PROJECT NO. 2020-14

MAP NORTH B.M. 2015, PG. 1405

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0378389**PIN # **0733337439**Location Address
7213 ROBERTS RDProperty Description
LO1 CAPITAL AREA PRESERVATION BM2015-01405Account
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner POWELL PROPERTY HOLDINGS LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address 1931 NEW BERN AVE RALEIGH NC 27610-2458	Property Location Address 7213 ROBERTS RD CARY NC 27519-8916
Administrative Data	Transfer Information	Assessed Value	
Old Map # 568--	Deed Date 1/24/2020	Land Value Assessed \$412,500	
Map/Scale 0733 03	Book & Page 17725 1797	Bldg. Value Assessed \$40,573	
VCS 20AP900	Revenue Stamps 920.00	Tax Relief	
City	Pkg Sale Date 1/24/2020	Land Use Value	
Fire District 23	Pkg Sale Price \$460,000	Use Value Deferment	
Township WHITE OAK	Land Sale Date	Historic Deferment \$226,537	
Land Class HISTORIC	Land Sale Price	Total Deferred Value \$226,537	
ETJ AP	Improvement Summary	Use/Hist/Tax Relief Assessed \$226,536	
Spec Dist(s)	Total Units 1	Total Value Assessed* \$453,073	
Zoning RR	Recycle Units 0		
History ID 1	Apt/SC Sqft		
History ID 2	Heated Area 3,586		
Acreage 5.50			
Permit Date 11/27/2017			
Permit # 0000021192			

*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 #698
Powell Property Holdings, LLC (The Upchurch)

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 6:00 p.m. on the 20th day of October 2020.

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 6th day of October 2020.

Jacques K. Gilbert, Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC, Town Clerk