An Ordinance Amending the Durham Unified Development Ordinance By Taking Property out of IL, F/J-B (County Jurisdiction) Zoning District and Establishing the Same as IL, F/J-B (City Jurisdiction) Zoning District

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1500029A and Voted on October 19, 2015 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of IL, F/J-B (County Jurisdiction) and placing the same in and establishing the same as IL, F/J-B (City Jurisdiction).

All property as follows, and to the centerlines of any adjoining public rights-of way:

AREA TO BE ANNEXED

LEGAL DESCRIPTION

Being 2.155 acres to be annexed by the City of Durham, Located at 4512 Denfield Street, Durham, NC 27705; Having Durham County Pin #0833–01–09–4124.spl; Being a portion of Lot 6 Burrough's Place, Property of E. J. Parrish, as recorded in Plat Book 2 Page 157; and referenced to Deed Book 6927 Page 593; and more particularly described as follows:

Commencing at an iron stake on the Southern Right of Way of Denfield Street, Having NC Grid Coordinates N – 839415.721' E – 2029898.873';

THENCE North 34 degrees 13 minutes 54 seconds East for a distance of 100.00 feet to an iron stake set;
THENCE South 55 degrees 43 minutes 08 seconds East for a distance of 200.00 feet along Gregory Mebane's line to a point on the existing City Limits, being the Point of Beginning, and starting point of property to be annexed;
THENCE South 55 degrees 43 minutes 08 seconds East for a distance of 962.90 feet to an EIP;
THENCE South 46 degrees 49 minutes 00 seconds West for a distance of 37.04 feet to a point in the centerline of a creek;
THENCE South 77 degrees 33 minutes 02 seconds West for a distance of 59.11 feet to a point in the centerline of a creek;
THENCE South 46 degrees 42 minutes 08 seconds West for a distance of 21.30 feet to an iron stake set in Alberto Diaz's line, in said creek;
THENCE North 55 degrees 43 minutes 08 seconds West for a distance of 909.68 feet along Diaz's line to a point on the existing City Limits;
THENCE North 34 degrees 13 minutes 54 seconds East for a distance of 100.00 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.15 acres more or less.

FOR FURTHER DESCRIPTION SEE MAP ENTITLED "CONTIGUOUS ANNEXATION MAP FOR: TRUE COVENANT MISSIONARY BAPTIST CHURCH" PREPARED BY BENTON DEWAR & ASSOCIATES, BENTON W. DEWAR NCPLS #3040, SAID MAP DATED AUGUST 4th, 2015 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK _____ PAGE _____.

BENTON DEWAR & ASSOCIATES – PROFESSIONAL LAND SURVEYORS
5920 HONEYCUTT ROAD – HOLLY SPRINGS, NC 27540
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CASE #BDG1500007

Section 3. This Ordinance shall be in full force and effect on December 31, 2015.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.