

PETITION FOR VOLUNTARY ANNEXATION

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Application #:	<u>716</u>	Submittal Date:	<u>7/29/2021</u>
Fee Paid	<u>\$ 200.00</u>	Check #	<u>Credit Card</u>

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>SHRI VARNI, LLC-KALPESH PATEL</u>	<u>0710827861</u>
Owner Name (Please Print)	Property PIN or Deed Book & Page #
<u>443-854-2273</u>	<u>kalpesh036@gmail.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: BENTON W. DEWAR AND ASSOCIATES

Phone: 919-552-9813 Fax: 919-557-2255

E-mail Address: bentondewar@gmail.com

ANNEXATION SUMMARY CHART

Property Information	Reason(s) for annexation (select all that apply)
Total Acreage to be annexed: <u>5.37</u>	Need water service due to well failure <input type="checkbox"/>
Population of acreage to be annexed: _____	Need sewer service due to septic system failure <input type="checkbox"/>
Existing # of housing units: _____	Water service (new construction) <input checked="" type="checkbox"/>
Proposed # of housing units: _____	Sewer service (new construction) <input checked="" type="checkbox"/>
Zoning District*: <u>B-1</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 for questions.

PETITION FOR VOLUNTARY ANNEXATION

Application #: 716

Submittal Date: 7/29/2021

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, SHRI VARNI, 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 1st day of APRIL, 2021.

Name of Limited Liability Company SHRI VARNI, LLC

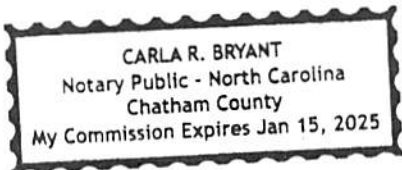
By: [Signature]
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Carla R. Bryant, a Notary Public for the above State and County, this the 13th day of April, 2021.

[Signature]
Notary Public

SEAL



My Commission Expires: 01/15/2025

COMPLETE IF IN A PARTNERSHIP

In witness whereof, SHRI VARNI, LLC a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the 12 day of April, 2021.

Name of Partnership DEEPAI K. PATEL

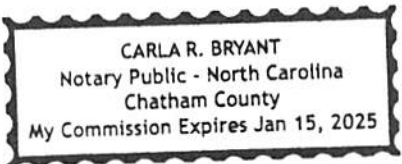
By: [Signature]
Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Carla R Bryant, a Notary Public for the above State and County, this the 13th day of April, 2021.

[Signature]
Notary Public

SEAL



My Commission Expires: 01/15/2025

LEGAL DESCRIPTION 1 OF 2

BEING LOT 1 OF THE BROADWELL/LEE PROPERTY AS RECORDED IN BOOK OF MAPS 2019 PAGE 2097; HAVING WAKE COUNTY PIN #0710827861; CONTAINING 5.985 ACRES TO THE CENTERLINE OF PUBLIC RIGHT OF WAYS, AND 5.374 ACRES EXCLUDING RIGHT OF WAYS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MAG NAIL AT THE APPARENT INTERSECTION OF OLD US 1 HWY (NCSR #1011) AND NEW HILL OLIVE CHAPEL ROAD (NCSR #1041);

THENCE SOUTH 67 DEGREES 06 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 164.16 FEET ALONG OLD US 1 HWY TO A POINT;

THENCE SOUTH 58 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 100.00 FEET ALONG SAID ROAD TO A POINT;

THENCE SOUTH 48 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 193.10 FEET ALONG SAID ROAD TO A POINT;

THENCE 41 DEGREES 10 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 30.27 FEET LEAVING SAID CENTERLINE TO A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US 1 HWY;

THENCE SOUTH 48 DEGREES 37 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 210.63 FEET ALONG SAID RIGHT OF WAY TO AN EIS AT THE RIGHT OF WAY INTERSECTION WITH LASHLEE WAY, A PRIVATE EASEMENT;

THENCE NORTH 41 DEGREES 02 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 134.05 FEET ALONG SAID EASEMENT TO AN EIP;

THENCE NORTH 27 DEGREES 53 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 131.04 FEET ALONG SAID EASEMENT TO AN EIP;

THENCE NORTH 74 DEGREES 21 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 199.72 FEET LEAVING SAID EASEMENT TO AN EIP;

THENCE SOUTH 41 DEGREES 10 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 18.61 FEET TO AN EIP;

THENCE NORTH 05 DEGREES 42 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 209.86 FEET TO AN EIP;

