

TOWN OF CARRBORO



PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN 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 West & south of Homestead Rd. AND TAX MAP REFERENCED 7.29.1B;
North of Homestead Rd. 7.109.16C;
7.109.13; THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND
7.109.11A; BOUNDS DESCRIPTION ATTACHED HERETO.
7.109.8

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:

413.54 ACRES 1 DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 13th DAY OF August, 2002.

NAME: State of North Carolina Department of Administration	The University of North Carolina at Chapel Hill
ADDRESS: 116 West Jones St.	300 South Building/CB #1000
Raleigh, NC 27699-1301	Chapel Hill, NC 27599
OWNER/PRESIDENT: <i>[Signature]</i>	<i>Nancy D. Sattenfield</i>
Secretary Department of Administration	Nancy D. Sattenfield Vice-Chancellor for Finance and Administration
ATTEST:	

I, Sarah W. Williamson, 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 28th day of August, 2002.

TOWN CLERK: Sarah W. Williamson

PROPERTY DESCRIPTION OF HORACE WILLIAMS 303.50 ACRES TRACT
7.29..1B

BEING all that tract of land containing 303.50 acres, more or less, located in Chapel Hill Township, Orange County, North Carolina; and bounded, now or formerly, by natural boundary and/or owned by and/or in possession of persons as follows:

On the north by Curtis Preston Hogan, University of North Carolina at Chapel Hill and Chapel Hill Board Of Education, on the east by University of North Carolina at Chapel Hill, on the south by P.H.Craig Jr., Springvalley Subdivision and Waverly Forest Subdivision, and on the west by Cobblestone Subdivision and Curtis Preston Hogan; and being more particularly described by courses and distances according to a survey dated February 27 – March 5, 1996, by Robert E. Boswell, PLS. L-2787, of Boswell Survey, job number 96-072-201, as follows:

COMMENCING at North Carolina Geodetic Survey station "Barclay" having North Carolina grid coordinates (NAD '83) of N 793,954.977 and E 1,983,655.530, thence N 88° -36'-59" W, 5866.25 horizontal grid distance feet to a point in the center of Southern Railway track, in the line of P. H. Craig, Jr. having grid coordinates (NAD '83) of N 794,094.61 E 1977.791.35 and being the BEGINNING corner of the 303.50 acre tract; thence with P. H. Craig, Jr. the following 3 calls: (1) N 59°-14'-19" W, 840.29 feet to a concrete monument, (2) N 61°-35'-49" W, 427.47 feet to a 1" iron pipe and, (3) S 20°-00'-43" W, 1203.86 feet to a 1" iron pipe; thence with Springvalley Subdivision the following 2 calls: (1) S 87°-00'-56" W, 792.00 feet to a concrete monument (2) S 02°-13'-02" W, 302.91 feet to a concrete monument; thence with Waverly Forest and Fair Oaks Subdivisions S 89°-35'-56" W, 2259.58 feet to a 1" iron pipe; thence with Cobblestone Subdivision the following 2 calls: (1) N 34°-23'-16" E, 671.79 feet to a concrete monument, (2) N 02°-26'-56" E, 3587.54 feet to a concrete monument; thence with Curtis Person Hogan S 75°-18'-59" E, 1597.47 feet to a concrete monument; thence with University of North Carolina at Chapel Hill (formerly J.H. Kepley) S 89°-46'-42" E, 1088.45 feet to a concrete monument; thence with Chapel Hill Board Of Education N 89°-28'-45" E, 1180.18 feet to the centerline of Southern Railway; thence with the centerline of the Southern Railway track the following 3 calls: S 02°-11'-57" W, 2128.54 feet to a point, S 16°-14'-03" W, 592.61 feet to point, S 26°-23'-32" W, 316.01 feet to the BEGINNING point.

For reference purpose for source of title see Will book L at page 293 in the office of Orange County Register Deeds.

PROPERTY DESCRIPTION OF
The KEPLEY 32.78 ACRE TRACT
7.109..13
7.109..16C

BEING all that tract of land containing 32.78 acres, more or less, in Chapel Hill Township, Orange County, North Carolina; and bounded, now or formerly, by natural boundaries and/or owned by and/or in possession of persons as follows: On the north by the University of North Carolina at Chapel Hill, on the east by Chapel Hill Board of Education, on the south by the University of North Carolina at Chapel Hill, and on the west by Bolin Creek and the centerline of Homestead Road (S.R. 1777); and being more particularly described by courses and distances according to a survey dated June 6, 1994, by Steve F. Yuhasz, PLS L-2793, as follows:

