



**TOWN OF SEVEN DEVILS PETITION REQUESTING ANNEXATION**

Date: September <sup>14</sup>~~16~~, 2020 *C.E.C.*

To: The Town Council of the Town of Seven Devils, North Carolina

1. The undersigned owner of the real property described in Paragraph 2 below respectfully requests that the area be annexed to the Town of Seven Devils.
2. The 7.575 acre area to be annexed (Tax PIN #1878443864000) is contiguous to the Town of Seven Devils, and boundaries of such territory are described in the deed to Clevon Woods Associates, LLC, recorded in Record Book 1381, Page 7, Watauga County Registry, a copy of which is attached hereto and incorporated herein by reference. Also attached is a plat/survey of the 7.575 acre parcel, along with copy of tax map.
3. I acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 must be declared and identified on this petition. I further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. Proof of any declared zoning rights are attached.

Name: Clevon Woods Associates, LLC  
Address: c/o Charles E. Clement, Managing Member  
756 W. King Street  
P.O. Box 32  
Boone, NC 28607  
Telephone: 828-264-6411  
Email: cclement@clementlawoffice.com

Declaration of vested rights: None

NOTE: I request that the 7.575 acre parcel to be annexed be placed in the General Business Zoning District of the Town of Seven Devils.

Signature: *Charles E. Clement*  
Charles E. Clement, Managing Member  
Clevon Woods Associates, LLC  
756 W. King Street  
P.O. Box 32  
Boone, NC 28607  
828-264-6411  
cclement@clementlawoffice.com

7.575 acre tract to be Annexed into Town of Seven Devils

Property of Clevon Woods Associates, LLC  
conveyed by Deed from  
Hugh G. Aldridge and wife, Linda C. Aldridge  
Record Book 1381, Page 7, Watauga County Public Registry

Legal Description

BEING all that certain 7.575 acre tract or parcel of land located in Watauga Township, Watauga County, North Carolina, and more particularly described as follows:

BEGINNING on an iron stake in the line of (now or formerly) Everett Yarber, said iron stake located North 34 degrees 21 minutes East 135.84 feet from the "beginning" corner of a 19.362 acre tract; THENCE from the BEGINNING and with the line of (now or formerly) Everett Yarber North 34 degrees 21 minutes East 210 feet to a stake at a 10-inch Beech in the fence; THENCE North 39 degrees 23 minutes East 334.60 feet to an iron found in the old road; THENCE North 38 degrees 34 minutes East 165.24 feet to an iron found at a stump; THENCE South 35 degrees 09 minutes East 181.92 feet to an iron found; THENCE South 39 degrees 00 minutes East 394.96 feet to an iron found in the fence corner, the corner of now Clevon Woods Associates, LLC (formerly Charles Clement); thence with the line of Clevon Woods Associates, LLC the following courses and distances: South 39 degrees 16 minutes West 93.88 feet to a tack in a fence post; South 29 degrees 39 minutes West 49.69 feet to a 12-inch Ashe in the fence; South 37 degrees 57 minutes West 63.33 feet to a 12-inch Ashe in the fence; South 19 degrees 45 minutes West 96.15 feet to a tack in a fence post; South 01 degrees 24 minutes West 63.63 feet to a 12-inch Oak; and South 11 degrees 38 minutes West 62.65 feet to an iron found by a 24-inch Oak; THENCE with a new line North 65 degrees 56 minutes West 676.08 feet to the point and place of BEGINNING, and containing 7.575 acres as shown on Map or Plat No. B.S. 7929, entitled "Property of Suddie Mae Fox and Barbara F. Franklin," dated March 12, 1979, prepared by Burkett Surveyors, Inc., Walter H. Burkett, RLS No. L-1209.

