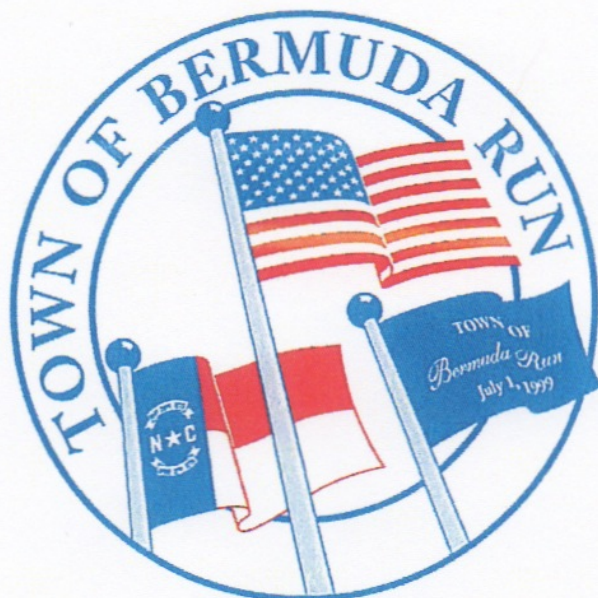


# Town of Bermuda Run, North Carolina



## Kinderton Village Area Annexation Report February 11, 2011

Prepared by:



# TOWN OF BERMUDA RUN, NORTH CAROLINA

## KINDERTON VILLAGE AREA ANNEXATION REPORT

As a prerequisite to annexation, the Town is required by law to prepare a report setting forth, among other items, plans for the extension of each major municipal service to the area proposed to be annexed. This report has been prepared to fulfill such requirements and includes:

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# 1. INTRODUCTION

Pursuant to the authority vested in the Town Council of the Town of Bermuda Run by Chapter 160A, Article 4A, Part 2 of the North Carolina General Statutes, a Resolution of Intent to consider the annexation of the area described in this document was adopted by the Town Council at its regular meeting on March 8, 2011. A public information meeting to explain this report and answer questions regarding the proposed annexation will be held on April 26, 2011. A public hearing before the Bermuda Run Town Council will be held on May 10, 2011 on the question of annexation. Notices of the public information meetings and public hearing will be mailed to owners of real property located in the areas to be annexed as shown on Davie County tax records. A notice of these meetings will also be published in a locally circulated newspaper in accordance with statutory requirements.

The area proposed for annexation was included in a Resolution of Consideration which was adopted by the Town Council on November 9, 2010. The Resolution of Consideration will not be fully effective until November 9, 2011. Therefore, any annexation proceedings beginning with Resolution of Intent adopted prior to this date for any property within the area not previously covered by a Resolution of Consideration, may not become effective sooner than one year after the adoption of the annexation ordinance.

The North Carolina General Assembly recognizes the extension of municipal boundaries through annexation as a desirable mechanism to promote sound urban development and to assure adequate provision of governmental services. Section 160A-33 of the North Carolina General Statutes contains the following declaration of policy:

1. That sound urban development is essential to the continued economic development of North Carolina;
2. That municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and welfare in areas being intensively used for residential, commercial, industrial, institutional and governmental purposes or in areas undergoing such development;
3. That municipal boundaries should be extended in accordance with legislative standards applicable throughout the State, to include such areas and to provide the high quality of governmental services needed therein for the public health, safety, and welfare;
4. That new urban development in and around municipalities having a population of less than 5,000 persons tends to be concentrated close to the municipal boundary rather than being scattered and dispersed as in the vicinity of larger municipalities, so that the legislative standards governing annexation by smaller municipalities can be simpler than those for larger municipalities and still attain the objectives set forth in this section; and
5. That areas annexed to municipalities in accordance with such uniform legislative standards should receive the services provided by the annexing municipality in accordance with NCGS 160A-35(3).

NCGS. 160A-36 sets forth the qualification standards which must be met for a municipality to annex an area. Generally, the standards describe areas that:

- Are adjacent or contiguous to the current municipal boundary and share a portion of border;
- Are urbanized or are in the process of becoming urbanized;



This report contains statements of how the area meets the above referenced requirements of NCGS160A-36. The report contains statutorily required maps, and explanations of how each major municipal service, including police protection, fire protection, solid waste collection, street maintenance, water service and sewer service, will be extended to the annexed area on substantially the same basis as it is currently provided within the Town. The method of financing each of those services that is required to be extended is also described. The reports also contain a statement concerning the impact of the annexation on rural fire departments that operate within the proposed annexation area, and on fire protection and fire insurance rates in the proposed annexation area. Additionally, the report contains a statement showing how the proposed annexation will affect the Town's finances and services, including estimates of revenue changes. As required, this latter statement will be delivered to the Clerk of the Davie County Board of Commissioners at least thirty (30) days before the dates of the public information meeting scheduled for April 26, 2011.

Statistical information contained in the report's qualification statements was derived from Davie County Geographic Information System (GIS) data and maps, US Census Bureau data, recorded plats, recorded deeds, and/or field surveys.

As required, this report is being made available in the Bermuda Run Town Clerk's office at least thirty (30) days before the scheduled public information meeting date on April 26, 2011.

