

Agenda Item

To: Reagan Parsons, Town Manager

Via: Chris Kennedy, Assistant Town Manager

From: B.J. Grieve, Senior Planner
Cindy Williams, Planning Technician

Subject: AX-02-18: Request for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; 165.08 Acres; *The Carolina Golf Course*; Petitioner, 71st Partners, LLC

Date: February 13, 2018

I. SUMMARY OF APPLICATION REQUEST:

The petitioner, 71st Partners, LLC, is requesting voluntary contiguous annexation of seven (7) parcels totaling approximately 165.08 acres known as *The Carolina Golf Course Tracts*. The subject properties are currently outside of Town of Southern Pines corporate limits. The subject properties are identified by the following: PIN: 858306288849 (PARID: 96000275); PIN: 858300477772 (PARID: 96000276); PIN: 858300399459 (PARID: 96000277); PIN: 858300592310 (PARID: 96000278); PIN: 858307793326 (PARID: 96000279); PIN: 858419508871 (PARID: 96000280); and PIN: 858419511440 (PARID: 96000281). Per the Moore County Tax records, the property owner is listed as 71st Partners, LLC. The parcels were conveyed by Charles M. Ivey, III, as Chapter 7 Trustee for the Carolina Golf Development Company, to 71st Partners, LLC by quitclaim deed dated February 10, 2017 and recorded on February 22, 2017 in Deed Book 4777 at Page 140.

II. PROJECT INFORMATION:

A. Physical Address:

Avenue of the Carolinas
Southern Pines, NC 28387

B. Owner:

71st Partners, LLC
238 N. McPherson Church Road
Fayetteville, NC 28303

C. Applicant:

71st Partners, LLC
238 N. McPherson Church Road
Fayetteville, NC 28303

D. Property Identification Number (PIN) & Parcel Identification for each parcel:

Tract 1 - PIN: 858306288849 (PARID: 96000275)
Tract 2 - PIN: 858300477772 (PARID: 96000276)
Tract 3 - PIN: 858300399459 (PARID: 96000277)
Tract 4 - PIN: 858300592310 (PARID: 96000278)
Tract 5 - PIN: 858307793326 (PARID: 96000279)
Tract 6 - PIN: 858419508871 (PARID: 96000280)
Tract 7 - PIN: 858419511440 (PARID: 96000281)

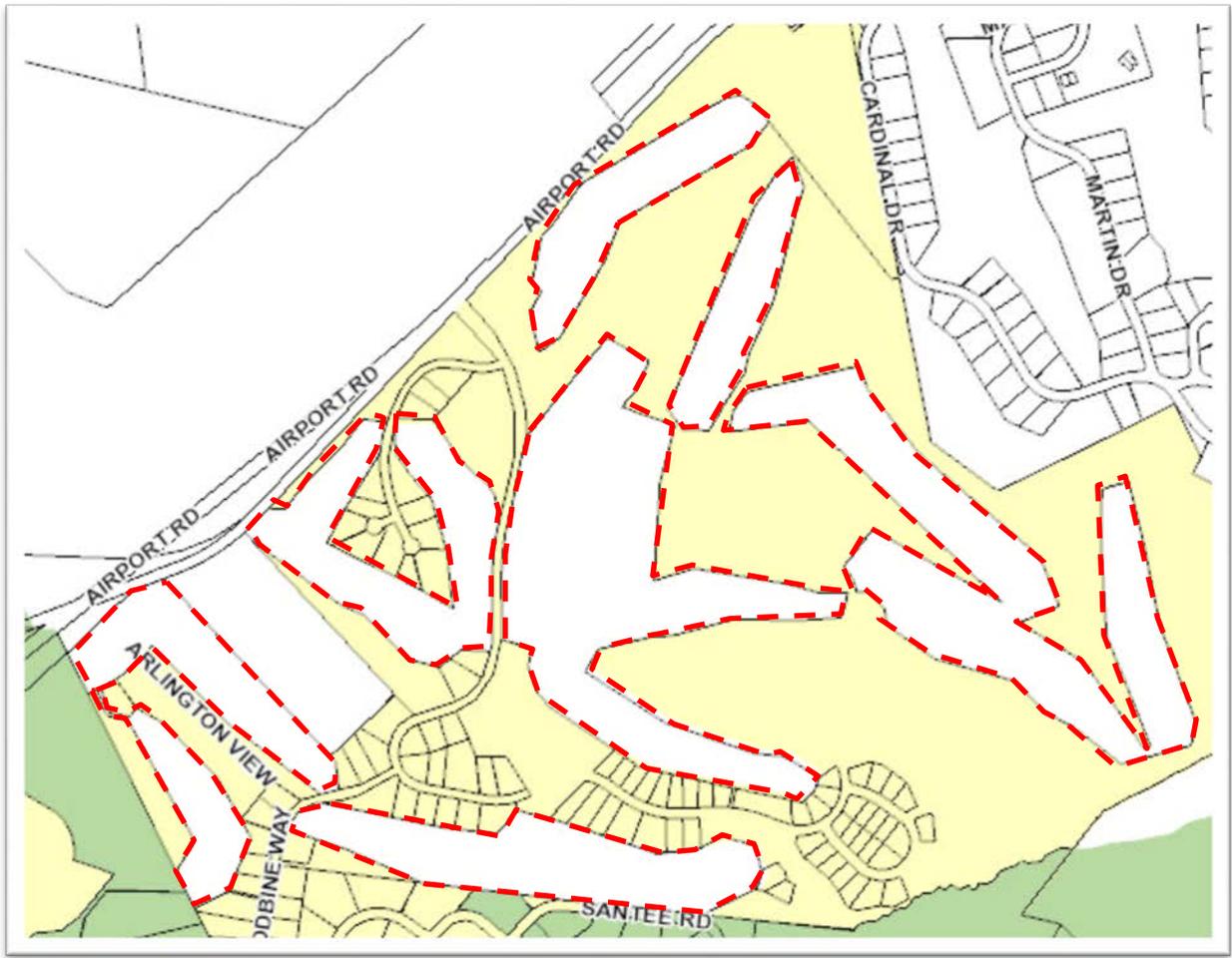
E. Size of Properties:

