



TOWN OF KNIGHTDALE

After recording, return to:

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE # 23-04-19-004

A CORRECTIVE ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF KNIGHTDALE, NORTH CAROLINA AN-2-20: MERRITT PROPERTIES

WHEREAS, for the sole purpose of correcting a plat book reference in Section 3, this ordinance supersedes Ordinance #21-04-21-001 approved on the 21st day of April 2021. All other aspects of the annexation, including the boundaries, remain the same.

WHEREAS, the Knightdale Town Council has been petitioned under NCGS §160A-31, 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 17th day of March, 2021 after due notice by publication in the News and Observer on the 5th day of March, 2021; 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-31, as amended, the following described territory, is hereby annexed and made part of the Town of Knightdale as of the 21st day of April 2021:

Legal Description

Charles H. Silver, Jr. Properties and Hinton Pond Road Annexation

BEING all that tract of land containing 45.484 acres (1,981,270 square feet) located in St. Matthews Township, Wake County, North Carolina; said 45.484-acre tract being out of tracts of land conveyed to Charles H. Silver, Jr. by deeds recorded under DB 17370, Pg. 326, DB and DB 2694 Pg. 922, as well as that area of Hinton Pond Road (a 64' public right-of-way) shown in Book of Maps 2015, page 1371 of the Wake County Registry, said tract being shown on a map entitled "Annexation Plat of Properties of Charles H. Silver, Jr. and Hinton Pond Road", dated August 26, 2020 and being more particularly described as follows:

COMMENCING at a PK Nail set within the right-of-way of Hinton Oaks Boulevard having NC Grid (NAD83/2011) coordinates of Northing = 748,086.00' Easting = 2,144,790.52'; thence a tie south 03 deg. 34 min. 34 sec. west 369.85 feet to an iron rod set on the eastern right-of-way line of Hinton Oaks Blvd, said iron rod being a northwestern corner of the herein described tract, said iron rod also being the POINT OF BEGINNING; thence with southern and eastern lines of Hinton Oaks Business Park AGM, LLC (DB 15976, Pg. 935) the following five calls:

- 1) a curve to the left having a radius of 20.00 feet and a chord bearing and distance of south 27 deg. 13 min. 53 sec. east 28.28 feet to an iron rod set;
- 2) south 72 deg. 13 min. 53 sec. east 80.00 feet to an iron rod set;
- 3) a curve to the left having a radius of 268.00 feet and a chord bearing and distance of south 76 deg. 30 min. 07 sec. east 39.92 feet to an iron rod set;
- 4) south 80 deg. 46 min. 21 sec. east 257.42 feet to an iron rod found;
- 5) north 02 deg. 07 min. 47 sec. west 242.31 feet to an iron rod set; thence with a southern line of Wake Stone Corporation (DB 12601, Pg. 1144) south 80 deg. 47 min. 01 sec. east 847.50 feet to iron rod set;

Thence with western and southern lines of Hinton Land, LLC (DB 10147, Pg. 682) the following four calls:

- 1) south 24 deg. 44 min. 07 sec. east 940.89 feet to an iron rod set;
- 2) south 73 deg. 20 min. 17 sec. west 87.78 feet to an iron rod set;
- 3) south 18 deg. 00 min. 51 sec. east 42.56 feet to an iron rod set;
- 4) south 29 deg. 06 min. 23 sec. east 407.95 feet to an iron pipe found;

Thence with northern and western lines of HD Development of Maryland, Inc. (DB 12800, PG 2730), the following two calls:

- 1) south 69 deg. 31 min. 44 sec. west 20.04 feet to an iron pipe found;
- 2) south 00 deg. 03 min. 41 sec. west 77.61 feet to an iron pipe found;

Thence leaving the property of HD Development of Maryland, Inc. with northern lines of BBK Midway Plantation, LLC (DB 17505, PG 2670) the following two calls:

- 1) south 87 deg. 39 min. 14 sec. west 289.85 feet to an iron pipe found;
- 2) south 75 deg. 29 min. 51 sec. west 706.57 feet to an iron pipe found;

Thence with northern and western lines of Target Corporation (DB 11438, PG 1260) the following three calls:

- 1) continuing south 75 deg. 29 min. 51 sec. west 369.86 feet to an iron pipe found;
- 2) north 18 deg. 26 min. 55 sec. west 87.73 feet to an iron pipe found;
- 3) south 71 deg. 27 min. 08 sec. west 168.03 feet to an iron rod found within the right-of-way of Hinton Oaks Blvd (DB 11401, Pg. 2624) and being the southernmost corner of Hinton Pond Road (BM 2015, Pg. 1371);

Thence western and northern right-of-way lines of Hinton Pond Road the following five calls:

