

**TOWN OF ORIENTAL  
RESOLUTION 2019-01**

THAT WHEREAS, the Board of Commissioners of the Town of Oriental has received a petition from Chas 1, LLC, seeking annexation to the Town of Oriental of a parcel of land consisting of 32.74 acres, more or less, which said parcel is located at 604 Shorey Drive, in Pamlico County, more particularly identified on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Board of Commissioners has caused the Town Clerk to investigate the sufficiency of said petition and to certify the results of her investigation; and

WHEREAS, the Board of Commissioners has received the certification of the Town Clerk attesting to the sufficiency of the petition; and

WHEREAS, the Board of Commissioners desires to conduct a public hearing on March 5, 2019, in the Oriental Town Hall at 7:00 p.m. on the question of annexing to the Town of Oriental the above-described parcel of land owned by Chas 1, LLC.

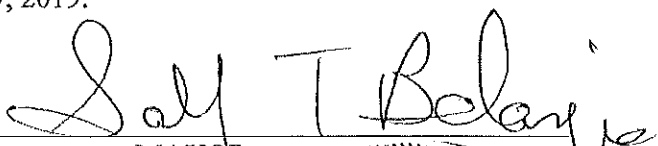
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ORIENTAL:

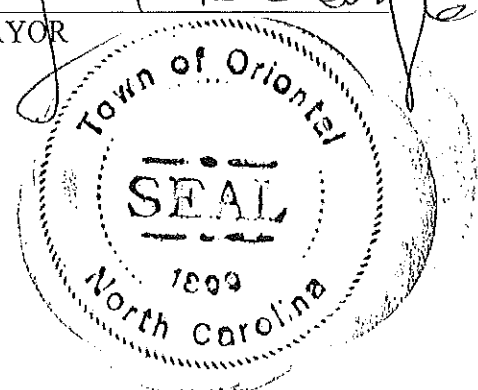
Section 1. That a public hearing will be conducted by the Board of Commissioners of the Town of Oriental on March 5, 2019, in the Oriental Town Hall at 7:00 p.m., or as soon thereafter as the matter may be reached, on the question of annexing to the Town of Oriental the parcel of land owned by Chas 1, LLC, which said parcel is located at 604 Shorey Drive in Pamlico County, North Carolina, the boundaries of which are shown on Exhibit A attached hereto and incorporated herein by reference.

Section 2. That a notice of public hearing shall be published once in the Pamlico News at least ten (10) days prior to March 5, 2019.

ADOPTED THIS 5th DAY OF February, 2019.

  
\_\_\_\_\_  
TOWN CLERK

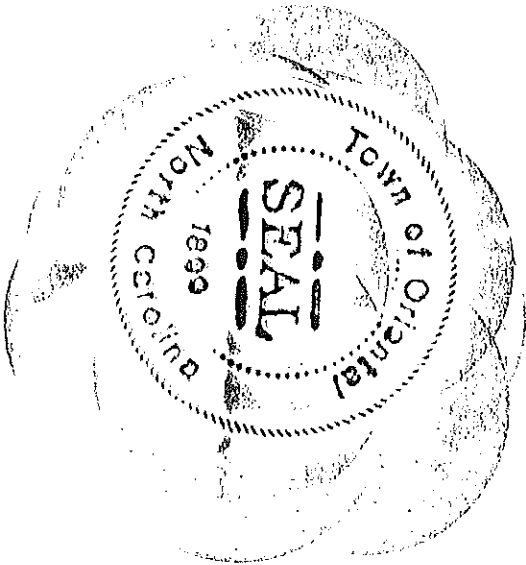
  
\_\_\_\_\_  
MAYOR

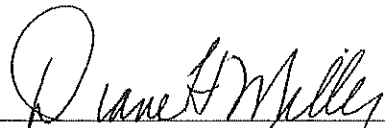


CERTIFICATE OF SUFFICIENCY

I, DIANE H. MILLER, Town Clerk of the Town of Oriental, North Carolina, do hereby certify that I have investigated the sufficiency of the Petition of Chas 1, LLC requesting annexation by the Town of Oriental of land located at 604 Shorey Drive in Pamlico County, which said Petition is dated January 31, 2019 and I do hereby certify that said Petition is in order in all respects.

