



Winston-Salem

City Council
City Clerk's Office

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
Tel 336-727-2224
Fax 336-727-2880
www.cityofws.org

Memorandum

TO: Kaylen Francis, Planning
FROM: Sandra Keeney
DATE: November 23, 2021
SUBJECT: Annexation Petition
CC:

We have received a petition for voluntary annexation of Contiguous Property. The title of the development or area: Property located on the west side of Old Belews Creek Rd, south of Largo Drive. The petitioner is Leoterra Frazier LLC, 110A Sheilds Park Dr. Kernersville, NC 27284. The contact person is Kye Bunker who can be reached at 336-486-3653.

Please have the necessary investigations conducted on this petition and place this item on the Public Works Committee agenda for consideration and recommendation to the City Council.

Thank you.



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joiner; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

NORTH CAROLINA)
FORSYTH COUNTY)

PETITION FOR VOLUNTARY ANNEXATION
OF CONTIGUOUS PROPERTY TO THE CITY
OF WINSTON-SALEM

TO THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA:

1. We the undersigned owners of real property respectfully request that the area described below be annexed to the City of Winston-Salem.
2. Title of development or area Property located on the west side of Old Belews Creek Rd south of Largo Dr.
3. Name/address/phone number of petitioner Leoterra Frazier LLC, 110A Sheilds Park Dr, Kernersville NC 27284
Contact: Kye Bunker 336-486-3653
4. Number of acres 33.856 Tax Block (s) 6587-21-5130 Tax Lot (s) _____
5. Developer's projection of number/type of units to be developed by end of:
Year 1 116 residential units Year 2 _____
Year 3 _____ Build out 116 units
6. Developer's estimated value at the end of:
Year 1 \$34.8 million Year 2 _____ Year 3 _____ Build out \$34.8 million
7. Map Attached: Forsyth County Tax Map _____ OR Official Survey Map X
8. The area to be annexed is contiguous to the City of Winston-Salem, and the boundaries of such territory are as follows: See attached legal description

Respectfully submitted this _____ day of _____, 20_____.



Petitioner

(If additional space is needed, please attach a separate sheet. Return form with attachments to the City Clerk, Suite 140, City Hall, Telephone: (336) 727-2224.)

SURVEYED LEGAL DESCRIPTION

DESCRIPTION IS OF THE DANIEL STEWART MARLOWE PROPERTY;

TAX PARCEL # 6857-21-5130, BEING RECORDED IN DEED BOOK 3534, PAGE 1133.

