



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

Annexation Petition# 714
Apex Properties & Rentals, LLC and Eura Tunstall (1533 and 1537 Old Ivey Road)

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 27th day of July 2021.

Jacques K. Gilbert
Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC
Town Clerk



CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Annexation Petition #714

Apex Properties & Rentals, LLC and Eura Tunstall (1533 and 1537 Old Ivey Road)

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 27th day of July 2021.

Donna B. Hosch, MMC, NCCMC
Town Clerk

(Seal)

rec'd 5/19/21

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 #: 714 Submittal Date: 5/19/21
 Fee Paid \$ 200 Check # 1001

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

Apex Properties & Rentals, LLC

0722895121

Owner Name (Please Print)

Property PIN or Deed Book & Page #

704-999-1775

euracpa@gmail.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: _____

Phone: _____ Fax: _____

E-mail Address: _____

ANNEXATION SUMMARY CHART

Property Information

Reason(s) for annexation (select all that apply)

Total Acreage to be annexed: 2.15

Want
~~Need~~ water service ~~due to well failure~~ ☐

Population of acreage to be annexed: _____

Want
~~Need~~ sewer service ~~due to septic system failure~~ ☐

Existing # of housing units: 1

Water service (new construction) ☐

Proposed # of housing units: 1 plus

Sewer service (new construction) ☐

Zoning District*: _____

Receive Town Services ☒

*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 #:

714

Submittal Date:

5/19/21

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, Apex Properties & Rentals, 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 5th day of May, 2021

Name of Limited Liability Company Apex Properties & Rentals LLC

By:

[Signature]

Signature of Member/Manager

STATE OF NORTH CAROLINA

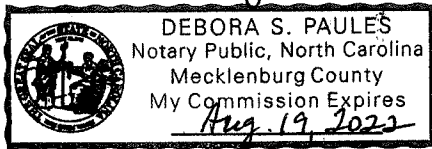
COUNTY OF ~~WAKE~~ Mecklenburg

Sworn and subscribed before me, Deborah S. Paules, a Notary Public for the above State and County, this the 5 day of May, 2021.

[Signature]

Notary Public

SEAL



My Commission Expires: August 19, 2022

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: _____

PETITION FOR VOLUNTARY ANNEXATION

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Application #: 714 Submittal Date: 6/21/21
Fee Paid: \$ 200.00 Check #: _____

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>Eura Tunstall</u> Owner Name (Please Print)	<u>PIN 0722-89-7396</u> Property PIN or Deed Book & Page #
<u>704-999-1775</u> Phone	<u>Eura CPA@gmail.com</u> 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: See attached survey
Phone: _____ Fax: _____
E-mail Address: _____

ANNEXATION SUMMARY CHART

Property Information	Reason(s) for annexation (select all that apply)
Total Acreage to be annexed: <u>3</u>	Need water service due to well failure <input checked="" type="checkbox"/>
Population of acreage to be annexed: <u>2</u>	Need sewer service <u>maybe</u> due to septic system failure <input checked="" type="checkbox"/>
Existing # of housing units: <u>1</u>	Water service (new construction) <input type="checkbox"/>
Proposed # of housing units: <u>2 - Auxiliary apartment</u>	Sewer service (new construction) <input type="checkbox"/>
Zoning District*: _____	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 #:

714

Submittal Date:

6/21/21

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Eura Elizabeth Tunstall

Please Print

Signature

Please Print

Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA

COUNTY OF WAKE Cabarrus

Sworn and subscribed before me, Jemi H McEachern, a Notary Public for the above State and County, this the 15th day of June, 2021.

Jemi H McEachern

Notary Public

SEAL

My Commission Expires:

1-23-2025

COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the ____ day of _____, 20____.

Corporate Name

SEAL

By:

President (Signature)

Attest:

Secretary (Signature)

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:

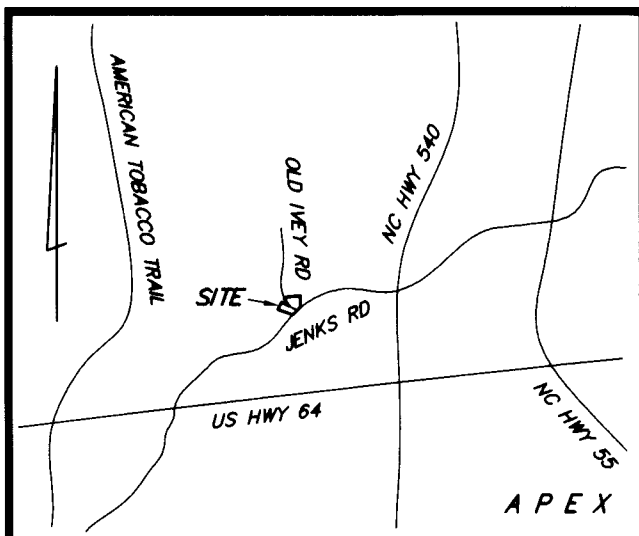
Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

