

WAKE COUNTY, NC 83
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/28/2024 15:04:36

BOOK:019621 PAGE:00264 - 00275

After Recording Mail to: Town of Rolesville
P. O. Box 250
Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF ROLESVILLE UNDER THE
AUTHORITY GRANTED BY PART 1, ARTICLE 4A
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE 2024-O-04
CASE: ANX23-01 - Woodlief Assemblage

WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a public hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 7:00 pm or thereafter on March 5, 2024 after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described contiguous properties owned by Betty Joyce Woodlief, Carlyle D. Woodlief, Donnie Woodlief, Dwight T. Woodlief, Gayle W. Stallings, Ellen W. Holding, and Billy C. Woodlief, is hereby annexed and made part of the Town of Rolesville effective as of March 5, 2024:

All that certain real property situated in the Town of Rolesville, Wake Forest Township, Wake County, North Carolina, described as follows:

TRACT 1**LANDS OF CARLYLE D. WOODLIEF AND ALMA D. WOODLIEF****SURVEY DESCRIPTION:**

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

BEGINNING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also being the POINT OF BEGINNING, having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said POINT OF BEGINNING, along a western line of said lands of Richards, S06° 53' 59"E 641.79' to a point marked by an existing iron pipe; said point also being a northeastern corner of Lot 2 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; thence, along northern lines of said Lot 2, the following two courses: 1) N86° 38' 49"W 1,435.56' to a point on the eastern right-of-way margin of Rolesville Road (SR 1001) (an existing 60' public right-of-way), marked by an existing iron pipe; 2) through the right-of-way of Rolesville Road, N86° 38' 49"W 30.60' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, the following five courses: 1) N14° 43' 08"E 322.02' to a point; 2) through the arc of a curve to the left, having a radius of 1,352.59', an arc length of 134.29', and a chord course of N11° 24' 08"E 134.23' to a point; 3) through the arc of a curve to the left, having a radius of 928.28', an arc length of 188.93', and a chord course of N01° 35' 22"E 188.60' to a point; 4) through the arc of a curve to the left, having a radius of 3,423.77', an arc length of 148.99', and a chord course of N05° 29' 16"W 148.98' to a point; 5) N06° 44' 04"W 193.34' to a point; thence, through the right-of-way of Rolesville Road, N87° 08' 46"E 30.07' to an iron pipe set on the eastern right-of-way margin of Rolesville Road; said point also being in a southern line of lands of, now or

formerly, TexWest, LLC (Deed Book 10194, page 2092; Book of Maps 1985, page 1807); thence, with said lands of TexWest, the following two courses: 1) N87° 08' 46"E 707.40' to a iron pipe set; 2) N01° 16' 08"W 67.25' to an iron pipe set on the southern right-of-way margin of Fowler Road (SR 2308) (an existing 60' public right-of-way); thence, through the right-of-way of Fowler Road, N01° 16' 08"W 64.83' to a point on the northern right-of-way margin of Fowler Road, marked by an existing iron pipe; said point also being a southeastern corner of lands of, now or formerly, William L. Rogers (Deed Book 3626, page 569; Book of Maps 1985, page 1807); thence, with said lands of Rogers, N01° 16' 08"W 375.72' to a point witnessed by a 20" sweetgum tree; said point being a southwestern corner of lands of, now or formerly, Judy Jones Goodnight (Deed Book 17094, page 345); thence, along said lands of Goodnight, N86° 27' 05"E 557.57' to a point marked by an existing iron pipe with cap; said point being located in a western line of land of, now or formerly, Charles Zachary Watkins (Deed Book 17332, page 2109; Book of Maps 1979, page 324); thence, along said lands of Watkins, S01° 36' 33"E 605.21' to a point on the northern right-of-way margin of Fowler Road, marked by an existing iron pipe; thence, through the right-of-way of Fowler Road, S01° 36' 33"E 63.21' to an iron pipe set on the southern right-of-way margin of Fowler Road; thence, along said lands of Alford, S01° 36' 33"E 331.36' to the point of beginning; containing 1,673,598 square feet, or 38.42 acres of land, more or less.