- 1) north 18 deg. 23 min. 33 sec. west 114.47 feet to a computed point;
- 2) with a curve to the left having a radius of 25.00 feet and a chord bearing and distance of south 63 deg. 24 min. 41 sec. east 35.35 feet to a computed point;
- 3) north 71 deg. 35 min. 09 sec. east 107.02 feet to a computed point;
- 4) with a curve to the left having a radius of 467.90 feet and a chord bearing and distance of north 62 deg. 33 min. 08 sec. east 146.93 feet to a computed point;
- 5) north 53 deg. 31 min. 07 sec. east 60.70 feet to a computed point;

Thence with a northeastern line of Knightdale Ventures, LLC (DB 16128, Pg. 1800) north 36 deg. 28 min. 53 sec. west 30.12 feet to an iron rod set; thence with a southeastern line of Knightdale Ventures, LLC north 36 deg. 50 min. 18 sec. east 56.90 feet to a computed point in the center of a creek, the centerline of the creek being the true property line; thence with the centerline of creek and lines of Knightdale Ventures, LLC the following twenty calls:

- 1) north 51 deg. 14 min. 00 sec. west 39.74 feet to a computed point;
- 2) north 68 deg. 03 min. 19 sec. west 21.10 feet to a computed point;
- 3) north 33 deg. 22 min. 37 sec. west 57.07 feet to a computed point;
- 4) north 55 deg. 06 min. 23 sec. west 31.59 feet to a computed point;
- 5) north 29 deg. 37 min. 45 sec. west 31.22 feet to a computed point;
- 6) north 42 deg. 05 min. 39 sec. west 40.26 feet to a computed point;
- 7) north 47 deg. 55 min. 04 sec. west 21.23 feet to a computed point;
- 8) north 25 deg. 49 min. 04 sec. west 35.75 feet to a computed point;
- 9) north 53 deg. 05 min. 13 sec. west 29.34 feet to a computed point;
- 10) north 34 deg. 19 min. 16 sec. west 55.43 feet to a computed point;
- 11) north 07 deg. 18 min. 37 sec. east 47.37 feet to a computed point;
- 12) north 59 deg. 38 min. 35 sec. west 4.14 feet to an iron rod set;
- 13) north 48 deg. 13 min. 26 sec. west 22.39 feet to a computed point;
- 14) north 17 deg. 58 min. 02 sec. west 32.32 feet to a computed point;
- 15) north 88 deg. 18 min. 20 sec. west 22.79 feet to a computed point;
- 16) north 36 deg. 48 min. 56 sec. west 26.76 feet to a computed point;
- 17) north 55 deg. 28 min. 41 sec. west 17.46 feet to a computed point;
- 18) north 13 deg. 14 min. 07 sec. west 20.87 feet to a computed point;
- 19) north 36 deg. 58 min. 57 sec. west 22.31 feet to a computed point;
- 20) north 04 deg. 01 min. 27 sec. east 20.36 feet to a computed point;

Thence leaving the centerline of the creek with a northern line of Knightdale Ventures, LLC south 87 deg. 22 min. 14 sec. west 151.18 feet to an iron rod set on the southeastern corner of other lands of Charles H. Silver, Jr. (DB 15088, Pg. 538) thence with a western line of the herein described tract north 11 deg. 47 min. 57 sec. west 371.84 feet to an iron rod found; thence with southern, eastern and northern lines of Wake Stone Corporation (DB 15868, Pg. 543) the following eight calls:

- 1) north 35 deg. 20 min. 51 sec. east 19.98 feet to an iron rod found;
- 2) north 78 deg. 13 min. 57 sec. east 450.23 feet to an iron pipe found;
- 3) north 11 deg. 48 min. 40 sec. west 239.10 feet to an iron rod found;
- 4) north 80 deg. 46 min. 21 sec. west 216.60 feet to an iron rod set;
- 5) with a curve to the right having a radius of 332.00 feet and a chord bearing and distance of north 76 deg. 30 min. 07 sec. west 49.36 feet to an iron rod set;
- 6) north 72 deg. 13 min. 53 sec. west 70.00 feet to an iron rod set;
- 7) south 17 deg. 46 min. 07 sec. west 30.00 feet to an iron rod set;
- 8) north 72 deg. 13 min. 53 sec. west 30.00 feet to an iron rod set on the eastern right-of-way line of Hinton Oaks Blvd; thence with said right-of-way line north 17 deg. 46 min. 07 sec. east 114.00 feet to an iron rod set, said iron rod being the POINT OF BEGINNING.

Prepared by:
McKim & Creed, Inc.
August 28, 2020

Section 2. Upon and after the 21st day of April, 2021, 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, a duly certified copy of this ordinance. An accurate map of the annexed territory, described in Section 1 hereof, was previously recorded at the Wake County Register of Deeds in Book of Maps 2021, Page 1909. Such map shall also be delivered to the Wake County Board of Elections, as required by NCGS §163-288.1.

Adopted this 19th day of April, 2023.

Jessica Day, Mayor

ATTEST & SEAL:

Heather M Smith, Town Clerk