Petition Requesting Voluntary Annexation **Date: September 29, 2020**

To the Board of Commissioners of the Town of Kill Devil Hills:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Kill Devil Hills.

2. The area to be annexed is Lot 3, Pine Grove Subdivision, contiguous, to the Town of Kill Devil Hills, and the boundaries of such territory are as follows:

Lot 3, Contiguous, Pine Grove Subdivision – Deed Book/Page 1983/492 – Styons Surveying Services Plat Attachment File Number 06-137, and as noted in the property deed, provided to the Town by the Bunches, and as noted in the property deed, and in the name of Mark P. Pearson and Scott A. Smith, and owned by

Bunch, Guy D., Jr.
Bunch, Regina L.
Guy D. Bunch, III
1414 West First Street
Kill Devil Hills, NC 27948

Physical Address: 1418 West First Street
Pine Grove Subdivision
Parcel #: 008096003
PIN #: 988417118292

2A. The area to be annexed is not contiguous to the Town of Kill Devil Hills and the boundaries of such territory are as follows:

Lot 4, Non-contiguous, Pine Grove Subdivision – Deed Book/Page 2004/631 – Styons Surveying Services Plat Attachment File Number 19-292 and owned by

Mason, Gary M.
Susan R. Mason
621 Enterprise Way
Maryville, Tennessee 37801

Physical Address: 1420 West First Street
Pine Grove Subdivision
Parcel #: 008096004
PIN #: 988417118191

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948

The proposed parcels meet all of the following statutory standards and provisions governing non-contiguous annexation by a North Carolina municipality:

(1) The nearest point on the proposed satellite corporate limits must be not more than three miles from the primary corporate limits of the annexing city. *The nearest point on the proposed satellite corporate limits of Lots and 3 and 4, Pine Grove Subdivision, is less than three miles from the primary corporate limits of the Town of Kill Devil Hills.*

(2) No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except as set forth in subsection (b2) of this section. *There is no other city in the near vicinity of Lots 3 and 4, Pine Grove Subdivision.*

(3) The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits. *The Town of Kill Devil Hills will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits. West First Street, owned and maintained by the Town of Kill Devil Hills, is immediately adjacent to each of Lots 3 and 4, Pine Grove Subdivision. Each lot has the ability to connect to an existing public water line owned and maintained by the Town of Kill Devil Hills. Public collection and disposal of refuse will be provided. Fire and police emergency response are currently designated as the first dispatched units in the event of an incident or fire at Lots 3 and 4, Pine Grove Subdivision, as determined by Dare County Emergency Management. That level of service will continue for each lot on completion of the voluntary annexation.*

(4) If the area proposed for annexation, or any portion thereof, is a subdivision as defined in G.S. 160A-376, all of the subdivision must be included. *Pine Grove Subdivision is a four-lot tract, approved by the County of Dare, and recorded in 1985. Lots 1 and 2 were recombined into Lot 1R and it was annexed into the Town of Kill Devil Hills on December 14, 2009; Lot 3 is being voluntarily annexed in accordance with the provisions of this petition; Lot 4, Pine Grove Subdivision is also being voluntarily annexed in accordance with the provision of this petition, and it is the last remaining lot in the original Pine Grove Subdivision.*

(5) The area within the proposed satellite corporate limits, when added to the areas within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city. *The area square footage of Lot 3, Pine Grove Subdivision, 45,500 square feet; and, the area square footage of Lot 4, Pine Grove Subdivision, 54,000 square feet, do not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Kill Devil Hills, approximately 5.67 square miles.*

3. We acknowledge that any zoning vested rights acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (yes/no)	Signatures of all Property Owners
1. Guy D. Bunch, Jr. Regina L. Bunch Guy D. Bunch, III Contiguous Lot 3, Pine Grove Subdivision – Deed Book/Page 1983/492	1414 West First Street Kill Devil Hills, NC 27948		_____ Guy D. Bunch, Jr. _____ Regina L. Bunch _____ Guy D. Bunch, III
2. Gary M. Mason and Susan R. Mason Non-contiguous Lot 4, Pine Grove Subdivision – Deed Book/Page 2004/631	621 Enterprise Way Maryville, TN 37801		_____ Gary M. Mason _____ Susan R. Mason

State of _____

County of _____

I, _____, a Notary Public for said County and State, do hereby certify that the land owner(s), Guy D. Bunch, Jr., Regina L. Bunch, and Guy D. Bunch, III, mentioned on this voluntary annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, _____.

_____

Notary Public

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948

Name	Address	Do you declare vested rights (yes/no)	Signatures of all Property Owners
1. Guy D. Bunch, Jr. Regina L. Bunch Guy D. Bunch, III Contiguous Lot 3, Pine Grove Subdivision – Deed Book/Page 1983/492	1414 West First Street Kill Devil Hills, NC 27948		Guy D. Bunch, Jr. Regina L. Bunch Guy D. Bunch, III
2. Gary M. Mason and Susan R. Mason Non-contiguous Lot 4, Pine Grove Subdivision – Deed Book/Page 2004/631	621 Enterprise Way Maryville, TN 37801		Gary M. Mason Susan R. Mason

State of _____

County of _____

I, _____, a Notary Public for said County and State, do hereby certify that the land owner(s), Guy D. Bunch, Jr., Regina L. Bunch, and Guy D. Bunch, III, mentioned on this voluntary annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, _____.