Total Current Acreage: 165.08 acres

F. Staff Comments:

- The applicant has submitted an annexation petition accompanied by a plat map and written metes and bounds description.
 - The subject properties are identified as Tracts 1 through 7 on a plat entitled “The Carolina Golf Course Tracts, Property of Black Star Inc.” which was recorded on May 9, 1996 in Plat Cabinet 6, Slide 185.
- The GIS jurisdiction map depicts the address of Tract 4 as 277 Avenue of the Carolinas. No address is depicted for the remaining parcels.
- The request is a voluntary request for a contiguous annexation as the adjacent properties are within the corporate limits of the Town of Southern Pines (see Figure 1).
- The surrounding properties are presently zoned RS-2 (Residential Single-Family) (see Figure 2).
- The purpose of this agenda item is to direct the Town Clerk to investigate the efficacy of annexing these properties and to set a future public hearing to consider the annexation request.

Figure 1: Adjacent Properties (Areas to be Annexed Outlined with Red Dashed Line)



 Town of Southern Pines Corporate Limits

 Town of Southern Pines ETJ

Figure 2: Zoning Map (Areas to be Annexed Outlined with Red Dashed Line)

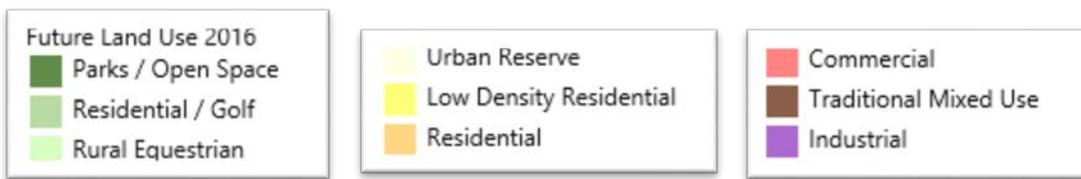


G. Comprehensive Long Range Plan Analysis:

- The subject properties are surrounded by Town of Southern Pines property that is identified as “Residential/Golf” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

Residential/Golf: The Residential/Golf designation applies to areas that include public or private golf courses and residences. This category may accommodate a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development.

Figure 3: CLRP Future Land Use Map (Areas to be Annexed Outlined with Red Dashed Line)



III. ATTACHMENTS:

- Application
- Written Metes and Bounds Description
- Survey of Subject Property

IV. TOWN COUNCIL ACTION:

Before holding a public hearing and deciding upon a *Voluntary Annexation* request, the Town Council must first direct the Town Clerk to investigate the request and then the Town Council must select a date for the public hearing for the annexation request. The Town Council may choose one of the following motions or any alternative they wish:

1) I move to adopt the resolution directing the Town Clerk to investigate a petition received for the voluntary annexation of properties as defined in the submitted written metes and bounds description under application AX-02-18 and to adopt a resolution establishing March 13, 2018 as the date of the public hearing for the annexation request.

-Or-

2) I move to not adopt the resolution directing the Town Clerk to investigate a petition received for the voluntary annexation of properties as defined in the submitted written metes and bounds description under application AX-02-18 and to not adopt a resolution establishing the date of a public hearing for the annexation request.