BEGINNING at a point in the center of the bridge over Bolin Creed on Homestead Road (S.R. 1777) having a 60 right-of-way, thence N 51deg26'-57" E, 115.23 feet to a point; thence with the center of Homestead Road (S.R. 1777) the following two calls: (1) with a curve to the left having a radius of 783.25 feet a chord bearing and distance of N 48deg21'-23" E, 84.52 feet to a point, and (2) with a curve to the left having a radius of 783.25 feet a chord bearing and distance of N 34deg13'-43" E, 299.84 feet to a point; thence with the University of North Carolina at Chapel Hill (formerly Ethel Hogan property) and crossing an iron stake at 26.00 feet and another at 32.63 feet N 89deg32'-28" E, at total distance of 209.46 feet to an iron pipe; thence again with the University of North Carolina at Chapel Hill (formerly Ethel Hogan property) N 87deg04'-19" E, 648.64 feet to an iron pipe in the line of Chapel Hill Board of Education; thence with the Chapel Hill Board of Education the following two calls: (1) S 01deg00'-45" W, 473.91 feet to an iron pipe, and (2) S 18deg59'-15" E, 1,100.00 feet to a concrete monument in the line of the University of North Carolina at Chapel Hill; thence with the University of North Carolina at Chapel Hill N 89deg45'-33" W, 924.14 feet to an iron pipe; thence again with the University of North Carolina at Chapel Hill N 89deg45'-10" W, 134.58 feet to a point in the center of Bolin Creek; thence with the center of Bolin Creed the following 14 calls: (1) N 58deg02'-20" E, 57.35 feet to a point, (2) N 37deg27'-18" E, 188.01 feet to a point, (3) N 00deg20'-22" E, 127.89 feet to a point, (4) N 24deg05'-02" W, 130.86 feet to a point, (5) N 47deg30'-28" W, 346.65 feet to a point, (6) N 50deg59'-00" W, 81.13 feet to a point, (7) N 38deg21'-24" W, 65.26 feet to a point, (8) N 36deg09'-41" W, 89.76 feet to a point, (9) N 11deg28'-33" W, 35.53 feet to a point, (10) N 34deg12'-35" W, 72.47 feet to a point, (11) N 29deg 20'-58" W, 131.69 feet to a point, (12) N 51deg15'-16" W, 36.88 feet to a point, (13) N 41deg46'-49" W, 10.66 feet to a point, and (14) N 41deg46'-49" W, 30.05 feet to the BEGINNING point.

For reference purposes for source of title see: that plat in book 72 at page 169 and that deed in book 1750 at page 470 in the office of the Orange County Register of Deeds.

PROPERTY DESCRIPTION
TRACT 2 OF T.H. HOGAN ESTATE
7.109..11A

BEING all that tract of land containing 14.40 acres, more or less, located in Chapel Hill Township, Orange County, North Carolina; and bounded, now or formerly, by natural boundaries and/or owned by and/or in possession of persons as follows: On the north by David L. Backus, on the east by the Chapel Hill Board of Education, on the south by University of North Carolina at Chapel Hill (formerly J. H. Kepley) and on the west by Homestead Road (S.R. 1777); and being more particularly described by courses and distances according to a survey dated November, 1971, by Robert J. Ayers, PLS L-548, as follows:

COMMENCING at a concrete monument control corner thence S 16deg49' E, 104.59 feet to a point; thence S 17deg18' W, 180 feet to a stake in the eastern margin (allowing 30 feet from center) of Homestead Road (S.R. 1777) the BEGINNING corner of the 14.40 acre tract; thence with David L. Backus, (T.E. Hogan Estate, Tract No. 1) N 89deg47' E, 531.81 feet to an iron stake in the line of Chapel Hill Board of Education; thence with Chapel Hill Board of Education S 00deg50'-36" W, 928.17 feet to an iron stake; thence with the University of North Carolina at Chapel Hill (formerly J. H. Kepley) S 88deg44'-24" W, 812.34 feet to an iron stake in the eastern margin (allowing 30 feet) of Homestead Road (S.R. 1777); thence with the margin (allowing 30 feet) of Homestead Road (S.R. 1777) N 17deg18' E, 988.65 feet to the BEGINNING iron stake.

For reference purposes for source of title see: that deed in book 1752 at page 32 and that deed in book 238 at page 1775 in the office of the Orange County Register of Deeds.