***The proposed effective date of this annexation is July 1, 2012.*** This date conforms to the annexation statutes.

## 2. ANNEXATION SCHEDULE

### PROCEDURAL PHASE

November 9, 2010	Resolution of Consideration Adopted
March 8, 2011	Resolution of Intent
March 8, 2011 (49 days)	Approve Services Plan (at least 30 days prior to PIM)
April 26, 2011 (49 days)	Public Information Meeting (45-55 days post ROI)
May 10, 2011 (63 days)	Public Hearing (60-90 days post ROI)
June 14, 2011 (35 days)	Adopt Annexation Ordinance (10-90 days post hearing)
July 1, 2012 (383 days)	Effective Date (365-400 days post Ordinance)

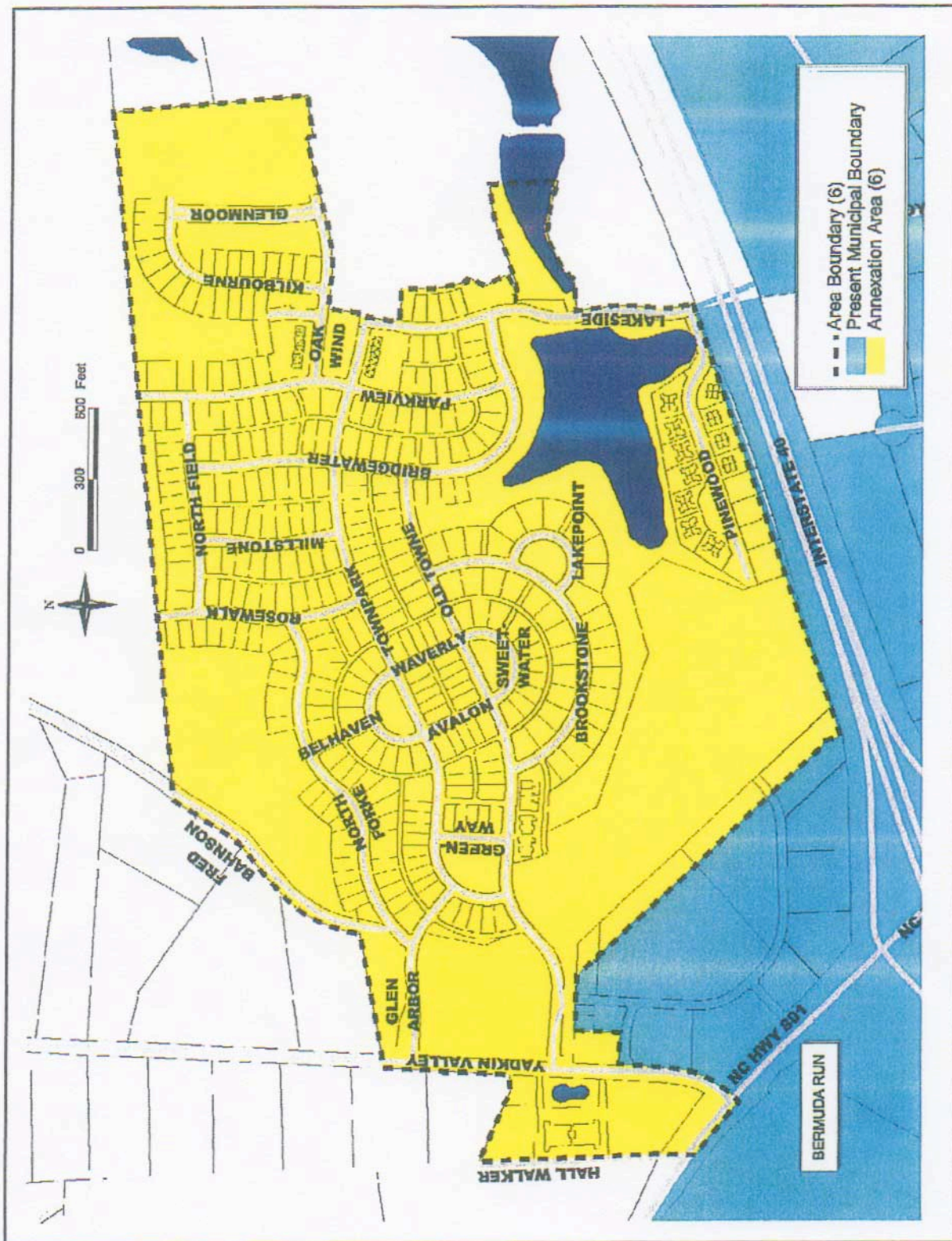
### TECHNICAL PHASE

March 9, 2011	Display Plan, Map, and Property Owners List
March 9, 2011	Mail Notices to Property Owners, VFD's, and Solid Waste Haulers and Deliver Revenue Statement to Clerk of the Board of County Commissioners
April 12, 2011	First News Notice Published (Map & Description)
April 16, 2011	Deadline for Returned Property Owner Notices
April 18, 2011	Re-mail Returned Notices to Property Owners (Certified)
April 21, 2011	Second News Notice Published (Map & Description)

	Mar	Apr	May	June	July 2012
Resolution of Intent	8-Mar				
Approve Services Plan	8-Mar				
Display Plan, Map, List	9-Mar				
Mail Notices	9-Mar				
Deliver Revenue Statement	9-Mar				
1st News Ad Published		12-Apr			
Returned Letter Deadline		16-Apr			
Re-mail Notices		18-Apr			
2nd News Ad Published		21-Apr			
Public Info Meeting		26-Apr			
Public Hearing			10-May		
Adopt Annex Ordinance				14-Jun	
Effective Date					1-Jul-12

*Town Council meets on the second Tuesdays of the month at 7:00pm (regular meeting)  
& fourth Tuesday at 9:00am (pre-agenda meeting)*

### 3. PRESENT AND PROPOSED TOWN BOUNDARY MAP





## 4. QUALIFICATIONS

A Statement showing that the area proposed to be annexed meets the standards set forth in Part 2, Article 4A of Chapter 160A of the North Carolina General Statutes.

The following statement demonstrates the compliance of the Kinderton Village area with the statutory standards for annexation by the Town of Bermuda Run. NCGS 160A-36(b) requires that the annexation area must be: (1) contiguous with the primary corporate limits of the annexing municipality, (2) the area must share a 1/8<sup>th</sup> common perimeter boundary with the annexing municipality, and (3) the area may not be within the corporate boundary of another municipality. These characteristics are satisfied as follows:

**(1) Contiguity:** The Kinderton Village area directly adjoins parcels on the south side of Interstate 40 and the east side of NC Highway 801. These properties are currently within the Town of Bermuda Run primary corporate limit. Since there is no intervening property, this area is contiguous with the Town.