PETITION FOR VOLUNTARY ANNEXATION OF REAL
PROPERTY CONTIGUOUS TO THE
TOWN OF SOUTHERN PINES, NORTH CAROLINA

PLS January 22,
November 1, 2018

Town of Southern Pines
JAN 23 2018
Administration

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH
CAROLINA:

Received
JAN 25 2018
Town of
Southern Pines

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Southern Pines, North Carolina, pursuant to G. S. 160A-31.
2. The area requested to be annexed is contiguous to the Town of Southern Pines, and the boundary of such territory is described by metes and bounds as follows:

A legal metes and bounds description of boundaries of annexation, or a legal metes and bounds description of boundaries must be included.

Name & Signature of Owner

Perry W. Shelton
[Signature]
for 71st Partners, LLC

Address of Owner

71st Partners, LLC c/o SRW
P.O. Box 53646
Fayetteville, NC 28305

LARRY KING & ASSOCIATES, R.L.S., P.A.
1333 MORGANTON ROAD, SUITE 201
FAYETTEVILLE, NC 28305
PHONE: (910) 483-4300 FAX: (910) 483-4052
N.C. Firm Lic. C-0887

October 26, 2017

LEGAL DESCRIPTION

**GOLF COURSE
ANNEXATION TRACTS**

**TRACT ONE
19.45 ACRES.**

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north by: the southern right of way margin of Airport Road (SR 1843 - 60 ft. public right of way) and by the tract as conveyed to County of Moore, as described and recorded in Deed Book 700, Page 54, Moore County Registry; bounded on the east by: the tract as conveyed to County of Moore, as described and recorded in Deed Book 226, Page 285, and by Lot 22, "The Carolina Phase 1" as described and recorded in Plat Cabinet 6, Slide 636, Moore County Registry; bounded on the south by: the northern right of way margin of Woodbine Way (50 ft. private right of way), by the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4564, Page 103, Moore County Registry, by the tract as conveyed to Golf and Shore Properties, Inc., as described and recorded in Deed Book 2872, Page 200, and by Lots 34-37, "The Carolina Phase 1" as described and recorded in Plat Cabinet 6, Slide 636, Moore County Registry; bounded on the west by: the tract as conveyed to Pinehurst Area Realty, Inc., as described and recorded in Deed Book 436, Page 49, by the tract as conveyed to Mill Creek Partners II, LLC, as described and recorded in Deed Book 3679, Page 435, Moore County Registry and by the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry, and being more particularly described as follows:

COMMENCING from the northernmost corner of Tract 1, "THE CAROLINA GOLF COURSE TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

THENCE South 43 degrees 46 minutes 21 seconds East for a distance of 1421.35 feet to a point;
THENCE South 43 degrees 43 minutes 14 seconds East for a distance of 41.61 feet to a point;
THENCE South 06 degrees 44 minutes 45 seconds East for a distance of 174.13 feet to a point;
THENCE South 82 degrees 59 minutes 09 seconds West for a distance of 101.59 feet to a point;
THENCE North 53 degrees 00 minutes 57 seconds West for a distance of 673.34 feet to a point;
THENCE North 44 degrees 25 minutes 59 seconds West for a distance of 586.88 feet to a point;
THENCE South 42 degrees 40 minutes 41 seconds West for a distance of 188.57 feet to a point;
THENCE South 53 degrees 19 minutes 15 seconds West for a distance of 98.34 feet to a point;
THENCE South 63 degrees 02 minutes 59 seconds West for a distance of 90.21 feet to a point;
THENCE South 18 degrees 58 minutes 27 seconds East for a distance of 147.44 feet to a point;
THENCE South 78 degrees 05 minutes 57 seconds East for a distance of 122.65 feet to a point;

THENCE North 28 degrees 13 minutes 11 seconds East for a distance of 64.72 feet to a point;
THENCE South 59 degrees 48 minutes 43 seconds East for a distance of 162.11 feet to a point;
THENCE South 45 degrees 56 minutes 01 seconds East for a distance of 429.00 feet to a point;
THENCE South 30 degrees 25 minutes 52 seconds East for a distance of 408.88 feet to a point;
THENCE South 24 degrees 03 minutes 13 seconds West for a distance of 330.46 feet to a point;
THENCE South 63 degrees 01 minutes 03 seconds West for a distance of 197.65 feet to a point;
THENCE North 26 degrees 58 minutes 57 seconds West for a distance of 235.50 feet to a point;
THENCE North 28 degrees 43 minutes 23 seconds East for a distance of 194.59 feet to a point;
THENCE North 29 degrees 05 minutes 54 seconds West for a distance of 764.26 feet to a point;
THENCE North 78 degrees 05 minutes 57 seconds West for a distance of 128.14 feet to a point;
THENCE North 18 degrees 58 minutes 27 seconds West for a distance of 156.21 feet to a point;
THENCE South 63 degrees 02 minutes 59 seconds West for a distance of 54.44 feet to a point;
THENCE North 26 degrees 57 minutes 01 seconds West for a distance of 257.61 feet to a point;
THENCE North 46 degrees 39 minutes 28 seconds East for a distance of 670.21 feet to a point,
said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 19.45 acres (847,174 square feet)