TRACT 2

LANDS OF JANICE GAYLE W. STALLINGS AND HARRELL STALLINGS

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an

NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S 68°18'50" W 1,492.16' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 1 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along southern lines of said Lot 1, the following two courses: 1) through the right-of-way of Rolesville Road, S86° 38' 49"E 30.60' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; 2) S86° 38' 49"E 1,435.56' to a point marked by an existing iron pipe; said point being located in a western line of said lands of Richards; thence, along said lands of Richards, S06° 53' 59"E 498.80' to a point; said point being a northeastern corner of Lot 3 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 3, the following two courses: 1) N86° 58' 09"W 1,609.12' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; 2) through the right-of-way of Rolesville Road, N86° 58' 09"W 30.60' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, the following three courses: 1) N11° 51' 14"E 172.96' to a point; 2) through the arc of a curve to the right, having a radius of 6,709.90', an arc length of 181.94', and a chord course of N12° 30' 01"E 181.94' to a point; 3) N14° 43' 08"E 152.36' to the point of beginning; containing 770,782 square feet, or 17.69 acres of land, more or less;

BEING the same lands described in a deed to Billy Craig Woodlief and Ellen Woodlief Holding, dated February 28, 2011, and recorded in Deed Book 14286, page 1885.

TRACT 3

LANDS OF JANICE GAYLE W. STALLINGS AND HARRELL STALLINGS

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S55°07'23"W 1,828.62' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 2 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along southern lines of said Lot 2, the following two courses: 1) through the right-of-way of Rolesville Road, S86° 58' 09"E 30.36' to a point on the eastern right-of-way margin of Rolesville Road marked by an existing iron pipe; 2) S86° 58' 09"E 1,609.12' to a point marked by an existing iron pipe; said point being located in a western line of said lands of Richards; thence, along said lands of Richards, S06° 53' 59"E 413.48' to a point; said point being a northeastern corner of Lot 4 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 4, the following four courses: 1) N89° 36' 25"W 100.00' to a point marked by an existing iron pipe; 2) N89° 36' 25"W 1,084.22' to an iron pipe set; 3) S89° 13' 22"W 574.15' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; 4) through the right-of-way of Rolesville Road, S89° 13' 22"W 30.71' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, the following two courses: 1) N11° 36' 25"E 505.03' to a point; 2) N11° 51' 14"E 2.60' to the point of beginning; containing 771,335 square feet, or 17.71 acres of land, more or less; BEING the same lands described in a deed to Janice Gayle W. Stallings, and husband Harrell Stallings, dated February 28, 2011, and recorded in Deed Book 14286, page 1890.

TRACT 4

LANDS OF DONNIE L. WOODLIEF AND PATSY WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S46°04'57"W 2,224.38' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 3 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along southern lines of said Lot 3, the following four courses: 1) through the right-of-way of Rolesville Road, N89° 13' 22"E 30.71' to a point marked by an existing iron pipe on the eastern right-of-way margin of Rolesville Road; 2) N89° 13' 22"E 574.15' to an iron pipe set; 3) S89° 36' 25"E 1,084.22' to a point marked by an existing iron pipe; 4) S89° 36' 25"E 100.00' to a point; said point being a southwestern corner of said lands of Richards; thence, S06° 53' 59"E 73.05' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following six courses: 1) S18° 52' 37"W 56.68' to a point; 2) S38° 15' 12"E 25.09' to a point; 3) S05° 12' 56"E 54.55' to a point; 4) S21° 01' 52"E 80.42' to a point; 5) S27° 30' 18"E 207.75' to a point; 6) S03° 37' 01"W 26.19' to a point; said point being a northeastern corner of Lot 5 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 5, the following three courses: 1) N86° 59' 43"W 103.64' to a point marked by an existing iron pipe; 2) N86° 59' 43"W 1,870.02' to a point on the eastern right-of-way margin of Rolesville Road marked by an existing iron pipe; 3) through the right-of-way of Rolesville Road, N86° 59' 43"W 30.34' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, N11° 36' 25"E 388.46' to the point of beginning; containing 816,353 square feet, or 18.74 acres of land, more or less;

BEING the same lands described in a deed to Donnie L. Woodlief and wife Patsy Woodlief, dated February 28, 2011, and recorded in Deed Book 14286, page 1896.

TRACT 5
LANDS OF BETTY JOYCE WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S41° 08' 37"W 2,554.10' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 4 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along a southern line of said Lot 4, through the right-of-way of Rolesville Road, S86° 59' 43"E 30.34' to a point marked by an existing iron pipe on the eastern right-of-way margin of Rolesville Road; thence, continuing along a southern line of said Lot 4, S86° 59' 43"E 1,870.02' to a point marked by an existing iron pipe; thence, continuing along a southern line of said Lot 4, S86° 59' 43"E 103.64' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following four courses: 1) S03° 37' 01"W 70.81' to a point; 2) S13° 29' 28"E 153.88' to a point; 3) S07° 17' 46"E 89.26' to a point; 4) S19° 33' 48"E 105.15' to a point; said point being a northeastern corner of Lot 6 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 6, the following two courses: 1) N86° 29' 08"W 94.52' to a point marked by an existing iron pipe; 2) N86° 29' 08"W 2,036.61' to a point marked by an existing iron pipe; said point being located on the eastern right-of-way margin of Rolesville Road; thence, through the right-of-way of Rolesville Road, N86° 29' 08"W 30.30' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, N11° 36' 25"E 388.42' to the point of beginning; containing 814,894 square feet, or 18.71 acres of land, more or less;

BEING the same lands described in a deed to Betty Joyce Woodlief, dated February 28, 2011, and recorded in Deed Book 14286, page 1902.

