

Ordinance No. O-2024-04

**AN ORDINANCE
TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF OAK RIDGE
UNDER THE AUTHORITY GRANTED BY CHAPTER 160A,
ARTICLE 4A, PARTS 1 AND 4 OF THE NORTH CAROLINA GENERAL STATUTES**

WHEREAS, the Town of Oak Ridge is authorized under N. C. Gen Stat. §§ 160A-31 and 160A 58.1, respectively, to receive and consider any petition for voluntary annexation into the Town of Oak Ridge made pursuant to the procedures of Chapter 160A, Article 4A, Part 1 of the North Carolina General Statutes, by the owners of areas of land contiguous to the boundaries of the Town, or by the owners of non-contiguous areas of land subject to statutory limitations; and,

WHEREAS, the owners of a parcel or area of land not contiguous to the boundaries of the Town have petitioned the Town of Oak Ridge pursuant to N.C. Gen. Stat. §160A-31 and 58.1 for voluntary annexation of its property into the Town of Oak Ridge, and which property appears appropriate at this time for annexation as a qualifying non-contiguous area; and,

WHEREAS, pursuant to N.C. Gen Stat. §§ 160A-31 and 160A 58.1, said petition received for voluntary annexation has been certified by the Town Clerk of the Town of Oak Ridge to be sufficient under said statute and to include the signature of the all the owners of the affected parcel of land; and,

WHEREAS, the parcel for which the Town of Oak Ridge has received a petition comprises a single area, which area constitutes a qualifying non-contiguous area, as hereinafter described; and,

WHEREAS, a public hearing has been held as to annexation of said area hereinafter described as required by N. C. Gen Stat. § 160A-31(c) and (d), following publication of due notice thereof; and,

WHEREAS, the Oak Ridge Town Council hereby finds that said area hereinafter described meets the requirements of N. C. Gen Stat. § 160A-31 and 160A 58.1, in that said area is presented to the Town Council for voluntary annexation by all the owners of the land therein, and is an area of qualifying non-contiguous land; and,

WHEREAS, the Oak Ridge Town Council has concluded and hereby declares that annexation of the parcel comprising the area hereinafter described is proper and in the best interests of the government and orderly development of the Town of Oak Ridge;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. That this Ordinance No. O-2024-04 is hereby adopted, and that from and after the effective date of this ordinance of annexation, the following territory shall be annexed to and become a part of the Town of Oak Ridge, and the corporate limits of the Town of Oak Ridge shall be extended to include said territory more particularly described by metes and bounds, and maps, as follows:

Note: All deed, plat book, and page references in this ordinance are to instruments recorded in the Guilford County (NC) Registry, which are all incorporated into the following descriptions by reference for a more perfect and accurate description of the areas annexed. In accordance with controlling case law, courses and landmarks control and take precedence over distance calls, and all distance calls shall be deemed to conform to and extend in accordance with the indicated courses and to the indicated landmarks. Reference to iron pipes or other placed or natural landmarks are based on reference in recorded deeds or plats of survey.

A non-contiguous single-parcel area, described as follows:

Being all of Parcel 2: 6897-32-7343, as described in Deed Book 8611, Page 1199, Guilford County Registry, and more particularly as follows:

BEGINNING at an existing iron pipe in the southern right of way of Forsyth Road SR 2064, the northwest corner of the Cindy Merritt Stacy lands as described in Deed Book 4871-Page 1606 and also being the northeast corner of the Michael Kemp Merritt lands as described in Deed Book 7100-Page 453. Thence with said Stacy the following calls, South 17 deg. 28 min. SO sec. West 135.62 feet to and existing iron pipe, South 10 deg. 42 min. 41 sec. West 552.15 feet to an existing iron pipe, and South 85 deg. 27 min. 31 sec. East 246.17 feet to an existing iron pipe in the line of Jason L. and Elizabeth L. Milam as recorded in Deed Book 7365-Page 1470. Thence with said Milam South 02 deg. 02 min. 49 sec. West 506.95 feet to an existing iron pipe and South 87