**TRACT TWO
19.95 ACRES**

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north by:
Lot 49, "The Carolina Phase 1" as described and recorded in Plat Cabinet 6, Slide 636, Moore
County Registry, by Lots 50-54, "The Carolina Phase 1" as described and recorded in Plat
Cabinet 8, Slide 45, Moore County Registry, and by the tract as conveyed to Caropine Ventures,
LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry; bounded
on the east by the tract as conveyed to Caropine Ventures, LLC, as described and recorded in
Deed Book 4198, Page 260, Moore County Registry; bounded on the south by: the northern right
of way margin of Santee Road (50 ft. private right of way), by the tract as conveyed to Pinehurst
Area Realty, Inc., as described and recorded in Deed Book 450, Page 338, Moore County
Registry, by the tract as conveyed to Melissa S. Boles, as described and recorded in Deed Book
3957, Page 454, Moore County Registry, and by Lots 47 and 48, "The Carolina Phase 1" as
described and recorded in Plat Cabinet 6 Slide 636, Moore County Registry; bounded on the
west by the eastern right of way margin of Woodbine Way (50 ft. private right of way), and
being more particularly described as follows:

COMMENCING from the westernmost corner of Tract 2, "THE CAROLINA GOLF COURSE
TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE
OF BEGINNING**.

THENCE along a curve to the right, having a radius of 205.00 feet, an arc length of 48.59 feet,
being subtended by a chord, North 30 degrees 55 minutes 58 seconds East for a distance
of 48.48 feet to a point;
THENCE North 37 degrees 43 minutes 24 seconds East for a distance of 27.04 feet to a point;
THENCE along a curve to the right, having a radius of 238.77 feet, an arc length of 188.63 feet,

being subtended by a chord, North 60 degrees 21 minutes 17 seconds East for a distance of 183.76 feet to a point;

THENCE South 78 degrees 40 minutes 49 seconds East for a distance of 703.11 feet to a point;
THENCE South 83 degrees 20 minutes 11 seconds East for a distance of 298.91 feet to a point;
THENCE North 41 degrees 54 minutes 46 seconds East for a distance of 172.48 feet to a point;
THENCE South 74 degrees 13 minutes 58 seconds East for a distance of 312.71 feet to a point;
THENCE South 70 degrees 53 minutes 57 seconds East for a distance of 494.83 feet to a point;
THENCE North 82 degrees 34 minutes 11 seconds East for a distance of 246.44 feet to a point;
THENCE North 62 degrees 56 minutes 29 seconds East for a distance of 156.23 feet to a point;
THENCE along a curve to the left, having a radius of 1043.31 feet, an arc length of 183.03 feet, being subtended by a chord, South 72 degrees 39 minutes 36 seconds East for a distance of 182.80 feet to a point;
THENCE South 11 degrees 57 minutes 11 seconds East for a distance of 161.47 feet to a point;
THENCE South 23 degrees 54 minutes 25 seconds West for a distance of 98.66 feet to a point;
THENCE South 63 degrees 27 minutes 10 seconds West for a distance of 324.48 feet to a point;
THENCE North 83 degrees 20 minutes 56 seconds West for a distance of 1015.59 feet to a point;
THENCE North 83 degrees 17 minutes 29 seconds West for a distance of 561.13 feet to a point;
THENCE North 65 degrees 47 minutes 05 seconds West for a distance of 468.86 feet to a point;
THENCE North 72 degrees 31 minutes 54 seconds West for a distance of 355.15 feet to a point, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 19.95 acres (868,998 square feet)