THIS 5th DAY OF FEBRUARY, 2019.



  
\_\_\_\_\_  
DIANE H. MILLER, Town Clerk

Ksmj Engineering Pllc  
5514 Hwy 70 W, Morehead City, NC 28557

Ms. Diane Miller  
Town Manager  
Town of Oriental, NC

Diane,

Thank you in advance for your assistance with Three Lions townhouse subdivision project (project) located at the end of White Farm Road, Pamlico County. It is the intent of the owner Mr. Martin Spratt to petition to annex the property into the Town of Oriental and connection to the Town's water supply. Per Section 236.1, the following is provided or included:

**Pamlico County GIS** map of site. See attached list of adjacent owners

**Owner** : Chas 1, LLC (registered agent attached)

PO Box 280, Oriental, NC 28571

203-417-4411

**Change in Classification** – None existing

**Description:**

The 32.74-acre proposed project is located at the end of White Farm Road and is bordered by Whittaker Creek. The site is primarily accessed from White Farm Road. However, there are two additional access easements to the property. The project includes 10,000 square foot single family lots, 50 foot minimum width and 15 foot setback, 7-foot setback and 7-foot rear setback and each site-built townhouse lot of 5,000sf, with R3 (requested) zoning. A preliminary sketch of of the proposed townhouses is attached. The first floor will not be at grade, but over the garage slab. No building shall exceed a total height of 35 feet. Water service will be from the Town of Oriental and sewer service by force main and Bay River Metropolitan Sewer District. The proposed roads will be constructed in keeping with NC DOT requirements within a 50-foot right-of-way. Regarding required permits, land disturbance (erosion control) and stormwater (low density) are in place. Both permits will be amended in keeping with final design.

Sincerely,

Susan Sayger, PE

Kmsj Engineering Pllc  
5514 Hwy 70 W, Morehead City, NC 28557

[Ksmj.engineering@gmail.com](mailto:Ksmj.engineering@gmail.com) - 252-349-5803

Kmsj Engineering Pllc  
5514 Hwy 70 W, Morehead City, NC 28557

List of Adjacent Owners

A = Steven and Marcia DeKramer  
5556 Bonnie Lane  
Jamestown, PA 16134

B= Teresa Froller, Linda Farren  
200 East 6<sup>th</sup> Street  
Deer Park, NY 11729

C = Proposed Site  
Chas I, LLC  
PO Box 280  
Oriental, NC 28571

D= Sea Harbour Condo Yacht Club  
PO Box 442  
Oriental, NC 28571

E = The Dolphin Co  
PO Box 566  
Greenville, NC 27834

F= Miles Shorey III  
4747 Neuse Road  
Grantsboro, NC 28529

G= Rodney and Sue Lee  
PO Box 775  
Bayboro, NC 28515

H = Whitaker Point Properties, LLC  
Box 218  
Bayboro, NC 28515

DATE RETURNED: 9.29.13

Recorded: 09/27/2013 at 02:17:10 PM  
Fee Amt: \$1,706.00 Page 1 of 3  
Revenue Tax: \$1,880.00  
Pamlico, NC  
Lynn H. Lewis Register of Deeds  
BK 585 pg 295-297

EXHIBIT A

If checked, the property includes the primary residence of at least one of the parties depicted as grantor. (N.C. Gen. Stat. § 105-317.2)

NORTH CAROLINA

PAMLICO COUNTY

WARRANTY DEED

THIS DEED, made and entered into this 16<sup>th</sup> day of September, 2013, by and between MILES C. SHOREY, III and wife, JANICE S. SHOREY, Post Office Box 266, Oriental, North Carolina 28571, hereinafter called "grantors", and CHAS 1, LLC, A North Carolina Limited Liability Company, P.O. Box 280 ORIENTAL, NC 28571, hereinafter called "grantee";

W I T N E S S E T H:

That grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said CHAS 1, LLC and its successors and assigns, a certain tract or parcel of land in the Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

