



Planning &
Neighborhood Development
35 Cabarrus Avenue, West
PO Box 308 Concord, NC 28026
Phone: 704-920-5146
Email: rogerss@concordnc.gov

Petition for Annexation into the Concord City Limits

Section A Submittal Checklist	
Please include all of the following (check off). If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:	
Required - An incomplete application will delay the annexation process.	
X	Written metes and bounds description of the property to be annexed. {Must include in application packet <u>and</u> email a Microsoft Word version to rogerss@concordnc.gov . Mark as Exhibit A . Source can be from Survey or Deed.
X	Map showing above written metes and bounds description of the property to be annexed in relation to the current <u>city</u> limits. Mark as Exhibit B .
X	A Current County Tax Map with parcels included in the annexation request clearly marked. Mark as Exhibit C . http://gis.cabarruscourty.us/gisdataexplorer/
X	Correct Parcel Identification Number(s) (PIN) on second page of application This is very important. Please indicate if the property to be annexed is only a portion of an existing parcel. http://gis.cabarruscourty.us/gisdataexplorer/
X	Property Owners' Signatures, Date of Signatures, and addresses. See page 3 of this application. All real <u>property owners</u> must sign the application, and such signature must be notarized. An authorized representative must sign on behalf of each legal entity that holds ownership of the property and such <u>representative's signature</u> must be notarized. <u>One signature</u> for each <u>legal ownership</u> interest in the <u>property</u> . Please include signatures of new owners if ownership will change during the annexation process.
X	Notary Statements for each signature
X	General Warranty Deed showing ownership of the property. Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed .
	Statement of vested rights claimed, if any.
	\$300.00 Application Fee
	A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).
X	This application form (Sections A, B, C, and D) completed, dated and <u>signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application page 2.
Optional, but will assist in the steps following the annexation process	
	Section E (Supplemental Information)
X	Copy of any proposed plans, which may include but is not limited to a preliminary site plan or final site plan
X	Appropriate application(s) for City of Concord Planning & Zoning Commission (Rezoning Petition)
X	List of Current Adjacent Property Owners

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 **Electric Systems Operation Center**

Street Address **505 Alfred Brown Jr Ct SW**

Cabarrus County Property Identification Number(s) list below

P.I.N. **5539-26-7994**

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site +/- **16.596 acres**

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

Person to contact if there are questions about the petition

Name **Andrea Cline, Substation SCADA Coordinator, Electric Systems**

Address **635 Alfred Brown Jr Ct SW; PO Box 308; Concord, NC 28026**

Phone **704-920-5311**

Fax# **704-920-6948**

Email clinea@concordnc.gov

Written metes and bounds description of property to be annexed

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

SEE ATTACHED

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:

X	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	<u>Lloyd Wm. Payne, Jr</u>	Phone	<u>704-920-5215</u>
Address	<u>35 Cabarrus Ave</u>		
Signature	<u>[Signature]</u>	Date	<u>4/21/2021</u>

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: N.C.
County of: Rowan

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, Leslie Jenkins [Notary's Name], a Notary Public for said County and State, do hereby certify that Lloyd Wm. Payne [Representative for Landowner], a duly authorized representative for City of Concord [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is City 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-Attorney 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.

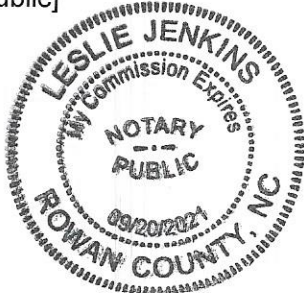
Witness my hand and official seal this 21 day of April, 2021

Leslie Jenkins
Notary Public

My commission expires September 30, 2021

[SEAL of Notary Public]

Notary's Stamp:



