



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

Annexation Petition# 651  
MFW Investments LLC (Colby Crossings)

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 1<sup>st</sup> day of September 2020.

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Jacques K. Gilbert  
Mayor

ATTEST:

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Donna B. Hosch, MMC, NCCMC  
Town Clerk



CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Annexation Petition #651  
MFW Investments LLC (Colby Crossings)

**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 1<sup>st</sup> day of September 2020.

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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 #: 651 Submittal Date: 11-21-18  
Fee Paid \$ #200.00 Check # 5628

## 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

MFV Investments LLC	0750264926 Deed Book 16554, Page 2295
Owner Name (Please Print)	Property PIN or Deed Book & Page #
919-801-3905	mwhitehead@macgregordev.com
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: Bateman Civil Survey Company Jeff Baker  
Phone: 919-577-1080 Fax: 919-577-1081  
E-mail Address: jeff.baker@batemancivilsurvey.com

### Annexation Summary Chart

Total Acreage to be annexed:	<u>7.578</u>	Reason for annexation: (select one)	
Population of acreage to be annexed:		Receive Town Services	<u>X</u>
Existing # of housing units:		Other (please specify)	
Zoning District*:	<u>MD-CZ</u>		

\*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 #: 651

Submittal Date: 11/21/18

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, MFW Investments, 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 21 day of November, 20 18.

Name of Limited Liability Company MFW Investments, LLC

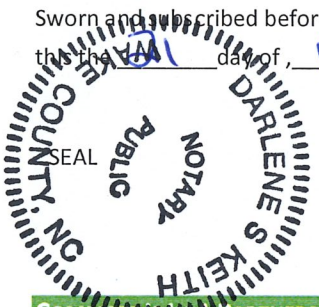
By: [Signature]  
Signature of Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Darlene S. Keith, a Notary Public for the above State and County, this the 21 day of November, 20 18.

[Signature]  
Notary Public

My Commission Expires: 852022



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: \_\_\_\_\_



Bateman Civil Survey Company, PC  
2524 Reliance Avenue  
Apex, NC 27539

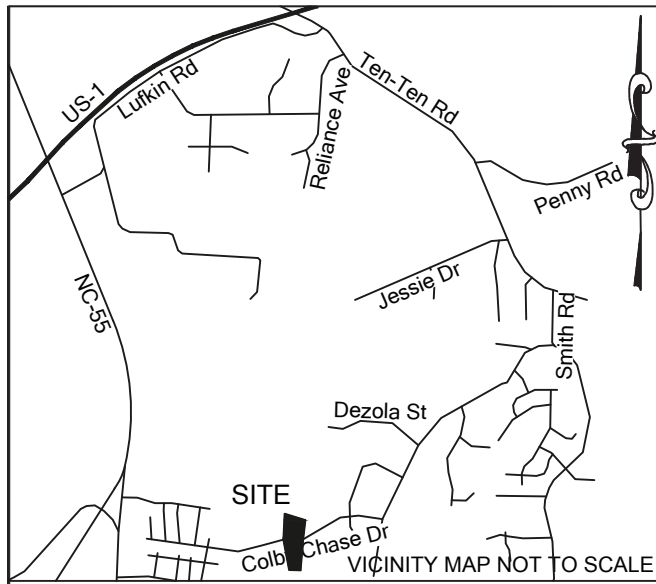
Phone: (919) 577-1080  
Fax: (919) 577-1081  
info@batemancivilsurvey.com

### **Annexation Legal Description for PIN: 0750264926**

All that certain parcel of land, situated in Apex, Wake County, North Carolina, being on the lands of MFW Investments LLC as described in Deed Book 16554 at Page 2295, Wake County Records, and being more particularly described as follows:

Beginning at an Iron Pipe found at the North West property corner of MFW Investments LLC (DB 16554, PG 2295), Wake County Records and North East property corner of Pemberly Property Owners' Association (DB 16533, PG 1996), Wake County records and being designated as the Point of Beginning as shown on map made by Bateman Civil Survey Company, dated 3/26/2020 and entitled "Annexation Map for the Town of Apex" Apex, NC, Wake County, White Oak Township, REID# 0332044, having State Plane Coordinates N:707394.511, E:2052194.259;  
thence S77°53'40"E, 487.73' to an Iron Pipe set; thence S02°53'36"W, 729.80' to an Iron Pipe set; thence N82°46'39"W, 330.00' to an Iron Pipe set; thence N17°15'52"W, 434.04' to an Iron Pipe found; thence N02°27'54"E, 375.53' to an Iron Pipe found; said Iron Pipe being the Point of Beginning.  
Said Annexation contains 330,112 square feet / 7.578 acres, more or less.