PROPERTY DESCRIPTION OF
HORACE WILLIAMS 62.86 ACRE TRACT
7.109..8

BEING all that tract of land containing 62.86 acres, more or less, located in Chapel Hill Township, North Carolina; and bounded, now or formerly, by natural boundaries and/or owned by and/or in possession of persons as follows: On the north by Laura W. Cotton, etal and Fox Meadow, Section Four, on the east by The Highlands and Camden Subdivisions, on the south by Bryon R. Yates, and on the west by Lake Hogan Farms; and being more particularly described by courses and distances according to a survey dated February 27, 1996, by Robert E. Boswell, PLS L-2787, of Boswell Surveyors, job number 96-071-201, as follows:

COMMENCING at NCGS station "Barclay" having North Carolina grid coordinates (NAD '83) of N 793,954.977 and E 1,983,655.530 thence N 49deg 20'-32" W, horizontal ground distance of 12,348.95 feet, or a grid distance of 12,347.96 feet, to an axle having grid coordinates (NAD '83) of N 802,000.161 and E 1,974,288.187, the BEGINNING corner of the 62.86 acre tract; thence with the western line of Phase Three and Four of The Highlands Subdivision S 01deg 15'-53" W, 1450.69 feet to another axle; thence with the western line of Camden Subdivision S 01deg 16'-45" W, 786.18 feet to a 1" iron pipe in a stump hole; thence with the northern line of Bryon R. Yates S 89deg 09'-45" W, 1272.55 feet to a 1" pinched top iron pipe; thence with the eastern line of Lake Hogan Farms N 04deg 03'-26" E, 2266.19 feet to a 1 1/2" iron pipe in a rock pile; thence with the southern line of Section Four of Fox Meadow Subdivision N 89deg 19'-56" E, 263.32 feet to a 1 1/2" iron pipe; thence with the southern line of Laura Walker Cotton, etal S 89deg 26'-52" E, 898.39 feet to the BEGINNING axle.

For reference purposes for source of title see: that will in Will book L at page 293 and that deed recorded in book 218 at page 806 in the office of Orange County Register of Deeds.

MAY 31 2002

TOWN OF CARRBORO



PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN 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 700 LAKE HOGAN LN (7.109..11D). THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO. ~~THE~~

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:

10 ACRES _____ DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 10 DAY OF MAY, ²⁰⁰²~~19~~ 2002.

NAME:	ANNIE COLLIER
ADDRESS:	405 Smith Level Rd # 102 Chapel Hill, NC 27516
OWNER/PRESIDENT:	Annie Collier by Fay H. Daniel for

ATTEST: _____ SECRETARY

I, Sarah W. Williamson, 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 28th day of August, 19 2002.

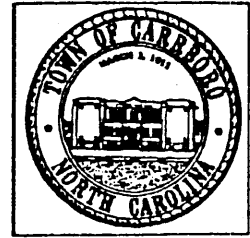
TOWN CLERK: Sarah C. Williamson

ANNIE P. HOGAN COLLIER
7.109..11D

TRACT II: BEGINNING at a stake, which is the Northwest corner of Tract No. 3 and the Southern margin of E. Glenn Hogan Estate, which stake is located South 89° 14' 17" West 2482.45 feet from a concrete monument marked control corner according to aforesaid plat; running thence with the Southern margin of the E. Glenn Hogan Estate South 89° 14' 17" West 444.70 feet to a rock; running thence South 5° 3' 17" East 417.16 feet to an iron stake; running thence South 87° 25' 6" East 164 feet to an iron stake; running thence South 2° 4' west 806.92 feet to an iron stake; running thence with the said. W. Hogan Estate North 88° 44' 24" East 349.60 feet to an iron stake, the Southwest corner of Tract No. 5; running thence with the Western margin of Tract Nos. 3, 4 and 5 North 3° 33' 30" West 1229.91 feet to the point and place of BEGINNING, and BEING TRACT NO. 6 of the T. E. Hogan Estate, consisting of 10.00 acres according to plat by Robert J. Ayers, dated November, 1971, and revised January and May, 1972, and being part of the property deeded by J. J. Hogan to T. E. Hogan, dated April 17, 1883, and recorded in Book E, at Page.476, Orange County Registry, on the 29th day of September 1899. There is granted to the grantee hereinabove mentioned a 60-foot Right-of-way for ingress and egress across Tract Nos. 3, 4 and 5 according to plat of Robert J. Ayers, dated November, 1971, and revised January and May, 1972.

A-8

PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY



I) 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.

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.

26.61 ACRES DWELLING UNITS

NAME: FAY H. DANIEL

ADDRESS: 1318 HOMESTEAD RD.

CHAPEL HILL, NC 27516

OWNER/PRESIDENT: Fay H. Daniel

I, Sarah W. Williamson, 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 28th day of August, 192002.