FILED JoAnn Townsend  
Register of Deeds, Watauga Co NC  
Recording Fee \$20.00  
NC Real Estate TX \$334.00

2008061300067780 DEED  
Bk:BR1381 Pg:7  
06/13/2008 11:47:22 AM 1/3



## WARRANTY DEED

Excise Tax: \$334.00

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

This Warranty Deed made this 11th day of June, 2008, by and between

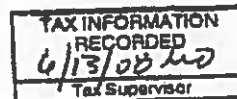
**HUGH G. ALDRIDGE and wife, LINDA C. ALDRIDGE**  
(hereinafter called "Grantors")

and

**CLEVON WOODS ASSOCIATES, LLC**  
a North Carolina limited liability company  
(hereinafter called "Grantee")

whose address is:

P.O. Box 32  
Boone, NC 28607



**WITNESSETH:**

Grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed and by these presents do give, grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns, in fee simple, all that certain parcel or tract of land situated in Watauga Township, Watauga County, North Carolina, and more particularly described as follows:

See attached Exhibit "A"

The foregoing description was prepared from information contained in the Deed recorded in Deed Book 191, Page 702 Watauga County Registry. See also deeds recorded in the following books and pages: Deed Book 192, Page 279; Deed Book

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191, Page 944; Deed Book 191, Page 946; Deed Book 257, Page 579; and Record Book 1031, Page 447, Watauga County Registry.

TO HAVE AND TO HOLD the aforesaid parcel or tract of land and all privileges and appurtenances thereunto belonging, or in any wise appertaining, unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant with Grantee that they are seized of the premises in fee simple and have the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, other than those exceptions set forth below; and that Grantors will warrant and defend the title to the same against the lawful claims of all persons whomsoever, except as hereinafter stated.

Title to the property hereinabove described is subject to the exceptions as set forth in the attached Exhibit "A".

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

*Hugh G. Aldridge* (SEAL)  
HUGH G. ALDRIDGE  
*Linda C. Aldridge* (SEAL)  
LINDA C. ALDRIDGE

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I certify that HUGH G. ALDRIDGE and wife, LINDA C. ALDRIDGE personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official seal this 11th day of June, 2008.