BEGINNING at an existing iron stake at grantors' southeast corner, it being the northeast corner of that tract containing 32.74 acres conveyed by grantors to Whittaker Pointe Properties, LLC by deed dated June 29, 1999 and recorded in Book 345 at page 461, Pamlico County Registry, and running thence from said POINT OF BEGINNING North 28° 00' 42" West with grantors' eastern line 1498.55 feet to grantors' northeast corner, thence South 61° 11' 46" West with grantors' northern line 1279.46 feet to the eastern edge of Whittaker Creek, grantors' northwest corner, thence southward with the creek edge to the northwest corner of that tract containing 7.87 acres conveyed by grantors to Whittaker Pointe Properties, LLC by deed dated March 16, 2003 and recorded in Book 395 at page 1, Pamlico County Registry, thence with the northern line of that 7.87 acre tract North 67° 16' 53" East 804.74 feet to its northeast corner, thence with the Whittaker Point Properties, LLC eastern and northern line the following two courses and

distances: South 67° 52' 17" East 646.18 feet, North 67° 25' 17" East 393.46 feet to the POINT OF BEGINNING containing 35.20 acres, more or less.

AS AN APPURTENANCE to the above-described 35.20 acre tract there is also conveyed herewith the following perpetual easements:

EASEMENT #1: A perpetual, non-exclusive easement fifty feet in width for ingress, egress and regress and the installation and maintenance of utilities (said easement bisecting EXCEPTION #1 described below), the eastern line of which is more particularly described as follows:

BEGINNING at the southwest corner of that lot conveyed by grantors to Miles C. Shorey, IV by deed dated October 3, 2000 and recorded in Book 357 at page 905, Pamlico County Registry, and running thence from said POINT OF BEGINNING North 27° 36' 51" West approximately 480 feet to the northern line of EXCEPTION #1.

EASEMENT #2: That easement sixty feet in width and the obligations contained therein, described in that instrument dated December 29, 1999 and recorded in Book 350 at page 528, Pamlico County Registry, the description and obligations of which are incorporated herein by reference.

SAVING AND EXCEPTING from the above-described tract are the following parcels:

EXCEPTION #1: BEGINNING at grantors' southeast corner as described above and running thence from said POINT OF BEGINNING North 28° 00' 42" West with grantors' eastern line approximately 480 feet to a point where the northern line of Whittaker Pointe Properties, LLC's 7.87 acre tract extended eastward would intersect, thence South 67° 16' 53" West 393.46 feet, thence South 28° 00' 42" West approximately 480 feet to the grantors' southern line, it also being Whittaker Pointe Properties' northern line of the 32.74 acre tract, thence North 64° 25' 17" East with said line 393.46 feet to the POINT OF BEGINNING.

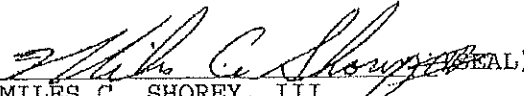
EXCEPTION #2: Those rights conveyed by grantors to Sea Harbour Condominium Yacht Club, Inc. in that agreement dated December 23, 1999 and recorded in Book 350 at page 525, Pamlico County Registry.

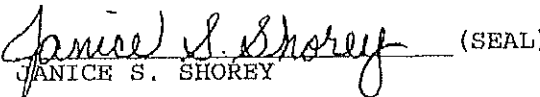
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TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said CHAS 1, LLC and its successors and assigns, in fee simple forever.

And grantors, for themselves, their executors and administrators, covenant with grantee and its successors and assigns, that they are seized of said premises in fee; that they have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

  
MILES C. SHOREY, III (SEAL)

  
JANICE S. SHOREY (SEAL)

STATE OF NC  
COUNTY OF Pamlico

I, Bernard B. Hollowell, Jr., a Notary Public in and for said county and state, do hereby certify that MILES C. SHOREY, III and JANICE S. SHOREY, either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes stated therein.

Witness my hand and notarial seal/stamp, this the 27<sup>th</sup> day of September, 2013.

