



AGENDA

Tuesday, June 27, 2023: 3:00 PM

Town Council Work Session

C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave

1. CALL TO ORDER

2. PRESENTATION

a. Donation for Memorial Park Pickleball Courts

Local pickleball players will present a donation in honor of the newly constructed pickleball courts at Memorial Park.

b. Proclamation: Parks & Recreation Month

Presentation of the annual proclamation celebrating July as Parks & Recreation month.

3. TOWN MANAGER'S COMMENTS

4. ACTION ITEMS

a. Approve Resolution #1054: Set Public Hearing Date for AX-02-23:

Morganton Park Realty, LLC, PACN Realty, LLC and Morganton Park North Master Association, Inc. are petitioning the Town of Southern Pines for annexation of approximately 31.99 acres of land located on the north side of West Morganton Road just west of Brucewood Road. The Public Hearing is to be set for the Town Council Business meeting on July 11, 2023.

b. Consider Resolution #1058: Direct Clerk to Investigate AX-03-23

Knollwood Partners, LLC and Kaveri Investment Management Company, LLC c/o Pine Needles and Mid Pines are petitioning the Town of Southern Pines for annexation of 10 parcels of land. The first step in the annexation process is for the Town Council to direct the Town Clerk to investigate the sufficiency of the petition and certify the result, per NCGS 160A-31(c).

5. COUNCIL UPDATES AND DISCUSSION

a. Downtown Parking Projects

Following an initial discussion at the June 13th business meeting, staff will share more details on potential parking projects that can be evaluated for downtown.

6. COUNCIL ROUNDTABLE DISCUSSION

7. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](#). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>



PROCLAMATION

Parks & Recreation Month

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the Town of Southern Pines; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month.

NOW THEREFORE, I, Carol R. Haney, Mayor of Southern Pines, on the 27th day of June, 2023, proclaim that July is recognized as Parks and Recreation Month in the Town of Southern Pines, North Carolina.



Carol R. Haney
Mayor, Town of Southern Pines



**RESOLUTION #1054
SETTING DATE OF PUBLIC HEARING FOR ANNEXATION APPLICATION
AX-02-23: Morganton Park**

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Douglass Community Center at 6:00 pm on July 11, 2023.

Section 2. The area proposed for annexation is described as follows:

Property Identification Number (PIN) and Parcel Identification:

PIN: 857100392796; PARID: 20150046

Property Owners/Applicants:

Morganton Park Realty Site 2, LLC
5 First Village Drive
PO Box 2000
Pinehurst, NC 28374

Size of Property:

Total Acreage: 15.78 acres

Meets & Bounds:

Attachment #1

Property Identification Number (PIN) and Parcel Identification:

PIN: 857100399573; PARID: 20190270

Property Owners/Applicants:

PACN Realty, LLC
5 First Village Drive
Pinehurst, NC 28374

Size of Property:

Total Acreage: 10.49 acres

Meets & Bounds:

Attachment #2

Property Identification Number (PIN) and Parcel Identification:

PIN: 857100491864; PARID: 20150043

Property Owners/Applicants:

Morganton Park North Master Association, Inc.
2 Regional Circle
Pinehurst, NC 28374

Size of Property:

Total Acreage: 2.84 acres

Meets & Bounds:

Attachment #3

Property Identification Number (PIN) and Parcel Identification:

PIN: 857100397998; PARID:20180044

Property Owners/Applicants:

Morganton Park North Master Association, Inc.
2 Regional Circle
Pinehurst, NC 28374

Size of Property:

Total Acreage: 1.80 acres

Meets & Bounds Description:

Attachment #4

Property Identification:

Tanglewood Drive Right-of-Way

Size of Property:

Total Acreage: 1.08 acres

Meets & Bounds:

Attachment #5

Section 3. Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, on June 28, 2023, at least ten (10) days prior to the date of said public hearing.

Adopted this 27th day of June, 2023.

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of June 27, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

LEGAL DESCRIPTION FOR TRACT 2A (15.78 ACRES)
PARCEL ID 20150046

BEING ALL OF TRACT 2A, COMPRISING THREE PORTIONS, SAID PORTIONS SUM TOTAL OF 15.78 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, AS SHOWN IN D.B. 5802 PG. 414, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.

10.11 ACRE PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE (SR 1927) AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD (SR 1309), SAID IRON ROD LOCATED THE REVERSE CALL S57°29'32"E A DISTANCE OF 60.03 FEET FROM AN IRON ROD IN THE INTERSECTION OF THE WEST MARGIN OF TANGLEWOOD DRIVE AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD COMMON TO 4.89 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE FROM SAID POINT OF BEGINNING AND WITH SAID EAST MARGIN DESCRIBED ABOVE N34°27'09"E A DISTANCE OF 240.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE WEST HAVING A RADIUS OF 496.35 FEET, A CHORD BEARING N23°42'14"E, A CHORD DISTANCE OF 185.03 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET, SAID IRON ROD LOCATED S09°15'56"W A DISTANCE OF 80.03 FEET FROM AN IRON ROD COMMON TO THE SOUTHWEST CORNER OF 0.78 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE WITH SAID SOUTH MARGIN DESCRIBED ABOVE S82°07'53"E A DISTANCE OF 132.76 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 285.00 FEET, A CHORD BEARING N85°49'44"E, A CHORD DISTANCE OF 119.26 FEET TO AN IRON ROD; THENCE N73°42'16"E A DISTANCE OF 31.04 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING S77°43'24"E, A CHORD DISTANCE OF 424.13 FEET TO AN IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433;

THENCE WITH SAID MORGANTON PARK NORTH MASTER ASSOCIATION, INC. DESCRIBED ABOVE S19°54'18"W A DISTANCE OF 203.03 FEET TO AN IRON ROD; THENCE S63°19'28"W A DISTANCE OF 51.77 FEET TO AN IRON ROD; THENCE N80°25'15"W A DISTANCE OF 209.35 FEET TO AN IRON ROD; THENCE N10°47'53"W A DISTANCE OF 70.59 FEET TO A POINT; THENCE N73°19'16"W A DISTANCE OF 24.15 FEET TO A POINT; THENCE S79°52'50"W A DISTANCE OF 121.52 FEET TO AN IRON ROD; THENCE S14°05'52"E A DISTANCE OF 31.35 FEET TO AN IRON ROD; THENCE S78°59'09"E A DISTANCE OF 28.85 FEET TO AN IRON ROD; THENCE N79°50'48"E A DISTANCE OF 88.02 FEET TO AN IRON ROD; THENCE S08°51'31"W A DISTANCE OF 85.46 FEET TO AN IRON ROD; THENCE S33°28'44"E A DISTANCE OF 27.46 FEET TO AN IRON ROD; THENCE S80°18'30"E A DISTANCE OF 187.28 FEET TO AN IRON ROD; THENCE S59°37'33"E A DISTANCE OF 76.24 FEET TO