Section E Supplemental Information

In order for the City of Concord to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area										+/- 16.5					
Current Population of Area															
Current Zoning of Area										I-1 and C-2					
Desired City Zoning of Area										I-2					
Proposed Use (i.e. residential, commercial, or industrial)										municipal					
Estimated Total Value of Residential Units for the Proposed Development															
Total Proposed Number of Dwelling Units															
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)															
Year 1		Year 2		Year 3		Year 4		Year 5							
Estimated Total Value of Business Units for the Entire Proposed Development															
Commercial Value						Industrial Value						Other (not-for-profit) Value			
Proposed Number of Commercial															
Year 1		Year 2		Year 3		Year 4		Year 5							
Proposed Number of Industrial															
Year 1		Year 2		Year 3		Year 4		Year 5							
Proposed Number of Other (not-for-profit)?															
Year 1		Year 2		Year 3		Year 4		Year 5							

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	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	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	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	1	Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling									
Year 1	1	Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)									
Year 1	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

Exhibit A

LYING AND BEING in Township Number 11, City of Concord, Cabarrus County, North Carolina and being 16.596 acres located near U.S. Hwy 601 Bypass (aka \Warren Coleman Blvd) and being a PORTION of the same property conveyed to Bill R. Krimminger, on June 30, 1995 in Deed Book 1443, at Page 270 of the Cabarrus County Registry and is further described as follows:

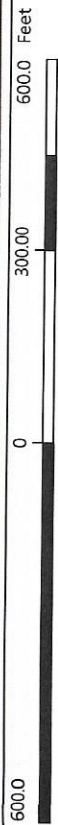
Beginning at a calculated point, said point being located within the right-of-way of U.S. Hwy 601 Bypass (Variable Public R/W). said point being located S 12°47'55" \V 92.82 feet from a 1/2" rebar, said rebar being located on the northern right-of-way of U.S. Hwy 601 Bypass (Variable Public R/W), thence within the right-of-way of U.S. Hwy 601 Bypass (Variable Public R/W), N 87°57'05" E 808.55 feet to a **calculated point, said calculated point being located on the common property line with now or formerly Roman Catholic Diocese of Charlotte, NC** (Deed Bk. 4256, Pg. 100); thence with the property of now or formerly Roman Catholic Diocese of Charlotte, NC (Deed Bk. 4256, Pg. 100), S 33°25'45" E passing a 5/8" rebar on line at 85.03 feet for a total of 476.99 feet to a 1" pipe, said pipe being a common corner with now or formerly the City of Concord (Deed Bk. 7316, Pg. 303); thence with the property of now or formerly the City of Concord (Deed Bk. 7316, Pg. 303) the following three (3) calls: (1) S 33°35'40" W 437.25 feet to a 1" pipe; (2) S 27°40' 19" W 440.55 feet to a 1/2" rebar; (3) S 06°39'37" W 83.59 feet (L2) to a 1/2" rebar, said rebar being located on the eastern right- of-way of Alfred Brown Jr. Court SW (60' Public R/W); thence with the eastern right-of-way of Alfred Brown, Jr. Court SW (60' Public R/W) the following three (3) calls: (1) N 30°37'30" W 1104.47 feet to a 1/2" rebar; (2) with a curve to the right, having a radius of 350.00 feet, an arc of 174.10 feet and a chord bearing and distance of N 16'22'3 1" W 172.31 feet (C1) to a calculated point; (3) N 02°07'30" W, passing a PK nail on line at 0.90 feet, for a total of 90.90 feet (L3 and L4, combined) to the POINT AND PLACE OF BEGINNING and containing 16.596 Acres, as shown on survey, titled, "16.596 Acres-Alfred Brown Jr. Ct SW," dated September 10, 2019 by **NorStar Land Surveying, Inc.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1443 page 270.