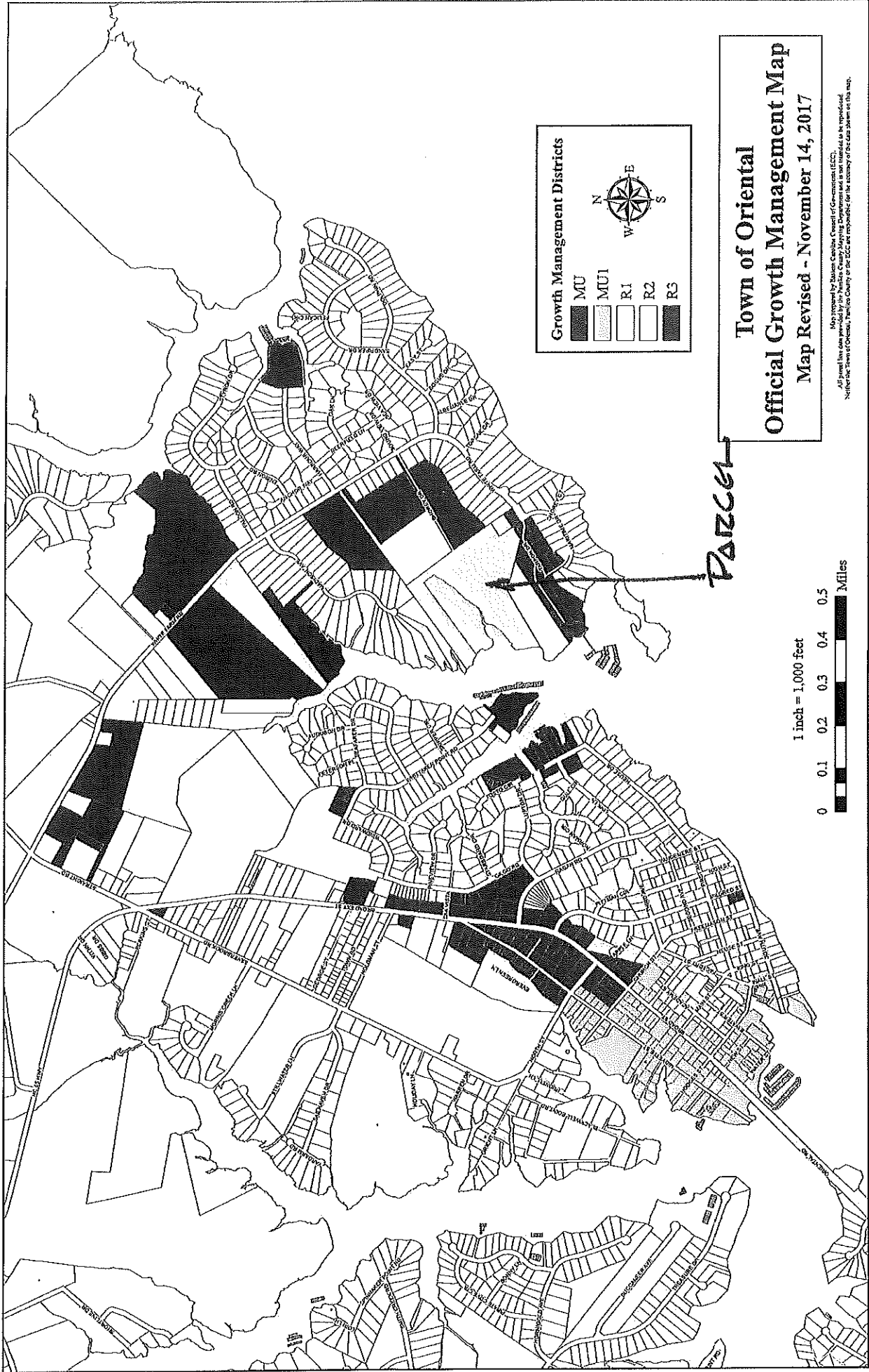
My commission expires:

11/16/2013

  
Notary Public







**Growth Management Districts**

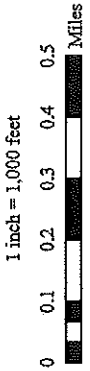
MU	MU1	R1	R2	R3
(Solid Black)	(Stippled)	(White)	(Light Gray)	(Dark Gray)



**Town of Oriental**  
**Official Growth Management Map**  
 Map Revised - November 14, 2017

Map prepared by Maurice Campbell, Council of Government (COG),  
 10000 Highway 101, Suite 100, Oriental, NC 28591. Aerial data  
 provided by the Town of Oriental, North Carolina, for the 2017 update of the data shown on this map.