AN IRON ROD; THENCE N81°47'31"E A DISTANCE OF 43.74 FEET TO AN IRON ROD COMMON TO PACN REALTY, LLC, AS SHOWN IN D.B. 5210 PG. 269, SAID IRON ROD LOCATED THE REVERSE CALL S81°59'55"W A DISTANCE OF 128.88 FEET FROM AN IRON ROD;

THENCE WITH SAID PACN REALTY, LLC DESCRIBED ABOVE THE REVERSE CALL S28°35'35"W A DISTANCE OF 446.33 FEET TO AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD, SAID IRON ROD LOCATED N67°28'28"W A DISTANCE OF 777.06 FEET FROM AN IRON ROD IN CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 3,647.93 FEET;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 3,647.93 FEET, A CHORD BEARING N59°39'07"W, A CHORD DISTANCE OF 213.78 FEET TO AN IRON ROD; THENCE N58°47'01"W A DISTANCE OF 508.31 FEET TO AN IRON ROD IN THE EAST TRANSITION MARGIN OF TANGLEWOOD DRIVE;

THENCE WITH SAID EAST TRANSITION MARGIN DESCRIBED ABOVE N12°10'55"W A DISTANCE OF 60.90 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 10.11 ACRES, A PORTION OF THE SUM TOTAL 15.78 ACRES COMPRISING TRACT 2A.

4.89 ACRE PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE WEST MARGIN OF TANGLEWOOD DRIVE (SR 1927) AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD (SR 1309), SAID IRON ROD LOCATED N57°29'32"W A DISTANCE OF 60.03 FEET FROM AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE AND NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD COMMON TO 10.11 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE FROM SAID POINT OF BEGINNING AND WITH SAID NORTH TRANSITION MARGIN DESCRIBED ABOVE S77°44'32"W A DISTANCE OF 65.52 FEET TO AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE N58°49'00"W A DISTANCE OF 79.53 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,194.93 FEET, A CHORD BEARING N64°09'01"W, A CHORD DISTANCE OF 185.21 FEET TO AN IRON ROD COMMON TO SC BLACK ANGUS REALTY, LLC, AS SHOWN IN D.B. 3028 PG. 34, SAID IRON ROD LOCATED S72°18'21"E A DISTANCE OF 181.12 FEET FROM A MAG NAIL IN A CURVE HAVING A RADIUS OF 1,194.63 FEET;

THENCE WITH SAID SC BLACK ANGUS REALTY, LLC DESCRIBED ABOVE N26°11'28"E A DISTANCE OF 23.03 FEET TO A POINT; THENCE N30°34'30"E A DISTANCE OF 269.97 FEET TO A POINT COMMON TO MCNEILL MORGANTON, INC., AS SHOWN IN D.B. 1915 PG. 329;

THENCE WITH SAID MCNEILL MORGANTON, INC. DESCRIBED ABOVE N55°01'10"E A DISTANCE OF 146.57 FEET TO A POINT; THENCE N25°06'30"E A DISTANCE OF 168.80 FEET TO A POINT IN PATRICK ROAD, AS SHOWN IN PLAT CABINET 9 SLIDE 177; THENCE N25°24'43"E A DISTANCE OF

225.59 FEET TO A POINT COMMON TO THE NORTHEAST CORNER OF CRESTON COMMONS, LLC, AS SHOWN IN D.B. 1568 PG. 471, AND COMMON TO THE SOUTH LINE OF PLANTATION INVESTORS, LLC, AS SHOWN IN D.B. 2069 PG. 533, SAID IRON ROD LOCATED S61°07'45"E A DISTANCE OF 188.73 FEET FROM A CONCRETE MONUMENT;

THENCE WITH SAID SOUTH LINE DESCRIBED ABOVE S61°21'44"E A DISTANCE OF 120.90 FEET TO AN IRON PIPE; THENCE S60°50'31"E A DISTANCE OF 73.58 FEET TO AN IRON PIPE IN THE WEST MARGIN OF TANGLEWOOD DRIVE, SAID IRON PIPE BEING LOCATED THE REVERSE CALL N61°17'51"W A DISTANCE OF 60.66 FEET FROM AN IRON ROD IN THE EAST MARGIN OF TANGLEWOOD DRIVE COMMON TO 0.78 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE WITH SAID WEST MARGIN DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET, A CHORD BEARING S22°15'59"W, A CHORD DISTANCE OF 213.59 FEET TO AN IRON ROD; THENCE S07°51'36"W A DISTANCE OF 124.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE WEST HAVING A RADIUS OF 436.35 FEET, A CHORD BEARING S21°11'00"W, A CHORD DISTANCE OF 200.27 FEET TO AN IRON ROD; THENCE S34°27'15"W A DISTANCE OF 242.68 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 4.89 ACRES, A PORTION OF THE SUM TOTAL 15.78 ACRES COMPRISING TRACT 2A.