BEGINNING AT A ½" EXISTING IRON REBAR, SAID REBAR HAVING A NC GRID COORDINATE OF N: 871,181.13 AND E: 1,653,856.31, SAID REBAR BEING A COMMON CORNER WITH THE DOMINIC & VICKIE INZERILLO PROPERTY AND ALSO BEING IN THE WESTERN RIGHT OF WAY OF OLD BELEWS CREEK ROAD, THENCE WITH THE WESTERN RIGHT OF WAY OF OLD BELEWS CREEK ROAD THE FOLLOWING FOUR (4) CALLS; (1) S 60° 45' 45" W FOR A DISTANCE OF 284.92 FEET TO A SET IRON REBAR; THENCE (2) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET AND A CHORD BEARING OF S 58° 05' 56" W FOR A DISTANCE OF 253.13 FEET TO A SET IRON REBAR; THENCE (3) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 548.00 FEET AND A CHORD BEARING OF S 46° 55' 39" W FOR A DISTANCE OF 136.84 FEET TO A SET IRON REBAR; THENCE (4) N 67° 07' 16" W FOR A DISTANCE OF 10.43 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE JAMES RICHARD CORNELL PROPERTY; THENCE WITH THE CORNELL PROPERTY THE FOLLOWING FIVE (5) CALLS; (1) N 67° 07' 16" W FOR A DISTANCE OF 120.32 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE (2) N 54° 23' 10" W FOR A DISTANCE OF 187.63 FEET TO A 1" EXISTING IRON PIPE; THENCE (3) S 47° 18' 00" W FOR A DISTANCE OF 111.45 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE (4) S 57° 51' 16" W FOR A DISTANCE OF 133.12 FEET TO A BENT 1" EXISTING IRON PIPE; THENCE (5) S 73° 47' 41" W FOR A DISTANCE OF 166.52 FEET TO A BENT 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE JUSTIN RAY CHRISTIAN & ALISON NICOLE MOOSE PROPERTY; THENCE WITH THENCE WITH THE CHRISTIAN & MOOSE PROPERTY N 89° 13' 37" W FOR A DISTANCE OF 154.70 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE MARK W HAUSER PROPERTY; THENCE WITH THE HAUSER PROPERTY N 89° 13' 37" W FOR A DISTANCE OF 461.20 FEET TO A 1" EXISTING IRON PIPE, THENCE CONTINUING N 89° 12' 47" W FOR A DISTANCE OF 245.34 FEET TO A ¾" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE ROSS JAY ODEN PROPERTY; THENCE WITH THE ODEN PROPERTY N 89° 15' 43" W FOR A DISTANCE OF 619.24 FEET TO A ¾" EXISTING IRON PIPE; THENCE CONTINUING N 88° 46' 22" W FOR A DISTANCE OF 37.60 FEET TO A IRON REBAR SET, SAID REBAR BEING A COMMON CORNER WITH THE JOANNETTE P. MCCLAIN PROPERTY AND THE CLEMENT CONSTRUCTION CORPORATION PROPERTY; THENCE WITH THE CLEMENT CONSTRUCTION CORPORATION PROPERTY N 88° 46' 22" W FOR A DISTANCE OF 100.85 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE CLEMENT CONSTRUCTION CORPORATION PROPERTY; THENCE WITH THE CLEMENT CONSTRUCTION CORPORATION PROPERTY N 36° 39' 36" E FOR A DISTANCE OF 837.73 FEET TO A 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE JAMES & VIVIAN BASS PROPERTY AND THE MARK & MEREDITH RUCINSKI PROPERTY; THENCE WITH THE RUCINSKI PROPERTY S 87° 55' 22" E FOR A DISTANCE

OF 680.62 FEET TO A BENT 1" EXISTING IRON PIPE, SAID PIPE BEING A COMMON CORNER WITH THE "WILLISON" SUBDIVISION; THENCE WITH THE "WILLISTON" SUBDIVISION THE FOLLOWING SEVEN (7) CALLS; (1) S 87° 56' 36" E FOR A DISTANCE OF 131.57 FEET TO A 1" EXISTING IRON PIPE; THENCE (2) S 87° 55' 29" E FOR A DISTANCE OF 361.56 FEET TO A 1" EXISTING IRON PIPE; THENCE (3) S 87° 57' 15" E FOR A DISTANCE OF 60.13 FEET TO A SET IRON REBAR; THENCE (4) S 87° 57' 15" E FOR A DISTANCE OF 479.95 FEET TO A ½" EXISTING IRON REBAR AT A CEDAR STUMP; THENCE (5) N 89° 53' 54" E FOR A DISTANCE OF 284.61 FEET TO A 1" EXISTING IRON PIPE; THENCE (6) N 89° 57' 05" E FOR A DISTANCE OF 129.89 FEET TO A 1" EXISTING IRON PIPE; THENCE (7) N 89° 57' 05" E FOR A DISTANCE OF 50.72 FEET TO A SET IRON REBAR, SAID REBAR BEING A COMMON CORNER WITH THE DOMINIC & VICKIE INZERILLO PROPERTY; THENCE WITH THE INZERILLO PROPERTY S 29° 19' 25" E FOR A DISTANCE OF 268.80 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 33.856 ACRES MORE OR LESS.

