DURHAM
1869
CITY OF MEDICINE

CITY OF DURHAM
Office of the City Clerk
101 CITY HALL PLAZA | DURHAM, NC 27701
919.560.4166 | F 919.560.4835

www.durhamnc.gov

STATE OF NORTH CAROLINA
CITY OF DURHAM

I, D. Ann Gray, duly appointed City Clerk of the City of Durham, North Carolina, do hereby certify that the ownership is sufficient for the following Voluntary Annexation Petition based on Signature of Property Owners, Notarization of Signatures and Certificate of Title submitted to the City/County Planning Department and received in the City Clerk's Office on May 31, 2013:

BDG1300006 Montclair II

WITNESS my hand and the corporate seal of the City of Durham, North Carolina, this the 31st day of May, 2013.

D. Ann Gray, MMC
City Clerk

EDENS LAND CORP
ENGINEERING - DEVELOPMENT

May 13, 2013

Matt Wagner
Sr. Budget and Management Analyst
Budget and Management Services Dept.
101 City Hall Plaza
Durham, NC 27701

RE: Annexation request for: PIN 0707-01-26-3803 / Parcel ID: 143130
PIN 0707-01-17-8452 / Parcel ID: 143142

Dear Mr. Wagner,

On behalf of our client, David Weekley Homes, Edens Land Corp is requesting annexation of 2 tracts totaling 14.89 acres located at 5856 and 8020 Farrington Mill Road, near the intersection of Farrington Mill Road and Barbee Chapel Road.

We are proposing a residential development that is currently planned to include a maximum of 24 single-family homes. Sales prices for the homes are estimated to be an average of $400,000. The total value of the entire project, upon completion, is estimated at $ 9,600,000.

The current zoning is RR (Rural Residential). The linear footage of the proposed public streets is estimated to be 923'. The estimated completion date of the infrastructure portion of the project is early / mid 2014. The anticipated schedule for the number of homes being constructed and occupied, which can be affected by market conditions, is as follows:

- 2014 – 12 homes
- 2015 – 12 homes

If you have any questions, you may contact me at (919) 706-0550 or via email at jarrod.edens@edensland.com.

Sincerely,

EDENS LAND CORP

Jarrod B. Edens, P.E.
President

2144 PAGE ROAD • SUITE 204 • DURHAM, NC 27703 • 919.706.0550 OFFICE
WWW.EDENSLAND.COM

PETITION FOR VOLUNTARY ANNEXATION TO THE CITY OF DURHAM OF A NONCONTIGUOUS AREA (SATELLITE)

To the Mayor and Members of the City Council of the City of Durham, N.C.:

The undersigned respectfully petition the City Council of the City of Durham to annex the hereinafter described property to the City of Durham, such annexation to be pursuant to Part 4, Article 4A, Chapter 160A of the North Carolina General Statues (G.S. 160A-58 et seq.). In support of this petition and pursuant to G.S. 160A-58.1, the undersigned do hereby respectfully submit the following information:

1. The undersigned whose names are signed to this petition own all real estate in the area described herein, with the exception of the following: Owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina; Railroad Companies; Public Utility as defined in G.S. 62-3(23); Electric Membership Corporation; and Telephone Membership Corporations.

2. The nearest point of the area described herein to the primary corporate limits of the City of Durham is not more than three (3) miles.

3. No part of the area described herein is closer to the primary corporate limits of another city than to the primary corporate limits of the City of Durham.

4. If any part of the area described herein is a part of a subdivision as defined in G.S. 160A-376, then all of said subdivision is included within the area described.

5. This area proposed for annexation under this petition is described by metes and bounds as follows:

(ATTACH A METES AND BOUNDS DESCRIPTION FOR THE AREA TO BE ANNEXED)

Respectfully submitted this 10 day of MAY, 2013.

Type or Print Name of Property Owner(s)	Address and Phone Number:	Property PIN#/ Parcel ID #
William A. Reppy, Jr.; Juliann Tenney	5700 Barbee Chapel Road Chapel Hill, NC 27517	0707-01-17-8452; 143142
Margaret Louise Parker	8020 Farrington Mill Road Chapel Hill, NC 27517	0707-01-26-3803; 143130

Please sign and complete the requested information on the Signature page of this petition

(For Budget and Management Services Use)

Date Received: _____ Total Land Mass: _____

Received by: _____ % Satellite: ___ If > 10%, return

Revised 8-22-12

ANNEXATION PETITION SIGNATURE PAGE

EVERY INDIVIDUAL WITH OWNERSHIP INTEREST:

INDIVIDUAL OWNER:	TAX PARCEL ID#	PRINT OR TYPE NAME AND ADDRESS:
William A Reppy Jr. (Signature)	143142	William A. Reppy, Jr. 5700 Barbee Chapel Road

ALL SIGNATURES MUST BE NOTARIZED!!!