0.78 ACRE PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE NORTH MARGIN OF SOUTH CARLISLE STREET AND EAST MARGIN OF TANGLEWOOD DRIVE (SR 1927), SAID IRON ROD LOCATED THE REVERSE CALL N09°15'56"E A DISTANCE OF 80.03 FEET FROM AN IRON ROD IN THE INTERSECTION OF THE SOUTH MARGIN OF SOUTH CARLISLE STREET AND EAST MARGIN OF TANGLEWOOD DRIVE COMMON TO 10.11 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A;

THENCE FROM SAID POINT OF BEGINNING AND WITH THE EAST MARGIN DESCRIBED ABOVE N07°44'33"E A DISTANCE OF 88.34 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING N22°18'01"E, A CHORD DISTANCE OF 183.11 FEET TO AN IRON ROD; THENCE N36°37'17"E A DISTANCE OF 9.11 FEET TO AN IRON ROD IN THE SOUTH LINE OF PLANTATION INVESTORS, LLC, AS SHOWN IN D.B. 2069 PG. 533, SAID IRON ROD LOCATED S61°17'51"E A DISTANCE OF 60.66 FEET FROM AN IRON PIPE COMMON TO 4.89 ACRES, A PORTION OF THE SUM TOTAL 15.78 ACRES COMPRISING TRACT 2A;

THENCE WITH SAID SOUTH LINE DESCRIBED ABOVE S61°18'03"E A DISTANCE OF 138.93 FEET TO AN IRON ROD COMMON TO ITAC 483, LLC, AS SHOWN IN D.B. 5758 PG. 287;

THENCE WITH SAID ITAC 483, LLC S27°49'52"W A DISTANCE OF 238.63 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET;

Attachment #1

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE N82°06'36"W A DISTANCE OF 98.20 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 0.78 ACRES, A PORTION OF THE 15.78 ACRES SUM TOTAL COMPRISING TRACT 2A.

LEGAL DESCRIPTION FOR TRACT ONE (10.49 ACRES)
PARCEL ID 20190270

BEING ALL OF TRACT ONE CONTAINING 10.49 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, AS SHOWN IN D.B. 5210 PG. 269, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.

BEGINNING AT AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD (SR 1309), AND BEING THE COMMON SOUTHEAST CORNER OF MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414, SAID IRON ROD LOCATED THE REVERSE CALL S59°39'07"E A DISTANCE OF 213.78 FEET FROM AN IRON ROD IN A CURVE HAVING A RADIUS OF 3,647.91 FEET;

THENCE WITH SAID MORGANTON PARK REALTY, LLC DESCRIBED ABOVE N28°35'35"E A DISTANCE OF 446.33 FEET TO AN IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433, SAID IRON ROD LOCATED N81°47'31"E A DISTANCE OF 43.74 FEET FROM AN IRON ROD;

THENCE WITH SAID MORGANTON PARK NORTH MASTER ASSOCIATION, INC. AS DESCRIBED ABOVE N81°59'55"E A DISTANCE OF 128.88 FEET TO AN IRON ROD; THENCE N46°11'45"E A DISTANCE OF 130.70 FEET TO AN IRON ROD; THENCE S87°33'08"E A DISTANCE OF 41.26 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET;

THENCE WITH SAID SOUTH MARGIN DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING S63°04'52"E, A CHORD DISTANCE OF 514.92 FEET TO AN IRON ROD IN THE WEST MARGIN INTERSECTION OF BRUCEWOOD ROAD;

THENCE WITH SAID WEST MARGIN DESCRIBED ABOVE S15°59'11"W A DISTANCE OF 546.41 FEET TO AN IRON ROD IN THE NORTH MARGIN TRANSITION OF WEST MORGANTON ROAD;

THENCE WITH SAID NORTH MARGIN TRANSITION OF WEST MORGANTON ROAD S60°46'39"W A DISTANCE OF 77.51 FEET TO AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD;

THENCE WITH SAID NORTH MARGIN DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 3,647.93 FEET, A CHORD BEARING N67°28'28"W, A CHORD DISTANCE OF 777.06 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 10.49 ACRES.

LEGAL DESCRIPTION FOR SOUTH CARLISLE STREET (2.84 ACRES)

BEING A PORTION OF SOUTH CARLISLE STREET, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, EXTENDING BETWEEN TANGLEWOOD DRIVE (SR 1927) AND BRUCEWOOD ROAD. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.

BEGINNING AT AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET INTERSECTING THE EAST MARGIN OF TANGLEWOOD DRIVE, SAID IRON ROD COMMON TO THE 10.11 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414, SAID IRON ROD LOCATED S09°15'56"W A DISTANCE OF 80.03 FEET FROM AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET INTERSECTING THE EAST MARGIN OF TANGLEWOOD DRIVE;

THENCE FROM SAID POINT OF BEGINNING AND WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH SAID PORTION OF TRACT 2A DESCRIBED ABOVE S82°07'53"E A DISTANCE OF 132.76 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 285.00 FEET, A CHORD BEARING N85°49'44"E, A CHORD DISTANCE OF 119.26 FEET TO AN IRON ROD; THENCE N73°42'16"E A DISTANCE OF 31.04 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING S77°43'24"E, A CHORD DISTANCE OF 424.13 FEET TO AN IRON ROD COMMON TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433;

THENCE CONTINUING WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH MORGANTON PARK NORTH MASTER ASSOCIATION, INC. DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING S46°19'07"E, A CHORD DISTANCE OF 63.85 FEET TO AN IRON ROD; THENCE S41°06'09"E A DISTANCE OF 74.82 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING S44°51'01"E, A CHORD DISTANCE OF 153.52 FEET TO AN IRON ROD COMMON TO PACN REALTY, LLC, AS SHOWN IN D.B. 5210 PG. 269;

THENCE CONTINUING WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH PACN REALTY, LLC DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING S63°04'52"E, A CHORD DISTANCE OF 514.92 FEET TO AN IRON ROD IN THE INTERSECTION OF THE WEST MARGIN OF BRUCEWOOD ROAD, SAID IRON ROD LOCATED THE REVERSE CALL N15°59'11"E A DISTANCE OF 546.41 FEET FROM AN IRON ROD IN THE WEST MARGIN OF BRUCEWOOD ROAD;

THENCE FROM SAID IRON ROD DESCRIBED ABOVE N15°46'09"E A DISTANCE OF 80.99 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET AND COMMON TO MORGANTON PARK, LLC, AS SHOWN IN D.B. 4192 PG. 583;

THENCE WITH SAID NORTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH MORGANTON PARK, LLC DESCRIBED ABOVE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,000.00 FEET, A CHORD BEARING N64°29'53"W, A CHORD DISTANCE OF 435.17 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,000.00 FEET, A CHORD BEARING N46°32'27"W, A CHORD DISTANCE OF 187.87 FEET TO AN IRON PIPE; THENCE N41°06'09"W A DISTANCE OF 76.37 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING N46°13'14"W, A CHORD DISTANCE OF 73.49 FEET TO AN IRON PIPE COMMON TO ITAC 483, LLC, AS SHOWN IN D.B. 5758 PG 287;

THENCE CONTINUING WITH SAID NORTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH ITAC 483, LLC DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING N77°43'53"W, A CHORD DISTANCE OF 500.71 FEET TO AN IRON PIPE; THENCE S73°13'29"W A DISTANCE OF 30.96 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 205.00 FEET, A CHORD BEARING S86°01'29"W, A CHORD DISTANCE OF 85.85 FEET TO AN IRON PIPE; THENCE N82°06'36"W A DISTANCE OF 32.64 FEET TO AN IRON ROD COMMON TO THE 0.78 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414;

THENCE CONTINUING WITH SAID SOUTH MARGIN OF SOUTH CARLISLE STREET COINCIDENT WITH SAID PORTION OF TRACT 2A DESCRIBED ABOVE N82°06'36"W A DISTANCE OF 98.20 FEET TO AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE;

THENCE S09°15'56"W A DISTANCE OF 80.03 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 2.84 ACRES.