_____
Notary Public

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948

Name	Address	Do you declare vested rights (yes/no)	Signatures of all Property Owners
1. Guy D. Bunch and Regina L. Bunch Contiguous Lot 1A, Formerly Lot 3, Pine Grove Subdivision – Deed Book/Page 1983/492	1414 West First Street Kill Devil Hills, NC 27948		_____ Guy D. Bunch _____ Regina L. Bunch
2. Gary M. Mason and Susan R. Mason Non-contiguous Lot 4, Pine Grove Subdivision – Deed Book/Page 2004/631	621 Enterprise Way Maryville, TN 37801		Gary M. Mason Gary M. Mason Susan R. Mason Susan R. Mason

State of _____

County of _____

I, _____, a Notary Public for said County and State, do hereby certify that the land owner(s), Guy D. Bunch and Regina L. Bunch, mentioned on this voluntary annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, _____.

_____

Notary Public

My commission expires _____, _____

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948

My commission expires _____, _____

State of _____

County of _____

I, _____, a Notary Public for said County and State, do hereby certify that the land owner(s), Gary M. Mason and Susan R. Mason, mentioned on this voluntary annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, _____.

_____

Notary Public

My commission expires _____, _____

North Carolina
County of Dare
Town of Kill Devil Hills

This is to certify that the undersigned Town Clerk for the Town of Kill Devil Hills did investigate the sufficiency of the aforesaid petition for voluntary annexation in accordance with NCGS 160A-31(c) and I do hereby certify that the said petition appears to be correct and sufficient in all respects.

This the _____ day of _____, 2020.

SEAL

_____

Mary E. Quidley
Town Clerk
Town of Kill Devil Hills

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948

North Carolina
County of Dare

I, the undersigned Notary Public, do hereby certify that Mary E. Quidley personally appeared before me, and acknowledged that she is the Town Clerk for the Town of Kill Devil Hills and that she executed the Certification of the Petition for Voluntary Annexation as presented in this document.

This _____ day of _____, 2020.

Witness my hand and official seal this _____ day of _____, _____.

_____
Notary Public

My commission expires _____, _____

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948

TOWN OF KILL DEVIL HILLS

Land Where Flight Began

Resolution Directing the Town Clerk to Investigate a Petition Received under N.C.G.S. 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on _____ by the Board of Commissioners; and

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

WHEREAS, the Board of Commissioners of the Town of Kill Devil Hills deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Kill Devil Hills that

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of the investigation.

_____
Ben Sproul, Mayor

ATTEST:

_____
Mary E. Quidley, Town Clerk

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Kill Devil Hills, North Carolina:

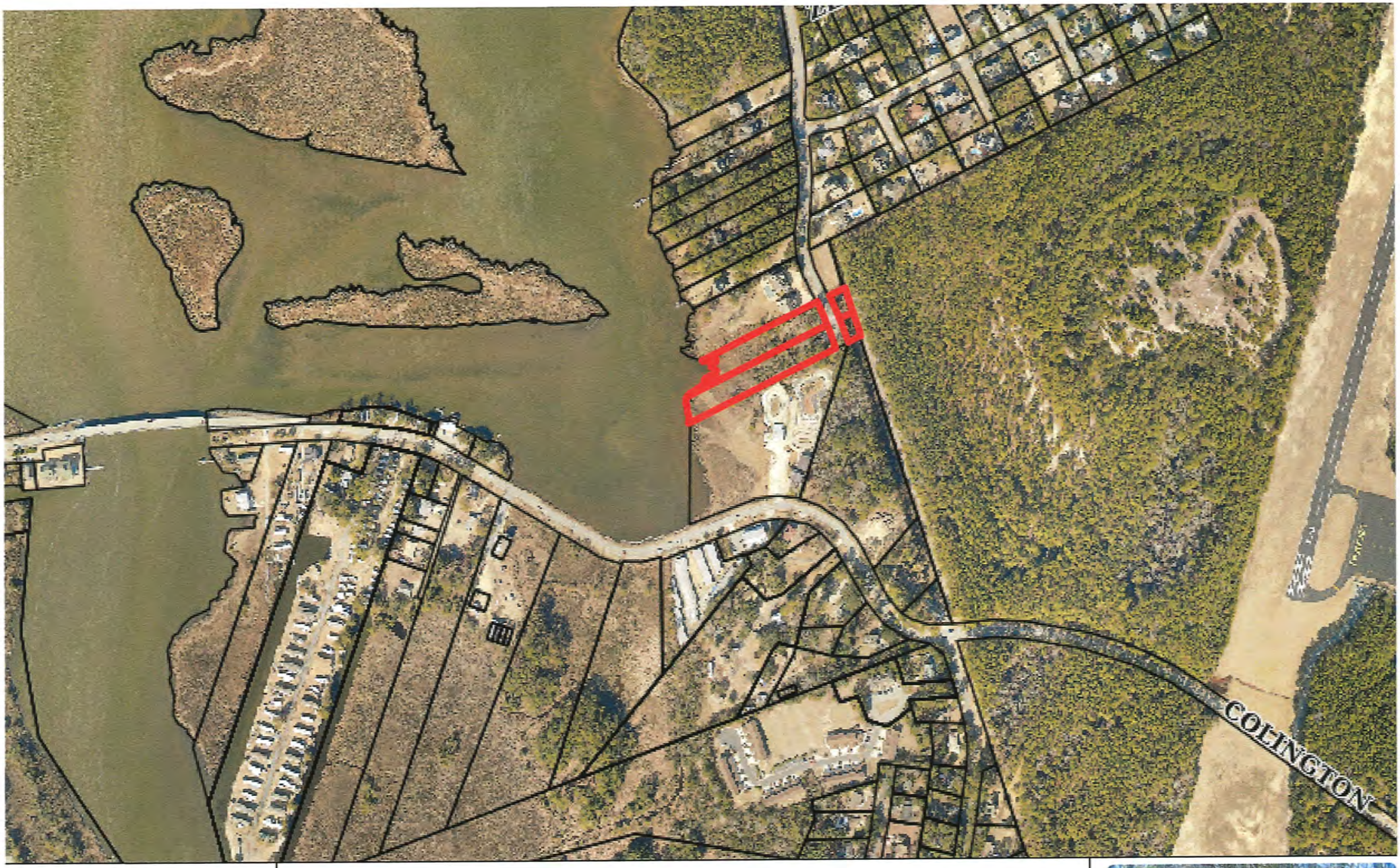
I, Mary E. Quidley, Town Clerk of the Town of Kill Devil Hills, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with NCGS 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Kill Devil Hills this 7th day of October 2020.

