



TOWN OF KNIGHTDALE

After recording, return to:

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE # 22-12-21-001

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF KNIGHTDALE, NORTH CAROLINA AN-10-22: KNIGHTDALE GATEWAY

WHEREAS, the Knightdale Town Council has been petitioned under NCGS §160A-58, as amended, to annex the area described below; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was opened at the Knightdale Town Hall at 7:00 pm on the 21st day of December 2022, after due notice by publication in the News & Observer on the 11th day of December 2022; and

WHEREAS, the Town Council hereby finds that the petition meets the requirements of NCGS §160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina that:

Section 1. By virtue of the authority granted by NCGS §160A-58, as amended, the following described territory, is hereby annexed and made part of the Town of Knightdale as of the 21st day of December 2022:

Legal Description

Situated in the State of North Carolina, County of Wake, Town of Knightdale, and consisting of a 8.755 acre tract conveyed to Motaparthi Properties, LLC of record in Deed Book 18857, Page 939, a 1.132 acre tract conveyed to BIN – KG LLC of record in Deed Book 19107, Page 1551, a 1.336 acre tract conveyed to Patricia W. Simmons of record in Deed Book 12-E, Page 3602, a 8.269 acre tract conveyed to Patricia W. Simmons of record in Deed Book 12-E, Page 3602, a 0.689 acre tract conveyed to Patricia W. Simmons of record in Deed Book 12-E, Page 3602, a 7.686 acre tract conveyed to Patricia W. Simmons of record in Deed Book 12-E, Page 3602, a 0.505 acre tract conveyed to Patricia W. Simmons of record in Deed Book 12-E, Page 3602, a 0.443 acre tract conveyed to BIN – KG LLC of record in Deed Book 19099, Page 574, a 0.379 acre tract conveyed to BIN – KG LLC of record in Deed Book 19099, Page 574, a 1.024 acre tract conveyed to BIN – KG LLC of record in Deed Book 19099, Page 574, a 2.616 acre tract conveyed to BIN – KG LLC of record in Deed Book 18429, Page 630, and a 21.004 acre tract conveyed to BIN – KG LLC of record in Deed Book 19099, Page 574, and being more particularly bounded and described as follows:

Beginning at a concrete monument found at the northeast corner of said 21.004 acre BIN – KG LLC tract; said point also being on the westerly line of a 17.17 acre tract conveyed to William W. Adams of record in Deed Book 1942, Page 00-E-, having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 746753.1250, Easting 2140559.5900;

Thence, S 21° 01' 43" W, a distance of 22.95 feet along the easterly lot line of said 21.004 acre tract, the westerly line of said 17.12 acre tract to an iron pipe found; Thence, S 25° 16' 03" W, a distance of 681.98 feet along the easterly lot line of said 21.004 acre tract, the westerly line of said 17.12 acre tract to an iron pipe found; Thence, S 04° 17' 32" E, a distance of 352.76 feet along the easterly lot line of said 2.616 acre tract, the westerly line of a 2.69 acre tract conveyed to Amy A. Jackson of record in Deed Book 13-E, Page 2254, to an iron pipe set. Thence, S 23° 16' 28" W, a distance of 606.95 feet along the westerly line of said 2.69 acre tract, the easterly line of said 2.616 acre tract, to a calculated point; said point being on the northerly right-of-way of Farmwell Road (S.R. 2946); Thence, along the northern right-of-way of said Farmwell Road, the southern line of said 21.004 acre tract the following four (4) courses; N 85° 19' 37" W, a distance of 41.67 feet to a calculated point; N 88° 36' 57" W, a distance of 61.97 feet to a calculated point; N 01° 23' 03" E, a distance of 28.46 feet to an iron pipe set; N 87° 57' 55" W, a distance of 70.33 feet to a calculated point; Thence, N 88° 39' 58" W, a distance of 260.45 feet along the southerly line said 0.379 acre BIN– KG LLC tract, the northerly right-of-way of said Farmwell Road to a calculated point; Thence, N 88° 57' 20" W, a distance of 130.04 feet along the southerly line of said 0.443 acre BIN – KG LLC tract, the northerly right-of-way of said Farmwell Road to an iron pipe found; Thence, N 88° 39' 52" W, a distance of 105.06 feet along the southerly line of said 0.505 acre Patricia W. Simmons tract, the northerly right-of-way of said Farmwell Road to an iron pipe found; Thence, N 0° 48' 45" E, a distance of 227.02 feet along the westerly line of said 0.505 acre tract, the easterly line of a 0.58 acre tract conveyed to Derrick and Kristen Kemp of record in Deed Book