LEGAL DESCRIPTION FOR 1.80 ACRES
PARCEL ID 20150044

BEING ALL OF THE 1.80 ACRES, MORE OR LESS, LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED TO MORGANTON PARK NORTH MASTER ASSOCIATION, INC., AS SHOWN IN D.B. 4447 PG. 433, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.

BEGINNING AT AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET AND COMMON TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG 414, SAID IRON ROD LOCATED S77°43'24"E A DISTANCE OF 424.13 FEET FROM AN IRON ROD IN A CURVE HAVING A RADIUS OF 445.00 FEET;

THENCE FROM SAID POINT OF BEGINNING AND WITH MORGANTON PARK REALTY, LLC DESCRIBED ABOVE S19°54'18"W A DISTANCE OF 203.03 FEET TO AN IRON ROD; THENCE S63°19'28"W A DISTANCE OF 51.77 FEET TO AN IRON ROD; THENCE N80°25'15"W A DISTANCE OF 209.35 FEET TO AN IRON ROD; THENCE N10°47'53"W A DISTANCE OF 70.59 FEET TO A POINT; THENCE N73°19'16"W A DISTANCE OF 24.15 FEET TO A POINT; THENCE S79°52'50"W A DISTANCE OF 121.52 FEET TO AN IRON ROD; THENCE S14°05'52"E A DISTANCE OF 31.35 FEET TO AN IRON ROD; THENCE S78°59'09"E A DISTANCE OF 28.85 FEET TO AN IRON ROD; THENCE N79°50'48"E A DISTANCE OF 88.02 FEET TO AN IRON ROD; THENCE S08°51'31"W A DISTANCE OF 85.46 FEET TO AN IRON ROD; THENCE S33°28'44"E A DISTANCE OF 27.46 FEET TO AN IRON ROD; THENCE S80°18'30"E A DISTANCE OF 187.28 FEET TO AN IRON ROD; THENCE S59°37'33"E A DISTANCE OF 76.24 FEET TO AN IRON ROD; THENCE N81°47'31"E A DISTANCE OF 43.74 FEET TO AN IRON ROD COMMON TO PACN REALTY, LLC, AS SHOWN IN D.B. 5210 PG. 269;

THENCE WITH SAID PACN REALTY, LLC DESCRIBED ABOVE N81°59'55"E A DISTANCE OF 128.88 FEET TO AN IRON ROD; THENCE N46°11'45"E A DISTANCE OF 130.70 FEET TO AN IRON ROD; THENCE S87°33'08"E A DISTANCE OF 41.26 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET;

THENCE WITH SAID SOUTH MARGIN DESCRIBED ABOVE THE REVERSE CALLS:

A CURVE TO THE RIGHT CONCAVE TO THE NORTH HAVING A RADIUS OF 1,080.00 FEET, A CHORD BEARING N44°51'01"W, A CHORD DISTANCE OF 153.52 FEET TO AN IRON ROD; THENCE N41°06'09"W A DISTANCE OF 74.82 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE SOUTH HAVING A RADIUS OF 445.00 FEET, A CHORD BEARING N46°19'07"W, A CHORD DISTANCE OF 63.85 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 1.80 ACRES.

LEGAL DESCRIPTION FOR TANGLEWOOD DRIVE (1.08 ACRES)

BEING A PORTION OF TANGLEWOOD DRIVE LOCATED IN SOUTHERN PINES, MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, PASSING OVER AND THROUGH TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC, AS SHOWN IN D.B. 5802 PG. 414, AS RECORDED IN THE MOORE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED BY BEARINGS AND DISTANCES BELOW.

BEGINNING AT AN IRON ROD IN THE INTERSECTION OF THE EAST MARGIN OF TANGLEWOOD DRIVE (SR 1927) AND THE NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD (SR 1309), SAID IRON ROD LOCATED N12°10'55"W A DISTANCE OF 60.90 FEET FROM AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD.

THENCE FROM SAID BEGINNING AND WITH SAID EAST MARGIN OF TANGLEWOOD DRIVE COINCIDENT WITH THE 10.11 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC N34°27'09"E A DISTANCE OF 240.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE LEFT CONCAVE TO THE WEST HAVING A RADIUS OF 496.35 FEET, A CHORD BEARING N23°42'14"E, A CHORD DISTANCE OF 185.03 FEET TO AN IRON ROD IN THE SOUTH MARGIN OF SOUTH CARLISLE STREET; THENCE THE REVERSE CALL N09°15'56"E A DISTANCE OF 80.03 FEET TO AN IRON ROD IN THE NORTH MARGIN OF SOUTH CARLISLE STREET, SAID IRON ROD COMMON TO THE 0.78 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC;

THENCE CONTINUING WITH SAID EAST MARGIN OF TANGLEWOOD DRIVE COINCIDENT WITH SAID 0.78 ACRE PORTION DESCRIBED ABOVE N07°44'33"E A DISTANCE OF 88.34 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, A CHORD BEARING N22°18'01"E, A CHORD DISTANCE OF 183.11 FEET TO AN IRON ROD; THENCE N36°37'17"E A DISTANCE OF 9.11 FEET TO AN IRON ROD IN THE SOUTH LINE OF PLANTATION INVESTORS, LLC, AS SHOWN IN D.B. 2069 PG. 533;

