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Fee Amt: \$26.00

Bk 2150 Pg 438 (4)
Recorded: 12/15/2020 at 09:57:10 AM
Doc No: 699655 Kind: ORD



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ORDINANCE

ANNEXATION 2020-02

**CLEVON WOODS ASSOCIATES, LLC.
PIN#1878537991000 0.576 Acre Parcel**

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SEVEN DEVILS, NORTH CAROLINA

WHEREAS, the Town Council of Seven Devils, North Carolina has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town Council of Seven Devils, North Carolina has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall and Go To Meeting#321803381 at Town Hall on December 7, 2020 at 1:00pm, after due notice by Watauga Democrat newspaper on Wednesday, November 25, 2020; and

WHEREAS, the Town Council of Seven Devils, North Carolina finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Seven Devils, North Carolina as of December 8, 2020:

Exhibit "A"

Legal Description

BEING all that certain 0.576 acre parcel or tract of land located on the east side of Aldridge Road (N.C.S.R. 1184), and being a portion of the 9.1 acre, more or less, tract conveyed to Lee R. Propst and wife, Mary S. Propst by warranty deed dated May 23, 1967, and recorded in Deed Book 102, Page 48, Watauga County, North Carolina, Public Registry, and being more particularly described as follows:

BEGINNING at an existing iron pipe set in the eastern margin of Aldridge Road (N.C.S.R. 1184), being the southwest corner of a 1.011 acre tract owned by Vestpocket Investments, LLC (Record Book 1715, Page 304, Watauga County Registry); THENCE from the BEGINNING and with the eastern margin of Aldridge Road North 62 degrees 10 minutes 30 seconds West 41.88 feet to an existing iron pipe; THENCE continuing with the eastern margin of Aldridge Road North 46 degrees 51 minutes 00 seconds West 83.13 feet to an existing iron pipe set in the eastern margin of said road; THENCE leaving Aldridge Road and with a new line through the Propst land North 44 degrees 59 minutes 00 seconds East 200.00 feet to a calculated point; THENCE with another new line through the Propst land South 51 degrees 58 minutes 14 seconds East 124.02 feet to a point of intersection in the western line of the Vestpocket Investments, LLC 1.011 acre tract; THENCE with the western line of the Vestpocket Investments, LLC 1.011 acre tract South 44 degrees 59 minutes 00 seconds West 200 feet to existing iron pipe, the POINT AND PLACE OF BEGINNING, and containing 0.576 acres as shown and more particularly described on Map #D15187, entitled "Boundary Survey Prepared For Vestpocket Investments, LLC," by Daughtry Land Surveying, Ralph E. Daughtry, PLS No. 4155, a copy of which is attached for illustrative purposes.

TOGETHER WITH a 10-foot wide sanitary sewer easement, the centerline of which is described as follows: BEGINNING at a point in the western line of the 0.576 acre tract described hereinabove, said beginning point being 12.05 feet north of the western line of the remaining Propst property (being also the eastern margin of Aldridge Road (N.C.S.R. 1184)); THENCE from the BEGINNING and continuing with the centerline of said 10-foot wide easement North 42 degrees 15 minutes 02 seconds West 147.90 feet, and then continuing North 36 degrees 42 minutes 06 seconds West 104.11 feet, to the terminus of the said easement, as shown and more particularly described on Map #D16106-C, entitled "Centerline of a 10' Sewer Easement," by Daughtry Land Surveying, Ralph E. Daughtry, PLS No. 4155, a partial copy of which is attached for illustrative purposes.

Exceptions:

1. Watauga County ad valorem taxes.
2. Right of Way for NC Highway 105 and Aldridge Road (N.C.S.R. 1184).
3. Billboard Leases recorded Book of Records 62 at Page 578; Book of Records 347 at Page 365; Book of Records 119 at Page 416; Book of Records 1312 at Page 556, Watauga County Registry.
4. Easement to Blue Ridge Electric Membership Corporation recorded in Book of Records 1682 at Page 613, Watauga County Registry.
5. The Property is to be used only for development, construction, and operation of a wastewater treatment plant or other wastewater treatment function, including without limitation, septic.

Section 2. Upon and after December 8, 2020, 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 Seven Devils, North Carolina and shall be entitled to the same privileges and benefits as other parts of the Town of Seven Devils, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Seven Devils, North Carolina shall cause to be recorded in the office of the Register of Deeds of Watauga 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 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Watauga County Board of Elections, as required by G.S. 163-288.1.

Adopted this 8th day of December, 2020.



Larry Fontaine

 Larry Fontaine, Mayor

ATTEST:

APPROVED AS TO FORM:

Hilary Gropp

 Hillary Gropp, Town Clerk

Rob Angle

 Rob Angle, Town Attorney

