

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

TO THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 8622 OLD NC HIGHWAY 86 AND TAX MAP REFERENCED 9880-81-0089. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:
37.64 ACRES 72 DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 8th DAY OF SEPTEMBER, 2025.

NAME:	<u>JIMMY GASKINS, VP OF LAND ACQ. (KB HOME RALEIGH-DURHAM INC)</u>
ADDRESS:	<u>1800 PERIMETER PARK, STE. 140</u> <u>MORRISVILLE, NC 27560</u>
OWNER/PRESIDENT:	<u>[Signature]</u>

ATTEST: [Signature] SECRETARY

I, Lamar Joyner, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 26TH day of SEPTEMBER, 2025.

TOWN CLERK:

[Signature]

Jade Creek Subdivision - Annexation Area

Chapel Hill Township, Orange County, North Carolina.

Being all of the property of KB Home Raleigh-Durham as described in Deed Book 6833, page 2049 (PIN# 9860810089), of the Orange County Registry, with the full 60 foot right of way of S.R. 1009 (aka Old NC 86) adjoining the described property;

and being more particularly described as follows:

BEGINNING at an existing iron pipe with coordinates of: Northing 801,948.37', Easting 1,967,974.09' on the eastern right of way of S.R. 1009 (aka Old NC 86, a 60' wide public right of way), said iron pipe being the southwestern corner of the Subdivision of Deon Lategan and wife Sue Davis Lategan as recorded in plat book 41, page 62, said iron pipe also being located North 09°53'50" East a distance of 284.89 feet from a set rebar with North Carolina State Plane Coordinate System Coordinates NAD83(2011): Northing 801,667.72', Easting 1,967,925.12'; said rebar being located North 07°11'53" East a grid distance of 544.77 feet from a set rebar with NCSPCS NAD83(2011): Northing 801,127.25', Easting 1,967,856.86';

thence from the point of BEGINNING, with the line of the Subdivision of Deon Lategan and wife Sue Davis Lategan South 89°13'49" East a distance of 536.72 feet to an existing iron pipe on the rear line of lot 370 of the Lake Hogan Farms Subdivision, Phase 10, as recorded in plat book 92, page 124; thence with the line of Lake Hogan Farms Subdivision, Phase 10 South 05°25'43" East a distance of 351.35 feet to an existing rebar, the northwestern corner of Lake Hogan Farms Subdivision, Phase Three, as recorded in plat book 81, pages 140-142; thence with the line of Lake Hogan Farms Subdivision, Phase Three South 05°25'43" East a distance of 1,380.69 feet to a point, the northwestern corner of Lake Hogan Farms Subdivision, Phase Five – Section C; thence with the line of Lake Hogan Farms Subdivision, Phase Five – Section C the following three (3) calls: South 05°25'43" East a distance of 21.75 feet to a point; thence South 87°30'11" West a distance of 103.85 feet to a point; thence South 02°29'49" East a distance of 404.92 feet to an existing rebar on the northern line of the Subdivision of Victor Zinn and wife Carol Ann Zinn, as recorded in plat book 26, page 44; thence with the line of the Subdivision of Victor Zinn and wife Carol Ann Zinn North 89°28'39" West a distance of 298.09 feet to a bent existing iron pipe, the northeastern corner of the Subdivision of Bluestem Properties, LLC, as recorded in plat book 118, page 134; thence with then line of the Subdivision of Bluestem Properties, LLC North 89°28'39" West a distance of 253.21 feet to a set iron pipe, the southeastern corner of J W Cates Heirs as recorded in deed book 91, page 170; thence with the line of J W Cates Heirs the following two (2) calls: North 13°17'36" East a distance of 105.89 feet to an existing iron pipe; thence North 89°38'14" West a distance of 395.47 feet to an existing iron pipe on the line of Mulberry Ridge, LLC, as described in deed book 6863, page 2155; thence with the line of Mulberry Ridge, LLC the following six (6) calls: North 30°36'57" East a distance of 242.29 feet to an existing iron pipe; thence North 01°03'45" West a distance of 106.95 feet to an existing iron pipe; thence North 29°27'29" East a distance of 143.98 feet to an existing iron pipe; thence North 07°34'24" West a distance of 134.45 feet to an existing iron pipe; thence North 10°01'37" West a distance of 125.16 feet to an existing iron pipe; thence North 01°53'09" West a distance of 106.09 feet to an existing iron pipe on the eastern right of way of S.R. 1009; thence crossing the right of way of S.R. 1009 North 83°16'23" West a distance of 60.00 feet to a point on the western right of way of S.R. 1009; thence with the western right of way of S.R. 1009 the following eight (8) calls: North 06°43'37" East a distance of 106.95 feet to a point; thence North 06°33'38" East a distance of 200.45 feet to a point; thence North 07°02'08" East a distance of 200.31 feet to a point; thence North 06°52'21" East a distance of 199.79 feet to a point; thence North 06°58'40" East a distance of 99.92 feet to a point; thence North 07°27'00" East a distance of 100.59 feet to a point; thence North 07°46'55" East a distance of 200.75 feet to a point; thence North 07°52'23" East a distance of 150.49 feet to a point; thence crossing the right of way of S.R. 1009 South 82°07'37" East a distance of 60.00 feet to the point of BEGINNING, containing a total area of 1,639,386 square feet, or 37.64 acres, more or less, including 75,520 square feet, or 0.73 acres, more or less, of public right of way.