*Pazzer*



STATE OF NORTH CAROLINA  
COUNTY OF PAMLICO

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT the Board of Commissioners of the Town of Oriental will conduct two public hearings on March 5, 2019, in the Oriental Town Hall located at 507 Church Street in Oriental at 7:00 p.m., or as soon thereafter as the matter may be reached, on the question of (1)annexing to the Town of Oriental a parcel of land owned by Chas 1, LLC, consisting of 32.74 acres, more or less, which said parcel is located at 604 Shorey Dr in Pamlico County, and (2) assigning the zoning classification of R-3 to the said property. All interested parties will be given an opportunity to be heard.

THIS THE 5thDAY OF FEBRUARY, 2019.

DIANE H. MILLER, Town Clerk

Run Dates: \_\_\_\_\_

Prepared by:

Michael Scott Davis  
DAVIS HARTMAN WRIGHT PLLC  
209 Pollock Street  
New Bern, NC 28560

**ORDINANCE 2019-261**

**AN ORDINANCE ANNEXING TO THE TOWN OF ORIENTAL PROPERTY OF CHAS 1, LLC, CONSISTING OF 32.74 ACRES, MORE OR LESS, LOCATED AT 604 SHOREY DRIVE**

THAT WHEREAS, Chas 1, LLC filed a petition requesting the annexation to the Town of Oriental of property it owns, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference, consisting of 32.74 acres, more or less, which said parcel is located at 604 Shorey Drive, Pamlico County, North Carolina, the boundaries of which are shown on a plat prepared by the Town of Oriental staff, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference; and

WHEREAS, said petition was referred to the Town Clerk for an investigation as to the sufficiency thereof; and

WHEREAS, the Town Clerk certified the sufficiency of the petition in writing to the Board of Commissioners; and

WHEREAS, the Board of Commissioners called for a public hearing on the question of annexation of said territory; and

WHEREAS, pursuant thereto, notice of a public hearing to be held at 7:00 p.m. on March 5, 2019, in the Oriental Town Hall was duly caused to be published as required by law in the Pamlico News, a newspaper having general circulation in the Town; and

WHEREAS, on March 5, 2019, at 7:00 p.m., a public hearing on the question of annexation of the subject area was held by the Board of Commissioners of the Town of Oriental,

at which time all interested parties were given an opportunity to be heard; and

WHEREAS, it was then determined by the Board of Commissioners that the petition filed met the requirements of the General Statutes of North Carolina, and that the area described in the petition should be annexed; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ORIENTAL:

Section 1. That the subject petition meets the requirements of §160A-31 of the General Statutes of North Carolina.

Section 2. That the property owned by Chas 1, LLC, more particularly described on Exhibit A attached hereto and incorporated herein by reference, consisting of 32.74 acres, more or less, which said parcel is located at 604 Shorey Drive, Pamlico County, North Carolina, the boundaries of which are as shown on a plat prepared by Town of Oriental staff, a copy of which is attached hereto and incorporated herein by reference as Exhibit B, be and the same is hereby annexed to the Town of Oriental.

Section 3. That the effective date of annexation shall be midnight on March 5, 2019.

Section 4. That this ordinance, together with a plat reflecting the area being annexed, shall be recorded forthwith in the Office of the Register of Deeds of Pamlico County.

ADOPTED THIS 5<sup>th</sup> DAY OF MARCH, 2019.