THENCE NORTH 15 DEGREES 23 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 321.47 FEET TO AN EIP;

THENCE NORTH 79 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 245.40 FEET TO AN EMN IN THE CENTERLINE OF NEW HILL OLIVE CHAPEL ROAD;

THENCE SOUTH 10 DEGREES 11 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 79.66 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 100.00 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 16 DEGREES 19 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 100.00 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 23 DEGREES 46 MINUTES 00 SECONDS EAST FOR A DISTANCE

OF 100.00 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE SOUTH 28 DEGREES 44 MINUTES 00 SECONDS EAST FOR A DISTANCE
OF 109.13 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND
RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 5.985 ACRES TO THE CENTERLINE, MORE OR LESS,
OF WHICH 0.611 ACRES ARE IN THE RIGHT OF WAY, LEAVING 5.374 ACRES NET.

LEGAL DESCRIPTION 2 OF 2

ADJACENT RIGHT OF WAY TO BE ANNEXED

BEING 0.079 ACRES/3,443 SF OF OLD US 1 HWY, LOCATED ALONG THE
FRONTAGE OF 3605 OLD US 1 HWY, NEW HILL, NC AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MAG NAIL AT THE APPARENT INTERSECTION
OF OLD US 1 HWY (NCSR #1011) AND NEW HILL OLIVE CHAPEL ROAD (NCSR
#1141);

THENCE SOUTH 67 DEGREES 06 MINUTES 30 SECONDS WEST FOR A DISTANCE
OF 133.10 FEET ALONG THE CENTERLINE OF OLD US 1 HWY TO A POINT;

THENCE SOUTH 67 DEGREES 06 MINUTES 30 SECONDS WEST FOR A DISTANCE
OF 31.06 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 58 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE
OF 69.01 FEET ALONG SAID RIGHT OF WAY;

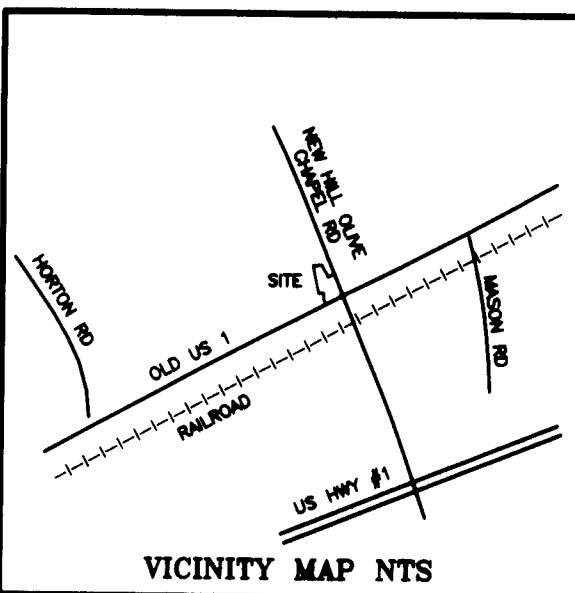
THENCE SOUTH 28 DEGREES 25 MINUTES 12 SECONDS EAST FOR A DISTANCE
OF 32.08 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US 1 HWY;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 914.80 FEET AND
AN ARC LENGTH OF 99.88 FEET, BEING SUBTENDED BY A CHORD OF NORTH 61
DEGREES 38 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 99.83 FEET TO A
POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US 1 HWY;

THENCE NORTH 28 DEGREES 29 MINUTES 17 SECONDS WEST FOR A DISTANCE
OF 33.51 FEET TO THE POINT A PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND
RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.079 ACRES MORE OR LESS.



NOTES
 AREA BY COORDINATES
 NO NCGS CONTROL FOUND WITHIN 2000'
 PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS. ONLY VISIBLE UTILITIES WERE LOCATED BY THE SURVEYOR. CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION TO HAVE ALL UTILITIES LOCATED.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720071000K EFF. DATE: 2/2/2007 ZONE X