**(2) Common Boundary:** The Kinderton Village area shares 4,869.772 feet of its 15,918.369 foot long perimeter with the Town of Bermuda Run's primary corporate limit. This ratio calculates to 30.59%, which exceeds the statutorily required 1/8<sup>th</sup> (12.5%) common boundary requirement.

**(3) Unincorporated:** No part of the Kinderton Village area is within the corporate limits of another municipality.

Furthermore, NCGS 160A-36(c) requires that an area proposed for annexation must be developed for urban purposes at the time of the approval of the annexation report. The area must meet or exceed only one of the three standards established in this statute. One of these three standards is the "Use & Subdivision Test" (NCGS 160A-36(c)(1)). The Kinderton Village area is developed for urban purposes according to the standards set forth by this test as demonstrated below:

**Use & Subdivision Test Standards:** At least sixty percent (60%) of the lots and tracts in the area must be used for residential, commercial, industrial, institutional, or government purposes, and the area must be subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage, not counting the acreage used for commercial, industrial, governmental or institutional purposes, consists of lots and tracts three (3) acres or less in size.

With regard to the use portion of the test, the Kinderton Village area has 432 total lots and tracts, of which 384 are for residential, commercial, or institutional purposes. Therefore, 88.89% of the lots are used for urban purposes, which exceeds the statutorily required minimum of sixty percent (60%).

With regard to the subdivision portion of the test, the Kinderton Village area contains 107.274 acres of residential and undeveloped acreage. Of this amount, 66.979 acres is subdivided into lots and tracts three (3) acres or less in size. This returns a ratio of 62.44%, which exceeds the statutorily required minimum of sixty percent (60%).

Based on the above stated qualifications, the proposed annexation area complies with all statutory requirements of NCGS 160A-36(b) and NCGS 160A-36(c).

Total Acres: 189.233

MUST  
PASS

**160A-36 (b) (2) Contiguity Test**

area boundary coincident with the municipal boundary 4869.772  
total external boundary 15918.369  
Contiguity = 30.59% Test must equal 12.5% or greater  
RESULT = PASS

MUST PASS BOTH

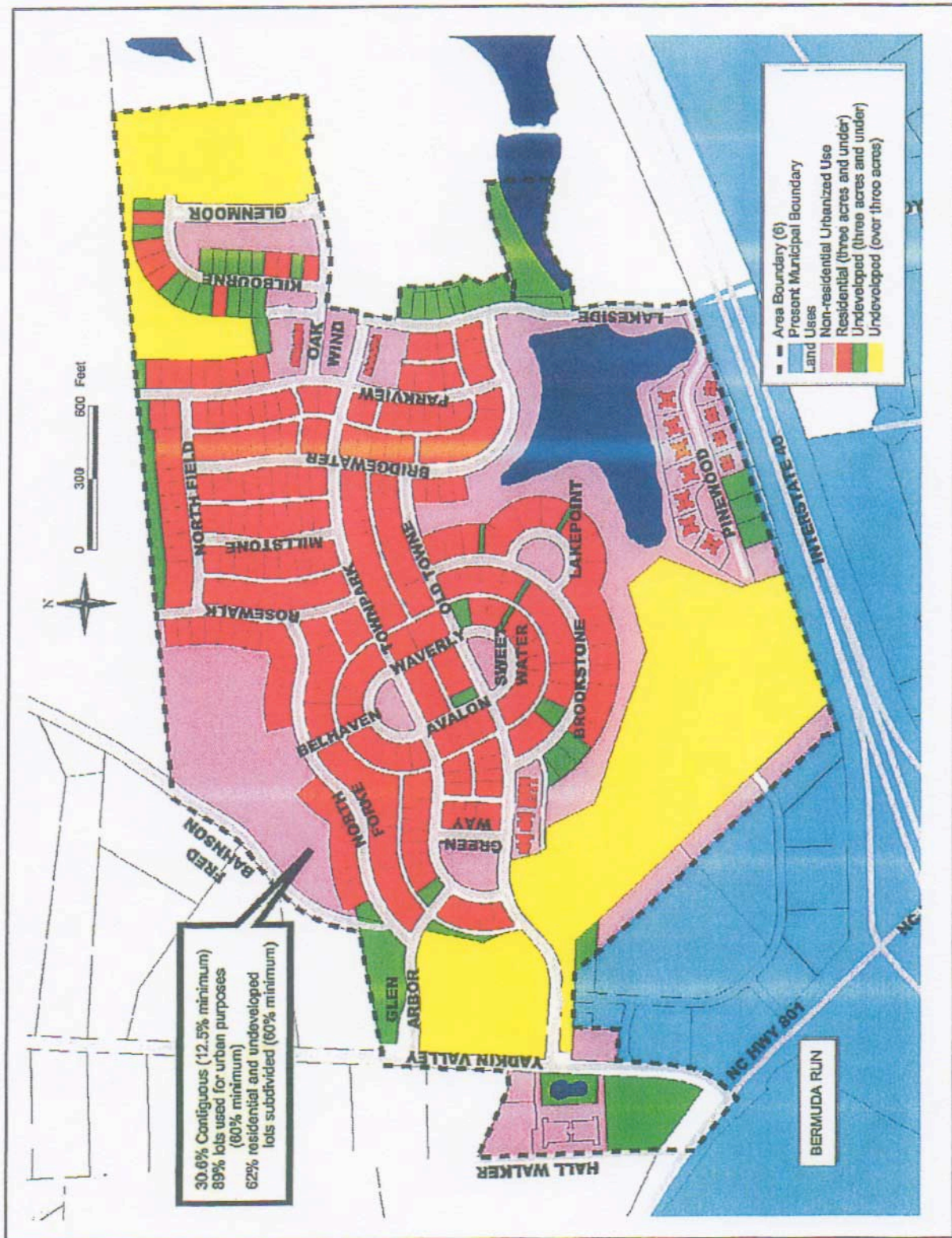
**160A-36 c (1) Development & Subdivision Test**

lots used for res/comm/ind/inst/gov purposes 384  
total number of lots 432  
88.89% Test must equal 60% or greater  
AND

acreage of residential & undeveloped lots 3 acres or less in size 66.979  
total acreage residential & undeveloped (not counting r/w) 107.274  
62.44% Test must equal 60% or greater  
RESULT = PASS



