

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Neighborhood Development at any time. Find annexation schedule here: <https://www.concordnc.gov/Departments/Planning/Planning-Services/Annexations> **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name New Cabarrus County Schools Middle School

Street Address 3817 Cochran Rd, Concord, NC 28027

Cabarrus County Property Identification Number(s) list below

P.I.N. 55181642570000

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreeage of Annexation Site 43.824

Annexation site is requesting connection to City of Concord Water and/or Sewer

Person to contact if there are questions about the petition

Name Brian Cone

Address Cabarrus County Schools
P.O. Box 388, Concord, NC 28026-0388

Phone 704-260-5654

Fax # N/A

Email brian.cone@cabarrus.nc.us

Written metes and bounds description of property to be annexed

K12.nc.us

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to rogerss@concordnc.gov.

Section D Annexation Petition

State of North Carolina, Cabarrus County, Petition of Annexation of Property to the City of Concord, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Concord, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present primary corporate limits of the City of Concord, North Carolina, or

Satellite (Not Contiguous) to the municipal limits of the City of Concord, and meets all of the requirements for NCGS §160A-58.1(b). This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes ___ No ___

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this ___ day of _____, 20___ by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Cabarrus County Phone 704-920-2100
Address P.O. Box 707, Concord, NC 28026-0707
Signature [Signature] Date 1-7-2020

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Cabarrus

Use this section for individual landowners.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Angela F. Poplin [Notary's Name], a Notary Public for said County and State, do hereby certify that Jonathan B. Marshall [Representative for Landowner], a duly authorized representative for Cabarrus County [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Deputy County Manager [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Authority execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 7th day of January, 2020

Angela F. Poplin
Notary Public

My commission expires October 22, 2023

[SEAL of Notary Public]

Notary's Stamp:

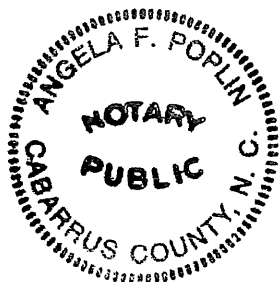
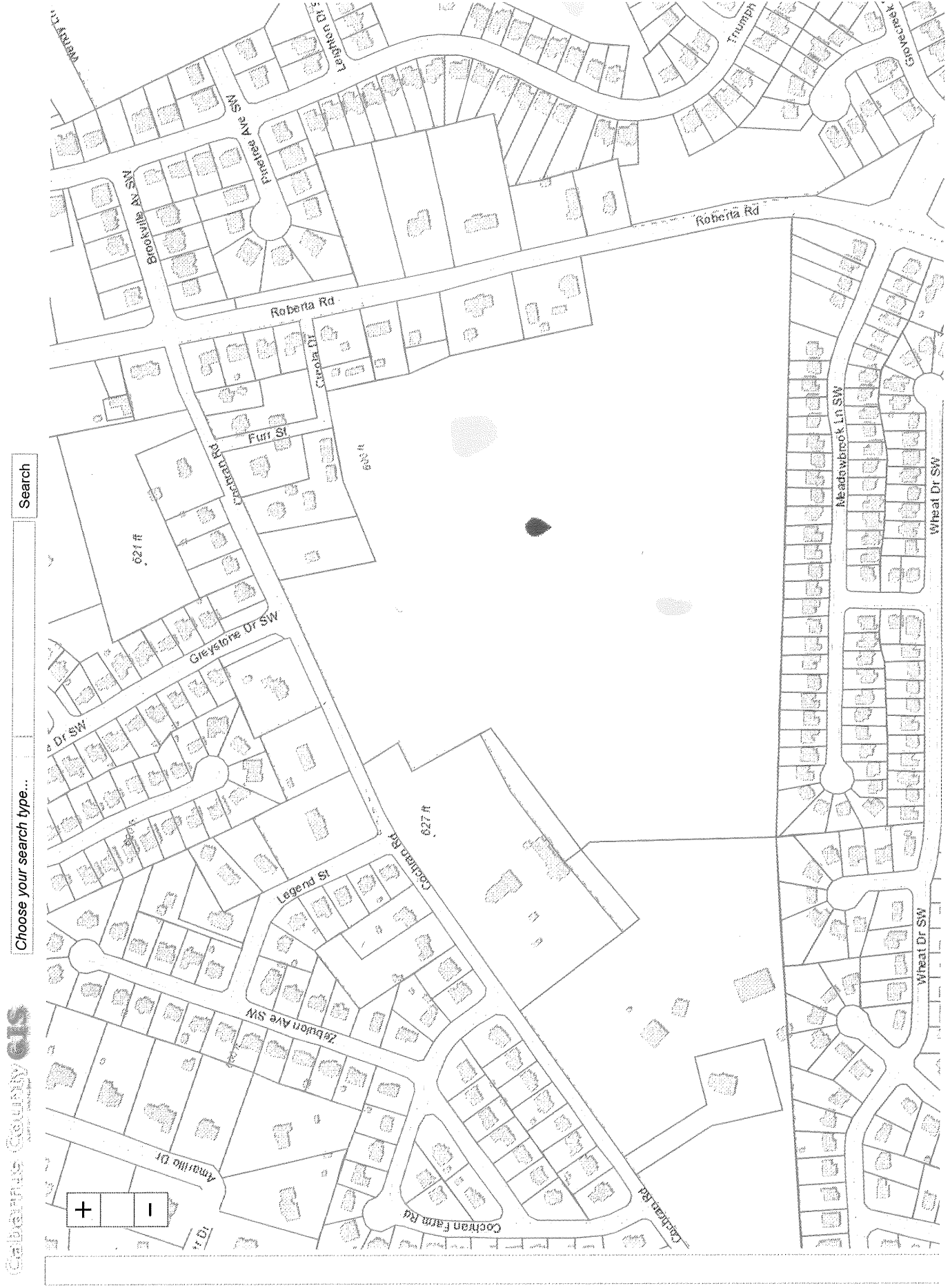