TRACT 6

LANDS OF DWIGHT THOMAS WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

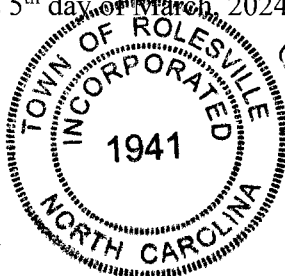
COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S37° 21' 20"W 2,898.37' to a point on the right-of-way centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 5 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along a southern line of said Lot 5, through the right-of-way of Rolesville Road, S86° 29' 08"E 30.30' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; thence, continuing along a southern line of said Lot 5, S86° 29' 08"E 2,036.61' to a point marked by an existing iron pipe; thence, continuing along a southern line of said Lot 5, S86° 29' 08"E 94.52' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following seven courses: 1) S19° 33' 48"E 54.16' to a point; 2) N87° 33' 10"E 75.19' to a point; 3) S80° 55' 53"E 92.15' to a point; 4) S32° 50' 43"E 45.25' to a point; 5) S0° 05' 28"E 124.26' to a point; 6) S28° 43' 30"E 78.63' to a point; 7) S68° 30' 30"E 50.46' to a point marked by an existing iron pipe; said point being a northeastern corner of lands of, now or formerly, HC Rolesville Investments, LLC (Deed Book 18857, page 2126; Book of Maps 1998, page 1776); thence, along said lands of HC

Rolesville Investments, the following two courses: 1) $N88^{\circ} 56' 43''W$ 474.91' to a point marked by an existing iron pipe; 2) $N88^{\circ} 20' 38''W$ 1,796.39' to a point marked by an existing iron pipe; said point being a northeastern corner of lands of, now or formerly, Charles T. Clark, and wife, Patricia

H. Clark (Deed Book 4572, page 246; Book of Maps 1985, page 765); thence, along said lands of Clark, the following two courses: 1) $N88^{\circ} 52' 07''W$ 224.55' to an existing iron pipe; 2) $N88^{\circ} 52' 07''W$ 10.87' to a point on the eastern right-of-way margin of Rolesville Road; thence, through the right-of-way of Rolesville Road, $N88^{\circ} 52' 07''W$ 30.66' to a point on the right-of-way centerline of Rolesville Road; thence, along the right-of-way centerline of Rolesville Road, the following three courses: 1) $N13^{\circ} 00' 14''E$ 231.13' to a point; 2) $N12^{\circ} 19' 14''E$ 147.64' to a point; 3) $N11^{\circ} 36' 25''E$ 9.40' to the point of beginning; containing 812,925 square feet, or 18.66 acres of land, more or less; BEING all of PARCEL ONE as described in a deed from Carolyn S. Woodlief to Dwight Thomas Woodlief, dated August 19, 2021, and recorded in Deed Book 18654, page 863.

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

Adopted this 5th day of March, 2024.



A handwritten signature in black ink, appearing to read "Ronnie I. Currin", written over a horizontal line.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Robin E. Peyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 5th day of March, 2024.