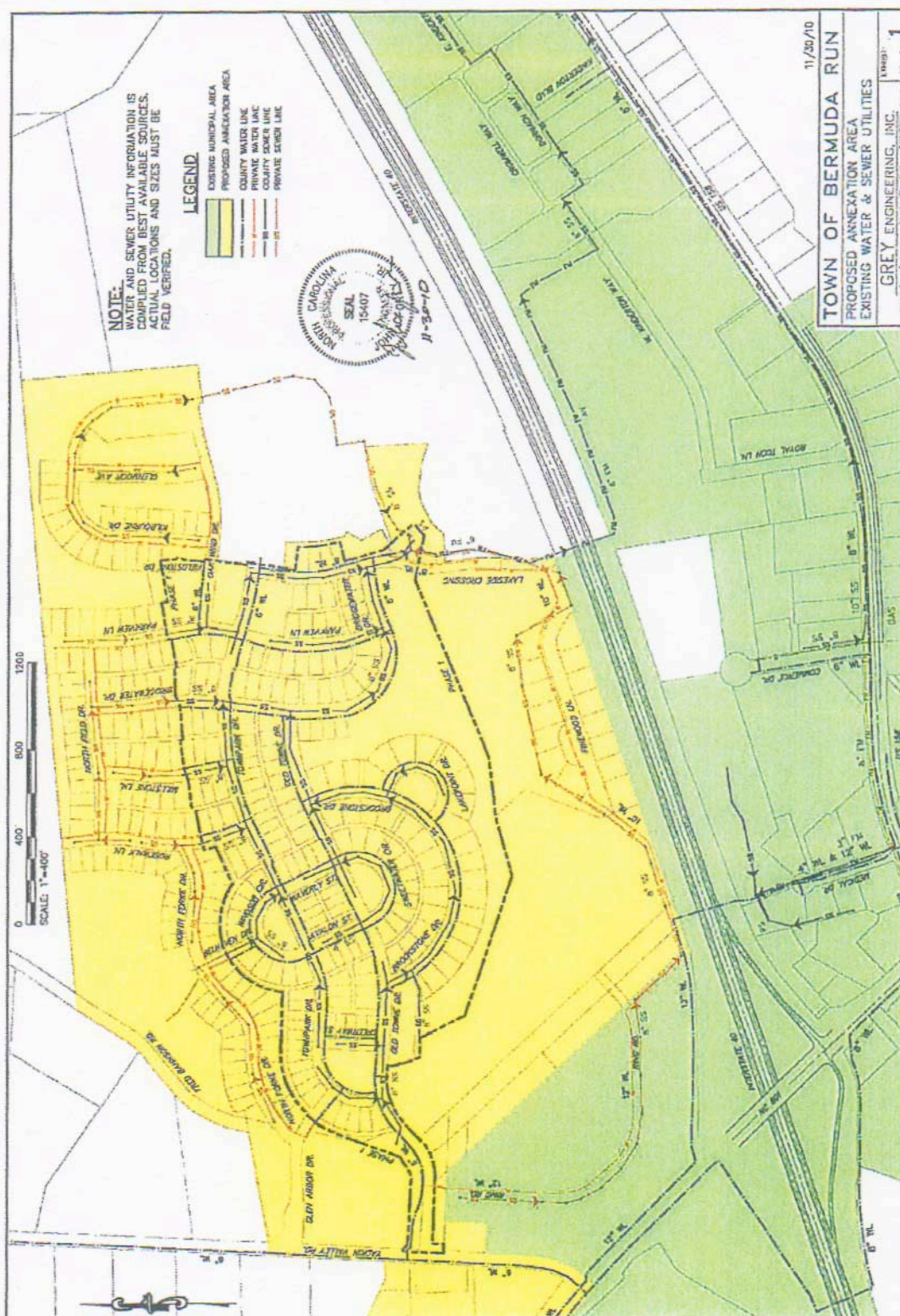
## 5. GENERAL LAND USE PATTERN MAP





## 7. EXTENSION OF SERVICES

The Town's planning, programming, budgeting and implementation procedures will be used to finance



and implement services to be provided to the area proposed for annexation. All major Town services will be made available within the annexed area in the same manner as presently available within the Town Limits. The Council will designate funds to cover necessary expenses related to the proposed on or before the effective date of annexation through the Town's budgetary process.

## **POLICE PROTECTION**

### ***Current Level of Service***

The Davie County Sheriff's Department provides police protection within the Town limits on a 24-hour per day basis. Additionally, the Town of Bermuda Run contracts with the Sheriff's Department to provide enhanced patrols in the Town limits for \$13,070 annually.

### ***Level of Service to the Annexation Area & Cost Estimate***

Upon the effective date of the annexation, the Town of Bermuda Run will ensure that the Davie County Sheriff's Department provides the same enhanced patrol within the annexation area on substantially the same basis and in the same manner that it provides this service to the rest of the Town. The additional annual cost for providing this service to the area, based on population increase and increase in land area is estimated to be **\$9,172** paid from the General Fund.

## **FIRE PROTECTION**

### ***Current Level of Service***

The Clemmons, Smith Grove, and Advance Volunteer Fire Departments provide fire protection services within the Town limits of Bermuda Run on a 24-hour per day basis. These services include fire suppression and emergency response services, as well as a full range of administrative, fire prevention, education and support services. These services are provided through a county-wide property tax assessment of \$0.04 per 100 dollars of valuation that is paid by Davie County to individual volunteer fire departments.