Town Seal

Mary E. Quidley
Town Clerk
Town of Kill Devil Hills

Please Return to: Town of Kill Devil Hills Town Clerk, P.O. Box 1719,
102 Town Hall Drive, Kill Devil Hills, North Carolina 27948



This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

1418 W First ST
Kill Devil Hills NC, 27948
Parcel: 008096003
Pin: 988417118292

Owners: Bunch, Guy D Iii -Secondary Owner
-Secondary Owner
Land Value: $175,400
Misc Value: $0
Building Value: $0
Total Value: $175,400

Tax District: Kill Devil Hills Out
Subdivision: Pine Grove
Lot BLK-Sec: Lot: 3 Blk: Sec:
Property Use: Vacant Land (Private)
Building Type:
Year Built:

Primary (66%) Owner Information:
BUNCH, GUY D JR TIC
BUNCH, REGINA L TIC
1414 W FIRST ST
KILL DEVIL HILLS NC 27948

Secondary Owner Information for Parcel Number 008096003

Ownership - Secondary 34%
BUNCH, GUY D III - And -
1414 W FIRST ST
KILL DEVIL HILLS NC 27948

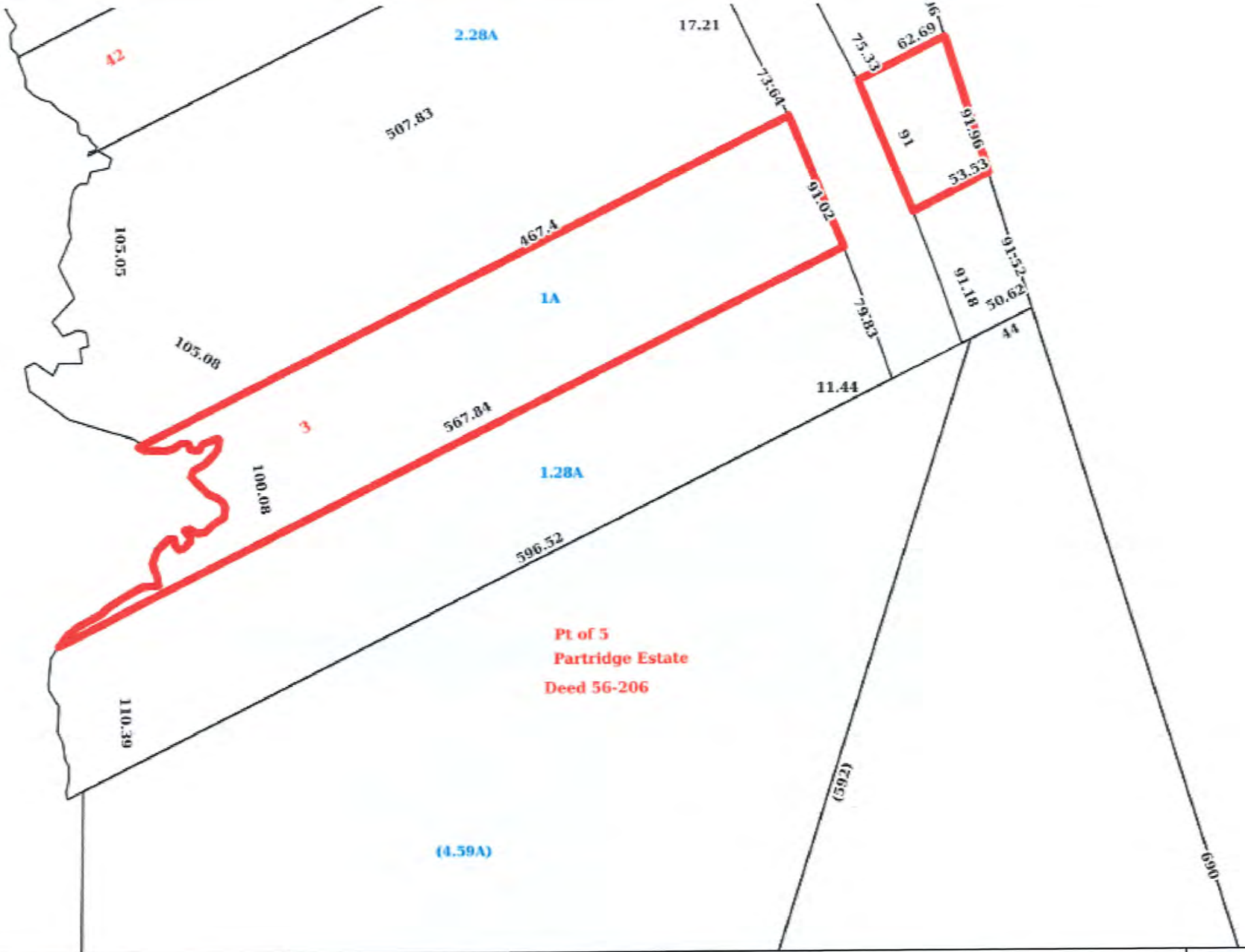
1418 W First St
Kill Devil Hills, NC 27948

Property Summary

Parcel #: 008096003
PIN #: 988417118292
Tax District: Kill Devil Hills Out
Subdivision: Pine Grove
Lot BLK-Sec: Lot: 3 Blk: Sec:
Property Use: Vacant Land (Private)

Tax Year Values

Land Value: $175,400
Misc: $0
Building Value: $0
Total Value: $175,400



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Tax District: Kill Devil Hills Out
Subdivision: Pine Grove
Lot BLK-Sec: Lot: 3 Blk: Sec:
Property Use: Vacant Land (Private)
Building Type:
Year Built:

VICINITY MAP(N.T.S)

NOTES:

Address: 1418 West First Street

Total Lot Area = 42,637 Sq. Ft.