NOTARIZATION

NORTH CAROLINA
Orange COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that William A Reppy, Jr personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 7 day of May, 2013.

Sondra W. Haithcock
Notary Public
Orange County
North Carolina
My Commission Expires 4/14/2014

Sondra W. Haithcock
Notary Public

My commission expires 04-14-2014.

INDIVIDUAL OWNER:	TAX PARCEL ID#	PRINT OR TYPE NAME AND ADDRESS:
Juliann Tenney (Signature)	143142	Juliann Tenney 5700 Barbee Chapel Road

ALL SIGNATURES MUST BE NOTARIZED!!!

NOTARIZATION

NORTH CAROLINA
Orange COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Juliann Tenney personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 8th day of May, 20 13.

Teresa W. Laws
Notary Public

My commission expires 8/20/2016.

Revised 8-22-12

ANNEXATION PETITION SIGNATURE PAGE

EVERY INDIVIDUAL WITH OWNERSHIP INTEREST:

INDIVIDUAL OWNER:	TAX PARCEL ID#	PRINT OR TYPE NAME AND ADDRESS:
Margaret Louise Parker (Signature)	143130	Margaret Louise Parker 8020 Farrington Mill Road Chapel Hill, NC 27517

ALL SIGNATURES MUST BE NOTARIZED!!!

NOTARIZATION

NORTH CAROLINA
Durham COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Margaret Louise Parker personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 19th day of April, 2013.

LAURA N. SHEW
My Commission Expires
NOTARY
PUBLIC
8-13-17
DURHAM COUNTY, NC

Laura N. Shew
Notary Public

My commission expires March 13, 2017.

INDIVIDUAL OWNER:	TAX PARCEL ID#	PRINT OR TYPE NAME AND ADDRESS:
(Signature)		

ALL SIGNATURES MUST BE NOTARIZED!!!

NOTARIZATION

NORTH CAROLINA
_____ COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that _____ personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____, 20____.

Notary Public

My commission expires _____.

Revised 8-22-12

TITLE AND OWNERSHIP INFORMATION FOR VOLUNTARY PETITIONED ANNEXATIONS

Instructions:
The following information should be supplied at the time a voluntary annexation petition is submitted, unless a later date is approved by the Budget Department. The date through which title is examined should be **within one week before the submittal** of the annexation petition. NOTE that the certificate is limited to holders of fee simple interests. Among other things, holders of mortgages or deeds of trust, or trustees for the same; easements; taxes or assessments; or defects not disclosed by public records need not be listed.

CERTIFICATE OF TITLE

The undersigned attorney, who is licensed to practice law in the State of North Carolina, hereby certifies that the record owner(s) of all fee simple interests in the tract of land submitted for annexation to the City of Durham on a petition dated 5-13-13 and described on such petition as (name of development) Montclair Phase II, which tract is described by the metes and bounds description submitted as part of such petition, is William A. Reppy, Jr. and Juliann Tenney; Margaret Louise Parker, and that the deed(s) showing such title are recorded at Book 001662, Page 000420; (for multiple properties attach a list with referencing of Book and Page for each parcel) at the Durham County Register of Deeds. In addition, the undersigned attorney certifies that the execution of the aforesaid petition is legally sufficient in form, manner, and substance to bind all owners of the property being annexed.

This the 10th day of May, 2013.

(Signature of Attorney)

Keith D. Burns
(Type or Print Name of Attorney)

919-806-2047
(Attorney Phone Number)

NOTARIZATION

NORTH CAROLINA
Granville COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Keith D. Burns personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 10th day of May, 2013.

HELEN I. CRONIN
Notary Public
Granville County
NORTH CAROLINA

Helen I. Cronin Notary Public

My commission expires July 24, 2017.

Revised 8-22-12

MONTCLAIR – PHASE II ANNEXATION

Property Owner Information

Margaret Louise Parker
PIN: 0707-01-26-3803
Parcel ID: 143130
Deed Book/Page: 000245/000158
Tract Acreage: 5.34

William Reppy Jr. & Juliann Tenney
PIN: 0707-01-17-8452
Parcel ID: 143142
Deed Book/Page: 001662/000420
Tract Acreage: 9.55