### ***Level of Service to the Annexation Area & Cost Estimate***

Fire protection services are currently provided within the annexation area primarily by the Smith Grove Volunteer Fire Department. A very small portion of the area is served by the Clemmons Fire Department. Upon the effective date of the annexation, the Smith Grove Volunteer Fire Department and Clemmons Fire Department will continue to provide the same level of fire protection services within this area. There is **no financial impact** for this service since the Town does not provide or pay for the service and the service providers are not changing for the area as a result of this annexation.

## **STREET MAINTENANCE**

### ***Current Level of Service***

The Town of Bermuda Run provides street maintenance services on Town streets through a contracted engineering firm which supervises day-to-day maintenance and capital improvements to the system. Currently, the Town provides regular maintenance services, including pavement and curb repair, drainage maintenance and repair, debris removal, snow removal, sidewalk repair (where applicable), and street lighting on approximately 16.176 miles of Town-maintained streets for a cost of \$281,500 annually.

### ***Level of Service to the Annexation Area & Cost Estimate***

Upon the effective date of annexation, property owners on the 4.37 miles of private streets in the annexation area will be able to petition the Town for acceptance of those streets onto the Town's



street system; however, the Town may require upgrades to these private roads prior to acceptance if they do not meet the Town's street construction standards. Following petition by property owners, and acceptance by the Town, the Town will begin providing street maintenance services on these roads on substantially the same basis and in the same manner that it provides this service to the rest of the Town. This includes street and sidewalk repairs and maintenance, snow removal, and street lighting. The estimated annual cost for providing this service to the area is approximately **\$76,048**, which will be appropriated from the Town's General Fund if the eligible streets are transferred from private ownership to the Town's street system.

If the Town chooses to maintain the 1.56 miles of alleys within Kinderton Village in addition to regular street maintenance, the estimated cost would be **\$19,480** annually to be paid from the General Fund. This does not include snow removal and street lighting since alleys do not require the same level of service as regular streets.

## **SOLID WASTE COLLECTION**

### ***Current Level of Service***

The Town of Bermuda Run contracts with a solid waste collection company for waste collection services to 893 single-family residential customers within the Town's limits for \$125,000. The Town does not provide waste collection services to multi-family residential or commercial properties within the Town's limits. The town also contracts for leaf removal for \$16,900 annually and \$10,000 for fall or spring clean up annually.

### ***Level of Service to the Annexation Area & Cost Estimate***

There are 374 residential units within the annexation area, therefore an increase of **\$52,351** is expected to serve the area with comparable solid waste collection service. Additionally, **\$11,266** may be expected to provide comparable leaf removal and annual clean up service. These expenditures would be appropriated from the General Fund.

## **WATER SERVICE**

### ***Current Level of Service***

The Town of Bermuda Run provides water to some properties within the Town limits. These properties are located in the vicinity of Bing Crosby Boulevard. The Town owns the water lines in this service area and provides water through bulk purchase from Davie County. Davie County provides water service to all of the other properties in the Town limits that have public water service.

### ***Level of Service to the Annexation Area & Cost Estimate***

The area proposed for annexation lies outside of the Town's water service area and within an area currently served by Davie County. Since water service is already available within the annexation area, the extension of municipal water lines will not be necessary, and therefore, there will be **no impact** to the Town's finances.

## **SEWER SERVICE**

### ***Current Level of Service***

The Town of Bermuda Run provides sewer to some properties within the Town limits. Sewer service in all other areas of the Town is provided by Davie County, which is reliant upon the Winston-Salem Forsyth County Utility Commission for sewer treatment capacity.

***Level of Service to the Annexation Area & Cost Estimate***

The area proposed for annexation is located within an area currently served by Davie County. Since sewer service is already available within the area, the extension of municipal sewer lines will not be necessary, and therefore, there will be ***no impact*** to the Town's finances.

**ADDITIONAL MAINTENANCE SERVICES**

***Current Level of Service***

The Town of Bermuda Run provides landscaping and maintenance service for the residential entrances and mail kiosks for several areas of town. The Town also provides electrical and irrigation services for these areas.

***Level of Service to the Annexation Area & Cost Estimate***

The Town would provide the same level of service for maintenance, electricity, and irrigation of Kinderton Village entrances and mail kiosks for the estimated cost of **\$27,600** annually to be appropriated from the General Fund.

**COMBINED COST ESTIMATE**

As a result of this annexation, the Town estimates that its annual costs will increase by approximately **\$195,917** per year.

**8. FIRE DEPARTMENT IMPACT STATEMENT**

**PART I:**

**STATEMENT OF THE IMPACT OF THE ANNEXATION ON FIRE PROTECTION IN THE  
AREAS TO BE ANNEXED.**

Since the proposed annexation area is within the Smith Grove and Clemmons Fire Districts, the Smith Grove Volunteer Fire Department and Clemmons Fire Department currently provide fire protection service to this area at a level that is equal to the fire protection service that is provided within the Town's corporate limits. Therefore, the annexation will not have any effect on the level of fire protection within this area.

## **PART II:**

### **STATEMENT OF THE IMPACT ON FIRE INSURANCE RATES IN THE AREA TO BE ANNEXED.**

As previously stated, this area is currently served by the Smith Grove Volunteer Fire Department and Clemmons Fire Department with a level of fire protection service that is equal to that provided within the Town's corporate limits. Therefore, the annexation will not have any effect on fire insurance rates in the area.

## **9. REVENUE CHANGE ESTIMATES**

A statement showing how the proposed annexation will affect the town's finances and services, including revenue change estimates.



The following is a summary of the anticipated annual revenues that the Town will receive following the annexation of the area described in this report. The figures contained in this statement reflect only those major sources of revenue that the Town can reasonably forecast.