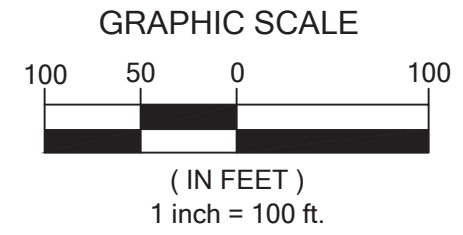


**SITE LOCATION:**  
0 E Williams Street, Apex, NC, 27539

**REFERENCES**  
-Book Map 2006 Page 172  
-Deed Book 16554 Page 2295

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 \_\_\_\_\_, 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**
- IRON PIPE SET
  - IRON REBAR FOUND
  - ⊙ IRON PIPE FOUND
  - ⊗ COMPUTED POINT
  - ⊠ R/W MARKER FOUND
  - BOUNDARY LINE
  - - - EXISTING PROPERTY LINE
  - - - EXISTING EASEMENT

**NOTES:**

1. This survey was prepared by Bateman Civil Survey Co., under the supervision of Jeffrey W. Baker, PLS.
2. This plan has been prepared for layout and permitting purposes only.
3. Property lines shown were taken from existing field evidence, existing deeds and/or plats of public record, and information supplied to the surveyor by the client.
4. All distances are horizontal ground distances and all bearings are North Carolina State Plane Coordinate System unless otherwise shown.
5. No investigation into the existence of jurisdictional wetlands or riparian buffers performed by this firm.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
7. No Grid Monuments found within 2000'.
8. Tied to the National CORS Network through NC VRS.

**Required Base Information:**

Project Information: MFW Investment LLC  
0 E Williams Street, Apex, NC 27539 (Reid 0332044)

Owner Information: MFW Investment LLC (Reid 0203125)  
Mike Whitehead  
114 Birklands Drive, Cary, NC, 27518  
mwhitehead@macgregordev.com

Surveyor Information: Jeffrey W. Baker  
North Carolina  
L-4412

Date of Survey & Plat Preparation: 11/13/2018

Zoning District & Zoning Case #: MD-CZ

Setbacks: **PUD-CZ**  
Single Family: Front: 25'  
Side: 6' minimum 16' total  
Corner: 15'  
Rear: 20'  
Minimum Lot Width: 50'

Township, County, State: White Oak, Wake, North Carolina

Primary or Secondary Watershed: Secondary - Middle Creek Basin

FEMA designated floodplain: 'X' per F.I.R.M #3720075000J dated 05/02/2006

Class of Survey: D  
Positional Accuracy: 0.02'  
Date of Survey: July, 2017  
Datum/Epoch: NAD83/NSRS2011  
Geoid Model: 12B  
Combined Grid Factors: 0.99988461  
Units: US Survey Feet

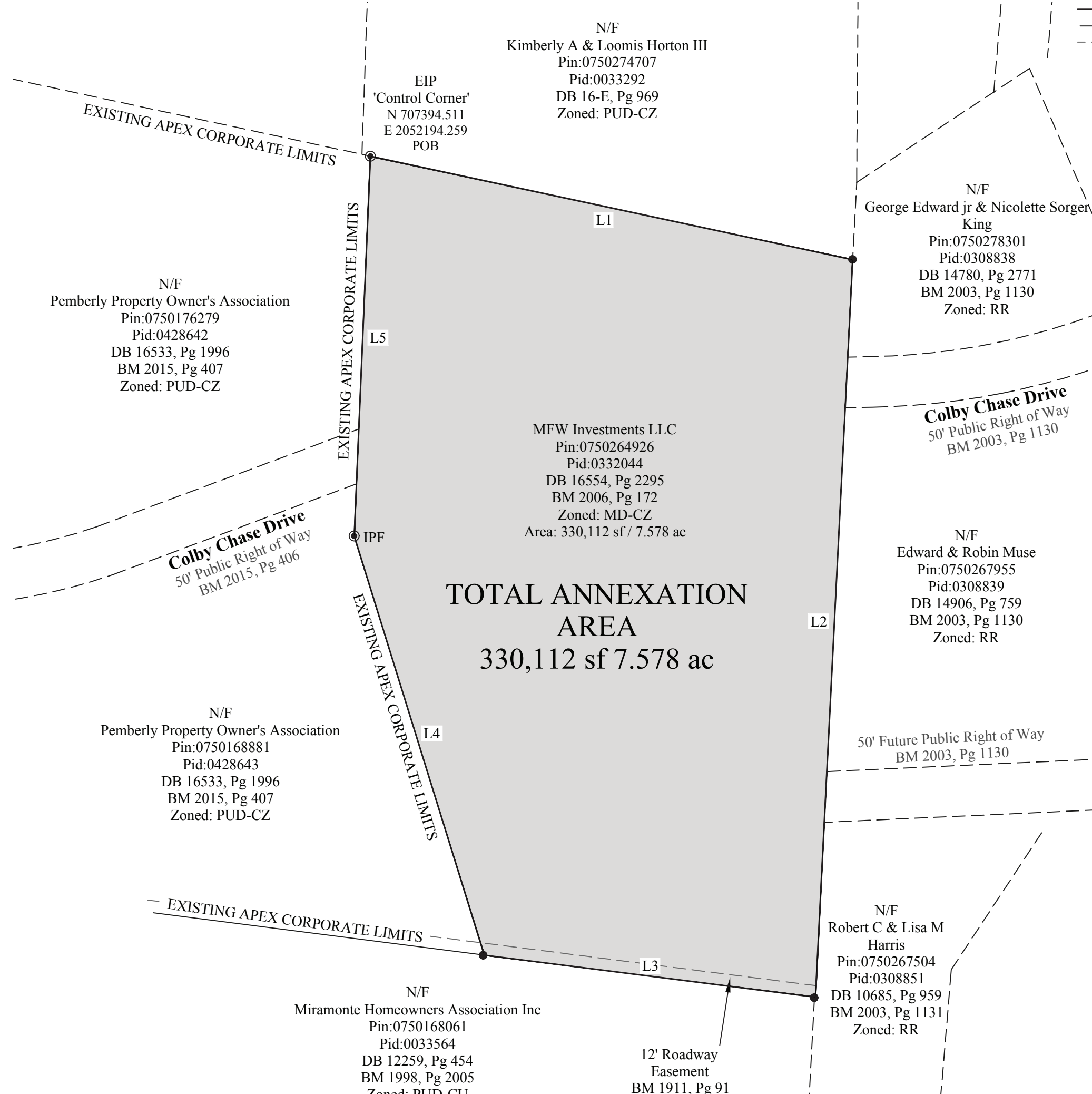
"I, Jeffrey W. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5861, page 59, Book 10551, page 648); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1988, page 754, Book 1998, Page 1820; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. witness my original signature, license number and seal this 9th day of January, A.D. 2019."