THENCE WITH SAID SOUTH LINE DESCRIBED ABOVE THE REVERSE CALL N61°17'51"W A DISTANCE OF 60.66 FEET TO AN IRON ROD IN THE WEST MARGIN OF TANGLEWOOD DRIVE, SAID IRON ROD COMMON TO THE 4.89 ACRE PORTION OF TRACT 2A DESCRIBED TO MORGANTON PARK REALTY, LLC;

THENCE WITH SAID WEST MARGIN OF TANGLEWOOD DRIVE COINCIDENT WITH THE 4.89 ACRE PORTION DESCRIBED ABOVE A CURVE TO THE LEFT CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET, A CHORD BEARING S22°15'59"W, A CHORD DISTANCE OF 213.59 FEET TO AN IRON ROD; THENCE S07°51'36"W A DISTANCE OF 124.63 FEET TO AN IRON ROD; THENCE A CURVE TO THE RIGHT CONCAVE TO THE WEST HAVING A RADIUS OF 436.35 FEET, A CHORD BEARING S21°11'00"W, A CHORD DISTANCE OF 200.27 FEET TO AN IRON ROD; THENCE S34°27'15"W A DISTANCE OF 242.68 FEET TO AN IRON ROD IN THE INTERSECTION OF SAID WEST MARGIN OF TANGLEWOOD DRIVE AND THE NORTH TRANSITION MARGIN OF WEST MORGANTON ROAD, SAID IRON ROD LOCATED THE REVERSE CALL N77°44'32"E A DISTANCE OF 65.52 FEET FROM AN IRON ROD IN THE NORTH MARGIN OF WEST MORGANTON ROAD;

Attachment #5

THENCE THE REVERSE CALL S57°29'32"E A DISTANCE OF 60.03 FEET TO AN IRON ROD, WHICH IS THE BEGINNING, AND HAVING AN AREA OF 1.08 ACRES.

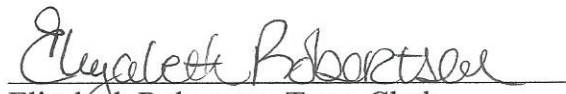
TOWN OF SOUTHERN PINES RESOLUTION #1052
CERTIFICATE OF SUFFICIENCY
AX-02-23: Morganton Park

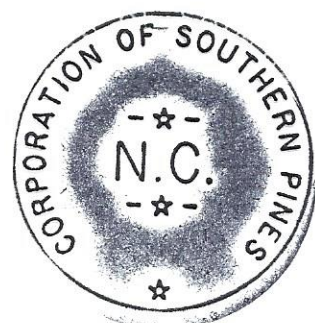
To the Town Council of the Town of Southern Pines, North Carolina;

I, Elizabeth Robertson, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

1. The petition contains an adequate property description of the area proposed for annexation, which is identified as follows:
 - PIN 857100392796 (PARID: 20150046)
 - PIN 857100399573 (PARID: 20190270)
 - PIN 857100491864 (PARID: 20150043)
 - PIN 857100397998 (PARID: 20150044)
 - Tanglewood Drive Right-of-Way
2. The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owner listed is:
 - Morganton Park Realty Site 2, LLC (PIN 857100392796/PARID: 20150046)
The application is signed by Charles Gregg, Registered Agent per the North Carolina Secretary of State Business Registration Division.
 - PACN Realty, LLC (PIN 857100399573/PARID: 20190270)
The application is signed by David Grantham, MD, Executive Manager and Jefferson Kilpatrick, MD, Managing Member per the North Carolina Secretary of State Business Registration Division.
 - Morganton Park North Master Association, Inc. (PIN: 857100491864/PARID: 20150043 & PIN: 857100397998/PARID: 20150044)
The application is signed by Richard Yelverton, AIF for Thomas VanCamp, Registered Agent per the North Carolina Secretary of State Business Registration Division.
3. The area described in the petition is contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 27th day of June, 2023.


Elizabeth Robertson, Town Clerk





APPLICATION FOR Voluntary Annexation

SUBMITTAL REQUIREMENTS:

- _____ **Completed Petition for Voluntary Annexation (attached).** Petition signed with original wet ink by the owners of all real property located within the subject area to be considered for annexation.
- _____ **Legal Description.** Written metes and bounds legal description of the subject property.
- _____ **Accurate Map.** Provide a survey or accurate map of subject property.
- _____ **Electronic copy (.pdf) of all application materials.** E-mail to admin@southernpines.net.
- _____ **NCGS § 160A-31** governs the Town's authority to annex property by a voluntary petition.

REVIEW & APPROVAL PROCESS:

- **Submittal (2nd Monday – month #1 of process):** Submit a packet as detailed above to the Town Clerk no later than close of business on the 2nd Monday of the month.

Hard copies shall be submitted in person or by mail to: Town Clerk, Town of Southern Pines Administration Dept., 125 SE Broad St., Southern Pines, NC 28387.
- **Review by Staff:** Town staff will review the petition to ensure all required materials are submitted and properly executed. If the petition is complete, staff will forward it, along with a report, to the Town Council for review at their work session (4th Monday of the same month a complete application is submitted).
- **Town Council Work Session (4th Monday of month #1):** Staff and the petitioner will present the details of the petition to the Town Council. The Council will vote on a Resolution Directing the Town Clerk to Investigate the Sufficiency of a Petition for Annexation.
- **Investigation by Town Staff:** The Town Clerk will investigate the sufficiency of the petition per North Carolina General Statute §160A-31 and prepare a Certificate of Sufficiency.
- **1st Town Council Regular Meeting (2nd Tuesday of month #2):** The Town Council will receive the Certificate of Sufficiency and vote on a resolution scheduling a public hearing for the petition.
- **Legal Notice:** Town staff will publish a notice of the public hearing in the newspaper, at least 10 days prior to the date of the public hearing.
- **2nd Town Council Regular Meeting (2nd Tuesday of month #3):** The Town Council will hold a public hearing to receive public comment on petition and then vote to either approve or deny the petition. If approved, the annexation generally becomes effective the same day.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: 857100392796 and 857100399573; PARID: 20150046 and 20190270.

Property Owner(s):

Name: Charles Gross

Signature: 

Address: 5 First Village Dr.
PO Box 2000 Pinehurst,
NC 28374

Morganton Park Realty Site 2, LLC

Name: David Grantham

Signature: 

Address: 5 First Village Dr.
Pinehurst NC 28374

PACN Realty, LLC

Name: Jeff Kilpatrick

Signature: 

Address: 5 First Village Dr
Pinehurst NC 28374

PACN Realty, LLC

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: _____; PARID: 20/50046.