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MAYOR

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TOWN CLERK

EXHIBIT A

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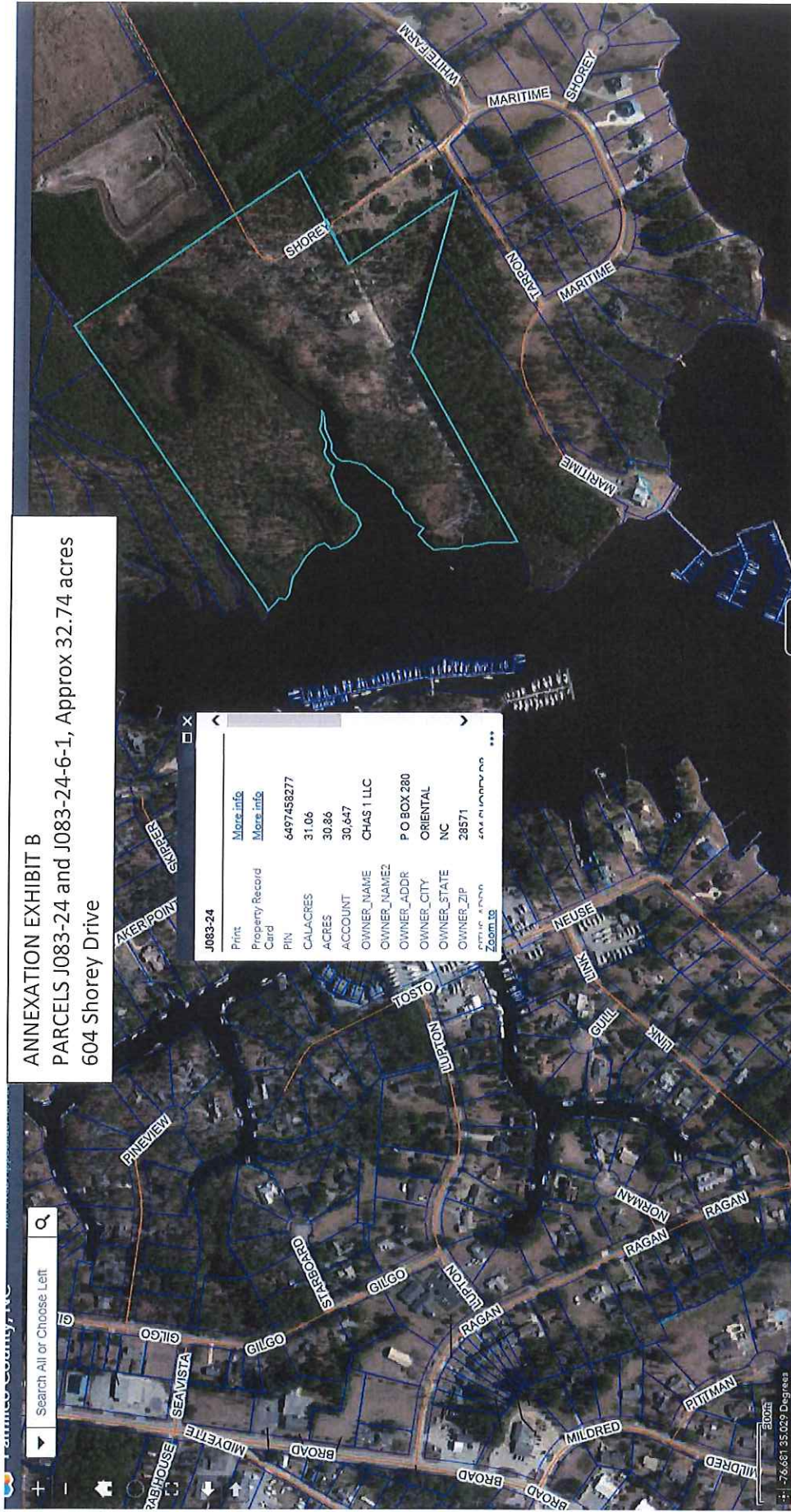
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EXCEPTION #2: Those rights conveyed by grantors to



ANNEXATION EXHIBIT B  
PARCELS J083-24 and J083-24-6-1, Approx 32.74 acres  
604 Shorey Drive

