

CITY OF CREEDMOOR

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ANNEXATION ORDINANCE 2021 – O - 14

AN-2021-01

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CREEDMOOR AND INCORPORATE BY ANNEXATION THE BLANCHE SUITT TRACT, THE JOSEPHINE BURT TRACT, AND A SECTION OF BOWMAN ROAD, AS CONTIGIOUS AREA, INTO THE CITY OF CREEDMOOR, NORTH CAROLINA.

WHEREAS, a petition signed by the Executive Director of Tar River Land Conservancy, owners of the certain land area herein after described in “Exhibits A, B & C” attached hereto, and referred to as the Blanche Suitt Tract and the Josephine Burt Tract, was received by the City of Creedmoor on May 3rd, 2021; and,

WHEREAS, the owners petitioned that said area be annexed into the corporate limits of the City of Creedmoor, North Carolina, as authorized by Part 1, Article 4A, Chapter 160A of the General Statutes of North Carolina; and,

WHEREAS, a portion of SR 1729 Bowman Road, a 60 foot wide public right-of-way will be included in the annexation allowed by G.S. 160A-31(f). For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina.... .In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

WHEREAS, on July 6th, 2021 the Board of Commissioners directed, by Resolution duly adopted, the City Clerk of the City of Creedmoor, North Carolina, to investigate the sufficiency of said Petition and to certify the results; and,

WHEREAS, the petition was heard by the Board of Commissioners during the regular meeting of August 2nd, 2021 to consider said request, and gave the public an opportunity to be heard at a duly advertised public hearing; and

WHEREAS, the public hearing for this matter was conducted during a remote meeting as defined by G.S. 166A-19.24(i)(3). As required by G.S. 166A-19.24(e), the Board of Commissioners shall allow written comments on the subject of the public hearing to be submitted up to twenty-four hours after being adopted. If written comments are received within the twenty-four hour window, the effective date of the ordinance shall automatically be tolled to the next meeting of the Board of Commissioners, at which time the Board shall vote on whether to allow the ordinance to become effective or to rescind the approval; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Creedmoor that:

SECTION 1: That the area described in the Petition for contiguous annexation is hereby annexed and is made a part of the corporate limits of the City of Creedmoor, North Carolina, the areas being described hereafter and in the maps contained in Exhibits "A," "B," and "C" attached hereto.

Annexation petition AN-2021-01 includes:

- A) Blanche Suitt Tract – 42.39 acres (Map # 0896-04-91-5786); and
- B) Josephine Burt Tract – 33.23 acres (Map # 0896-04-81-1040); and
- C) SR 1729, Bowman Road – 1.69 acres (1,227 linear feet of 60 foot-wide public right-of-way).

The area proposed for annexation is further described as follows:

A) Blanche Suitt Tract

Being all that certain parcel of land situated in Brassfield Township, Granville County, North Carolina and more particularly described as following:

Beginning at the northwestern corner of said parcel at an existing iron pin located N. 34°27'56" W. 1227.98' (tie line) from N.C.G.S. "Warehouse" (NAD 83), and said existing iron pin also being the northeastern corner of Flora J. Faison, et. al. (DB 1013-90). Thence along the line of Faison S.00°18'06" E. 951.78' (about half way down, this line runs along an existing 30' ingress and egress easement, see D.B. 578-610) to an existing iron pin, southwestern corner of said parcel. Thence along the line of Tar River Land Conservancy, Inc. (DB 1508-145) S. 88°51'39" E. 398.71' to an existing iron pin, a corner. Thence along the Conservancy line S. 00°00'37" E. 109.96' to an existing iron pin, a corner. Thence continuing along the Conservancy line S. 88°21'16" E. 561.59' to an existing iron pin, and continuing along the same line S. 88°21'16" E. 816.33' to an existing iron pin, southeastern corner of said parcel. Thence along the line of Tar River Land Conservancy, Inc. (D.B. 1151-814) N. 00°22'48" W. 73.89' to an existing iron pin. Thence along the line of Tar River Land Conservancy, Inc. (D.B. 1578-488) N. 00°24'42" W. 997.63' to an existing iron pin, northeastern corner of said parcel. Thence N. 88°46'52" W. 1773.76' to an existing iron pin, the point and place of beginning, containing a total of 42.39 acres, according to that survey entitled "Property of Blanche Suitt Survey for Tar River Land Conservancy", prepared by Ben L. Bryan, P.A., dated October 15, 2019, File No: 2019136, and recorded in Plat Book 48, Page 171, Granville County Registry. And;

B) Josephine Burt Tract

Being all that certain parcel of land situated in Brassfield and Dutchville Townships, Granville County, North Carolina and more particularly described as follows:

Beginning at the northeastern corner of said parcel at an existing iron pin on the southern right-of-way of Bowman Road (S.R. 1729). Said pin is located N. 37°34'41" E. 1244.74' (tie line) from N.C.G.S. "Warehouse" (NAD 83). Thence along Bowman Road N. 89°01'52" W. 402.42' to an existing iron pin located at a corner in Bowman Road. Thence along the southern line of Christian Faith Center (D.B. 590-864) N. 89°16'36" W. 79.53' to an existing iron pin, northwestern corner of said parcel. Thence along the western line of multiple lots, passing through three existing iron pins located on or near the corners of existing lots, S. 03°37'39" E. 1397.14' to an existing iron pin, southwestern corner of said parcel. Thence along the line of Mrs. Clarence Moore (D.B. 108-326) S. 89°13'00" E. 425.76' to an existing iron pin. Thence

continuing in the line of Moore S. 66°22'11" E. 1279.00' to a bent iron pin, southeastern corner of said parcel. Thence along the line of Geneva R. Suitt (D.B. 95-199, 213-315) N. 01° 32' 50" W. 933.69' to an existing iron pin, a corner of said parcel, and marking the endpoint of an existing 30' ingress and egress easement. Thence along the line of Flora J. Faison, et. al. (DB 1013-90) N. 88°50'51" W. 597.57' to an existing iron pin. Thence along the line of Herman Randolph Eaton (D.B. 1276-791) N. 88°50'43" W. 521.05' to an iron pin set (existing nail replaced), being a corner of said parcel. Thence along the line of Eaton N. 03°38'25" W. 951.07' to an existing iron pin, the point and place of beginning, containing a total of 33.23 acres, according to that survey entitled "Property of Josephine Burt, et al Survey for Tar River Land Conservancy", prepared by Ben L. Bryan, P.A., dated October 15, 2019, File No.: 2019136, and recorded in Plat Book 50, Page 43, Granville County Registry. And;

- C) SR 1729, Bowman Road – 1,227 linear feet of 60 foot-wide public right-of-way, owned and maintained by NCDOT totaling 1.69 acres.

Totaling approximately 77.31 acres.

SECTION 2: From and after the effective date of this Ordinance, the territory so annexed and the property therein located shall be subject to all debts, laws, ordinances and regulations in force in the City of Creedmoor, North Carolina, and shall be entitled to the privileges and benefits available to other parts of the municipality. The newly annexed territory shall be subject to municipal; taxes levied as provided in Section 160A-58.10 of the General Statutes of North Carolina.


SECTION 3: It shall be the duty of the Mayor of the City of Creedmoor to cause an accurate map of such annexed territory, together with a copy of the Ordinance duly certified, to be recorded in the office of the Register of Deeds of Granville County, North Carolina, and in the office of the Secretary of the State of North Carolina.

SECTION 4: This Ordinance shall become and be effective on, from and after August 2nd, 2021

AGREED UPON this the 2nd day of August, 2021.


Robert V. Wheeler, Mayor

ATTEST:


Acting City Clerk