Flood Zones are subject to change

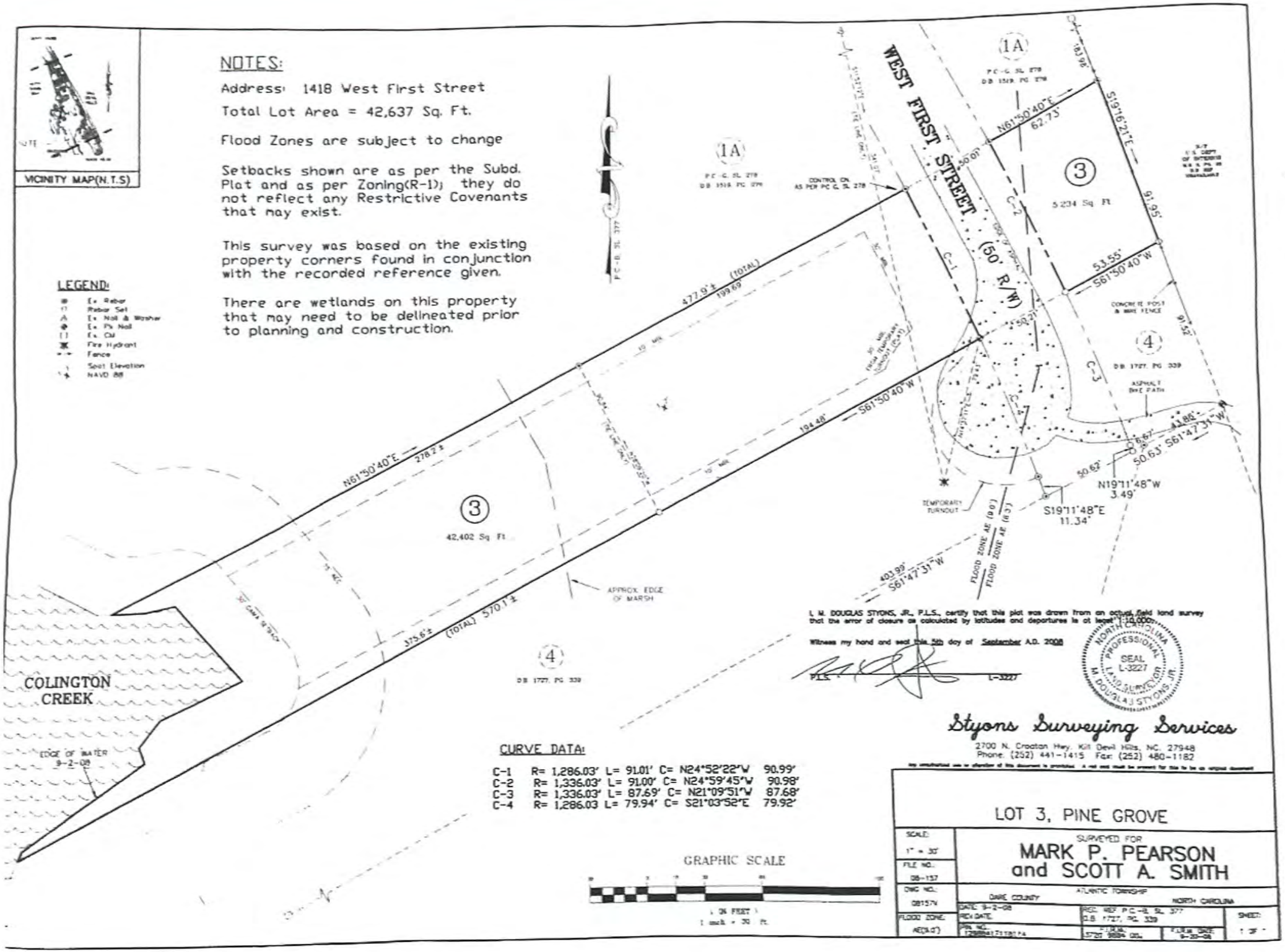
Setbacks shown are as per the Subd. Plat and as per Zoning(R-1); they do not reflect any Restrictive Covenants that may exist.

This survey was based on the existing property corners found in conjunction with the recorded reference given.

There are wetlands on this property that may need to be delineated prior to planning and construction.

LEGEND:

- Ex. Rebar
- Rebar Set
- Ex. Nail & Washer
- Ex. Pk Nail
- Ex. Cut
- Fire Hydrant
- Fence
- Spot Elevation
- NAVD 88



I, M. DOUGLAS STYONS, JR., P.L.S., certify that this plat was drawn from an actual field land survey that the error of closure as calculated by latitudes and departures is at least 1:10,000.

Witness my hand and seal this 5th day of September A.D. 2008

PLS L-3227

NORTH CAROLINA PROFESSIONAL SEAL L-3227 LAND SURVEYOR M. DOUGLAS STYONS, JR.