TRACT THREE 20.85 ACRES

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north by: Time Saver Aviation, LLC as described and recorded in Deed Book 4253, Page 564, Moore County Registry, by the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry and by Lot 3, "The Carolina Phase 1" as described and recorded in Plat Cabinet 6, Slide 708, Moore County Registry; bounded on the east by: the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry, and by the western right of way margin of Avenue of the Carolinas (50 ft. private right of way); bounded on the south by: the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry, and by Lots 16 – 17, "The Carolina Phase 1" as described and recorded in Plat Cabinet 6, Slide 636, Moore County Registry; bounded on the west by: the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry, and by the tract as conveyed to County of Moore, as described and recorded in Deed Book 226, Page 285, Moore County Registry;
Also bounded on the north by the outer boundary line of Lots 4-14, "The Carolina Phase 1" as described and recorded in Plat Cabinet 6, Slide 708, Moore County Registry and being more particularly described as follows:

COMMENCING from the westernmost corner of Tract 3, "THE CAROLINA GOLF COURSE TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

THENCE North 46 degrees 44 minutes 23 seconds East for a distance of 175.04 feet to a point;
THENCE South 38 degrees 42 minutes 08 seconds East for a distance of 29.79 feet to a point;
THENCE South 85 degrees 35 minutes 15 seconds East for a distance of 123.87 feet to a point;
THENCE North 38 degrees 39 minutes 33 seconds East for a distance of 725.16 feet to a point;
THENCE South 79 degrees 07 minutes 32 seconds East for a distance of 134.14 feet to a point;
THENCE along a curve to the left, having a radius of 768.93 feet, an arc length of 166.42 feet, being subtended by a chord, South 13 degrees 47 minutes 25 seconds West for a distance of 166.10 feet to a point;
THENCE South 28 degrees 21 minutes 59 seconds West for a distance of 634.30 feet to a point;
THENCE South 63 degrees 25 minutes 42 seconds East for a distance of 514.80 feet to a point;
THENCE South 58 degrees 33 minutes 00 seconds East for a distance of 277.07 feet to a point;
THENCE North 08 degrees 07 minutes 24 seconds West for a distance of 156.60 feet to a point;
THENCE North 03 degrees 36 minutes 01 seconds West for a distance of 176.31 feet to a point;
THENCE North 16 degrees 53 minutes 42 seconds West for a distance of 288.90 feet to a point;
THENCE North 40 degrees 32 minutes 31 seconds West for a distance of 182.97 feet to a point;
THENCE North 31 degrees 23 minutes 29 seconds West for a distance of 117.34 feet to a point;
THENCE North 04 degrees 37 minutes 37 seconds West for a distance of 214.97 feet to a point;
THENCE along a curve to the right, having a radius of 718.93 feet, an arc length of 25.29 feet, being subtended by a chord, North 19 degrees 37 minutes 22 seconds East for a distance of 25.29 feet to a point;
THENCE South 87 degrees 08 minutes 50 seconds East for a distance of 204.11 feet to a point;
THENCE South 38 degrees 38 minutes 31 seconds East for a distance of 517.59 feet to a point;
THENCE South 13 degrees 48 minutes 54 seconds East for a distance of 140.36 feet to a point;
THENCE along a curve to the left, having a radius of 1480.47 feet, an arc length of 362.49 feet, being subtended by a chord, South 06 degrees 30 minutes 20 seconds West for a distance of 361.59 feet to a point;
THENCE South 00 degrees 30 minutes 32 seconds East for a distance of 365.14 feet to a point;
THENCE along a curve to the right, having a radius of 338.84 feet, an arc length of 27.11 feet, being subtended by a chord, South 01 degrees 47 minutes 00 seconds West for a distance of 27.10 feet to a point;
THENCE North 86 degrees 13 minutes 01 seconds West for a distance of 171.56 feet to a point;
THENCE South 51 degrees 38 minutes 32 seconds West for a distance of 159.47 feet to a point;
THENCE North 75 degrees 23 minutes 51 seconds West for a distance of 174.97 feet to a point;
THENCE North 46 degrees 16 minutes 01 seconds West for a distance of 350.00 feet to a point;
THENCE North 66 degrees 37 minutes 06 seconds West for a distance of 149.40 feet to a point;
THENCE North 55 degrees 14 minutes 57 seconds West for a distance of 589.95 feet to a point;
THENCE North 43 degrees 45 minutes 06 seconds West for a distance of 124.10 feet to a point said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 20.85 acres (908,149 square feet)

TRACT FOUR
43.85 ACRES

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north, east, south and west by: the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry; also bounded on the south by: Lots 27-30, "Caropines Phase 1" as described and recorded in Plat Cabinet 17, Slide 177, Moore County Registry and by Lots 31-39, "Caropines Phase 1A" as described and recorded in Plat Cabinet 16, Slide 830, Moore County Registry; also bounded on the west by the eastern right of way margin of Avenue of the Carolinas (50 ft. private right of way) and being more particularly described as follows:

COMMENCING from the northernmost corner of Tract 4, "THE CAROLINA GOLF COURSE TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