Exhibit B

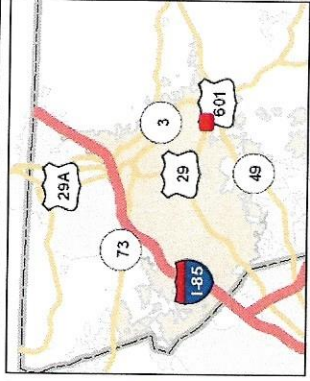


1: 3,600



NAD_1983_North_Carolina
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



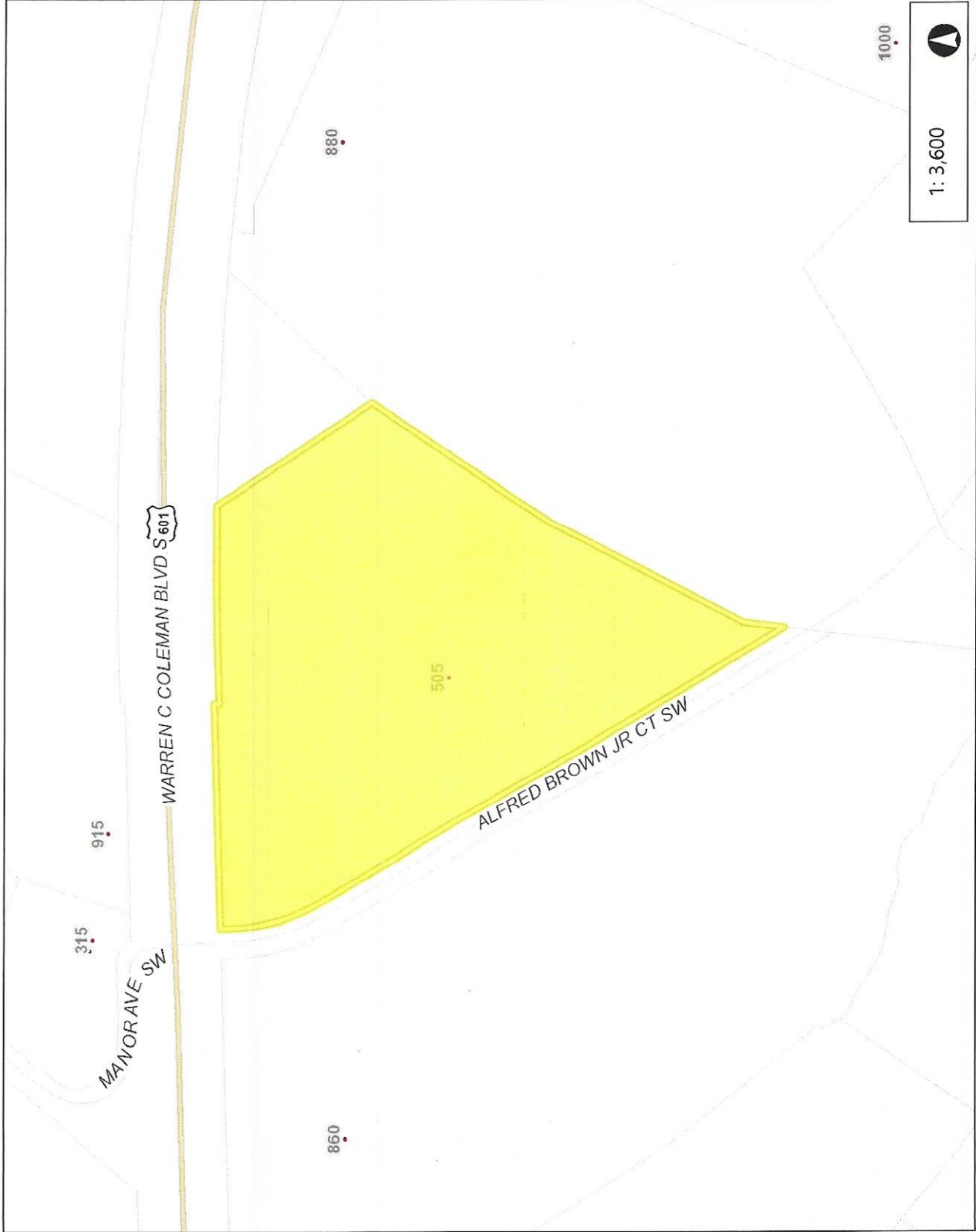
Legend

- Address Point
- Parcels
- Highways**
 - Interstate
 - NC Highway
 - US Highway
- Roads**
 -
- ▭ Concord City Limits Zoomed In
- ▭ Other Municipal Boundaries
- ▭ Cabarrus County