CURVE DATA:

C-1	R= 1,286.03'	L= 91.01'	C= N24°52'22"W	90.99'
C-2	R= 1,336.03'	L= 91.00'	C= N24°59'45"W	90.98'
C-3	R= 1,336.03'	L= 87.69'	C= N21°09'51"W	87.68'
C-4	R= 1,286.03	L= 79.94'	C= S21°03'52"E	79.92'

Styons Surveying Services

2700 N. Croatan Hwy. Kill Devil Hills, NC. 27948
Phone: (252) 441-1415 Fax: (252) 480-1182

Any unauthorized use or alteration of this document is prohibited. A red seal must be present for this to be an original document.

LOT 3, PINE GROVE

SURVEYED FOR

MARK P. PEARSON and SCOTT A. SMITH

SCALE: 1" = 30'			
FILE NO.: 08-157			
DWG NO.: 08157V	DARE COUNTY	ATLANTIC TOWNSHIP	NORTH CAROLINA
FLOOD ZONE: AE(9.0')	DATE: 9-2-08	REF: P.C.-B. SL. 377	SHEET: 1 OF 1
	REV. DATE:	D.B. 1727, PG. 339	
	PIN NO.: 1209841719014	FIELD: 5723, 9884 OB.	FIELD DATE: 9-30-08

Recorded: 10/24/2014 04:35:32 PM
BY: Toni Midgett
Vanzolla McMurran-Smith, Register of Deeds
Dare County, NC

Fee Amt: $26.00 NC Excise Tax: $100.00

DARE COUNTY REAL ESTATE TRANSFER TAX
LT 3485-14 $500.00

BOOK 1983 PAGE 492 (2)

700004404

Prepared By: Linda H. McCown, McCown & McCown, P.A., PO Box 729, Manteo, NC 27954
Return To: Starkey Sharp, Sharp, Michael, Graham & Baker, LLP, PO Box 1027, Kitty Hawk, NC 27949

Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of proceeds.

LAND TRANSFER TAX NO: 3485–14
LAND TRANSFER TAX: $500.00

Excise Tax: $100.00

NORTH CAROLINA, COUNTY OF DARE **PARCEL # 008096003**

Brief Description for Index: **Lot 3, Pine Grove**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 24th day of October, 2014, by and between **Fantasy Rentals, LLC, a North Carolina Limited Liability Company,** Grantor, of PO Box 729, Manteo, NC 27954, and **Guy D. Bunch, Jr. and wife, Regina L. Bunch and Guy D. Bunch, III, a one-third undivided interest each with right of survivorship,** Grantee, of 1414 W. First Street, Kill Devil Hills, NC 27948;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Kill Devil Hills, Atlantic Township, Dare County, North Carolina and more particularly described as follows:

Lot 3 of the subdivision known as Pine Grove, as shown on map or plat thereof made by Quible and Associates, Inc., Consulting Engineers & Land Surveyors, filed in the office of the Register of Deeds of Dare County, North Carolina on September 25, 1985 in Plat Cabinet B, Slide 377.

The property herein above described was acquired by Grantor by instrument recorded in Book 1958 at Page 211, Public Registry of Dare County, North Carolina.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Unofficial Document

Unofficial Document

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

FANTASY RENTALS, LLC

By _____ (SEAL)
Linda H. McCown, Manager

STATE OF NORTH CAROLINA
COUNTY OF DARE

I, Penny C Beasley, certify that the following person personally appeared before me this day, acknowledging to that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Linda H. McCown, Manager of Fantasy Rentals, LLC, a North Carolina Limited Liability Company**

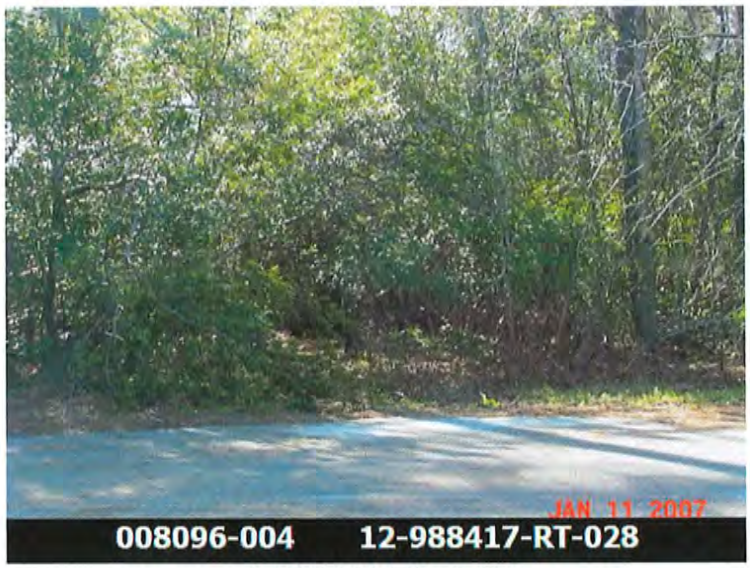
Witness my hand and official stamp or seal, this the 24th day of October, 2014.