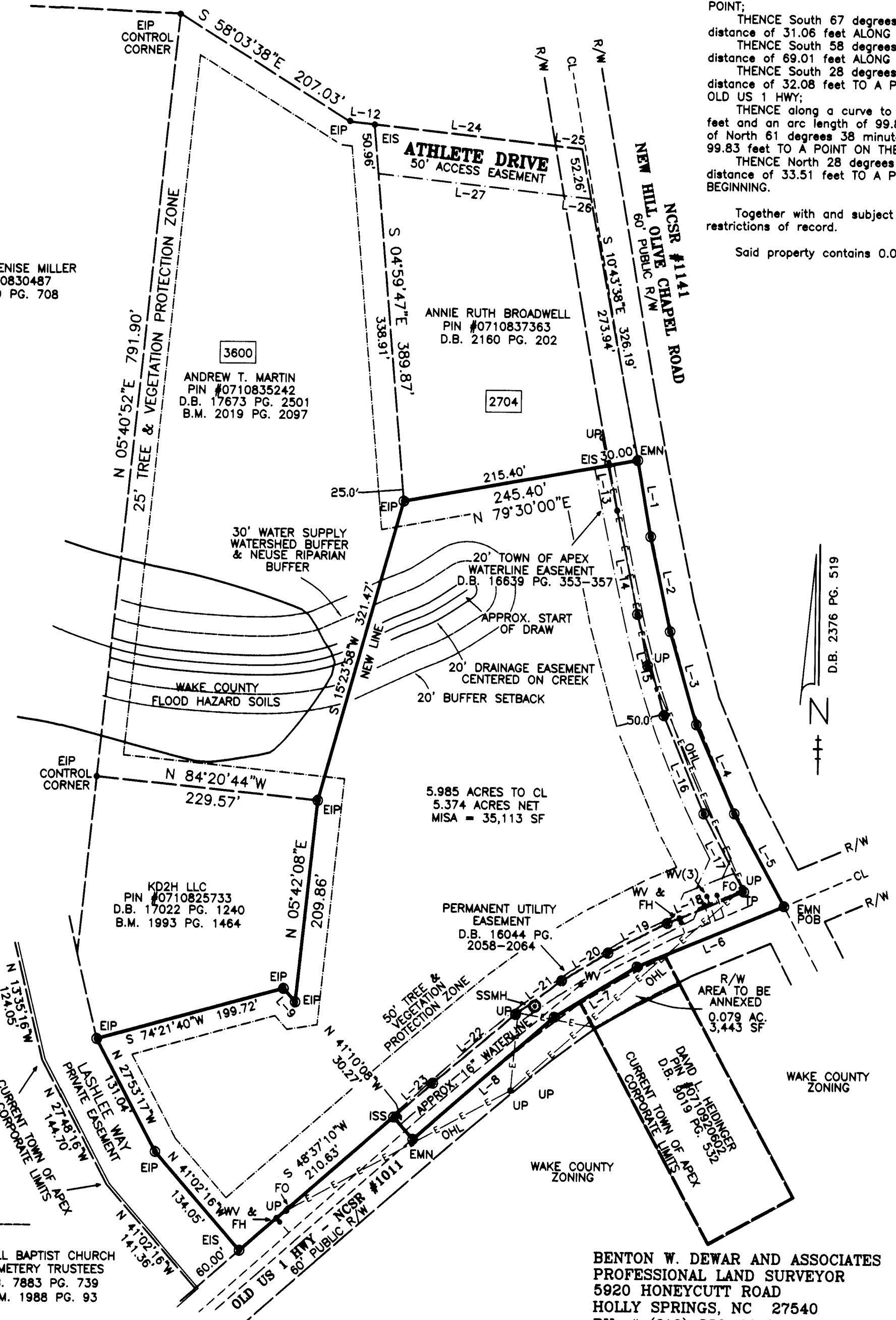
REFERENCES
 D.B. 2175 PG. 175
 D.B. 16639 PG. 353
 D.B. 16044 PG. 2065
 D.B. 16854 PG. 31
 D.B. 16698 PG. 1214
 OTHERS AS SHOWN

ANNEXATION #
 I, DONNA B. HOSCH, MMC, NCCMC, TOWN CLERK, APEX, NORTH CAROLINA, CERTIFY THAT 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. HOSCH, MMC NCCMC, TOWN CLERK

- LEGEND:**
- CMS - CONCRETE MONUMENT SET
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - ERB - EXISTING REBAR
 - ECS - EXISTING COTTON SPIKE
 - EPK - EXISTING PK NAIL
 - EN - EXISTING NAIL
 - ERS - EXISTING RAILROAD SPIKE
 - IPS - IRON PIPE SET
 - ISS - IRON STAKE SET
 - RSS - RAILROAD SPIKE SET
 - NS - NAIL SET
 - PKS - PK OR MAG. NAIL SET
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - B.M. - BOOK OF MAPS
 - P.B. - PLAT BOOK
 - M.B. - MAP BOOK
 - D.B. - DEED BOOK
 - SB - SET BACK
 - EP - EDGE PAVEMENT
 - BC - BACK OF CURB
 - MH - MANHOLE
 - ELEV - ELEVATION
 - UP - UTILITY POLE
 - TP - TELEPHONE PEDESTAL
 - C/O - SEWER CLEAN OUT
 - WV - WATER VALVE
 - WM - WATER METER
 - HYD - FIRE HYDRANT
 - T - TELEPHONE
 - E - ELECTRIC
 - W - WATER
 - S - SANITARY SEWER
 - G - GAS LINE
 - D - DRAINAGE
 - POB - POINT OF BEGINNING
 - EMN - EXISTING MAG NAIL