TOWN CLERK: Sarah C. Williamson

FAY H. DANIEL

7.109..15

BEGINNING at a stake in the Western margin of: Homestead Road and the Northeast corner of the C. W. Hogan Estate; running thence with the said margin of Homestead Road, North 17° 18' East 512 feet to an iron stake, the Southeast corner of Tract No. 4; running thence with the Southern margin of Tract No. 4 North 85° 12' 49" West 900 feet to an iron stake and South 88° 44' 24" West 1256.55 feet to an iron stake in the Southwest corner of Tract No. 4 and the Eastern margin of Tract No. 6; thence with the said margin of Tract No. 6 South 3° 33' 30" East 580.65 feet to an iron stake, the Northern margin of the C. W. Hogan Estate; running thence with the said margin of the C. W. Hogan Estate, North 88° 44' 24" East 1965.29 feet to an iron stake, the point and place or BEGINNING, and being Tact No. 5 of the T. E. Hogan Estate consisting of 26.61 acres according to plat by Robert J. Ayers, dated November, 1971, and revised January and May, 1972 and being part of the property deeded by J. J. Hogan to T. E. Hogan, dated April 7, 1883, and recorded in Book E, at Page 476, Orange County Registry, on the 29th day of September, 1899. The grantors reserve a 60-foot right-of-way for the purpose of ingress and egress for Tract Nos. 4, 5, and 6, which said right-of-way traverses the Northwestern part of Tract No. 5 according to plat of Robert J. Ayers, dated November, 1971, and revised January and May, 1972.

A-10

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

TOWN CLERK: Paul C. Williamson

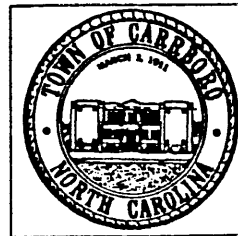
BRYAN R. & HELEN YATES

7.109..11B

Being that certain parcel of land lying in Chapel Hill Township, Orange County, North Carolina, containing 12.88 acres more or less as shown on survey entitled "Boundary Survey Yates - Daniel Tracts," prepared by The John R. McAdams Company, dated April 6, 2001 and sealed April 27, 2001 and being more particularly described as follows:

Beginning at an existing iron pipe on the western right of way line of Homestead Road (S.R. 1177), said point being the southeast corner of John W. Egderty as shown on Plat Book 21, Page 158; thence following said right of way line of Homestead Road S 17°25'04" W 61.44 feet to the northeast corner of Ellen Hogan Yates, recorded in Deed Book 238, Page 1781; thence leaving right of way of Homestead Road and following the northern line of said Yates N 85°01'16" W 897.16 feet; thence S 88°56'16" W 1,379.31 feet to a point on the eastern line of Annie P. Collier, recorded in Deed Book 240, Page 1705; thence following the eastern line of said Collier N 03°21'26" W 321.53 feet to a point on the southern line of The University of North Carolina, recorded in Deed Book 218, Page 806; thence following southern line of said University of North Carolina N 89°14'17" E 1,272.40 feet to the southwest corner of Camden Subdivision, recorded in Plat Book 61, Page 174; thence following the southern line of Camden Subdivision S 89°58'59" E 386.17 feet to the northwest corner of James Rabinowitz, recorded in Deed Book 2207, Page 94; thence following the western line of Rabinowitz S 00°33'14" E 130.00 feet to the northwest corner of the aforementioned lands of Egderty; thence following Egderty S 00°35'17" E 144.94 feet; thence S 85°01'16" E 651.32 feet to the Point of Beginning.

PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY



I) 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 1400 HOMESTEAD ROAD AND TAX MAP REFERENCED 7.109..11C. 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:

16.88 **ACRES** **DWELLING UNITS**

RESPECTFULLY SUBMITTED THIS 31 DAY OF May, 192002.

NAME:
Helen Hogan and Bryan R Yates

ADDRESS:
1258 Manns Chapel Road

Pittsboro, NC 27312-7029

OWNER/PRESIDENT:
Helen Hogan Yates Bryan R. Yates

ATTEST: _____ SECRETARY

I, Sarah W. Williamson, 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.