## **REVENUE SUMMARY**

As a result of the proposed annexation, it is anticipated that Town revenues will increase by the following amounts:

### ***Ad Valorem Tax Revenues***

The Town of Bermuda Run currently levies an ad valorem tax of \$0.15 per \$100 of valuation on all real and personal property (such as motor vehicles) within its corporate limits. Based on an increase of \$85,771,316 in real property value, the increase in real property tax revenue of \$128,656 is expected. An increase of \$18,759 in personal property tax is also estimated. Therefore, it is anticipated that the Town's property tax revenue will increase by **\$147,415** annually.

### ***Sales Tax Revenue***

The Town of Bermuda Run receives distributions of sales and use taxes which are collected by the NC Department of Revenue and redistributed to counties and municipalities on a monthly basis. In Davie County, such distributions are made based on a per capita basis. The State Demographers most recent estimate of population in the Town of Bermuda Run is 1,548. The estimated population of the annexation area is 968. As a percent distribution of County and municipal populations this would result in an increase of **\$149,477** of sales tax revenue.

### ***Utility Franchise and Excise Tax Revenue***

The Town of Bermuda Run receives distributions of utility franchise and excise taxes which are collected by the NC Department of Revenue and redistributed to municipalities on a quarterly basis. Based on the population of the town, the estimated increase in revenue from this source is **\$55,326** annually.

### ***Video Programming Tax Revenue***

The Town of Bermuda Run receives distributions of video programming taxes which are collected by the NC Department of Revenue and redistributed to counties and municipalities on a quarterly basis. Based on the population of the town, the estimated increase in revenue from this source is **\$18,988** annually.

### ***Beer and Wine Tax Revenue***

The Town of Bermuda Run receives distributions of taxes paid on the sale of beer and wine, which are collected by the NC Department of Revenue and redistributed to counties and municipalities on a quarterly, per capita basis. Based on the population of the town, the estimated increase in revenue from this source is **\$938** annually.

### ***Powell Bill Revenue***

The Town of Bermuda Run does not receive any Powell Bill revenue.

### ***Solid Waste Disposal Tax***

The Town of Bermuda Run receives distributions of solid waste disposal taxes which are collected by the NC Department of Revenue and redistributed to counties and municipalities. Based on the population of the town, the estimated increase in revenue from this source is **\$665** annually.

***Solid Waste Collection Fees***

The Town of Bermuda Run provides solid waste collection to single-family residential properties. The cost of solid waste collection is included in the tax rate, and a separate fee is not charged. Therefore, there is no affect on revenue for this item.

***Utility User Fees***

Since the proposed annexation area is already served by Davie County's water distribution system and sewer collection system, it is not anticipated that any new water or sewer service revenues will be realized as a direct result of the proposed annexation.

***Combined Revenue Estimate***

As a result of this annexation, the Town estimates that its annual revenues will increase by approximately **\$372,809** per year.

**COST & REVENUE SUMMARY**

As a result of this annexation, it is anticipated that the Town will see a net increase in revenue of **\$176,892** based on an estimated increase in annual revenues of \$372,809 and an estimated increase in annual service provision costs of \$195,917. No one-time initial capital improvement costs are anticipated since all infrastructure is currently in place.

**IMPACT ON TOWN SERVICES**

Due to existing infrastructure and the provision of utility services by Davie County, a minimal impact is anticipated on the Town's ability to maintain its current level of service provision and extend this level of service on substantially the same basis to the area proposed for annexation.

**10. METES AND BOUNDS DESCRIPTION**

Beginning at a corner on an annexation for the Town of Bermuda Run as shown on Plat Book 7 at Page 147 of the Davie County Register of Deeds, said corner being at the intersection of the northern right of way for Interstate 40 and the eastern boundary of said annexation as it traverses the Interstate 40 right of

way at the tunnel, said corner being located South 69-08-13 West 25.90 feet from an iron marking the intersection of the eastern right of way for Lakeside Crossing and the northern right of way for Interstate 40 in Farmington Township, Davie County, North Carolina; thence following the municipal boundary as shown on said annexation

North 20-52-35 West 10 feet,  
South 70-37-49 West 1,920.63 feet,  
North 14-34-44 West 78.00 feet, and  
South 86-30-15 West 16.40 feet

To a corner shown on an annexation for the Town of Bermuda Run on Plat Book 7 at Page 146 of the Davie County Register of Deeds; thence following the municipal boundary as shown on said annexation

North 42-43-42 West 1,384.61 feet to an iron stake,  
North 42-43-42 West 41.32 feet to an iron,  
North 86-55-17 West 223.56 feet to a 2-inch iron,  
South 03-00-24 West 199.91 feet to an iron,  
North 86-55-17 West 140.27 feet to a 1.5-inch iron,  
South 02-57-49 West 162.38 feet to an iron stake,  
South 05-04-43 West 91.30 feet to an iron stake,  
A curve to the right having a radius of 362.04 feet and a chord of South 21-24-38 West 195.95 feet

To an iron stake marking the southern right of way for Yadkin Valley Road and the eastern right of way for NC Highway 801 as shown on said annexation; thence leaving boundaries for said annexation and following the municipal boundary

South 45-08-39 West 63.36 feet,  
North 47-42-57 West 71.91 feet,  
North 50-06-29 West 82.44 feet,  
North 50-09-02 West 70.34 feet, and  
North 53-10-53 West 62.46 feet

To the intersection of the municipal boundary and the western boundary for the tract described in Deed Book 592 at Page 562 of the Davie County Register of Deeds; thence northerly leaving the municipal boundary and following the western boundaries for said tract

North 02-21-49 West 277 feet to an iron stake and  
North 02-21-49 West 85.61 feet

To the southwestern corner for a tract shown on a plat recorded in Plat Book 8 at Page 162 of of the Davie County Register of Deeds; thence following the boundaries as shown on said plat

North 02-21-49 West 420.95 feet to an iron,  
North 02-18-46 West 137.35 feet to an iron,  
South 66-11-22 East 321.34 feet to an iron, and  
North 88-24-23 East 70.57 feet