RALPH & DENISE MILLER
 PIN #0710830487
 D.B. 3149 PG. 708

ANNEXED AREA SUMMARY
 5.985 ACRES (0.611 AC R/W)
 +0.079 ACRES
 6.064 TOTAL ANNEXED ACRES
ANNEXED RIGHT OF WAY
 0.611 ACRES
 +0.079 ACRES
 0.690 ACRES
 6.064 TOTAL ACRES ANNEXED
 -0.690 ACRES IN RIGHT OF WAY
 5.374 ACRES NET ANNEXED



RIGHT OF WAY TO BE ANNEXED

COURSE	BEARING	DISTANCE
L-1	S 10°11'17"E	79.66'
L-2	S 12°14'00"E	100.00'
L-3	S 16°19'00"E	100.00'
L-4	S 23°46'00"E	100.00'
L-5	S 28°44'00"E	109.13'
L-6	S 67°06'30"W	164.16'
L-7	S 58°00'00"W	100.00'
L-8	S 48°38'00"W	193.10'
L-9	N 41°10'08"W	18.61'
L-10	N 05°41'52"E	66.93'
L-11	N 05°52'21"E	33.13'
L-12	S 66°58'08"W	25.93'
L-13	S 10°41'24"E	47.12'
L-14	S 11°40'14"E	110.00'
L-15	S 15°17'26"E	107.64'
L-16	S 22°40'40"E	109.20'
L-17	S 27°48'45"E	90.81'
L-18	S 66°58'08"W	85.37'
L-19	S 62°34'06"W	68.33'
L-20	S 58°29'31"W	55.88'
L-21	S 53°10'46"W	58.79'
L-22	S 49°42'07"W	111.38'
L-23	S 48°46'49"W	53.48'
L-24	S 83°50'00"E	188.28'
L-25	S 83°50'00"E	27.50'
L-26	N 83°50'00"W	28.32'
L-27	N 83°50'00"W	192.78'

BEING 0.079 ACRES/3,443 SF OF OLD US 1 HWY RIGHT OF WAY, LOCATED AT 3605 OLD US 1 HWY, APEX, NC; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT AN EXISTING MAG NAIL AT THE APPARENT INTERSECTION OF OLD US 1 HWY(NCSR #1011) AND NEW HILL OLIVE CHAPEL ROAD(NCSR #1141);
 THENCE South 67 degrees 06 minutes 30 seconds West for a distance of 133.10 feet ALONG THE CENTERLINE OF OLD US 1 HWY TO A POINT;
 THENCE South 67 degrees 06 minutes 30 seconds West for a distance of 31.06 feet ALONG SAID CENTERLINE TO A POINT;
 THENCE South 58 degrees 00 minutes 00 seconds West for a distance of 69.01 feet ALONG SAID CENTERLINE TO A POINT;
 THENCE South 28 degrees 25 minutes 12 seconds East for a distance of 32.08 feet TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US 1 HWY;
 THENCE along a curve to the right having a radius of 914.80 feet and an arc length of 99.88 feet, being subtended by a chord of North 61 degrees 38 minutes 45 seconds East for a distance of 99.83 feet TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US 1 HWY;
 THENCE North 28 degrees 29 minutes 17 seconds West for a distance of 33.51 feet TO A POINT BEING THE POINT AND PLACE OF BEGINNING.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 0.079 acres more or less.