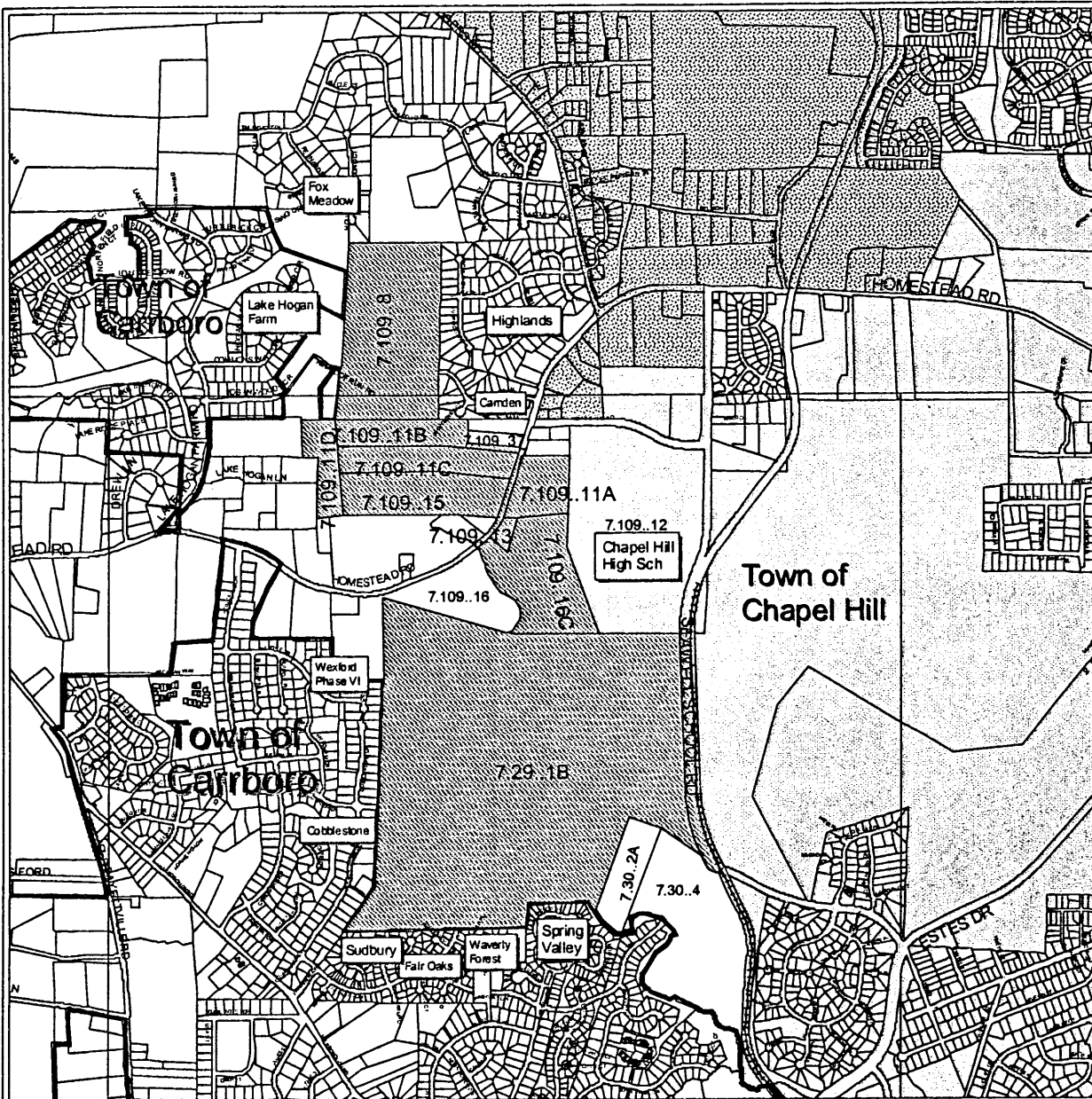
This the 28th day of August, 19 2002.

TOWN CLERK: Sarah C. Williamson

HELEN HOGAN & BRYAN R YATES

7.109..11C

BEGINNING at a stake in the Western margin of Homestead Road, said stake being located North 17° 18' East 857 feet from the Northeast corner of the C. W. Hogan Estate; running thence with the Southern margin of Tract No. 3 North 85° 12' 49" West 900 feet and South 88° 44' 24" West 1379.48 feet to an iron stake in the Eastern margin of Tract No. 6, which stake is the Southwest corner of Tract No. 3, running thence with the Eastern margin of Tract No. 6 South 3° 33' 30" East 327.33 feet to an iron stake in the Northwest corner of Tract No. 5; running thence with the Northern margin of Tract No. 5 North 88° 44' 24" East 1256.55 feet to an iron stake and South 85° 12' 49" East 900 feet to an iron stake in the Western margin of Homestead Road; thence with the said margin of Homestead Road North 17° 18' East 345 feet to an iron stake and being Tract No. 4 of the T. E. Hogan Estate consisting of 16.88 acres according to plat by Robert J. Ayers, dated November, 1971, and revised January and May, 1972, and being part of the property deeded by J. J. Hogan to T. E. Hogan, dated April 7, 1883, and recorded in Book E, at Page 476, Orange County Registry, on the 29th day of September, 1899, and also any portion of the property heretofore deeded to Robert B. and Fay Hogan Daniel by deed recorded in Book 197, at Page 484, Orange County Registry.