Electric Systems Operations Complex
505 Alfred Brown Jr Ct SW
PIN 5539-26-7994



Exhibit C



1: 3,600



NAD_1983_North_Carolina
© Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Address Point
- Parcels
- Highways
 - Interstate
 - NC Highway
 - US Highway
- Roads
- Cabarrus County

Electric Systems Operations Complex
505 Alfred Brown Jr Ct SW
PIN 5539-26-7994

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS

FILED Sep 23, 2019
AT 04:15 pm
BOOK 13734
START PAGE 0318
END PAGE 0320
INSTRUMENT # 25645
EXCISE TAX \$1,117.00
SMS

SCANNED AND RETURNED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,117.00

Parcel Identifier No. P/O 5539-26-3765 Verified by _____ County on the ____ day of _____, 20____
By: _____

/ Mail/Box to: City of Concord Register of Deeds Box

This instrument was prepared by: VaLerie Kolczynski, City Attorney

Brief description for the Index: 16.596 Acres, Hwy 601 Bypass (aka Warren Coleman Blvd)

THIS DEED made this 23rd day of September, 2019, by and between

GRANTOR

GRANTEE

BILL R. KRIMMINGER, (an unmarried man)

CITY OF CONCORD,
A NORTH CAROLINA MUNICIPAL CORPORATION

Address:
5612 Shoreview Drive
Concord, NC 28025

Address:
PO Box 308
Concord, NC 28026-0308

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, 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 lot, parcel of land or condominium unit situated in the City of Concord, No. Eleven (11) Township, Cabarrus County, North Carolina and more particularly described as follows:

LYING AND BEING in Township Number 11, City of Concord, Cabarrus County, North Carolina and being 16.596 acres located near U.S. Hwy 601 Bypass (aka Warren Coleman Blvd) and being a PORTION of the same property conveyed to Bill R. Krimminger, on June 30, 1995 in Deed Book 1443, at Page 270 of the Cabarrus County Registry and is further described as follows:

Beginning at a calculated point, said point being located within the right-of-way of U.S. Hwy 601 Bypass (Variable Public R/W), said point being located S 12°47'55" W 92.82 feet from a 1/2" rebar, said rebar being located on the northern right-of-way of U.S. Hwy 601 Bypass (Variable Public R/W), thence within the right-of-way of U.S. Hwy 601 Bypass (Variable Public R/W), N 87°57'05" E 808.55

3/26

feet to a calculated point, said calculated point being located on the common property line with now or formerly Roman Catholic Diocese of Charlotte, NC (Deed Bk. 4256, Pg. 100); thence with the property of now or formerly Roman Catholic Diocese of Charlotte, NC (Deed Bk. 4256, Pg. 100), S 33°25'45" E passing a 5/8" rebar on line at 85.03 feet for a total of 476.99 feet to a 1" pipe, said pipe being a common corner with now or formerly the City of Concord (Deed Bk. 7316, Pg. 303); thence with the property of now or formerly the City of Concord (Deed Bk. 7316, Pg. 303) the following three (3) calls: (1) S 33°35'40" W 437.25 feet to a 1" pipe; (2) S 27°40'19" W 440.55 feet to a 1/2" rebar; (3) S 06°39'37" W 83.59 feet (L2) to a 1/2" rebar, said rebar being located on the eastern right-of-way of Alfred Brown Jr. Court SW (60' Public R/W); thence with the eastern right-of-way of Alfred Brown Jr. Court SW (60' Public R/W) the following three (3) calls: (1) N 30°37'30" W 1104.47 feet to a 1/2" rebar; (2) with a curve to the right, having a radius of 350.00 feet, an arc of 174.10 feet and a chord bearing and distance of N 16°22'31" W 172.31 feet (C1) to a calculated point; (3) N 02°07'30" W, passing a PK nail on line at 0.90 feet, for a total of 90.90 feet (L3 and L4, combined) to the POINT AND PLACE OF BEGINNING and containing 16.596 Acres, as shown on survey, titled, "16.596 Acres - Alfred Brown Jr. Ct SW," dated September 10, 2019 by NorStar Land Surveying, Inc. and is attached as Exhibit A for further reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1443 page 270.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book [N/A] page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the 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 encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

By: [Signature]
Print Name: Bill R. Krimminger

State of NC - County of Cabarrus

I, Ellen C Thomas, a notary public in and for said county and state, do hereby certify that Bill R. Krimminger personally appeared before me this day and acknowledged that he ~~she~~ voluntarily signed the foregoing document.