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

BEGINNING at the southeast corner of Lot 23 (B.M. 1973, Pg. 180); thence South $08^{\circ} 25' 00''$ West, 410.60 feet to a point; thence South $60^{\circ} 35' 00''$ West, 108.50 feet to a point; thence South $55^{\circ} 34' 25''$ West, 113.07 feet to a point; thence South $48^{\circ} 55' 59''$ West, 83.36 feet to a point; thence North $67^{\circ} 42' 45''$ West, 478.14 feet to a point; thence North $31^{\circ} 09' 25''$ East, 262.05 feet to a point; thence South $70^{\circ} 06' 25''$ East, 20.05 feet to a point; thence South $40^{\circ} 07' 05''$ East, 141.48 feet to a point; thence South $55^{\circ} 17' 10''$ East, 100.00 feet to a point; thence South $68^{\circ} 25' 50''$ East, 261.39 feet to a point; thence North $60^{\circ} 35' 00''$ East, 77.59 feet to a point; thence a curve to the right North $42^{\circ} 24' 56''$ West, 541.82 feet (chord), 573.00 feet (radius) to a point; thence North $89^{\circ} 42' 00''$ East, 480.12 feet to the BEGINNING, containing 5.3821 total acres more or less as shown on a map prepared by Smith & Smith Surveyors, P.A. entitled "Annexation Map for the Town Of Apex, Eura Elizabeth Tunstall, and Apex Properties & Rentals LLC", dated June 18, 2021.

This description prepared for the sole purpose to annex a municipal boundary and for no other use.

PRELIMINARY



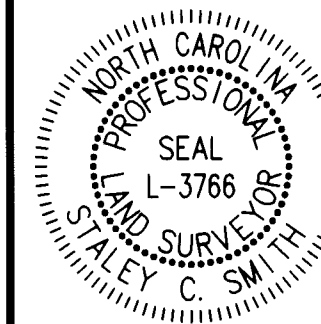
VICINITY MAP (NOT TO SCALE)

I, STALEY C. SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN AGRUAL SURVEY MADE UNDER MY SUPERVISION AS RECORDED IN D.B. N/A, PG. N/A; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS RECORDED IN:

DEED BOOK 18063, PAGE 16
DEED BOOK 8545, PAGE 2069
BOOK OF MAPS 1984, PAGE 1520
BOOK OF MAPS 1973, PAGE 180

THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:16,000 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 25TH DAY OF JUNE, 2021.

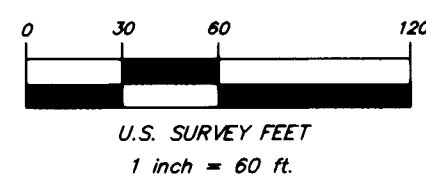


Staley C. Smith
Professional Land Surveyor
L-3766
License Number

WINDING BRANCH TRAIL
50' PUBLIC R/W
B.M. 2017, PG. 184

THE PRESERVE AT WHITE OAK CREEK
PHASE 1A
B.M. 2017, PG. 184

ANNEXATION # 527
B.M. 2015, PG. 216



THE PRESERVE AT WHITE OAK CREEK
PHASE 1A
B.M. 2017, PG. 183

15' TOWN OF APEX PUBLIC OVERHEAD ELECTRIC EASEMENT
B.M. 2017, PG. 183

15' TOWN OF APEX PUBLIC OVERHEAD ELECTRIC EASEMENT
B.M. 2017, PG. 183

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 _____, 2021,
by the Town Council. I set my hand and seal of
the Town of Apex, _____, 2021.
Donna B. Hosch, MMC, NCCMC, Town Clerk

- Legend
- R/W - Right Of Way
 - 1533 - Street Address
 - Property Line (not surveyed)
 - Property Line (not surveyed)
 - Approximate Right Of Way Line (not surveyed)
 - Existing Corporate Limit Line

EURA ELIZABETH TUNSTALL
D.B. 18063, PG. 16
B.M. 1973, PG. 180
PIN 0722-89-7529

BASE BEARING
480.12'
N 89°42'00" E

5.3821 ACRES ANNEXED
INCLUDES AREA WITHIN ROAD R/W

SURVEYOR NOTES:

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
- NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- 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.
- ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FEET GROUND MEASUREMENTS.
- CURRENT PROPERTY ZONING RR (RURAL RESIDENTIAL)
- THIS MAP IS PREPARED FOR THE SOLE PURPOSE TO ANNEX A MUNICIPAL BOUNDARY. THIS IS NOT A RECOMBINATION SURVEY MAP. THIS MAP SHOULD NOT BE USED TO TRANSFER ANY PROPERTY SHOWN HEREON.
- THIS MAP OR PLAT IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30 PURSUANT TO G.S. 47-30(j).
- IMPROVEMENTS NOT SHOWN HEREON.
- LISTED OWNERS (NOT A TITLE VERIFICATION)

PIN	PARCEL	SITE ADDRESS
0722-89-7396	2	1533 OLD IVEY RD APEX, NC 27523
0722-89-5121	1	1537 OLD IVEY RD APEX, NC 27523

EURA ELIZABETH TUNSTALL
11725 RANBURN ROAD
MINT HILL, N.C. 28227
EURA ELIZABETH TUNSTALL, MANAGER

APEX PROPERTIES & RENTALS LLC
11725 RANBURN ROAD
MINT HILL, N.C. 28227
EURA ELIZABETH TUNSTALL, MANAGER

HEYWARD F. MAYNARD
DONNA C. MAYNARD
D.B. 11797, PG. 986
PIN 0722-99-3615

MAYNARD, ET UX.
D.B. 16592, PG. 1267
PIN 0722-99-0345

BUCKINGHAM, ET UX.
D.B. 8422, PG. 1061
B.M. 1995, PG. 202
PIN 0722-99-2036

McMAINS, ET UX.
D.B. 2675, PG. 532
B.M. 1995, PG. 1098
PIN 0722-88-8770

NO PHYSICAL SURVEY PERFORMED

SATELLITE ANNEXATION MAP for the TOWN OF APEX
EURA ELIZABETH TUNSTALL
AND
APEX PROPERTIES & RENTALS LLC
WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS



Smith & Smith,
Surveyors, P.A.

P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111

FIRM LICENSE No. C-0155

MAP DATE JUNE 18, 2021

SCALE 1" = 60'

DRAWN BY WBH

PROJECT NO. 2021-57

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0135782**PIN # **0722895121**Account
SearchLocation Address
1537 OLD IVEY RDProperty Description
PROP OF WARREN T TUNSTALL BM1984-01520[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner APEX PROPERTIES & RENTALS LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address 11725 RANBURN RD MINT HILL NC 28227-5647	Property Location Address 1537 OLD IVEY RD APEX NC 27523-5998
Administrative Data Old Map # 594-00000-0062 Map/Scale 0722 02 VCS 20AP900 City Fire District 23 Township WHITE OAK Land Class MFG HOME ETJ AP Spec Dist(s) Zoning RR History ID 1 History ID 2 Acreage 2.15 Permit Date Permit #		Transfer Information Deed Date 3/24/2000 Book & Page 08545 2069 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area	Assessed Value Land Value Assessed \$151,375 Bldg. Value Assessed Tax Relief Land Use Value Use Value Deferral Historic Deferral Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$151,375

*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.

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0009119**PIN # **0722897396**Account
SearchLocation Address
1533 OLD IVEY RDProperty Description
ROGERS LD[Pin/Parcel History](#) [Search Results](#) [New Search](#)[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner TUNSTALL, EURA ELIZABETH (Use the Deeds link to view any additional owners)		Owner's Mailing Address 11725 RANBURN RD MINT HILL NC 28227-5647		Property Location Address 1533 OLD IVEY RD APEX NC 27523-5998	
Administrative Data		Transfer Information		Assessed Value	
Old Map #	594-00000-0035	Deed Date	9/9/2020	Land Value Assessed	\$280,000
Map/Scale	0722 02	Book & Page	18063 0016	Bldg. Value Assessed	\$89,220
VCS	20AP900	Revenue Stamps	1200.00	Tax Relief	
City		Pkg Sale Date	9/9/2020	Land Use Value	
Fire District	23	Pkg Sale Price	\$410,800	Use Value Deferment	
Township	WHITE OAK	Land Sale Date		Historic Deferment	
Land Class	R-<10-HS	Land Sale Price		Total Deferred Value	
ETJ	AP	Improvement Summary			
Spec Dist(s)		Total Units	1	Use/Hist/Tax Relief	
Zoning	RR	Recycle Units	1	Assessed	
History ID 1		Apt/SC Sqft		Total Value Assessed*	\$369,220
History ID 2		Heated Area	1,424		
Acreage	3.00				
Permit Date					
Permit #					

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

Annexation Petition #714
Apex Properties & Rentals, LLC and Eura Tunstall (1533 and 1537 Old Ivey Road)

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 10th day of August 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 27th day of July 2021.

Jacques K. Gilbert, Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC, Town Clerk

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

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