Winmore-Horace Williams Annexation



NC State Plane Coordinate System (NAD83)









TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

27 August 2018
Rep. W. E. Ford, Planning Department
9:18:32

THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR REFERENCE ONLY.

The requestor must be aware of data conditions and ultimately bear responsibility for the appropriate use of the information with respect to possible errors, original map scale, collection methodology, currency of data, and other conditions specific to the data.

-  Southern Railroad
-  Winmore-Horace Williams
-  Carrboro Town Limits
-  Carrboro
-  Chapel Hill
-  Chapel Hill Planning Jurisdiction

AN ORDINANCE ANNEXING
Winmore/UNC Homestead & Horace Williams Area

WHEREAS, Town of Carrboro received petitions for the Annexation of Contiguous Property requesting the annexation of the Winmore/UNC Homestead & Horace Williams Area consisting of several individual lots (Orange County Township 7, Tax Map 109, Lots 8, 11A, 11B, 11C; 11D, 13,15 and 16C) and the portion of UNC's Horace Williams Property lying West of the center of the Southern Railway track (Orange County Township 7, Tax Map 29, Lot 1B) and all intervening public rights of way.

WHEREAS, the petitions have been signed by the owners of all the real property located within such area; and

WHEREAS, a public hearing on the question of annexation was held on September 17, 2002, following notice of such hearing published in The Chapel Hill Herald on September 6 and 10, 2002.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO
ORDAINS:

Section 1. The Board of Aldermen finds that petitions requesting the annexation of the area described in section 2 was properly signed by the owners of all real property located within such area and that such area is contiguous to the boundaries of the Town of Carrboro, as the term "contiguous" is defined in G.S. 160-31(f).

Section 2. The following area is hereby annexed to and made a part of the Town of Carrboro:

BEING ALL OF WINMORE/UNC HOMESTEAD & HORACE WILLIAMS AREA CONSISTING OF SEVERAL INDIVIDUAL LOTS (ORANGE COUNTY TOWNSHIP 7, TAX MAP 109, LOTS 8, 11A, 11B, 11C; 11D, 13,15 AND 16C) AND THE PORTION OF UNC'S HORACE WILLIAMS PROPERTY LYING WEST OF THE CENTER OF THE SOUTHERN RAILWAY TRACK (ORANGE COUNTY TOWNSHIP 7, TAX MAP 29, LOT 1B) AND ALL INTERVENING PUBLIC RIGHTS OF WAY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain tract or parcel of land lying, situated and being in Chapel Hill Township, Orange County, North Carolina, being more particularly described as follows:

BEGINNING at a point located on the western right-of way line of Seawell School Road (SR1843) and the centerline of the Southern Railway line; said point also being on the existing Chapel Hill corporate limit line. Thence from said point of beginning proceeding along the western right-of-way line of Seawell School Road (SR1843) in a northerly direction with the curve approximately 355 feet to the northern property line of Tax Map 30..4 and Tax Map 30..2A also known as the PH Craig Properties and the southern boundary of Tax Map 29..1B also known as the Horace Williams Tract owned by the University of North Carolina at Chapel Hill; thence proceeding in a westerly direction along said line to a point on the northwest corner of Tax Map