WITNESS my hand and notarial seal, this 23 day of September 2019.

[Signature]
Notary Public

My commission expires: 2/24/2023



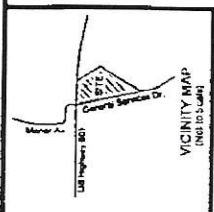
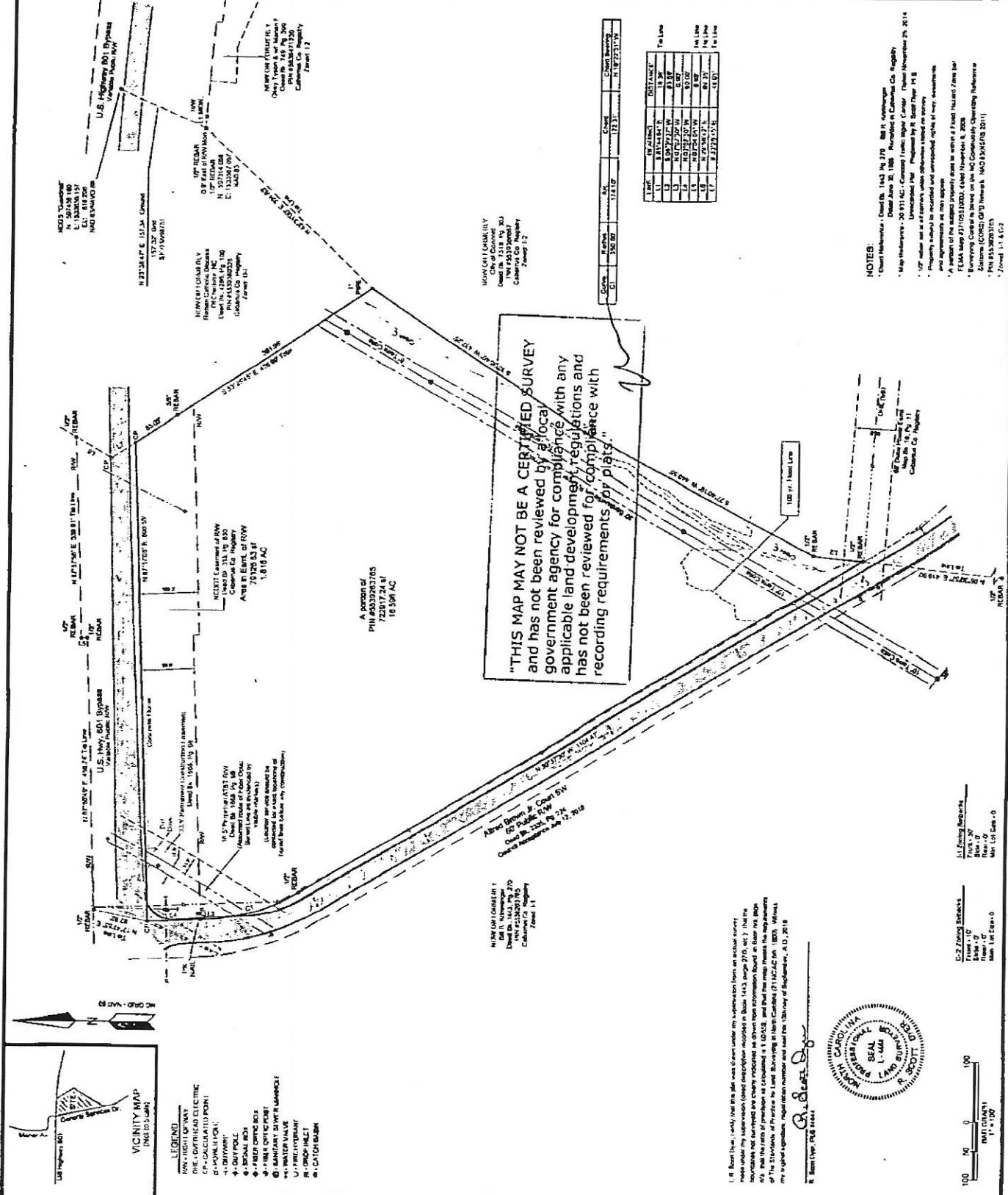