LEGAL DESCRIPTION
 BEING LOT 1 OF THE BROADWELL/LEE PROPERTY AS RECORDED IN BOOK OF MAPS 2019 PAGE 2097; HAVING WAKE COUNTY PIN #0710827861; CONTAINING 5.985 ACRES TO CENTERLINE OF PUBLIC RIGHT OF WAYS, AND 5.374 ACRES EXCLUDING RIGHT OF WAYS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 THENCE South 67 degrees 06 minutes 30 seconds West for a distance of 164.16 feet ALONG OLD US 1 HWY TO A POINT;
 THENCE South 58 degrees 00 minutes 00 seconds West for a distance of 100.00 feet ALONG SAID ROAD TO A POINT;
 THENCE South 48 degrees 38 minutes 00 seconds West for a distance of 193.10 feet ALONG SAID ROAD TO A POINT;
 THENCE North 41 degrees 10 minutes 08 seconds West for a distance of 30.27 feet LEAVING SAID CENTERLINE TO A POINT OF THE NORTHERN RIGHT OF WAY OF OLD US 1 HWY;
 THENCE South 48 degrees 37 minutes 10 seconds West for a distance of 210.63 feet RIGHT OF WAY TO AN EIS AT THE RIGHT OF WAY INTERSECTION WITH LASHLEE WAY, A PRIVATE EASEMENT;
 THENCE North 41 degrees 02 minutes 16 seconds West for a distance of 134.05 feet ALONG SAID EASEMENT TO AN EIP;
 THENCE North 27 degrees 53 minutes 17 seconds West for a distance of 131.04 feet ALONG SAID EASEMENT TO AN EIP;
 THENCE North 74 degrees 21 minutes 40 seconds East for a distance of 199.72 feet LEAVING SAID EASEMENT TO AN EIP;
 THENCE South 41 degrees 10 minutes 08 seconds East for a distance of 18.61 feet to an EIP;
 THENCE North 05 degrees 42 minutes 08 seconds East for a distance of 209.86 feet to an EIP;
 THENCE North 15 degrees 23 minutes 58 seconds East for a distance of 321.47 feet to an EIP;
 THENCE North 79 degrees 30 minutes 00 seconds East for a distance of 245.40 feet to an EMN IN THE CENTERLINE OF NEW HILL OLIVE CHAPEL ROAD;
 THENCE South 10 degrees 11 minutes 17 seconds East for a distance of 79.66 feet ALONG SAID CENTERLINE TO A POINT;
 THENCE South 12 degrees 14 minutes 00 seconds East for a distance of 100.00 feet ALONG SAID CENTERLINE TO A POINT;
 THENCE South 16 degrees 19 minutes 00 seconds East for a distance of 100.00 feet ALONG SAID CENTERLINE TO A POINT;
 THENCE South 23 degrees 46 minutes 00 seconds East for a distance of 109.13 feet ALONG SAID CENTERLINE TO A POINT;
 THENCE South 28 degrees 44 minutes 00 seconds East for a distance of 109.13 feet TO THE POINT AND PLACE OF BEGINNING.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 5.985 acres to centerline more or less, of which 0.611 acres are in right of way, leaving 5.374 acres net.

OWNERS	SITE ADDRESS
SHRI VARNI, LLC 1812 VENEZIA WAY APEX, NC 27502	3600 OLD US 1 NEW HILL, NC 27562
D.B. 17968 PG. 918 B.M. 2019 PG. 2097	



SATELLITE ANNEXATION PLAT FOR

THE TOWN OF APEX LOT 1 BROADWELL/LEE PROPERTY BOOK OF MAPS 2019 PAGE 2097 DEED BOOK 17968 PAGE 918 BUCKHORN TOWNSHIP WAKE COUNTY - NORTH CAROLINA	PIN #0710827861 REID #0087668
	CURRENT - R-40W(WAKE) PROPOSED - B-1(APEX)
	DATE: 4/28/2021 SCALE: 1" = 100'
	21-68L BROADWELL/18/650

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Benton W. Dewar
 BENTON W. DEWAR, NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 17968 PAGE 918 MAP # 2019 PAGE 2097; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 17968 PAGE 918; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:15,000; 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 SEPTEMBER, A.D. 2021

Benton W. Dewar
 BENTON W. DEWAR, NCPLS - 3040

NEW HILL BAPTIST CHURCH & CEMETERY TRUSTEES
 D.B. 7883 PG. 739
 B.M. 1988 PG. 93

BENTON W. DEWAR AND ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 PH. # (919) 552-9813
 FAX # (919) 557-2255

RECORDED IN BOOK OF MAPS 2021 PAGE _____ WAKE COUNTY REG.