To an iron marking the northeastern corner for Tract 1A as shown on said plat, said iron is shown at the western right of way for Yadkin Valley Road; thence northerly with the western right of way for Yadkin Valley Road

North 03-05-14 East 534 feet

To the intersection of the western right of way for Yadkin Valley Road and the southern boundary for a tract described in Deed Book 390 at Page 94 of the Davie County Register of Deeds; thence easterly with the southern boundary for said tract



North 79-37-30 East 571 feet

To the intersection of said boundary and the western margin of Fred Bahnson Drive; thence northerly with the western margin of Fred Bahnson Drive

A curve to the right with a radius of 586.41 feet and a chord of North 31-37-24 East 479.43 feet,  
North 51-17-07 East 107.35 Feet,  
A curve to the left having a radius of 347.57 feet and a chord of North 44-49-53 East 105.66 feet,  
and  
North 32-30-20 East 288.54 feet

To the intersection of the western margin for Fred Bahnson Drive and the southern boundary for a tract described in Deed Book 623 at Page 261 of the Davie County Register of Deeds; thence easterly with the southern boundary for said tract

North 84-53-26 East 1,555 feet

To an iron pin marking the northwestern corner of a tract described in Deed Book 686 at Page 835 of the Davie County Register of Deeds; thence following the boundaries for said tract

North 84-42-00 East 1,352.33 feet to an iron pin,  
South 04-37-21 East 420.04 feet to an iron pin,  
South 04-37-21 East 399.74 feet to an iron pin,  
A curve to the left having a radius of 825.00 feet and a chord of South 84-01-14 West 114.90 feet,  
South 81-20-28 West 58.25 feet,  
North 08-26-46 West 15.02 feet,  
A curve to the left having a radius of 10.00 feet and a chord of North 53-57-15 West 14.32 feet,  
South 80-19-30 West 48.97 feet to an iron pin,  
A curve to the left having a radius of 2,377.00 feet and a chord of South 77-36-13 West 225.73 feet,  
South 74-52-55 West 123.29 feet,  
A curve to the right having a radius of 623.00 feet and a chord of South 85-20-15 West 226.11 feet,  
and  
North 84-12-26 West 114.81 feet

To an iron pin marking the northeastern corner of the "common green" as shown on a plat recorded in Plat Book 7 at Page 216 of the Davie County Register of Deeds; thence southerly with the eastern boundary for the "common green" and the eastern right of way for Lakeside Crossing

South 07-00-18 West 139.87 feet to an iron pipe,  
A curve to the right having a radius of 682.00 feet and a chord of North 83-50-09 West 10.43 feet,  
South 08-39-01 West 157.98 feet,  
South 83-40-26 East 4.54 feet, and  
South 01-38-16 West 12.95 feet

To the northern boundary of a tract referenced by Davie County as Deed Book 319 at Page 168; thence following the tax parcel boundaries for said tract

South 86-12-49 East 133.41 feet,  
South 01-44-40 West 53.21 feet,  
A curve to the left having a radius of 710.82 feet and a chord of South 06-41-19 East 209.23 feet,  
A curve to the left having a radius of 30.18 feet and a chord of South 47-12-52 East 31.84 feet,  
South 28-47-27 West 78.88 feet,  
South 28-01-37 East 105.34 feet,

A curve to the right having a radius of 253.44 feet and a chord of South 71-07-26 West 116.65 feet,  
and  
South 11-09-20 East 10.18 feet

To the northwestern corner of Tract II described in Deed Book 686 at Page 835 of the Davie County Register of Deeds; thence with the boundaries for said tract

North 81-50-57 East 76.89 feet to an iron pin,  
North 71-02-05 East 291.06 feet to an iron pin,  
North 81-35-01 East 142.62 feet to an iron pin,  
South 02-49-02 East 290.46 feet to an iron pin,  
North 72-57-28 West 102.09 feet to a point,  
North 83-19-43 West 115.26 feet to a point,  
South 77-06-47 West 52.10 feet to a point,  
South 64-18-22 West 122.26 feet to a point,  
South 40-51-23 West 67.83 feet to a point, and  
South 85-58-17 West 130.14 feet

To an iron pin in the east line of the road known as Lakeside Crossing, said corner being on the eastern margin of Lakeside Crossing as shown on Plat Book 7 at Page 234 of the Davie County Register of Deeds; thence following the eastern margin for Lakeside Crossing as shown on said plat

South 07-07-46 East 137.29 feet to an iron pipe,  
A curve to the right having a radius of 524.00 feet and a chord of South 01-09-13 East 109.11 feet to an iron pipe,  
South 04-49-20 West 81.33 feet to an iron pipe, and  
A curve to the left having a radius of 451.00 feet and a chord of South 06-20-38 East 178.39 feet