(Seal-Stamp)

Penny C Beasley
Notary Public
My commission expires: 12-10-14

PENNY C. BEASLEY
NOTARY PUBLIC
Tyrrell County
North Carolina
My Commission Expires Dec. 10, 2014

Unofficial Document



1420 W First St
Kill Devil Hills, NC 27948

Property Summary

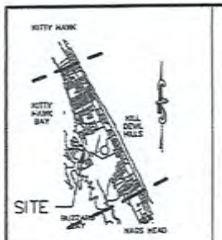
Parcel #: 008096004
PIN #: 988417118191
Tax District: Kill Devil Hills Out
Subdivision: Pine Grove
Lot BLK-Sec: Lot: 4 Blk: Sec:
Property Use: Vacant Land (Private)

Property Ownership

Tax Owners: Mason, Gary M -Primary Owner
Mason, Susan R -Primary Owner
Mailing Address: 621 Enterprise Way
Maryville, TN 37801

Tax Year Values

Land Value: $184,300
Total Value: $184,300



VICINITY MAP(N.T.S)

LINE TABLE:

L-1:	N28°34'02"W	5.35'
L-2:	N19°57'55"E	11.54'
L-3:	N02°31'41"E	16.08'.
L-4:	N45°41'38"W	16.91'
L-5:	N23°52'42"W	11.07'
L-6:	N02°05'26"E	19.82'
L-7:	N11°13'27"E	11.99'
L-8:	N32°11'55"E	21.48'

LEGEND:

- Ex. Rebar
- Ex. PK Nail
- Exist. S.S.S. Nail & Washer
- Ex. CM
- "Hydro Guard" Box
- Fire Hydrant
- Steel Power Pole
- "404" Wetlands Flag

P.C.-B, SL. 377

"404" WETLANDS LINE TABLE

(FROM FLAG TO FLAG)

LINE	BEARING	DISTANCE
1-2	N33°40'56"E	38.28'
2-3	N66°38'05"E	49.47'
3-4	N83°57'48"E	13.52'
4-5	N23°22'01"W	5.57'
5-6	S76°55'01"W	16.35'
6-7	N18°27'21"E	24.14'
7-8	N81°54'43"E	24.75'
8-9	N73°30'25"E	29.95'
9-10	N60°48'03"E	26.02'
10-11	N58°50'05"E	18.63'
11-12	N32°32'02"E	16.50'
12-13	N88°12'54"E	25.26'

LINE	BEARING	DISTANCE
13-14	N67°33'00"E	20.43'
14-15	N22°46'36"W	11.87'
15-16	N36°27'00"W	8.25'
16-17	N71°08'54"W	20.66'
17-18	N13°33'15"E	14.56'
18-19	N18°11'25"E	17.82'
19-20	N12°50'12"W	15.53'
20-21	N21°48'13"W	11.68'
21-22	S29°53'14"W	27.05'
22-23	S72°40'40"W	14.85'
23-24	S70°49'56"W	47.00'
24-25	N41°16'26"E	33.51'

CAMA WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
L-9	N24°41'38"W	14.04'
L-10	N02°31'41"E	14.22'
L-11	N45°41'38"W	18.18'
L-12	N23°52'42"W	8.95'
L-13	N02°05'26"E	18.27'
L-14	N11°13'27"E	10.66'
L-15	N32°11'55"E	23.86'
L-16	N46°17'03"E	10.10'

NOTES:

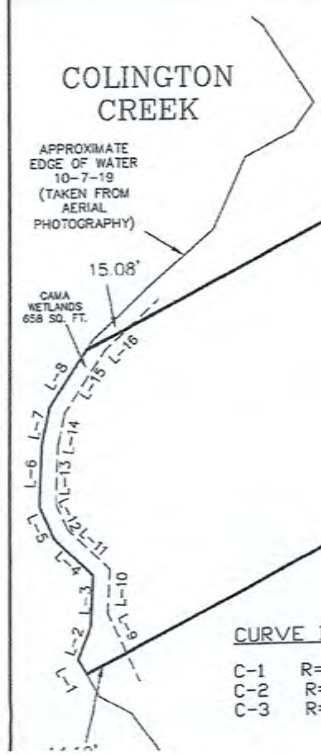
Address: 1420 West First Street

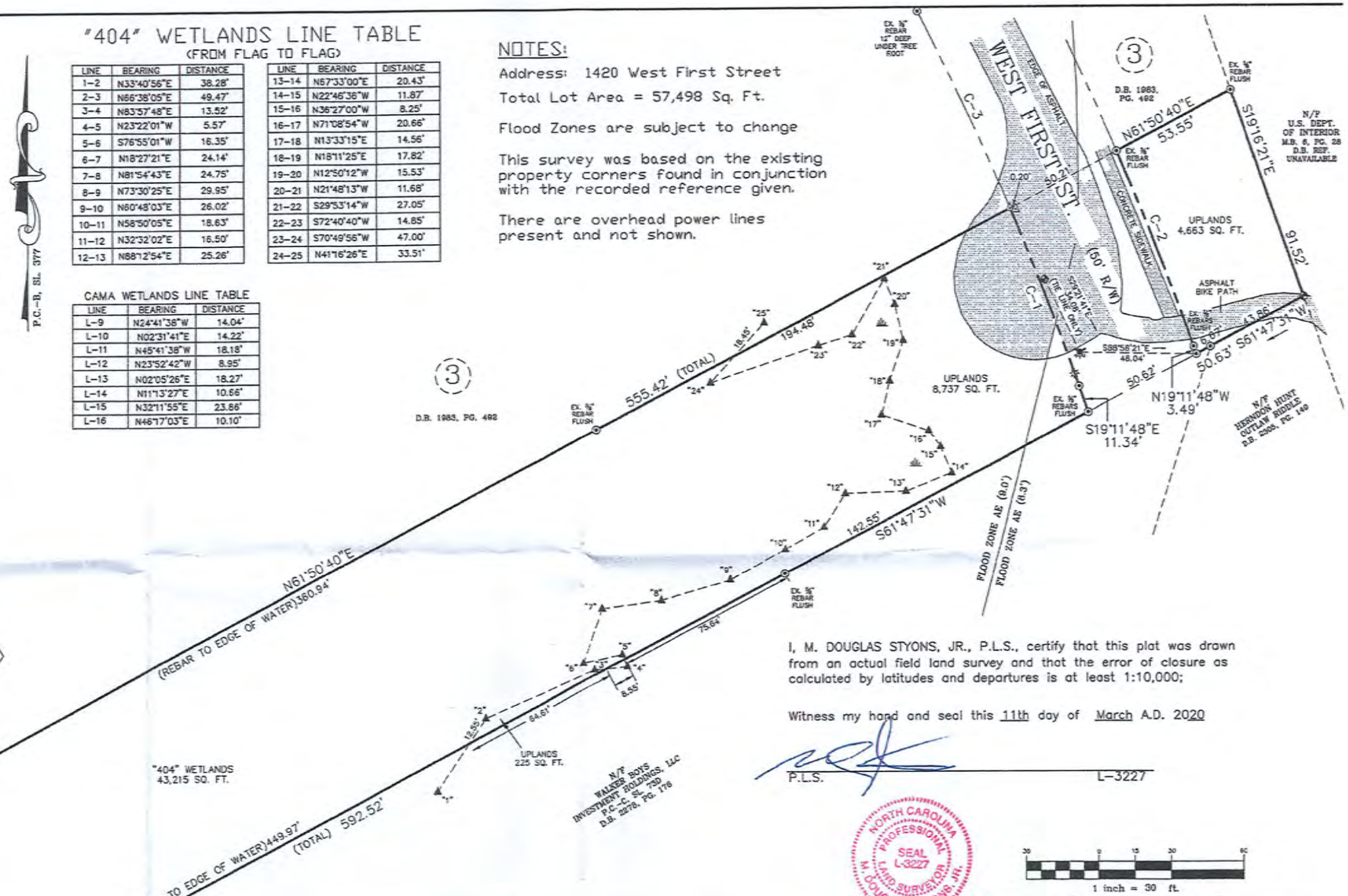
Total Lot Area = 57,498 Sq. Ft.