**PRELIMINARY**

Professional Land Surveyor  
License Number-4412

I, Jeffrey W. Baker, Professional Land Surveyor No. L-4412 certify  
D. That the survey is of another category, such as the  
recombination of existing parcels, a court-ordered survey,  
or other exceptions to the definition of subdivision.

Jeffrey W. Baker, PLS L-4412 \_\_\_\_\_ date



Line Table Field		
Line #	Direction	Length
L1	S77°53'40"E	487.73
L2	S02°53'36"W	729.80
L3	N82°46'39"W	330.00
L4	N17°15'52"W	434.04
L5	N02°27'54"E	375.53

**Annexation Legal Description for PIN: 0750264926**

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UNLESS THIS MAP IS SIGNED AND SEALED BY THE SURVEYOR IN CHARGE, THIS MAP IS CONSIDERED PRELIMINARY AND NOT TO BE USED FOR RECORDING, CONVEYANCE OR SALES

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Ave., Apex, NC 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

OWNER  
MFW INVESTMENTS LLC  
114 BIRKLANDS DRIVE  
CARY, NORTH CAROLINA, 27518

ANNEXATION MAP  
FOR THE TOWN OF APEX  
APEX, NC, WAKE COUNTY, WHITE OAK TOWNSHIP  
REID# 0332044

Designed By: N/A  
Drawn By: JCH  
Checked By: JWB  
Scale: 1"=100'  
Date: 3/26/2020  
Project #: 180585

**SHEET**  
1 OF 1

[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)
Real Estate ID **0332044**PIN # **0750264926**Location Address  
**0 E WILLIAMS ST**Property Description  
**LOD RECOMB HEAVER HEIRS & JOSEPH LEE ETUX  
BM2006-172**Account  
Search

[Pin/Parcel History](#) | [Search Results](#) | [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner <b>MFW INVESTMENTS LLC</b> (Use the Deeds link to view any additional owners)		Owner's Mailing Address <b>114 BIRKLANDS DR CARY NC 27518-8203</b>	Property Location Address <b>0 E WILLIAMS ST APEX NC 27539-0000</b>
<b>Administrative Data</b>		<b>Transfer Information</b>	<b>Assessed Value</b>
Old Map #	<b>695--</b>	Deed Date	<b>9/30/2016</b>
Map/Scale	<b>0750 01</b>	Book & Page	<b>16554 2295</b>
VCS	<b>20AP901</b>	Revenue Stamps	<b>420.00</b>
City		Pkg Sale Date	
Fire District	<b>23</b>	Pkg Sale Price	
Township	<b>WHITE OAK</b>	Land Sale Date	<b>9/30/2016</b>
Land Class	<b>VACANT</b>	Land Sale Price	<b>\$210,000</b>
ETJ	<b>AP</b>		
Spec Dist(s)		<b>Improvement Summary</b>	
Zoning	<b>MD-CZ</b>	Total Units	<b>0</b>
History ID 1		Recycle Units	<b>0</b>
History ID 2		Apt/SC Sqft	
Acreage	<b>7.58</b>	Heated Area	
Permit Date			
Permit #			
			Land Value Assessed
			<b>\$342,936</b>
			Bldg. Value Assessed
			Tax Relief
			Land Use Value
			Use Value Deferment
			Historic Deferment
			Total Deferred Value
			Use/Hist/Tax Relief
			Assessed
			Total Value Assessed*
			<b>\$342,936</b>

\*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](mailto: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 #651  
MFW Investments LLC (Colby Crossings)

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 15<sup>th</sup> day of September 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](http://www.apexnc.org), Public Notice, at least ten (10) days prior to the date of said public hearing.

This the 1<sup>st</sup> day of September 2020.

\_\_\_\_\_  
Jacques K. Gilbert, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Hosch, MMC, NCCMC, Town Clerk