Exhibit A

Beginning at a ½" rebar, said rebar being located within the right-of-way of Cochran Road (Variable Public R/W), said rebar being a common corner with now or formerly Trustees of Roberta United Methodist Church (Deed Bk. 8952, Pg. 47); thence within the right-of-way of Cochran Road (Variable Public R/W), N 66°45'09" E 574.18 feet to a set ½" rebar, said rebar being a common corner with now or formerly Larry D. Greene (Deed Bk. 423, Pg. 401); thence with the property of now or formerly Larry D. Greene (Deed Bk. 423, Pg. 401) the following two (2) calls: (1) S 11°42'35" E 288.75 feet to a ¾" rod; (2) N 66°02'42" E 149.15 feet to a 5/8" rebar; thence through the property of Ophelia C. Furr (Deed Bk. 255, Pg. 199), N 67°20'22" E 109.99 feet to a set ½" rebar; thence N 80°00'06" E passing a set ½" rebar on line at 157.77 feet for a total of 262.75 feet to a set ½" rebar; thence a new line S 10°51'38" E 150.02 feet to a ½" rebar, said rebar being a common corner with now or formerly Angel Rivera (Deed Bk. 9938, Pg. 4); thence with the property of now or formerly Angel Rivera (Deed Bk. 9938, Pg. 4) S 10°51'38" E 99.65 feet to a 5/8" rebar, said rebar being a common corner with now or formerly Angel Rivera (Deed Bk. 9938, Pg. 4); thence a new line S 22°32'39" E 129.47 feet to a ¾" pipe, said pipe being a common corner with now or formerly Pamela F. Hughes (Deed Bk. 424, Pg. 276); thence with the common rear property lines of now or formerly Pamela F. Hughes (Deed Bk. 424, Pg. 276) and now or formerly Colby Cochran (Deed Bk. 12906, Pg. 280), S 11°15'34" E passing a 5/8" rod on line at 222.88 feet for a total of 422.93 feet to a 5/8" rebar; thence with the property of now or formerly Colby Cochran (Deed Bk. 12906, Pg. 280), N 80°33'59" E, passing a ¾" rod at a ½" rebar on line at 196.37 feet for a total of 226.14 feet to calculated point, said point being located in the center of Roberta Road (60' Public R/W); thence within the right-of-way of Roberta Road (60' Public R/W) S 10°18'23" E 639.11 feet to a calculated point; thence with the rear property of Lots #1-30 of Meadowbrook Map 1 & 2 (Map Bk. 35, Pg. 35 & Map Bk. 36, Pg. 10), N 87°48'47" W 1830.00 feet to a ½" pipe, said pipe being a common corner with now or formerly Ophelia Furr (Deed Bk. 679, Pg. 21); thence with the property of now or formerly Ophelia Furr (Deed Bk. 679, Pg. 21) the following two (2) calls: (1) N 00°42'35" W 545.62 feet to a ½" rebar; (2) N 36°41'39" W 34.99 feet to a set ½" rebar; thence two new lines (1) N 54°05'27" E 436.13 feet to a set ½" rebar; (2) N 26°16'15" W 28.97 feet to a ½" rebar, said rebar being a common corner with now or formerly Trustees of Roberta United Methodist Church (Deed Bk. 8952, Pg. 47); thence with the property of now or formerly Trustees of Roberta United Methodist Church (Deed Bk. 8952, Pg. 47) the following three (3) calls: (1) N 26°16'15" W 226.42 feet to a ¾" rebar; (2) N 66°11'19" E 91.00 feet to a ½" rebar; (3) N 30°18'05" W 131.86 feet to the POINT AND PLACE OF BEGINNING and containing 43.824 AC.