Flood Zones are subject to change

This survey was based on the existing property corners found in conjunction with the recorded reference given.

There are overhead power lines present and not shown.





CURVE DATA:

C-1	R= 1,286.03	L= 79.94'	C= S21°03'52"E	79.92'
C-2	R= 1,336.03'	L= 87.69'	C= N21°09'51"W	87.68'
C-3	R= 1,286.03'	L= 91.01'	C= N24°52'22"W	90.99'

I, M. DOUGLAS STYONS, JR., P.L.S., certify that this plat was drawn from an actual field land survey and that the error of closure as calculated by latitudes and departures is at least 1:10,000;

Witness my hand and seal this 11th day of March A.D. 2020

P.L.S. L-3227

NORTH CAROLINA PROFESSIONAL SEAL L-3227 LAND SURVEYOR M. DOUGLAS STYONS, JR.

30 0 15 30 60

1 inch = 30 ft.

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS FROM THIS DATE. THE UNDERSIGNED COMPLETED THIS DETERMINATION UTILITZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

REGULATORY OFFICIAL: _____

TITLE: _____

DATE: _____

USACE ACTION ID NO.: _____

Styons Surveying Services

2700 N. Croatan Hwy. Kill Devil Hills, NC. 27948 C-1697

Phone: (252) 441-1415 Fax: (252) 480-1182

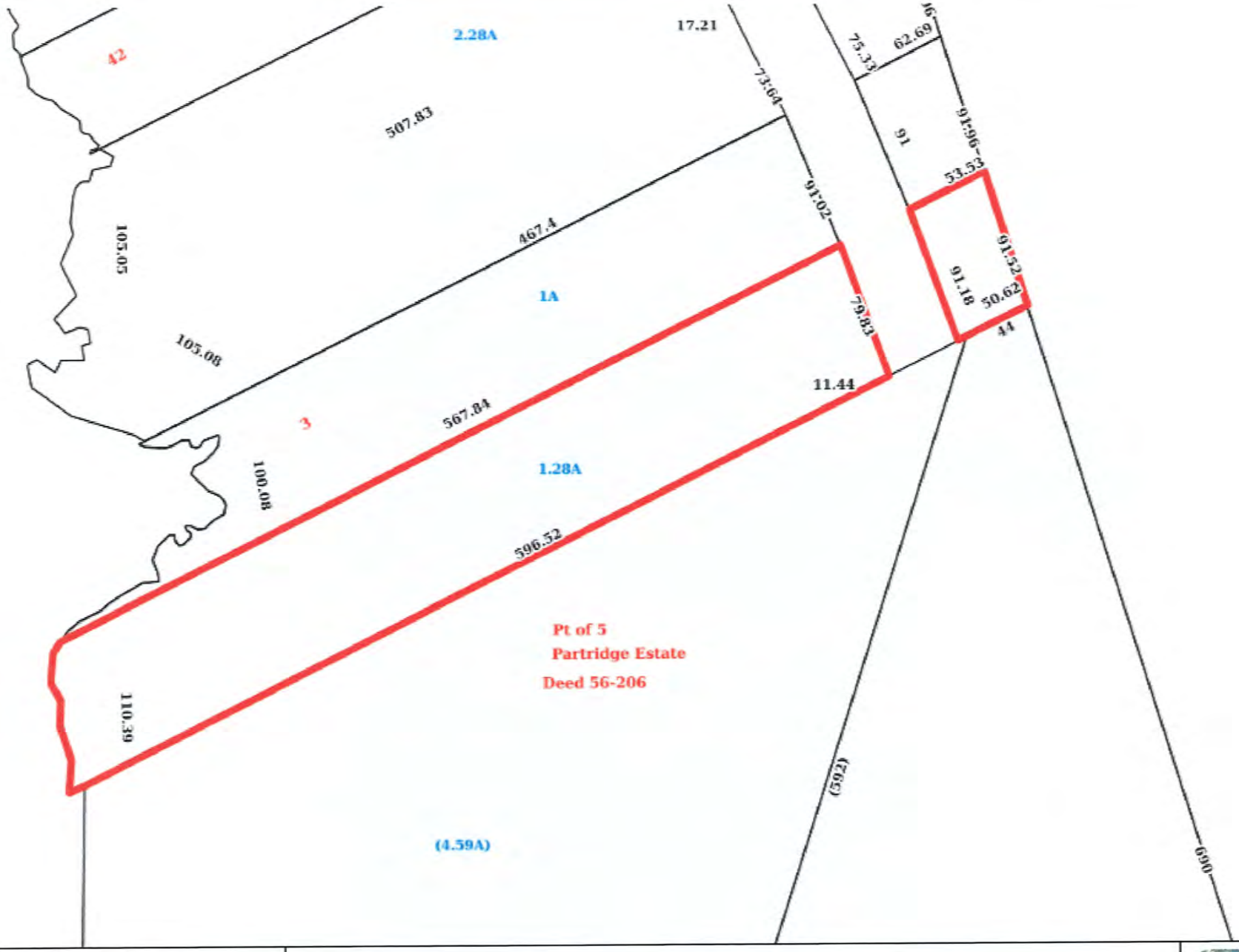
Any unauthorized use or alteration of this document is prohibited. A red seal must be present for this to be an original document.