NORSTAR LAND SURVEYING, INC.
552-B Newell Street NW
Concord, NC 28025
Ph 704 721 6651
Fax 704 721 6653
Firm Lic # C-2294

BOUNDRARY SURVEY
City of Concord
Caldwell County, NC
16.596 AC - Alfred Brown Jr. Cl. SW

Prepared for: City of Concord - Engineering Dept.

DATE	September 10, 2019
SCALE	1" = 100'
NLS NO.	10183
DRAWN BY	S. Kimmy
CHECKED BY	S. Dyer
BY	
REVISION	
DATE	
SHEET	1 OF 1



- LEGEND**
- 1. RIGHT OF WAY
 - 2. DUTY ROAD ELEVATION
 - 3. CALCULATED POINT
 - 4. BENCHMARK
 - 5. BENCH MARK
 - 6. ADJACENT CORNER
 - 7. ADJACENT CORNER
 - 8. BENCHMARK
 - 9. WATER VALVE
 - 10. FIRE HYDRANT
 - 11. SPOKE WELLS
 - 12. UTILITY

A portion of
PIN #0303293703
722017.24 N
18.506 AC

"THIS MAP MAY NOT BE A CERTIFIED SURVEY and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

LINE	BEARING	DISTANCE
1	S 89° 12' 30" W	18.506
2	S 89° 12' 30" W	18.506
3	S 89° 12' 30" W	18.506
4	S 89° 12' 30" W	18.506
5	S 89° 12' 30" W	18.506
6	S 89° 12' 30" W	18.506
7	S 89° 12' 30" W	18.506
8	S 89° 12' 30" W	18.506
9	S 89° 12' 30" W	18.506
10	S 89° 12' 30" W	18.506