THENCE South 58 degrees 22 minutes 00 seconds East for a distance of 263.38 feet to a point;
THENCE South 23 degrees 35 minutes 15 seconds West for a distance of 166.50 feet to a point;
THENCE South 39 degrees 58 minutes 12 seconds West for a distance of 132.28 feet to a point;
THENCE South 70 degrees 32 minutes 28 seconds East for a distance of 311.97 feet to a point;
THENCE South 15 degrees 01 minutes 29 seconds West for a distance of 324.05 feet to a point;
THENCE South 03 degrees 51 minutes 48 seconds West for a distance of 566.19 feet to a point;
THENCE North 73 degrees 46 minutes 06 seconds East for a distance of 233.55 feet to a point;
THENCE South 80 degrees 15 minutes 06 seconds East for a distance of 542.68 feet to a point;
THENCE South 72 degrees 48 minutes 54 seconds East for a distance of 172.19 feet to a point;
THENCE North 88 degrees 49 minutes 40 seconds East for a distance of 153.15 feet to a point;
THENCE along a curve to the right, having a radius of 145.84 feet, an arc length of 65.77 feet, being subtended by a chord, South 08 degrees 20 minutes 12 seconds West for a distance of 65.22 feet to a point;
THENCE South 21 degrees 15 minutes 23 seconds West for a distance of 79.95 feet to a point;
THENCE South 86 degrees 27 minutes 29 seconds West for a distance of 230.07 feet to a point;
THENCE North 88 degrees 34 minutes 13 seconds West for a distance of 362.61 feet to a point;
THENCE South 75 degrees 22 minutes 12 seconds West for a distance of 349.95 feet to a point;
THENCE South 86 degrees 57 minutes 53 seconds West for a distance of 120.01 feet to a point;
THENCE South 76 degrees 06 minutes 01 seconds West for a distance of 307.05 feet to a point;
THENCE South 32 degrees 36 minutes 21 seconds West for a distance of 110.31 feet to a point;
THENCE South 56 degrees 39 minutes 59 seconds East for a distance of 537.23 feet to a point;
THENCE South 70 degrees 33 minutes 17 seconds East for a distance of 536.46 feet to a point;
THENCE South 83 degrees 48 minutes 21 seconds East for a distance of 157.17 feet to a point;
THENCE South 58 degrees 50 minutes 21 seconds East for a distance of 177.20 feet to a point;
THENCE South 48 degrees 10 minutes 48 seconds East for a distance of 55.38 feet to a point;
THENCE South 19 degrees 43 minutes 25 seconds West for a distance of 80.39 feet to a point;
THENCE South 49 degrees 36 minutes 29 seconds West for a distance of 84.80 feet to a point;
THENCE North 78 degrees 43 minutes 24 seconds West for a distance of 420.34 feet to a point;
THENCE North 77 degrees 00 minutes 36 seconds West for a distance of 501.73 feet to a point;
THENCE North 55 degrees 02 minutes 48 seconds West for a distance of 616.69 feet to a point;
THENCE North 39 degrees 29 minutes 42 seconds West for a distance of 116.85 feet to a point;
THENCE North 18 degrees 31 minutes 43 seconds West for a distance of 147.51 feet to a point;

THENCE North 13 degrees 56 minutes 14 seconds East for a distance of 93.73 feet to a point;
THENCE North 73 degrees 00 minutes 17 seconds West for a distance of 182.95 feet to a point;
THENCE North 00 degrees 30 minutes 32 seconds West for a distance of 318.97 feet to a point;
THENCE along a curve to the right, having a radius of 1430.47 feet, an arc length of 350.25 feet, being subtended by a chord, North 06 degrees 30 minutes 20 seconds East for a distance of 349.38 feet to a point;
THENCE North 13 degrees 31 minutes 12 seconds East for a distance of 413.39 feet to a point;
THENCE along a curve to the left, having a radius of 782.26 feet, an arc length of 70.06 feet, being subtended by a chord, North 10 degrees 57 minutes 16 seconds East for a distance of 70.04 feet to a point;
THENCE North 37 degrees 49 minutes 02 seconds East for a distance of 329.39 feet to a point;
THENCE North 40 degrees 42 minutes 24 seconds East for a distance of 374.88 feet to a point, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 43.85 acres (1,910,106 square feet)

**TRACT FIVE
39.42 ACRES**

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north, east, south and west by: the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry, and being more particularly described as follows:

COMMENCING from the northernmost corner of Tract 5, "THE CAROLINA GOLF COURSE TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