REVISED WETLANDS PLAT OF LOT 4, PINE GROVE

SURVEYED FOR

GARY M. MASON and SUSAN R. MASON

SCALE: 1" = 30'	
FILE NO.: 19-292	
DWG NO.: 19292WR2	KILL DEVIL HILLS, DARE COUNTY — ATLANTIC TOWNSHIP, NORTH CAROLINA
	DATE: SURVEYED 12-18-19 — REC. REF. P.C.-B, SL. 377 — SHEET:



This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

1420 W First ST
Kill Devil Hills NC, 27948
Parcel: 008096004
Pin: 988417118191

Owners: Mason, Gary M -Primary Owner
Mason, Susan R -Primary Owner
Land Value: $184,300
Misc Value: $0
Building Value: $0
Total Value: $184,300

Tax District: Kill Devil Hills Out
Subdivision: Pine Grove
Lot BLK-Sec: Lot: 4 Blk: Sec:
Property Use: Vacant Land (Private)
Building Type:
Year Built:

Recorded: 02/27/2015 12:00:21 PM
BY: Toni Midgett
Vanzolla McMurran-Smith, Register of Deeds
Dare County, NC

Fee Amt: $26.00 NC Excise Tax: $150.00

BOOK 2004 PAGE 631 (2)

700008507

DARE COUNTY REAL ESTATE TRANSFER TAX

LT 582-15 $750

Prepared By: Linda H. McCown, McCown & McCown, P.A., PO Box 729, Manteo, NC 27954
Return To: Linda H. McCown, McCown & McCown, P.A., PO Box 729, Manteo, NC 27954

Delinquent taxes, if any, are to be paid by the closing attorney to the County Tax Collector upon disbursement of proceeds.

LAND TRANSFER TAX NO: 582-15
LAND TRANSFER TAX: $750.00

Excise Tax: $150.00

NORTH CAROLINA, COUNTY OF DARE **PARCEL # 008096004**

Brief Description for Index: **Lot 4, Pine Grove**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 26th day of February, 2015, by and between **J.D. Johnson Realty & Construction, LLC, a North Carolina Limited Liability Company,** Grantor, of PO Box 340, Manteo, NC 27954, and **Gary M. Mason and wife, Susan R. Mason,** Grantee, of 1140 Cobble Way, Maryville, TN 37803;

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Kill Devil Hills, Atlantic Township, Dare County, North Carolina and more particularly described as follows:

Lot 4 of the subdivision known as Pine Grove, as shown on map or plat thereof made by Quible and Associates, Inc., Consulting Engineers & Land Surveyors, filed in the office of the Register of Deeds of Dare County, North Carolina on September 24, 1985 in Plat Cabinet B, Slide 377.

The property herein above described was acquired by Grantor by instrument recorded in Book 1985 at Page 435, Public Registry of Dare County, North Carolina.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Unofficial Document

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

J.D. JOHNSON REALTY & CONSTRUCTION, LLC

By: _____ (SEAL)
Jonathan D. Johnson, Member-Manager

STATE OF NORTH CAROLINA
COUNTY OF DARE

I, Penny C Beasley, certify that the following person personally appeared before me this day, acknowledging to that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jonathan D. Johnson, Member-Manager of J.D. Johnson Realty & Construction, LLC, a North Carolina Limited Liability Company**

Witness my hand and official stamp or seal, this the 25th day of February, 2015.

Penny C Beasley
Notary Public
My commission expires: 12-10-19

(Seal-Stamp)

PENNY C. BEASLEY
NOTARY PUBLIC
Tyrrell County
North Carolina

Unofficial Document

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

PLANNING DEPARTMENT

October 12, 2020

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director CR

Subject: Zoning Map Revision— §153.021 Zoning Map Adoption— Adopt revised official zoning map to include voluntary annexed parcels

In conjunction with the voluntary annexation of Lot 3 (Pin#988417118292) and Lot 4 (Pin#988417118191) of Pine Grove Subdivision, a revised Kill Devil Hills Official Zoning Map shall be adopted reflecting these changes. Per North Carolina General Statute, the parcels shall match the zoning of the adjacent parcels. The voluntary annexed parcels shall have the zoning classification of Low Density Residential Zones (RL), which is reflected on the updated zoning map. The revised Kill Devil Hills Official Zoning Map will be available online at time of advertisement of Public Hearing.

Staff recommends setting the public hearing for the annexation ordinance and revised official zoning map to reflect proposed annexation for the November 09, 2020 Board of Commissioners meeting.