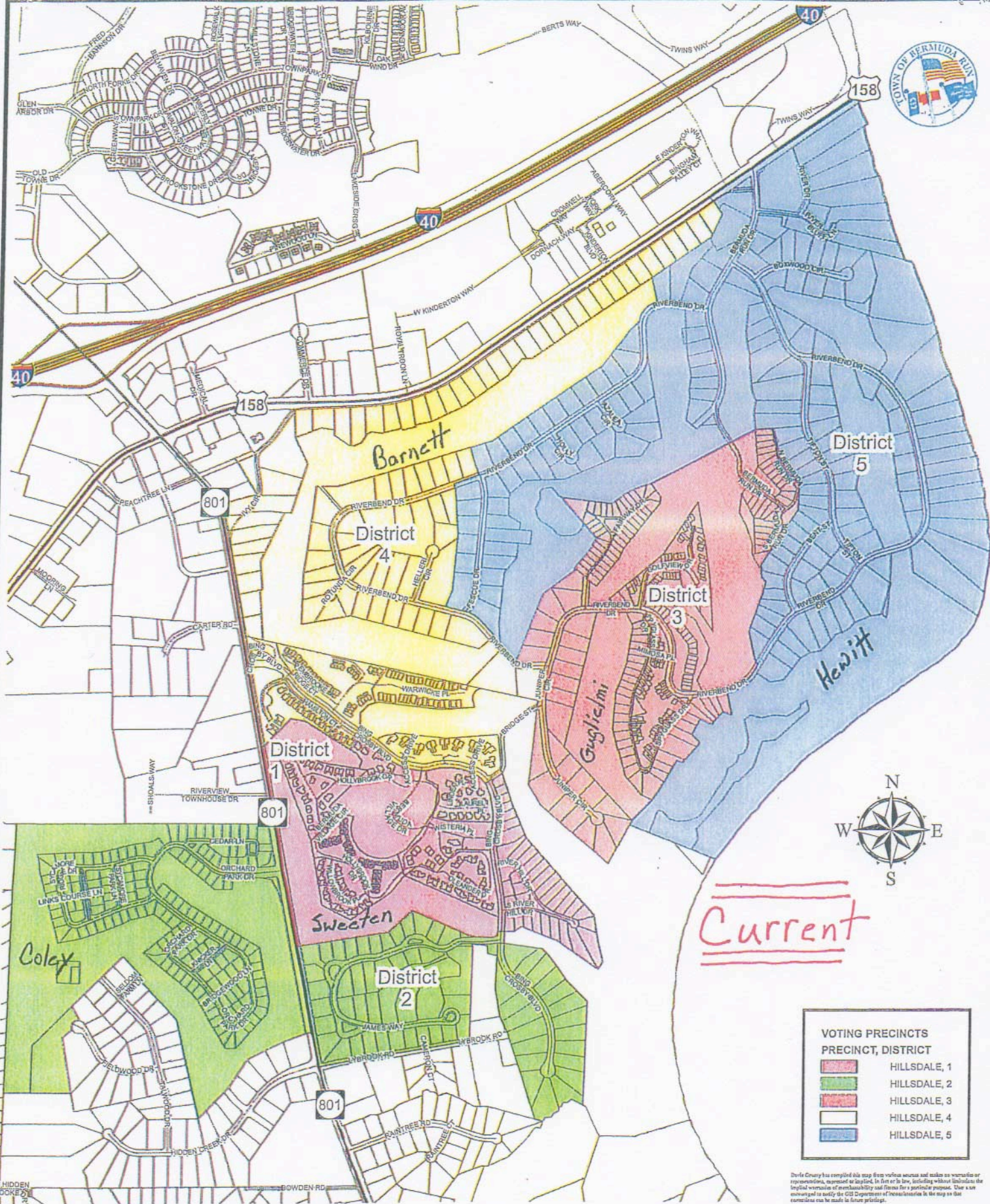
To an iron pipe on the northern right of way for Interstate 40 as shown on said plat; thence following the right of way for Interstate 40 as shown on Plat Book 7 at Page 147 of the Davie County Register of Deed

South 69-08-13 West 25.90 feet

To the point of beginning.

The total area of the annexation is 189.233 Acres more or less.





VOTING PRECINCTS  
PRECINCT, DISTRICT

	HILLSDALE, 1
	HILLSDALE, 2
	HILLSDALE, 3
	HILLSDALE, 4
	HILLSDALE, 5

Davie County has compiled this map from various sources and makes no warranties or representations, expressed or implied, in fact or in law, including without limitation the legal boundaries of municipalities and items for a particular purpose. User's use and reliance on this map is solely at their own risk. The GIS Department of the County of Davie is not responsible for any errors or omissions that may appear in this map.

0 800 1,200  
Feet

# Town of Bermuda Run

2009 RE-DISTRICTING



Prepared by: Davie County GIS  
July 21, 2009



RESOLUTION NUMBER \_\_\_\_\_

KINDERTON VILLAGE AREA 2011-A

**A RESOLUTION STATING THE INTENT OF THE  
TOWN OF BERMUDA RUN, NORTH CAROLINA  
TO CONSIDER ANNEXATION OF THE AREA DESCRIBED HEREIN AND FIXING THE DATE OF  
PUBLIC INFORMATION MEETING AND PUBLIC HEARING ON THE QUESTION OF  
ANNEXATION**

**BE IT RESOLVED** by the Town Council of the Town of Bermuda Run, North Carolina:

**Section 1.** That it is the intent of the Town Council of the Town of Bermuda Run, to consider annexation of the following described territory pursuant to Part 2, Article 4A of Chapter 160A of the General Statutes of North Carolina:

**See Attachment A-1**

**Section 2.** That a *public information meeting* on the question of annexing the above described territory will be held at 6:00 p.m. on the 26<sup>th</sup> day of April, 2011 at which time plans for extending services to said territory will be explained and all residents and property owners in said territory and all residents of the Town of Bermuda Run will be encouraged to ask questions regarding the report.

**Section 3.** That a *public hearing* on the question of annexing the above described territory will be held at 7:00 p.m. on the 10<sup>th</sup> day of May, 2011, at which time plans for extending services to said territory will be presented and all residents and property owners in said territory and all residents of the Town of Bermuda Run will be given an opportunity to be heard.

**Section 4.** That a report of plans for extending services to the above described territory be made available for public inspection at the office of the Town Clerk, at least thirty (30) days prior to the date of said public hearing.

**Section 5.** That a legible map of the area to be annexed and a list of persons holding freehold interests in property in the area to be annexed who have been identified be posted in the office of the Town Clerk, 120 Kinderton Boulevard, Suite 100, Bermuda Run, North Carolina, at least thirty (30) days prior to the date of said public hearing.

**Section 6.** That the effective date of annexation shall be at least 365 days but not more than 400 days from the date of passage of the annexation ordinance.

**Section 7.** That notice of said public information meeting and public hearing shall be given by publication, and mailing, as required by law.

**ADOPTED** this 8<sup>th</sup> day of March, 2011.

\_\_\_\_\_  
John Ferguson, Mayor

**ATTEST:**

\_\_\_\_\_  
Lee Rollins, Town Clerk