THENCE South 19 degrees 20 minutes 44 seconds East for a distance of 134.70 feet to a point;
THENCE South 37 degrees 07 minutes 28 seconds East for a distance of 460.86 feet to a point;
THENCE South 48 degrees 44 minutes 07 seconds East for a distance of 894.75 feet to a point;
THENCE South 20 degrees 17 minutes 38 seconds East for a distance of 283.82 feet to a point;
THENCE South 66 degrees 10 minutes 38 seconds West for a distance of 242.03 feet to a point;
THENCE South 59 degrees 27 minutes 17 seconds East for a distance of 421.35 feet to a point;
THENCE South 35 degrees 46 minutes 40 seconds East for a distance of 594.98 feet to a point;
THENCE North 74 degrees 41 minutes 29 seconds East for a distance of 35.67 feet to a point;
THENCE North 22 degrees 07 minutes 41 seconds West for a distance of 672.74 feet to a point;
THENCE North 03 degrees 57 minutes 39 seconds West for a distance of 503.80 feet to a point;
THENCE North 00 degrees 36 minutes 53 seconds East for a distance of 313.85 feet to a point;
THENCE North 65 degrees 02 minutes 54 seconds East for a distance of 51.79 feet to a point;
THENCE along a curve to the right, having a radius of 255.20 feet, an arc length of 100.24 feet, being subtended by a chord, North 76 degrees 18 minutes 03 seconds East for a distance of 99.60 feet to a point;
THENCE South 14 degrees 17 minutes 29 seconds East for a distance of 377.10 feet to a point;
THENCE South 11 degrees 48 minutes 11 seconds East for a distance of 457.06 feet to a point;

THENCE South 21 degrees 17 minutes 52 seconds East for a distance of 572.67 feet to a point;
THENCE South 11 degrees 11 minutes 54 seconds West for a distance of 130.53 feet to a point;
THENCE South 74 degrees 41 minutes 29 seconds West for a distance of 412.30 feet to a point;
THENCE North 52 degrees 45 minutes 03 seconds West for a distance of 332.59 feet to a point;
THENCE North 62 degrees 41 minutes 31 seconds West for a distance of 194.47 feet to a point;
THENCE North 43 degrees 48 minutes 12 seconds West for a distance of 215.86 feet to a point;
THENCE North 73 degrees 40 minutes 21 seconds West for a distance of 479.23 feet to a point;
THENCE North 53 degrees 34 minutes 03 seconds West for a distance of 326.01 feet to a point;
THENCE North 08 degrees 41 minutes 08 seconds West for a distance of 94.17 feet to a point;
THENCE North 43 degrees 57 minutes 51 seconds West for a distance of 138.51 feet to a point;
THENCE South 85 degrees 25 minutes 00 seconds West for a distance of 59.84 feet to a point;
THENCE along a curve to the left, having a radius of 195.84 feet, an arc length of 122.77 feet,
being subtended by a chord, North 22 degrees 32 minutes 30 seconds West for a distance
of 120.76 feet to a point;
THENCE North 40 degrees 30 minutes 01 seconds West for a distance of 27.53 feet to a point;
THENCE along a curve to the left, having a radius of 531.45 feet, an arc length of 10.42 feet,
being subtended by a chord, North 41 degrees 03 minutes 43 seconds West for a distance
of 10.42 feet to a point;
THENCE North 37 degrees 59 minutes 32 seconds East for a distance of 267.22 feet to a point;
THENCE South 59 degrees 59 minutes 09 seconds East for a distance of 838.31 feet to a point;
THENCE North 46 degrees 31 minutes 56 seconds West for a distance of 765.11 feet to a point;
THENCE North 45 degrees 33 minutes 34 seconds West for a distance of 722.05 feet to a point;
THENCE South 83 degrees 11 minutes 45 seconds West for a distance of 456.97 feet to a point;
THENCE North 13 degrees 28 minutes 00 seconds East for a distance of 116.28 feet to a point;
THENCE North 35 degrees 31 minutes 35 seconds East for a distance of 125.70 feet to a point;
THENCE North 71 degrees 35 minutes 44 seconds East for a distance of 46.05 feet to a point;
THENCE North 77 degrees 24 minutes 40 seconds East for a distance of 607.22 feet to a point,
said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 39.42 acres (1,717,033 square feet)

**TRACT SIX
9.38 ACRES**

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north, east, south and west by: the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry and being more particularly described as follows:

COMMENCING from the northernmost corner of Tract 6, "THE CAROLINA GOLF COURSE TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

THENCE South 19 degrees 34 minutes 52 seconds East for a distance of 183.09 feet to a point;
THENCE South 18 degrees 56 minutes 28 seconds West for a distance of 166.85 feet to a point;
THENCE South 14 degrees 32 minutes 16 seconds West for a distance of 496.75 feet to a point;