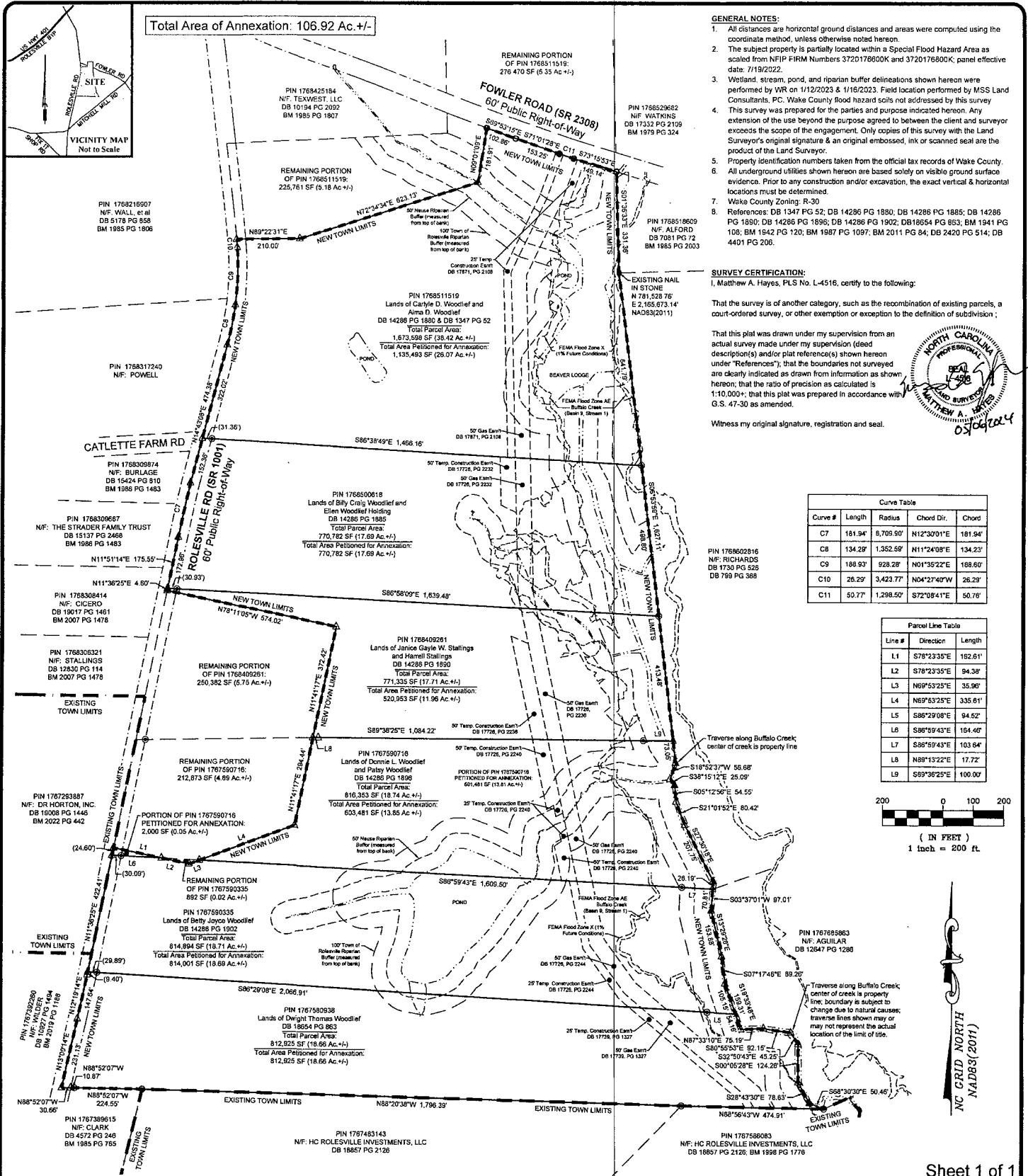
A handwritten signature in black ink, appearing to read "Robin E. Peyton", written over a horizontal line.

Robin E. Peyton
Town Clerk

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT WITH RECORDING REQUIREMENTS FOR PLATS.

Exhibit A

ANX-24-01 WOODLIEF/BROADMOOR



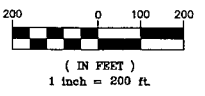
- GENERAL NOTES: 1. All distances are horizontal ground distances and areas were computed using the coordinate method... 2. The subject property is partially located within a Special Flood Hazard Area... 3. Wetland, stream, pond, and riparian buffer delineations shown hereon were performed by W/R on 1/12/2023 & 1/16/2023...

SURVEY CERTIFICATION: I, Matthew A. Hayes, PLS No. L-4516, certify that the following: That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision...



Curve Table with columns: Curve #, Length, Radius, Chord Dir., Chord. Rows C7 through C11.

Parcel Line Table with columns: Line #, Direction, Length. Rows L1 through L9.

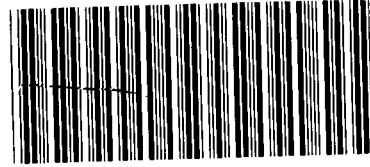


SURVEYED by MSS LAND CONSULTANTS 8116 Saint Giles St. Phone (919) 510-4484 Suite E Fax (919) 510-9102 Raleigh, NC 27612 Email: gowens@mssland.com

SATELLITE ANNEXATION MAP FOR THE TOWN OF ROLESVILLE: ROLESVILLE ASSEMBLAGE PREPARED FOR PULTE HOME COMPANY, LLC

LEGEND: PB Plat Book, DB Deed Book, N/F Now or Formerly, EIP Existing Iron Pipe, EP/IP Existing Pinched Iron Pipe, GALV Galvanized, E/CM Existing Concrete Marker, EIP, unless otherwise noted, Iron Pipe Set, Computed Point

Wake Forest Township, Wake County, North Carolina, Date of Map: June 12, 2023, Drawn by: MAH, Checked by:



BOOK:019621 PAGE:00264 - 00275



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

12 # of Pages