30..2A and proceeding in a southwest direction along the western boundary of Tax Map 30..2A to a point in the center of Bolin Creek on the northeast corner of the Spring Valley Subdivision said point being on the existing Carrboro corporate limit line and the southern boundary line of the Horace Williams Tract; thence proceeding in a westerly direction along the Carrboro corporate limit line and the southern boundary line of the Horace Williams Tract running also along the northern boundary lines of the Spring Valley Subdivision, the Waverly Forest Subdivision, the Fair Oaks Subdivision and the Sudbury Subdivision to a point on the southwest corner of the Horace Williams Tract, the northwest corner of the Sudbury Subdivision and the eastern boundary of the Cobblestone Subdivision; thence continuing in a northern direction with the Carrboro corporate limit line, the western boundary of the Horace Williams Tract and the eastern boundary of the Cobblestone Subdivision and Phase Six of the Wexford Subdivision to a point on the northeast corner of Phase Six of the Wexford Subdivision and the southeast corner of Tax Map 109..16 known as the Curtis Preston Hogan Tract; thence leaving the Carrboro corporate limit and proceeding along the western boundary of the Horace Williams Tract to a point on the northwest corner of the Horace Williams Tract; thence proceeding in a southeastern direction along the northern boundary of the Horace Williams Tract and the southern boundary of the Curtis Preston Hogan Tract to a point in the center of Bolin Creek and the southwest corner of Tax Map 109..16C owned by the University of North Carolina at Chapel Hill; thence running in a northerly direction along the centerline of Bolin Creek and the western boundary line of tax Map 109..16C to a point on the northern right-of way line of Homestead Road (SR 1777); thence in a northeasterly direction along the northern right-of way line of Homestead Road (SR 1777) to a point on the southeastern corner of Tax Map 109..15 known as the Robert and Fay Daniel Tract; thence in a westerly direction along the southern boundary of Tax Map 109..15 to a point on the southwestern corner of Tax Map 109..15 and the southeastern corner of Tax Map 109..11D known as the Annie P. Hogan Collier Tract; thence continuing in a westerly direction along the southern boundary of Tax Map 109..11D to a point on the southwestern corner of Tax Map 109..11D; thence running in a northerly direction along the western boundary of Tax Map 109..11D to a point on the northwest corner of Tax Map 109..11D; thence running in an easterly direction along the northern boundary of Tax Map 109..11D to a point on the northeast corner of Tax Map 109..11D and on the southwest corner of Tax Map 109..8 known as the Horace Williams Homestead Tract owned by the University of North Carolina at Chapel Hill; thence continuing in a northerly direction along the western boundary of the Horace Williams Homestead Tract and the eastern boundary of the Lake Hogan Farm Subdivision to a point on the northwestern corner of the Horace Williams Homestead Tract and the southwestern corner of the Fox Meadow Subdivision; thence in an easterly direction along the northern boundary of the Horace Williams Homestead Tract to a point on the northeastern corner of the Horace Williams Homestead Tract and the northwestern corner of the Highlands Subdivision; thence in a southerly direction along the eastern boundary of the Horace Williams Homestead Tract to a point on the southeastern corner of the Horace Williams Homestead Tract, the southwest corner of the Camden Subdivision and the northern property line of Tax Map 109..11B known as the Bryan R. & Helen Yates Tract; thence running along the northern boundary line to a point on the northeast corner of the Bryan R. & Helen Yates Tract (Tax Map 109..11B), the southwestern corner of Tax Map 109..37 and the northern/western right-of-way line for Homestead Road (SR 1777); thence running perpendicular with the northern/western right-of-way for Homestead Road to the southern/eastern right-of-way and running in a southerly direction along this line to a point on the northwest corner of Tax Map 109..11A known as Tract 2 of the T. H.

Hogan Estate owned by the University of North Carolina at Chapel Hill; thence in an easterly direction along the northern boundary line of Tax Map 109..11A to a point on the northeast corner of Tax Map 109..11A and on the western property line of Tax Map 109..12 known as the Chapel Hill High School Property that is also the existing Chapel Hill corporate limit line; thence running in a southerly and easterly direction with the Chapel Hill corporate limits to the centerline of the Southern Railway and continue running in a southerly direction with the Southern Railway centerline and the Chapel Hill corporate limits to the point of BEGINNING. This description is intended to annex all properties and rights-of-way within the previously described area containing approximately 448 acres and for which annexation petitions from the owners of the following property have been submitted to the Town of Carrboro:

Orange County, North Carolina, Chapel Hill Township Map 109 lots 8, 11A, 11B, 11C, 11D, 13, 15, and 16C; and

Orange County, North Carolina, Chapel Hill Township Map 29 lot 1B.

Section 3 The Board hereby strongly requests that the applicant for the annexation and all persons associated with the annexation property indicate in all advertisements and sales information regarding this property that the property is located within the corporate limits of the Town of Carrboro.

Section 4. This ordinance shall become effective on September 30, 2002.

Section 5. The Town Clerk shall cause to be recorded in the Office of the Register of Deeds of Orange County and in the Office of the secretary of State an accurate map of the annexed territory described in section 2 together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Orange County Board of Elections as required by G.S. 163-288.1.



TOWN OF CARRBORO

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ATTACHMENT D

MEMORANDUM

TO: Robert W. Morgan
Town Manager

FROM: Roy M. Williford, *AICP*
Planning Director

DATE: September 5, 2002

RE: Information regarding the
Winmore/UNC Horace Williams Annexation Area

The following information is provided in response to several questions posed by Aldermen Gist on September 3, 2002 regarding the Winmore/UNC Horace Williams Annexation Area.

Question 1: What existing facilities are on the property?