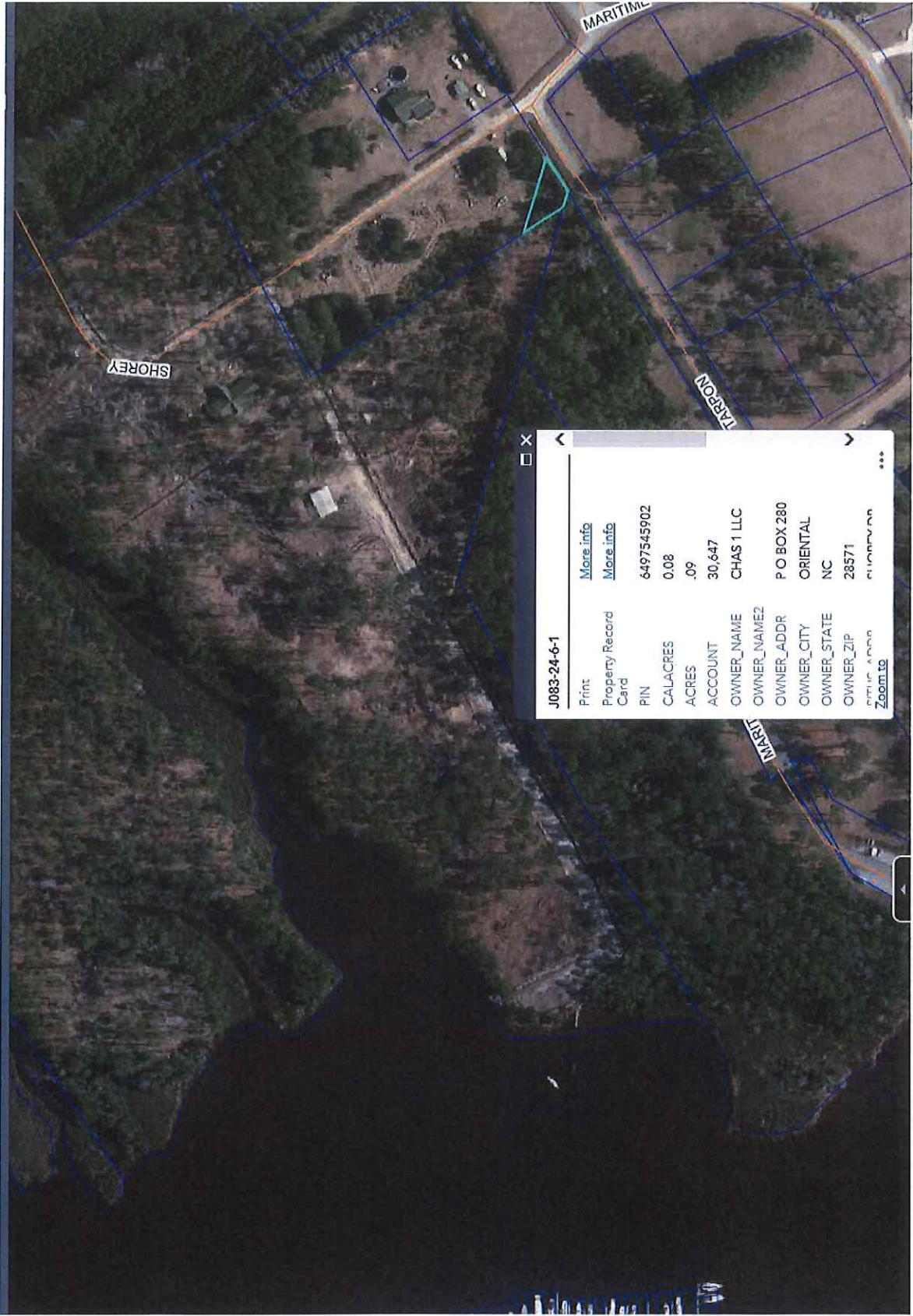
<b>J083-24</b>	
Print	<a href="#">More info</a>
Property Record	<a href="#">More info</a>
Card	
PIN	6497458277
CALACRES	31.06
ACRES	30.86
ACCOUNT	30,647
OWNER_NAME	CHAS 1 LLC
OWNER_NAME2	
OWNER_ADDR	P O BOX 280
OWNER_CITY	ORIENTAL
OWNER_STATE	NC
OWNER_ZIP	28571
OWNER_PHONE	404.411.1111
Zoom to	

Currituck County, NC

Search All or Choose Left

3000ft  
-76.681 35.029 Degrees





J083-24-6-1

Print [More info](#)

Property Record [More info](#)

Card

PIN 6497545902

CALACRES 0.08

ACRES .09

ACCOUNT 30,647

OWNER\_NAME CHAS 1 LLC

OWNER\_NAME2

OWNER\_ADDR P O BOX 280

OWNER\_CITY ORIENTAL

OWNER\_STATE NC

OWNER\_ZIP 28571

CITY\_ADDR

[Zoom to](#)