deg. 57 min. 36 sec. East 148.68 feet to an existing iron pipe in the line of Frances Vance and Donald R. Duggins as described in Deed Book 3241-Page 97. Thence with said Duggins South 01 deg. 51 min. 48 sec. 761.71 feet to an existing iron pipe in the line of Vann and Debra Duggins as described in Deed Book 6176-Page 196. Thence with said Duggins North 86 deg. 16 min. 41 sec. West 199.25 feet to an existing iron pipe, a common corner with William and Carol Brufler as described in Book 3712-Page 1687. Thence with said Brufler North 88 deg. 11 min. 55 sec. West 187.53 feet to an existing iron pipe, a common corner with Beth L. Dombrowsky as recorded in Deed Book 6921-Page 1784. Thence with said Dombrowsky a calculated line from Plat Book 72-Page 81 Tract 2 North 86 deg. 03 min. 56 sec. West 248.79 feet to an existing stone, Thence the following calls as mapped from Plat Book 72-Page 81 Tract 2, North OS deg. 17 min. 35 sec. East 2129.85 feet to an existing iron pipe in the southern right of-way of Forsyth Road, South 62 deg. 49 min. 07 sec. East 80.86 feet, South 48 deg. 56 min. 44 sec. East 74.95 feet, and South 42 deg. 56 min. 00 sec. 153.67 feet to the point and place of BEGINNING, containing 19.42 acres and being the remaining lands of Michael Kemp Merritt as described in Deed Book 7100-Page 453.

This description is compiled from existing surveys by Vaughn Surveying Co, as shown on Plat Book 72-Page 81, Plat Book 82-Page 101, and Plat Book 180-Page 26 and acreage may vary slightly when a current survey is done.

For back title information see deed recorded in Book 8021, Page 2763 (Tract 2), Guilford County Registry and this property is designated as Tax Parcel 168307 (PIN 6897-32-7334) on the Guilford County tax maps.

Save and Except that property conveyed to Cindy Merritt Stacy by the deed recorded in Book 8282, Page 1075, Guilford County Registry.

Section 2. From and after the effective date of this annexation, the territory herein annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Oak Ridge and shall be entitled to the same privileges and benefits as other parts of the Town of Oak Ridge. Any irregularity in the timeliness of submission of the voluntary petitions for the annexation of the properties herein described, pursuant to the Town's invitation to citizens for submission thereof, is hereby waived.

Section 3. The territory herein annexed shall be subject to Town of Oak Ridge taxes in accordance with N. C. Gen Stat. § 160A-31(e) and § 160A-58.1.

Section 4. The Mayor of the Town of Oak Ridge shall cause an accurate map of the annexed areas described in Section 1 hereof, together with a duly certified copy of this ordinance, to be recorded in the Office of the Register of Deeds of Guilford County, and shall cause the transmission of such map and ordinance to the Guilford County Board of

Elections, the North Carolina Secretary of State, and all public utilities serving the Town of Oak Ridge.

Section 5. This annexation shall become effective on June 30, 2024.

Adopted, this ____ day of _____, 2024.

Jim Kinneman
Mayor

ATTEST:

Sandra B. Smith, CMC, NCCMC
Asst Town Manager/Town Clerk

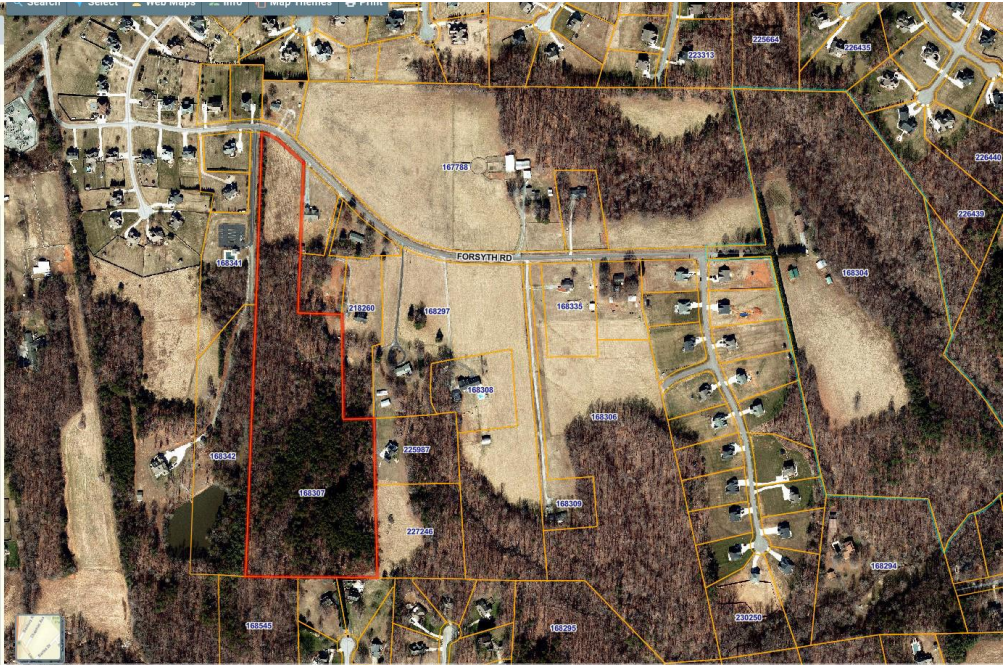
Search Results (1 Parcels)

[More](#) [Clear](#)

DUGGINS, DEBRA DULANY TR...
 1338 FORSYTH RD

[CAMA Report](#) [Community Info](#)
[Well and Septic](#) [Neighborhood Sales](#)
[Parcel Verify](#) [Tax Appraisal Information](#)
[Tax Bill](#) [Owner History](#) [Oblique Photos](#)

Parcel Number	168307
PIN	6897327343
Owner	DUGGINS, DEBRA DULANY TRUSTEE;DUGGINS, VANN RAY TRUSTEE;DUGGINS FAMILY TRUST
Mail Address	5405 TORWOOD DR
Mail City	GREENSBORO
Mail State	NC
Mail Zip	27409
Property Address	1338 FORSYTH RD
Legal Description	19.57AC PB 72-80 PB-203-52 LO-PART 2
Deed	008611-01199
Plat	72-81
Condo	
Total Assessed	312800
Total Building Value	0
Total Out Building Value	0
Total Land Value	312800
Total Deferred Value	0
Bldg Card	



PETITION FOR VOLUNTARY ANNEXATION TO THE TOWN OF OAK RIDGE

To the Mayor and Members of the Town Council of the Town of Oak Ridge, N.C.:

The undersigned respectfully petition the Town Council of the Town of Oak Ridge to annex the hereinafter described property to the Town of Oak Ridge, such annexation to be pursuant to the provisions of G.S. 160A-31 and in support of this petition do hereby respectfully represent:

1. The undersigned whose names are signed to this petition own 100% of all real estate lying outside the corporate limits of the Town of Oak Ridge but within the area of eligibility for voluntary annexation to the Town of Oak Ridge, hereinafter described, which we would like to have annexed to the Town of Oak Ridge.
2. The land and property hereby petitioned to be annexed to the Town of Oak Ridge, and of which we the undersigned are owners of 100%, is described as follows, to-wit:

Respectfully submitted this 1st day of April, 2024.

Type or Print Name of Property Owner

Current Address

Vann Duggins

5405 Tarwood Dr

Debra Duggins

Greensboro, NC 27409

Primary Phone No. 336-210-7441

Parcel No. 168307

Email address vann.duggins@gmail.com

Signature of Owner (s)

Vann Duggins

Debra Duggins

Date Received: _____

Received by: _____

(Please use a separate form for each piece of property you own.)