The annexation area is currently served by the Bolin Creek sewer outfall and by OWASA water mains. The area is comprised of nine separate properties (four owners) that have the following associated characteristics:

Property Owner	Property	Existing Use(s)	Zoning
The University of North Carolina at Chapel Hill (State of North Carolina)			
	7.29..1B (Horace Williams-303.50 acres);	Vacant 94% Wooded, 68'-wide Transmission Easement	R-20
	7.109..13 & 7.109..16C (Kepley-32.78 acres);	One house, 67.15% Wooded, 68'-wide Transmission Easement, & Smith Park	R-20
	7.109..11A (T. H. Hogan Estate-14.4 acres	One House (vacant), 13.8% Wooded, & Smith Park	R-20
	7.109..8 (Horace Williams Homestead-62.86 acres)	Vacant, 95.63% Wooded	R-20
Annie P. Hogan Collier			
	7.109..11D (Tract II-10 acres)	Vacant, 81.95 Wooded, 68'-wide Transmission Easement	R-20

Property Owner	Property	Existing Use(s)	Zoning
Fay H. Daniel			
	7.109..15 (26.61 acres)	One house, 88.62% Wooded	R-20
Bryan R. & Helen Yates			
	7.109..11B (12.88 acres)	Vacant 100% Wooded	R-20
	7.109..11C (16.88 acres)	Vacant 95.89% Wooded	R-20

Question 2: What current zoning restrictions are in place that provides protection for the creek?

All properties included in the annexation petition area are located within Carrboro's R-20 zoning district. This is one of Carrboro's residential districts that has a base density requirement of 20,000 square feet per unit. Section 15-182.3 requires a development seeking a CUP or SUP in the R-20 zone to effectively reduce their lot size when calculating density to account for land development constraints. Properties that have floodways must subtract the entire floodway from their total area, 95% of the wetland area must be subtracted and 50% of the floodplain area must be subtracted from the total area in the tract. Additional adjustments include 90% of steep slopes (25%-60%), 40% of moderate slopes (15%-25%), 75% of electric transmission line right-of-way and 30 % of the area within a gas transmission line right-of-way. The application of this requirement should produce the following net densities for properties in the annexation area:

NET DENSITY ESTIMATE FOR THE WINMORE/UNC HORACE WILLIAMS AREA

TAX MAP #	ACRES	ZONING	RAW DENSITY	Total Adjustment Acres	Net Acres	Net Units
7.29..1B	303.55	R-20	661.14	52.79	250.77	546
7.109..16C	32.88	R-20	71.60	10.16	22.72	49
7.109..11A	12.25	R-20	26.67	0.38	11.86	26
Total UNC Horace Williams Area	348.67	R-20	759.41	63.32	285.35	621
7.109.. 8 UNC Homestead	63.08	R-20	137.39	14.46	48.62	106
7.109..11D	10.12	R-20	22.04	2.60	7.52	16
7.109..15	25.11	R-20	54.69	5.51	19.60	43
7.109..11B	13.12	R-20	28.57	3.03	10.08	22
7.109..11C	16.43	R-20	35.79	5.52	10.91	24
Total Winmore	64.77	R-20	141.08	16.66	48.11	105
Total Annexation Area	477	R-20	1,038	94	382	832

Development is particularly restricted within both floodways and floodplains by section 15-254 and 15-255 of the land use ordinance. Section 15-268 requires stream buffers along major, intermittent and minor streams in order to minimize the likelihood of nuisance flooding and to promote the infiltration of stormwater into the ground and help maintain local streams' capacity for carrying off stormwater. Carrboro's land use ordinance (section 15-263) requires that all developments shall be constructed and maintained so that they do not cause stormwater-related damage to upstream or downstream properties. Land disturbing activities are further regulated by section 15-264 through the enforcement of the erosion and sedimentation control ordinance by the Orange County Erosion Control Officer. These restrictions coupled with the Town's 40% open space and tree protection requirements provide a comprehensive approach to protecting streams and controlling stormwater quality and quantity.

Question 3&4: What is the cost to annex this property in terms of town services? AND What are tax implications to annex this property?

The current cost arising from the annexation of the Winmore/UNC-Horace Williams area relate primarily to the cost of additional town services above the revenue generated from the properties being annexed. Within the entire 480-acre area there are 2 occupied houses and one vacant house. According to a cost for town services report presented on November 20th of last year, about \$911 per owner occupied house should be generated in property tax to pay for town services. If all three houses were occupied, then \$2,733 should be generated by property taxes to pay the cost for town services. The total current tax value of the annexation area is \$1,279,192, which at 68.52 cents will produce \$8,765, exceeding cost by \$6,032.

The UNC properties are State owned properties and are exempt from local property taxes. Only one of the two houses on their property is occupied. The cost for servicing the occupied property and the vacant property is included in the previous calculation. The University provides most of its own services, such as Police Protection, Public Works, Bus Service, and receives State Road maintenance. In addition, the Legislature provides an appropriation to cities for fire protection services based on the value of state owned buildings within their respective jurisdictions. Little or no fire protection funds are anticipated until UNC begins to develop their property. Once UNC establishes a resident population, then the town should also receive additional per capita based revenues such as sales tax.