*Sharon L. Knipper*  
Notary Public Signature Above

Sharon L. Knipper  
Notary's Printed or Typed Name Above

My Commission Expires: 3-17-2009

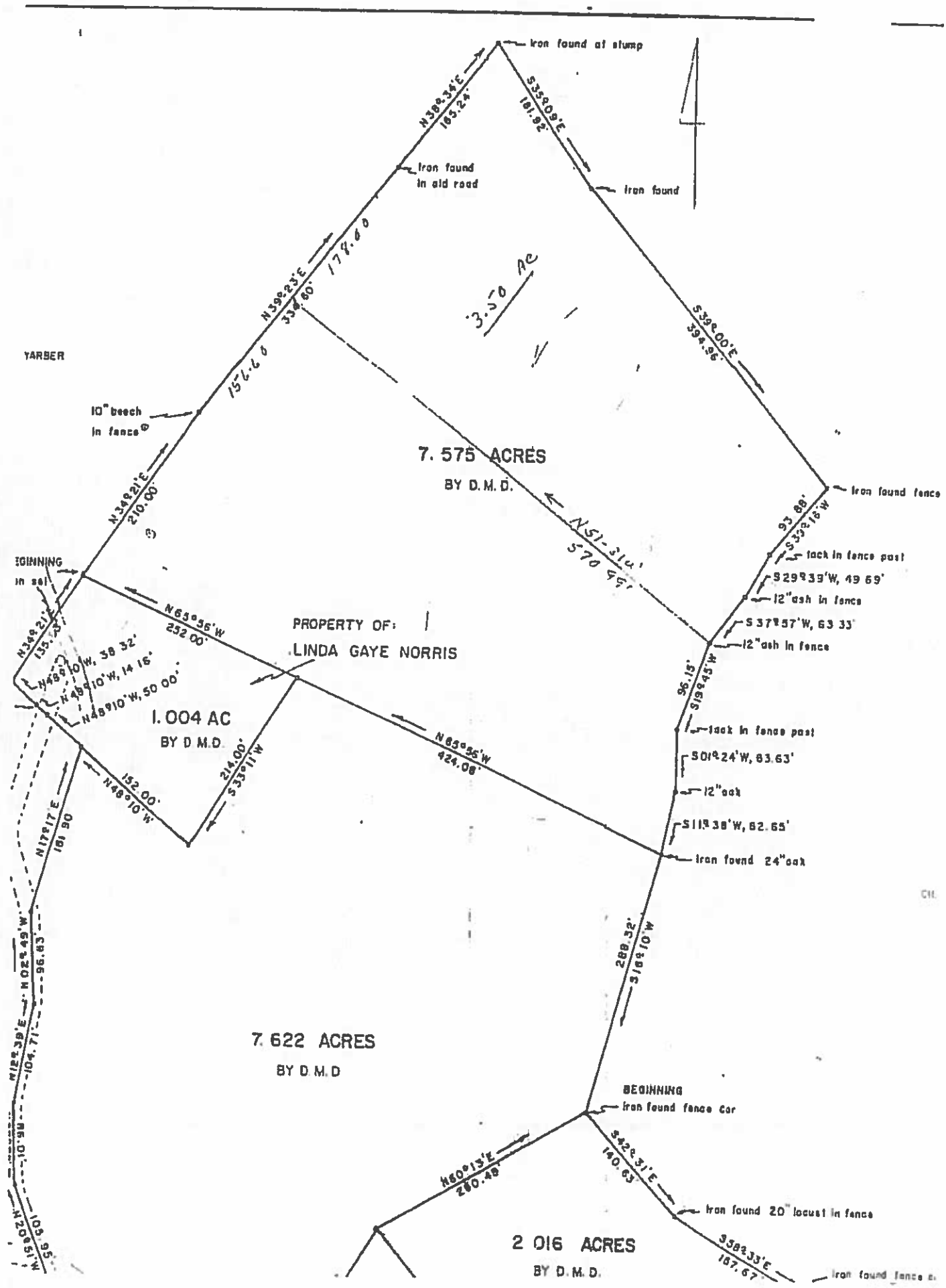
EXHIBIT "A"



Legal Description

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7.575 ACRES

BY D.M.D.

PROPERTY OF:  
LINDA GAYE NORRIS

1.004 AC

BY D.M.D.

7.622 ACRES

BY D.M.D.

2.016 ACRES

BY D.M.D.

YARBER

BEGINNING  
in soil

BEGINNING

Iron found fence cor

Iron found 20" locust in fence

Iron found fence c.

10" beech  
in fence

Iron found  
in aid road

Iron found at stump

Iron found

Iron found fence

Jack in fence post

S 29° 33' W, 49.69'

12" ash in fence

S 37° 57' W, 63.33'

12" ash in fence

Jack in fence post

S 01° 24' W, 63.63'

12" oak

S 11° 38' W, 62.65'

Iron found 24" oak

3.50 AC

M 122° 38' E, 102.49'  
M 102° 49' W, 96.83'  
M 104° 71' W, 104.71'  
M 105° 51' W, 105.51'  
M 150° 24' W, 150.24'  
M 56° 55' W, 56.55'

M 117° 17' E, 101.90'

N 48° 10' W, 152.00'

N 11° 11' W, 214.00'

N 65° 55' W, 232.00'

N 34° 21' E, 270.00'

N 39° 23' E, 339.80'

N 39° 23' E, 179.60'

N 38° 34' E, 183.24'

S 35° 00' E, 181.92'

S 39° 00' E, 394.26'

S 33° 28' W, 93.88'

N 51° 21' W, 570.99'

S 19° 45' W, 96.15'

S 18° 10' W, 288.32'

N 60° 13' E, 280.48'

S 42° 31' E, 140.63'