THENCE South 26 degrees 47 minutes 54 seconds West for a distance of 313.68 feet to a point;
THENCE South 14 degrees 06 minutes 50 seconds West for a distance of 128.96 feet to a point;
THENCE South 33 degrees 33 minutes 39 seconds West for a distance of 169.70 feet to a point;
THENCE South 31 degrees 28 minutes 15 seconds West for a distance of 204.10 feet to a point;
THENCE North 86 degrees 23 minutes 28 seconds West for a distance of 149.52 feet to a point;
THENCE North 34 degrees 52 minutes 11 seconds West for a distance of 142.80 feet to a point;
THENCE North 26 degrees 24 minutes 54 seconds East for a distance of 274.74 feet to a point;
THENCE North 24 degrees 13 minutes 51 seconds East for a distance of 646.44 feet to a point;
THENCE North 22 degrees 00 minutes 34 seconds East for a distance of 309.38 feet to a point;
THENCE North 33 degrees 56 minutes 07 seconds East for a distance of 226.73 feet to a point;
THENCE along a curve to the right, having a radius of 375.00 feet, an arc length of 132.38 feet,
being subtended by a chord, North 44 degrees 02 minutes 52 seconds East for a distance
of 131.69 feet to a point, said point also being the **TRUE POINT AND PLACE OF
BEGINNING.**

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 9.38 acres (408,667 square feet)

**TRACT SEVEN
12.18 ACRES**

LYING in McNeills Township, Moore County, North Carolina. Bounded on the north by the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4512, Page 377, Moore County Registry; bounded on the east, south and west by the tract as conveyed to Caropine Ventures, LLC, as described and recorded in Deed Book 4198, Page 260, Moore County Registry and being more particularly described as follows:

COMMENCING from the southernmost corner of Tract 7, "THE CAROLINA GOLF COURSE TRACTS", Plat Cabinet 6, Slide 185, said point also being the **TRUE POINT AND PLACE OF BEGINNING.**

THENCE North 12 degrees 14 minutes 24 seconds West for a distance of 217.94 feet to a point;
THENCE North 26 degrees 55 minutes 01 seconds East for a distance of 140.23 feet to a point;
THENCE North 52 degrees 45 minutes 04 seconds West for a distance of 70.75 feet to a point;
THENCE North 12 degrees 31 minutes 53 seconds East for a distance of 259.70 feet to a point;
THENCE North 42 degrees 08 minutes 47 seconds East for a distance of 93.24 feet to a point;
THENCE North 36 degrees 30 minutes 09 seconds East for a distance of 269.35 feet to a point;
THENCE North 59 degrees 42 minutes 08 seconds East for a distance of 759.62 feet to a point;
THENCE North 61 degrees 23 minutes 10 seconds East for a distance of 197.61 feet to a point;
THENCE North 81 degrees 52 minutes 53 seconds East for a distance of 66.96 feet to a point;
THENCE South 64 degrees 09 minutes 16 seconds East for a distance of 61.27 feet to a point;
THENCE South 44 degrees 45 minutes 35 seconds East for a distance of 86.28 feet to a point;
THENCE South 33 degrees 12 minutes 22 seconds East for a distance of 72.71 feet to a point;
THENCE South 36 degrees 33 minutes 45 seconds West for a distance of 158.59 feet to a point;
THENCE South 60 degrees 34 minutes 28 seconds West for a distance of 852.12 feet to a point;
THENCE South 21 degrees 59 minutes 49 seconds West for a distance of 243.28 feet to a point;
THENCE South 33 degrees 51 minutes 36 seconds West for a distance of 242.19 feet to a point;

THENCE South 27 degrees 36 minutes 44 seconds West for a distance of 224.08 feet to a point;
THENCE along a curve to the right, having a radius of 554.16 feet, an arc length of 152.80 feet,
being subtended by a chord, South 55 degrees 03 minutes 24 seconds West for a distance
of 152.32 feet to a point, said point also being the **TRUE POINT AND PLACE OF
BEGINNING.**

Together with and subject to all covenants, restrictions and easements of record.
Said property contains 12.18 acres (530,748 square feet)

This description was prepared by Larry King and Associates, R.L.S., P.A., under the direct
supervision of W. Larry King, P.L.S., L-1339, on October 26, 2017 for the purpose of
annexation only.

These descriptions are intended to describe seven parcels of land that are currently outside the
town limits of Southern Pines but are immediately adjacent to said town boundary. The boundary
lines described above correspond with the current town limits to the best of my knowledge.

W. Larry King

W. Larry King, P.L.S., L-1339