17328, Page 1614 to an iron pipe set; Thence, N 69° 00' 20" W, a distance of 240.83 feet along the southerly line of said 7.686 acre Patricia W. Simmons tract, across the right-of-way of Coffey Street (S.R. 2292) to a mag nail found; Thence, N 69° 39' 03" W, a distance of 194.35 feet along the southerly line of said 1.132 acre BIN – KG LLC tract, across the right-of-way of said Coffey Street to an iron pipe found; Thence, N 69° 39' 03" W, a distance of 265.68 feet along the southerly line of said 8.755 acre Motaparthi Properties, LLC tract, across the right-of-way of said Coffey Street to a mag nail found; Thence, along the westerly line of said 8.755 acre tract, the easterly line of a 7.83 acre tract conveyed to Scott R. Jeffreys of record in Deed Book 18972, Page 860 the following two (2) courses; N 18° 32' 18" E, a distance of 513.24 feet to an iron pipe found; N 12° 25' 58" W, a distance of 750.06 feet to an iron pipe set; Thence, along the northerly line of said 8.755 acre tract, the southerly line of a 7.00 acre tract conveyed to Patrick H. Simmons Trustee and the Patrick H. Simmons Revocable Trust of record in Deed Book 17050, Page 1486 the following two (2) courses; N 82° 06' 50" E, a distance of 132.30 feet to an iron pipe found; N 29° 46' 50" E, a distance of 73.48 feet to a calculated point; Thence, N 52° 41' 01" E, a distance of 76.90 feet along the southerly line of said 7.00 acre tract, the northerly line of said 8.269 acre tract to a calculated point;

Thence, along the northerly line of said 8.269 acre tract, the southerly line of a 46.17 acre tract conveyed to Milburnie Fishing Club of record in Deed Book 2819, Page 749 the following two (2) courses; S 53° 19' 57" E, a distance of 158.25 feet to an iron pipe found; S 72° 04' 59" E, a distance of 309.75 feet to an iron pipe found; Thence, S 72° 05' 03" E, a distance of 526.16 feet along the northerly line of said 7.686 acre tract, the southerly line of said 46.17 acre tract to an iron pipe found; Thence, along the northerly line of said 21.004 acre tract, the southerly line of said 46.17 acre tract the following four (4) courses; N 23° 54' 04" E, a distance of 199.94 feet to an iron pipe found; N 33° 14' 34" E, a distance of 259.75 feet to a concrete monument found; S 84° 52' 57" E, a distance of 229.48 feet to a concrete monument found; S 18° 55' 40" E, a distance of 211.45 feet to a concrete monument found; Thence, S 47° 23' 42" E, a distance of 218.65 feet along the northerly line of said 21.004 acre tract, the southerly line of said 46.17 acre tract, to the Point of Beginning, and containing 54.132 acres of land, more or less, as calculated by the above courses; All deed references contained herein can be found at the Wake County Register of Deeds. The above description as prepared by James D. Whitacre, P.L.S. L-5273 on October 20, 2022.

Section 2. Upon and after the 21st day of December 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Knightdale and shall be entitled to the same privileges and benefits as other parts of the Town of Knightdale. Said territory shall be subject to municipal taxes according to NCGS §160A-31.

Section 3. The Mayor of the Town of Knightdale shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such map shall also be delivered to the Wake County Board of Elections, as required by NCGS §163-288.1.

The survey plat that describes the annexed territory is recorded in Book of Maps Book Number _____, Page Number _____, Wake County Registry.

Adopted this 21st day of December 2022.

Jessica Day, Mayor

ATTEST & SEAL:

Brittney Hunt, Deputy Town Clerk