Annexation #716

NEW HILL OLIVE CHAPEL RD

OLD US 1 HWY

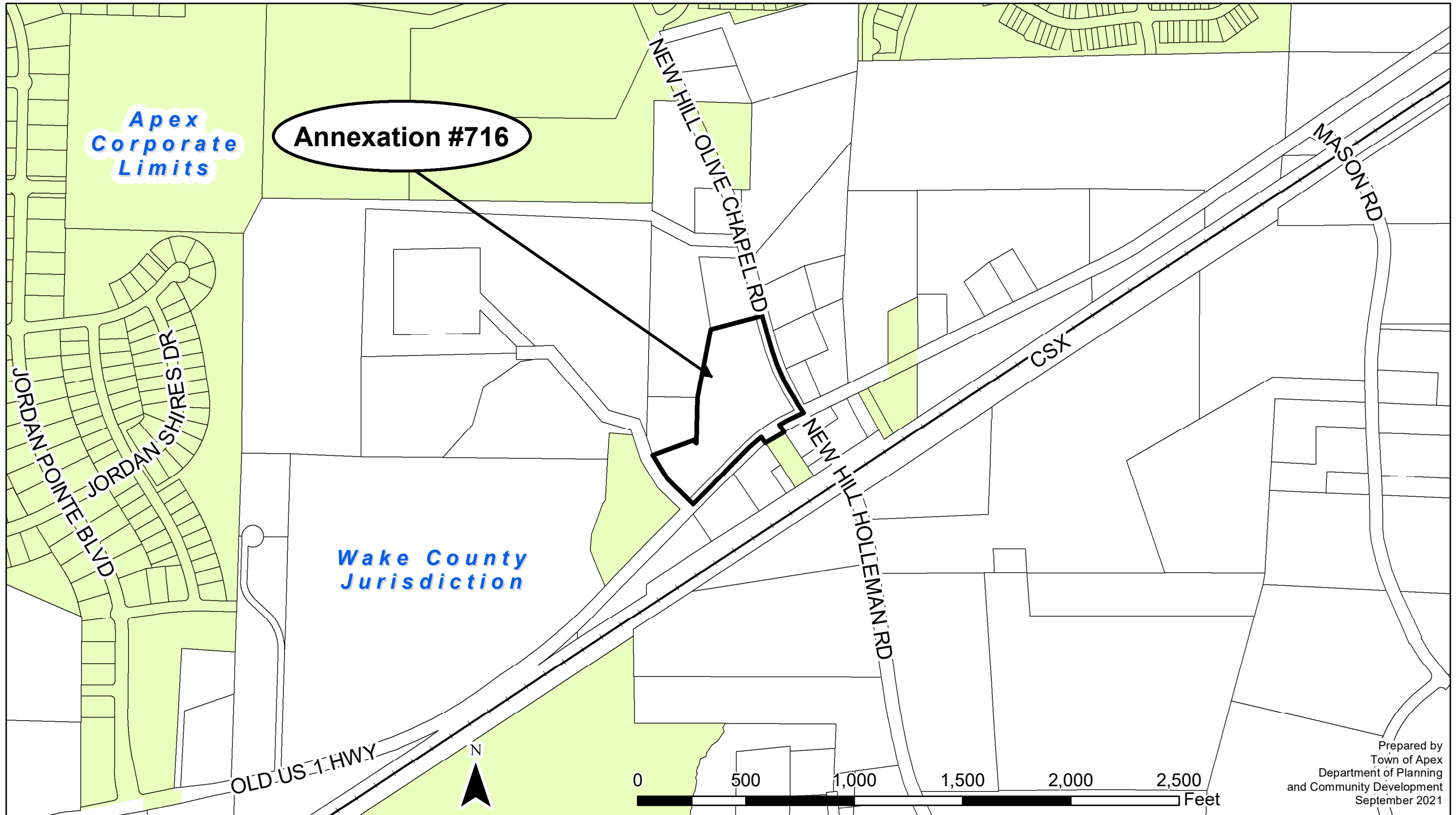
NEW HILL HOLLEMAN RD

CSX

0 100 200 300 400 500 Feet



Prepared by
Town of Apex
Department of Planning
and Community Development
September 2021



**Apex
Corporate
Limits**

Annexation #716

**Wake County
Jurisdiction**

JORDAN POINTE BLVD

JORDAN SHIRES DR

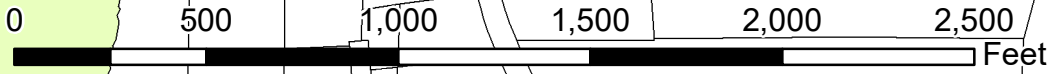
NEW HILL OLIVE CHAPEL RD

NEW HILL HOLLEMAN RD

OLD US 1 HWY

CSX

MASON RD



Prepared by
Town of Apex
Department of Planning
and Community Development
September 2021

Zoning Districts