20190270
20/50044
20/50043

Property Owner(s):

Name: Charles Gray

Signature: 

Address: 5 First Village
Pinchurst, NC 28374

Name: _____

Signature: _____

Address: _____

Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)





APPLICATION FOR Voluntary Annexation

SUBMITTAL REQUIREMENTS:

- _____ **Completed Petition for Voluntary Annexation (attached).** Petition signed with original wet ink by the owners of all real property located within the subject area to be considered for annexation.
- _____ **Legal Description.** Written metes and bounds legal description of the subject property.
- _____ **Accurate Map.** Provide a survey or accurate map of subject property.
- _____ **Electronic copy (.pdf) of all application materials.** E-mail to admin@southernpines.net.
- _____ **NCGS § 160A-31** governs the Town's authority to annex property by a voluntary petition.

REVIEW & APPROVAL PROCESS:

- **Submittal (2nd Monday – month #1 of process):** Submit a packet as detailed above to the Town Clerk no later than close of business on the 2nd Monday of the month.
Hard copies shall be submitted in person or by mail to: Town Clerk, Town of Southern Pines Administration Dept., 125 SE Broad St., Southern Pines, NC 28387.
- **Review by Staff:** Town staff will review the petition to ensure all required materials are submitted and properly executed. If the petition is complete, staff will forward it, along with a report, to the Town Council for review at their work session (4th Monday of the same month a complete application is submitted).
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- **2nd Town Council Regular Meeting (2nd Tuesday of month #3):** The Town Council will hold a public hearing to receive public comment on petition and then vote to either approve or deny the petition. If approved, the annexation generally becomes effective the same day.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: see attached; PARID: see attached.

Property Owner(s):

Name: Knollwood Partners, LLC

Signature: 

Address: 1010 MIDLAND RD

SOUTHERN PINES, NC 28387

Kaveri Investment Management
Company LLC

Name: C/O Pine Needles & Mid Pines

Signature: _____

Address: PO BOX 88

SOUTHERN PINES, NC 28388

Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: see attached; PARID: see attached.

Property Owner(s):

Name: Knollwood Partners, LLC

Signature: _____

Address: 1010 MIDLAND RD

SOUTHERN PINES, NC 28387

Name: Kaveri Investment Management
Company LLC

Signature: _____

Address: PO BOX 88

SOUTHERN PINES, NC 28388


Harish T. Thangani

Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

EXHIBIT A

Metes and Bounds Description of Property/Properties Petitioning for Voluntary Annexation

7-28-21

(TRACT 1)
PIN: 859317006758
PARCEL ID: 00036982
KNOLLWOOD PARTNERS, LLC

(TRACT 2)
PIN: 858208786370
PARCEL ID: 00037581
KNOLLWOOD PARTNERS, LLC

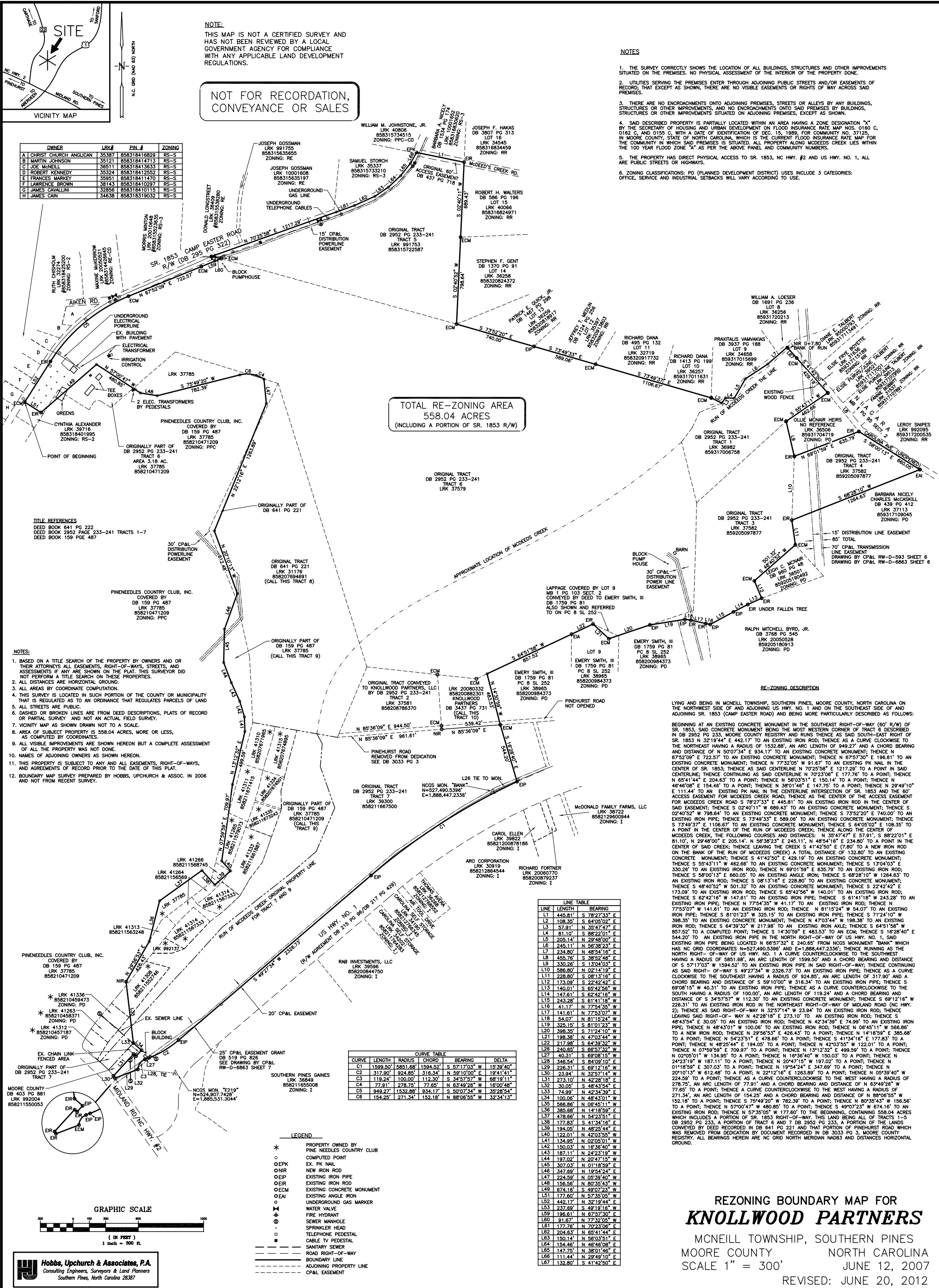
(TRACT 3)
PIN: 859205097877
PARCEL ID: 00037582
KNOLLWOOD PARTNERS, LLC