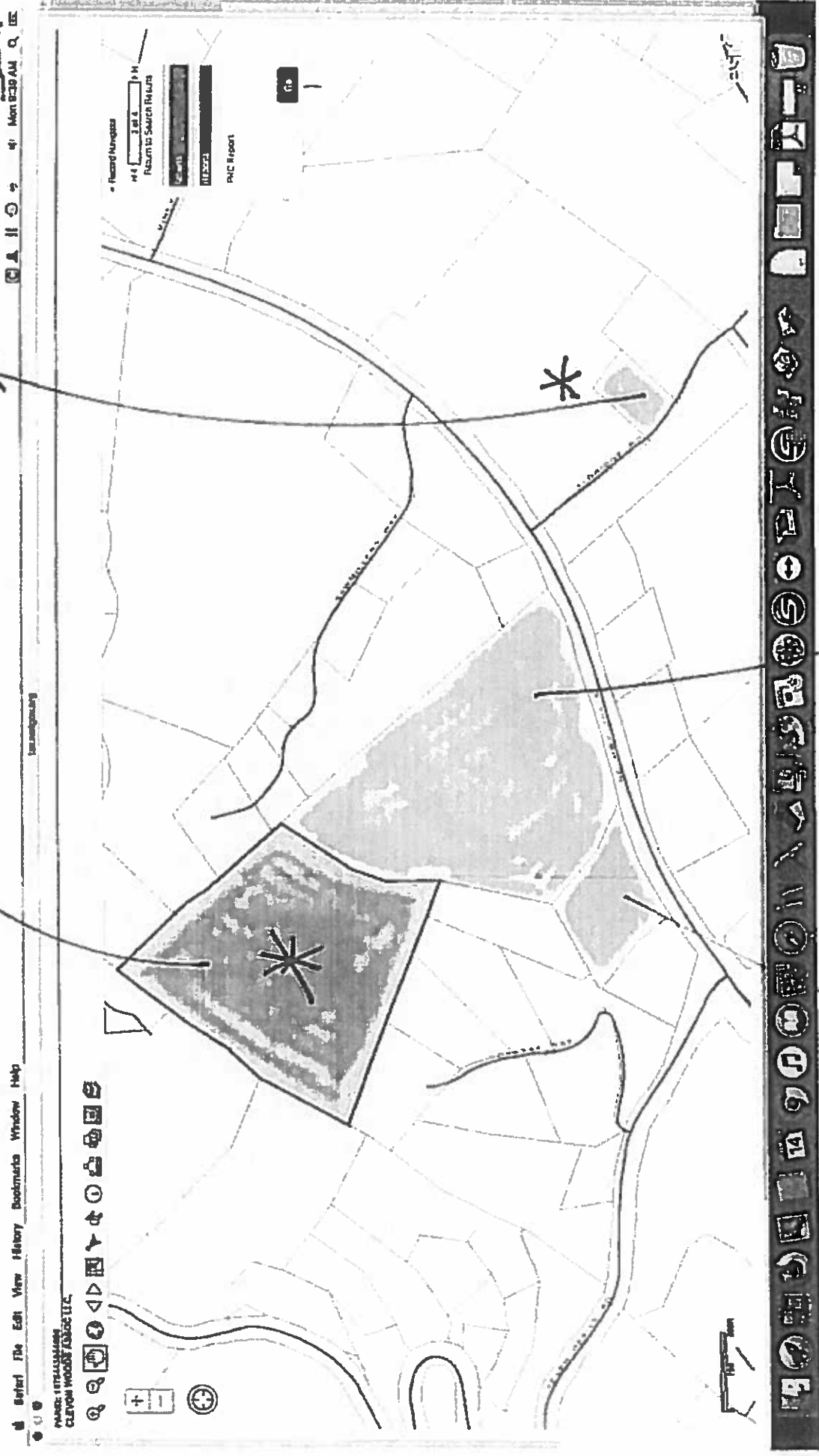
S 58° 33' E, 157.67'



CH.

Clewon woods  
Pin # 187844386400

Clewon Woods  
Pin # 1878537991  
000



Clewon Woods  
Pin # 1878447318000

Clewon Woods  
Pin # 1878434989000