Exhibit C



Section E (continued) Supplemental Information

Street Information

Proposed total linear mileage of roadway installed									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed total number of non-state maintained street miles									
Year 1		Year 2		Year 3		Year 4		Year 5	

Water Information

Typical water service(s) (i.e. ¾", 1", etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Typical irrigation meter size(s) to be installed (i.e. 3/4 ", 1", etc.)									
Number of Services Requested									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Sewer Information

Typical sewer service(s) (i.e. 4", 6", 8" etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information

Solid Waste Data

Number of Rollouts needed for Multi-Family Units									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)									
Year 1		Year 2		Year 3		Year 4		Year 5	

PLEASE SUBMIT ANY SKETCH PLANS OR PRELIMINARY PLATS THAT YOU MAY CURRENTLY HAVE FOR YOUR PROJECT.

City Contact Information

Planning and Neighborhood Development	704-920-5146
Water Resources Director	704-920-5343
Director of Electric Services	704-920-5301
Director of Engineering	704-920-5401
Solid Waste Manager	704-920-5351
Fire Chief	704-920-5536
Police Chief	704-920-5000
Transportation	704-920-5362
Legal	704-920-5114

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS
FILED Nov 05, 2019
AT 12:35 pm
BOOK 13824
START PAGE 0187
END PAGE 0189
INSTRUMENT # 30757
EXCISE TAX \$4,032.00
EBV

SCANNED AND RETURNED

PREPARED BY:
LAW OFFICES OF ROBERT M. CRITZ, P.A.
P. O. BOX 745
CONCORD, NC 28026-0745
FILE NO. 27743-C

RETURN TO:
LAW OFFICES OF RICHARD M. KOCH, P.A.
3220-201 PROSPERITY CHURCH ROAD
CHARLOTTE, NC 28269

REVENUE STAMPS: \$4032.00
PIN: p/o 5518-16-0083, p/o 5618-16-3754 and p/o 5518-16-9135

NO TITLE OPINION RENDERED NOR IMPLIED

NORTH CAROLINA

GENERAL WARRANTY DEED

CABARRUS COUNTY

THIS GENERAL WARRANTY DEED, made this 4th day of November, 2019, by and between **OPHEILA C. Furr (Unmarried)**, whose mailing address is c/o Rodney Furr, 4021 Cochran Road, SW, Concord NC 28027, Grantor, and **CABARRUS COUNTY**, a body politic and political subdivision of the State of North Carolina, whose mailing address is c/o Michael K. Downs, P.O. Box 707, Concord, NC 28026-0707, Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context. Neither the property, nor any part thereof, is the primary residence of the Grantor.

WITNESSETH:

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That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land, more particularly described as follows:

Lying and being in the City of Concord, No. 2 Township, Cabarrus County, North Carolina, and being Lot No. 1 (consisting of 43.824 acres, or 1,908,990.50 square feet), as shown on the RECOMBINATION PLAT OF 45.958 ACRES-COCHRAN ROAD, said plat being on file in the Office of the Register of Deeds for Cabarrus County, North Carolina, in Map Book 82, Page 15, specific reference thereto being hereby made for a more complete description thereof by metes and bounds.

Harold D. Furr, spouse of the Grantor, died testate on March 23, 2017, a resident of Cabarrus County, North Carolina. See Estate File No. 17-E-362 in the Office of the Clerk of Superior Court of Cabarrus County, North Carolina. See also that Certification of Trust of the Harold David Furr Trust Agreement recorded in Book 13676, Page 102, Cabarrus County Registry.

TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all liens and encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and subsequent years, easements, restrictions, and any other exceptions of record, any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, and matters that would be disclosed by a current survey and inspection of the aforesaid tract or parcel of land.

IN TESTIMONY WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ophelia C. Furr (SEAL)
Ophelia C. Furr

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Crystal D. Almond, a Notary Public in and for the County of Union and State of North Carolina, do hereby certify that **Ophelia C. Furr** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp, this the 4th day of November, 2019.

Crystal D Almond
Notary Public

My Commission Expires: 4/25/23
(Notary Seal)