(TRACT 6)
PIN: 858300709512
PARCEL ID: 00037579701
KNOLLWOOD PARTNERS, LLC

(TRACT 7)
PIN: 858211667500
PARCEL ID: 00039300701
KNOLLWOOD PARTNERS, LLC

(TRACT 8)
PIN: 858207694691
PARCEL ID: 00031176
KAVERI INVESTMENT MANAGEMENT COMPANY, LLC
C/O PINE NEEDLES AND MID PINES

(TRACT 10)
PIN: 858208786370
PARCEL ID: 00037581
KNOLLWOOD PARTNERS, LLC



RE-ZONING DESCRIPTION

LYING AND BEING IN MCNEILL TOWNSHIP, SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA ON THE NORTHWEST SIDE OF AND ADJOINING US HWY. NO. 1 AND ON THE SOUTHEAST SIDE OF AND ADJOINING SR. 1853 (CAMP EASTER ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE SOUTHEAST RIGHT-OF-WAY (60' R/W) OF SR. 1853, SAID CONCRETE MONUMENT BEING THE MOST WESTERN CORNER OF TRACT 6 DESCRIBED IN DB 2952 PG 233, MOORE COUNTY REGISTRY AND RUNS THENCE AS SAID SOUTH-EAST RIGHT OF SR. 1853 N 32°19'44" E 442.17' TO AN EXISTING IRON ROD; THENCE AS A CURVE CLOCKWISE TO THE NORTHEAST HAVING A RADIUS OF 1532.88', AN ARC LENGTH OF 949.27' AND A CHORD BEARING AND DISTANCE OF N 50°07'34" E 934.17' TO AN EXISTING CONCRETE MONUMENT; THENCE N 67°52'09" E 722.57' TO AN EXISTING CONCRETE MONUMENT; THENCE N 67°57'30" E 196.61' TO AN EXISTING CONCRETE MONUMENT; THENCE N 77°32'05" W 91.67' TO AN EXISTING PK NAIL IN THE CENTER OF SR. 1853; THENCE AS SAID CENTERLINE N 70°25'58" E 1217.29' TO A POINT IN SAID CENTERLINE; THENCE CONTINUING AS SAID CENTERLINE N 70°23'06" E 177.76' TO A POINT; THENCE N 65°41'44" E 204.63' TO A POINT; THENCE N 56°03'51" E 150.14' TO A POINT; THENCE N 46°46'08" E 154.46' TO A POINT; THENCE N 38°01'46" E 147.75' TO A POINT; THENCE N 29°49'10" E 111.44' TO AN EXISTING PK NAIL IN THE CENTERLINE INTERSECTION OF SR. 1853 AND THE 60' ACCESS EASEMENT FOR MCDEEDS CREEK ROAD; THENCE AS THE CENTER OF THE ACCESS EASEMENT FOR MCDEEDS CREEK ROAD S 78°27'33" E 445.81' TO AN EXISTING IRON ROD IN THE CENTER OF SAID EASEMENT; THENCE S 02°40'11" W 689.43' TO AN EXISTING CONCRETE MONUMENT; THENCE S 02°40'52" W 798.64' TO AN EXISTING CONCRETE MONUMENT; THENCE S 73°52'20" E 740.00' TO AN EXISTING IRON PIPE; THENCE S 73°49'33" E 589.06' TO AN EXISTING CONCRETE MONUMENT; THENCE S 73°49'37" E 1106.67' TO AN EXISTING CONCRETE MONUMENT; THENCE S 64°05'02" E 108.35' TO A POINT IN THE CENTER OF THE RUN OF MCDEEDS CREEK; THENCE ALONG THE CENTER OF MCDEEDS CREEK, THE FOLLOWING COURSES AND DISTANCES: N 35°47'47" E 57.91', S 88°22'01" E 81.10', N 29°48'00" E 205.14', N 56°38'23" E 245.11', N 48°54'16" E 234.80' TO A POINT IN THE CENTER OF SAID CREEK; THENCE LEAVING THE CREEK S 41°42'50" E (7.80' TO A NEW IRON ROD ON THE BANK OF THE RUN OF MCDEEDS CREEK) A TOTAL DISTANCE OF 132.80' TO AN EXISTING CONCRETE MONUMENT; THENCE S 41°42'50" E 429.19' TO AN EXISTING CONCRETE MONUMENT; THENCE S 55°43'11" W 462.66' TO AN EXISTING CONCRETE MONUMENT; THENCE S 13°04'03" E 330.26' TO AN EXISTING IRON ROD; THENCE N 69°01'59" E 635.79' TO AN EXISTING IRON