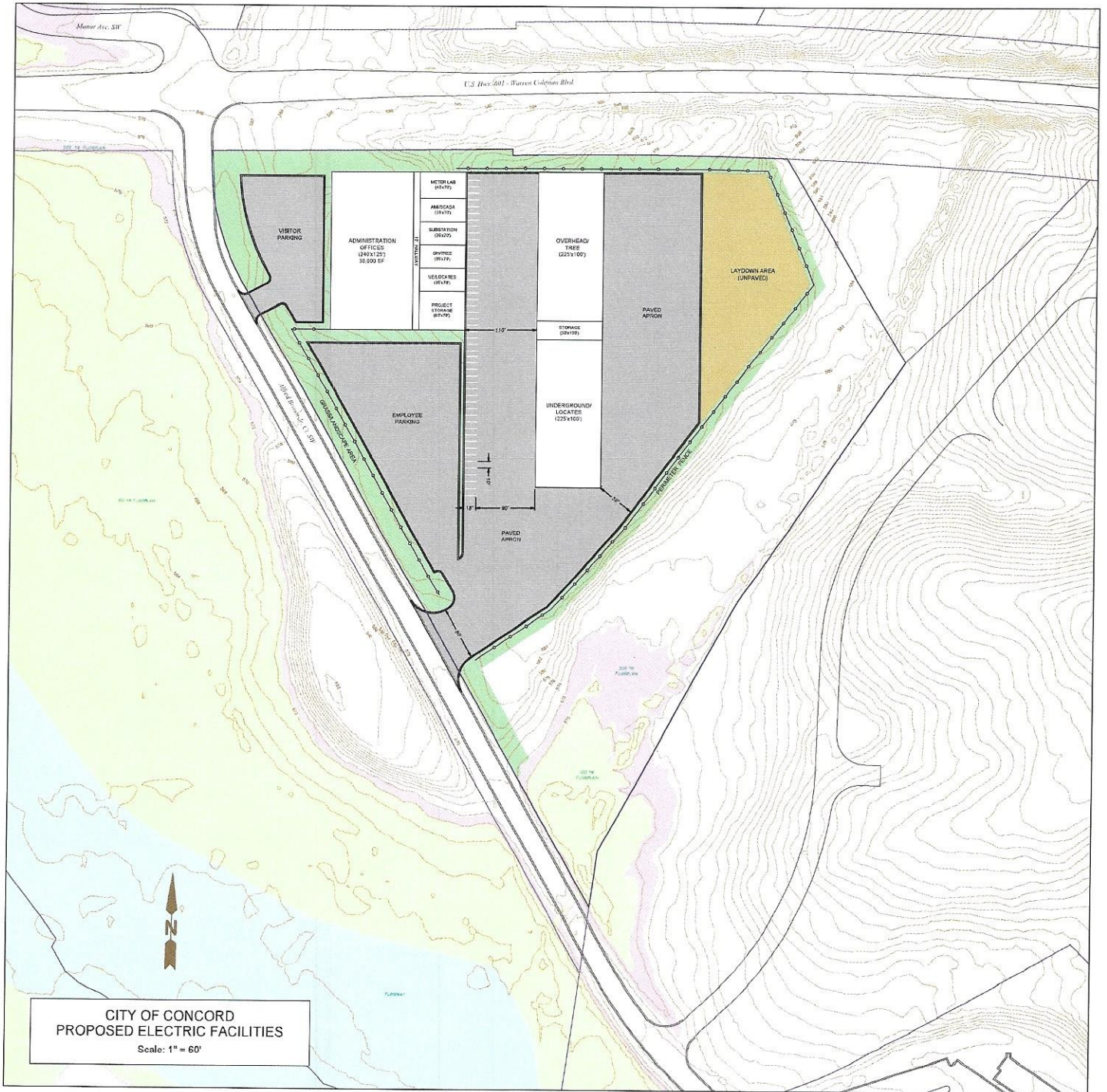
I, S. Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 1443, page 270, etc.) that the measurements and bearings are correct and were taken from a monument found in place at the time of the survey and that the measurements and bearings are correct and were taken from the original plat and that the original plat is on file in the office of the Register, A.D. 2019.



1" = 100'
100 0 100
100 0 100
100 0 100

NOTES:

- 1. Detail information: Check for 100' by 100' map in appropriate area of the map.
- 2. Map reference: 30 913 AC, Caldwell County, North Carolina, November 24, 2014.
- 3. Property shown as not surveyed and unimproved right of way, easements, and appurtenances as more apppe.
- 4. Easement shown as not surveyed and unimproved right of way, easements, and appurtenances as more apppe.
- 5. Surveying Control is based on the NC Geodetic Reference System (NAD 83) datum, NAD 83 datum, NAD 83 datum.
- 6. PIN #0303293703.
- 7. PIN #0303293703.
- 8. PIN #0303293703.
- 9. PIN #0303293703.



**CITY OF CONCORD
 PROPOSED ELECTRIC FACILITIES**
 Scale: 1" = 60'

Property Owners Adjacent to 505 Alfred Brown Jr Ct SW

Name	Name 2	Mailing Address	City	State	Zip
CINNAMON HILLS HOA	C/O JEANNE M TORELLO VP	PO BOX 1377	CONCORD	NC	28026
HABTEMARIAM TEFAMICHAEL GHEBREZGHIHER	ANDEMARIAM ESTIFANOS T	742 WINDY DR	STONE MTN	GA	30087
IRISH BUFFALO LLC		701 WILLIAMSBURG DR NE	CONCORD	NC	28025
MORRISON LINDA P	TRUSTEE	1195 OLD CHARLOTTE RD SW	CONCORD	NC	28027
ROMAN CATHOLIC DIOCESE CHAR NC	WEST MAURICIO W ADMINISTRATOR	139 MANOR AVE SW	CONCORD	NC	28025
GAIL SEEGER	CINNAMON HILLS PRESIDENT	95 PADDINGTON DR SW	CONCORD	NC	28025