ROD; THENCE S 58°00'13" E 660.05' TO AN EXISTING ANGLE IRON;
THENCE S 68°28'10" W 1264.63' TO AN EXISTING IRON ROD; THENCE S
08°13'16" E 228.80' TO AN EXISTING CONCRETE MONUMENT; THENCE S
48°40'52" W 501.32' TO AN EXISTING CONCRETE MONUMENT; THENCE S
22°42'42" E 173.09' TO AN EXISTING IRON ROD; THENCE S 65°42'56" W
140.01' TO AN EXISTING IRON ROD; THENCE S 62°42'16" W 147.61' TO AN
EXISTING IRON PIPE; THENCE S 61°41'18" W 243.28' TO AN EXISTING
IRON PIPE; THENCE N 77°54'35" W 41.17' TO AN EXISTING IRON ROD;
THENCE N 77°53'07" W 141.61' TO AN EXISTING IRON ROD; THENCE N
81°15'24" W 54.07' TO AN EXISTING IRON PIPE; THENCE S 81°01'23" W
325.15' TO AN EXISTING IRON PIPE; THENCE S 71°24'10" W 398.35' TO AN
EXISTING CONCRETE MONUMENT; THENCE N 47°03'44" W 198.38' TO AN
EXISTING IRON ROD; THENCE S 64°39'32" W 217.98' TO AN EXISTING
IRON AXLE; THENCE S 64°51'58" W 965.52' TO AN EXISTING CONCRETE
MONUMENT; THENCE N 83°51'10" W 360.46' TO AN EXISTING CONCRETE
MONUMENT; THENCE S 04°30'03" E 470.63' TO AN EXISTING CONCRETE
MONUMENT; THENCE S 04°30'03" E 33.11' TO A NEW IRON ROD; THENCE N
85°36'09" E 539.42' TO AN EXISTING CONCRETE MONUMENT; THENCE S
16°28'40" E 544.20' TO AN EXISTING IRON PIPE IN THE NORTH RIGHT-OF-
WAY OF US HWY. NO. 1, SAID EXISTING IRON PIPE BEING LOCATED N
66°57'32" E 240.65' FROM NCGS MONUMENT "BANK" WHICH HAS NC GRID
COORDINATES N=527,490.5396' AND E=1,888,447.2336'; THENCE RUNNING
AS THE NORTH RIGHT- OF-WAY OF US HWY. NO. 1 A CURVE
COUNTERCLOCKWISE TO THE SOUTHWEST HAVING A RADIUS OF
5851.68', AN ARC LENGTH OF 1599.50' AND A CHORD BEARING AND
DISTANCE OF S 57°17'03" W 1594.52' TO AN EXISTING IRON PIPE IN SAID
RIGHT-OF-WAY; THENCE CONTINUING AS SAID RIGHT- OF-WAY S
49°27'34" W 2326.73' TO AN EXISTING IRON PIPE; THENCE AS A CURVE
CLOCKWISE TO THE SOUTHEAST HAVING A RADIUS OF 924.85', AN ARC
LENGTH OF 317.90' AND A CHORD BEARING AND DISTANCE OF S
59°10'00" W 316.34' TO AN EXISTING IRON PIPE; THENCE S 69°08'15" W
40.31' TO AN EXISTING IRON PIPE; THENCE AS A CURVE
COUNTERCLOCKWISE TO THE SOUTH HAVING A RADIUS OF 100.00', AN
ARC LENGTH OF 119.24' AND A CHORD BEARING AND DISTANCE OF S
34°57'57" W 112.30' TO AN EXISTING CONCRETE MONUMENT; THENCE S
69°12'16" W 226.31' TO AN EXISTING IRON ROD IN THE NORTHEAST
RIGHT-OF-WAY OF MIDLAND ROAD (NC HWY. 2); THENCE AS SAID RIGHT-
OF-WAY N 32°57'14" W 23.94' TO AN EXISTING IRON ROD; THENCE
LEAVING SAID RIGHT-OF- WAY N 42°28'18" E 273.10' TO AN EXISTING
IRON ROD; THENCE S 48°43'54" E 30.05' TO AN EXISTING IRON ROD;
THENCE N 42°34'39" E 74.99' TO AN EXISTING IRON PIPE; THENCE N
48°43'01" W 100.06' TO AN EXISTING IRON ROD; THENCE N 06°45'11" W
566.86' TO A NEW IRON ROD; THENCE N 29°56'53" E 426.43' TO A POINT;
THENCE N 14°18'59" E 385.68' TO A POINT; THENCE N 54°23'51" E 478.66'
TO A POINT; THENCE S 41°34'16" E 177.83' TO A POINT; THENCE N
48°25'44" E 194.05' TO A POINT; THENCE N 42°03'55" W 122.01' TO A POINT;

THENCE N 07°59'59" E 709.97' TO A POINT; THENCE N 13°12'32" E 499.59' TO A POINT; THENCE N 02°05'01" W 134.95' TO A POINT; THENCE N 16°36'40" W 150.03' TO A POINT; THENCE N 24°23'19" W 187.11' TO A POINT; THENCE N 20°47'15" W 197.02' TO A POINT; THENCE N 01°18'59" E 307.03' TO A POINT; THENCE N 19°54'24" E 347.69' TO A POINT; THENCE N 20°10'13" W 612.48' TO A POINT; N 22°12'16" E 1263.89' TO A POINT; THENCE N 05°39'40" W 224.59' TO A POINT; THENCE AS A CURVE COUNTERCLOCKWISE TO THE WEST HAVING A RADIUS OF 278.75', AN ARC LENGTH OF 77.91' AND A CHORD BEARING AND DISTANCE OF N 63°49'26" W 77.65' TO A POINT; THENCE A CURVE COUNTERCLOCKWISE TO THE WEST HAVING A RADIUS OF 271.34', AN ARC LENGTH OF 154.25' AND A CHORD BEARING AND DISTANCE OF N 88°06'55" W 152.18' TO A POINT; THENCE S 75°49'20" W 782.39' TO A POINT; THENCE N 80°35'43" W 156.56' TO A POINT; THENCE N 57°00'47" W 480.85' TO A POINT; THENCE S 49°07'23" W 674.16' TO AN EXISTING IRON ROD; THENCE N 57°35'05" W 177.60' TO THE BEGINNING, CONTAINING 558.04 ACRES WHICH INCLUDES A PORTION OF SR. 1853 RIGHT-OF-WAY. THIS LAND BEING ALL OF TRACTS 1-5 DB 2952 PG 233, A PORTION OF TRACT 6 AND 7 DB 2952 PG 233, A PORTION OF THE LANDS CONVEYED BY DEED RECORDED IN DB 641 PG 221 AND THAT PORTION OF PINEHURST ROAD WHICH WAS REMOVED FROM DEDICATION BY DOCUMENT RECORDED IN DB 3033 PG 3, MOORE COUNTY REGISTRY. ALL BEARINGS HEREIN ARE NC GRID NORTH MERIDIAN NAD83 AND DISTANCES HORIZONTAL GROUND.



RESOLUTION #1058
DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER
G.S. 160A-31
AX-03-23; Knollwood Partners

WHEREAS, a petition requesting annexation of an area described in said petition was received on June 12, 2023, by the Town Council of the Town of Southern Pines; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Southern Pines deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of her investigation.

Adopted this 27th day of June, 2023.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on June 27, 2023 as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk