

STATE OF NORTH CAROLINA  
BRUNSWICK COUNTY

DATE: September 24, 2025

**PETITION FOR VOLUNTARY CONTIGUOUS ANNEXATION**

TO THE TOWN COUNCIL OF THE TOWN OF ST. JAMES, NORTH CAROLINA:

1. We, the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31 and respectfully request that the area described in paragraph 2 below be annexed to the Town.
2. The area to be annexed is contiguous to the Town, and the boundaries of such territory are as follows: See Exhibits A and A-1, attached.

*(A legally acceptable description of the property must be inserted or attached)*

WHEREFORE, your petitioner(s) respectfully requests that the aforementioned property be annexed by the Town of St. James, North Carolina subject to the vested rights set forth on Exhibit B, attached.

IN WITNESS WHEREOF, your petitioner(s) has caused this instrument to be executed on the 24th day of September, 20 25.

PETITIONER(S)

(This petition must be signed by the owners of each parcel proposed for annexation; attach additional sheets, if necessary)

Name

Address

See Exhibit C, attached.

See Exhibit C, attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(NOTE: If the property is owned by a corporation or entity other than a private individual, a responsible corporate officer must sign as petitioner with an attestation by a second corporate officer and the corporate seal affixed. In addition, the execution of the **petition must be notarized.**)

Accuracy of Legal Description Approved:

\_\_\_\_\_

Town Representative & Title

**Exhibit A**  
**Legal Description for Annexation**

[Attached]

## Proposed Legal Description

Being all of that certain tracts of land lying and being situate in Lockwood Folly & Smithville Townships, Brunswick County, North Carolina, and being more particularly described as follows:

### Tract 1

Commencing at N.C.G.S. Monument "Road" having coordinates of N=80,010.80' and E=2,270,524.58' (NAD 1983/2011) U.S. Survey feet. Thence, S 77°14'01" E, 4,304.98' to the Point of Beginning for Tract 1, said point being an iron rebar set in the northern right-of-way of NC Highway 211 as shown on NC DOT Project R-5021, said iron rebar having coordinates of N=79,059.50' and E=2,274,723.23' (NAD 1983/2011) U.S. Survey feet.

Thence from said point of beginning, along the western boundary of Tract 19 as shown on Plat Book "U" Page 9, N 15°29'03" E, 1,421.23', to an iron rebar found, said iron rebar being the northwest corner of said Tract 19; thence, S 74°30'57" E, 400.00' to a point; thence, S 74°30'57" E, 800.00' to an iron rebar found, said iron rebar being the northeast corner of Tract 21 as shown on Plat Book "U", Page 9; thence, along the eastern boundary of said tract, S 15°33'43" W, 774.42' to an iron rebar set; thence, continuing along the eastern boundary of said tract, S 15°33'43" W, 646.95' to a point, said point being in the northern right-of-way of NC Highway 211; thence, along said right-of-way, N 74°30'32" W, 135.70' to a concrete monument found; thence N 74°30'32" W, 1,062.37' to the point and place of beginning, containing 39.12 acres.

### Tract 2

Commencing at N.C.G.S. Monument "Road" having coordinates of N=80,010.80' and E=2,270,524.58' (NAD 1983/2011) U.S. Survey feet. Thence, S 77°14'01" E, 4,304.98' to the Point of Beginning for Tract 1, said point being an iron rebar set in the northern right-of-way of NC Highway 211 as shown on NC DOT Project R-5021; thence, along the western boundary of Tract 19 as shown on Plat Book "U" Page 9, N 15°29'03" E, 1,421.23', to an iron rebar found, said iron rebar being the northwest corner of said Tract 19; thence, S 74°30'57" E, 400.00' to a point; thence, S 74°30'57" E, 800.00' to an iron rebar found, said iron rebar being the northeast corner of Tract 21 as shown on Plat Book "U", Page 9 and being the Point of Beginning for Tract 2, said iron rebar having coordinates of N=80,108.81' and E=2,276,259.08' (NAD 1983/2011) U.S. Survey feet.

Thence from said point of beginning, along the western boundary of Tract 70 as shown on Plat Book "U" Page 9, N 22°34' 38" E, 768.48' to an iron rebar found; thence, S 74°35' 10" E, 705.11' to an iron rebar found; thence, N 15°29' 02" E, 841.02' to an iron rebar found; thence, S 63°55' 47" E, 356.52' to a point; thence, S 38°38' 46" E, 377.66' to a point; thence, S 38°38' 46" E, 27.80' to a point; thence, S 28°01' 37" E, 562.82' to a point; thence S 08°29' 54" W a distance of 129.40' to an iron rebar found; thence, S 08°29' 54" W, 19.31' to a point; thence, S 28°35' 41" W, 185.71' to a point; thence, S 28°35' 41" W, 121.32' to a point; thence, S 18°30' 10" W, 81.58' to a point; thence, S 09°35' 37" W, 136.11' to a point; thence, S 04°32' 38" W, 233.97' to an iron rebar found; thence, S 04°32' 38" W, 194.84' to a point;


## Proposed Legal Description

thence, S 04°32' 38" W, 224.58' to a point; thence, S 38°11' 42" E, 630.27' to a point; thence, S 51°48' 18" W, 30.00' to an iron rebar found; thence, S 78°43' 48" W, 172.25' to a point; thence, S 78°43' 48" W, 91.34' to an iron rebar set; thence, S 82°02' 51" W, 388.07' to an iron rebar set; thence, S 68°19' 37" E, 144.34' to a point; thence, S 05°24' 11" E, 170.83' to a point; thence, S 86°24'09" W, 82.66' to a point; thence, S 15°45'43" E, 175.99' to a point on the northern right-of-way of NC Highway 211; thence, continuing along said right-of-way, N 73°36' 11" W, 82.73' to a point; thence, N 74°30' 32" W, 644.70' to a point; thence, N 33°09' 39" W, 33.30' to a point; thence, N 74°30' 32" W, 450.00' to a point; thence, N 80°13' 10" W, 50.25' to a point; thence, N 74°30' 32" W, 254.84' to an iron rebar set in the southeast corner of the Town of St. James property as described in Deed Book 4310, Page 309; thence, leaving said right-of-way and along the eastern boundary of said property, N 15°29' 25" E, 172.68' to an iron rebar set; thence, N 18°20' 29" E, 200.75' to a point; thence, N 15°28' 53" E, 10.20' to a point; thence, N 15°28' 53" E, 143.18' to a point; thence, along a curve turning to the left through an angle of 89°58' 57.7", having a radius of 30.00', and whose long chord bears N 29°30' 20" W, 42.42' to a point; thence, N 74°29' 50" W, 30.51' to a point; thence, along a curve turning to the left through an angle of 21°21' 00.9", having a radius of 125.00', and whose long chord bears N 85°10' 22" W, 46.31' to a point; thence, S 84°09' 07" W, 68.14' to a point in the eastern boundary of the Town of St. James property as described in Deed Book 2670, Page 1125; thence, along the eastern boundary of said property, N 15°33' 57" E, 145.75' to a point; thence, N 15°36' 39" E, 747.47' to an iron rebar found, said iron rebar being the northwest corner of Tract 23 as shown on Plat Book "U", Page 9; thence, N 74°30' 57" W, 399.97' to the point and place of beginning, containing 98.28 acres.

All bearings being relative to N.C. Grid North (NAD 1983/2011), and all distances being horizontal field measurements.

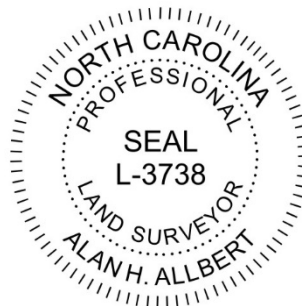
These descriptions are for annexation purposes only and are not to be construed as a recombination of the following existing parcel numbers:

20400018, 20400019, 20400020, 2040002201, 20400022, 20400023, 20400024, 20400025, 20400039, 20400040, 20400058

Signed by:  
  
7020255C450A4DB...

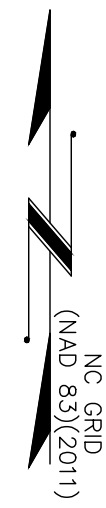
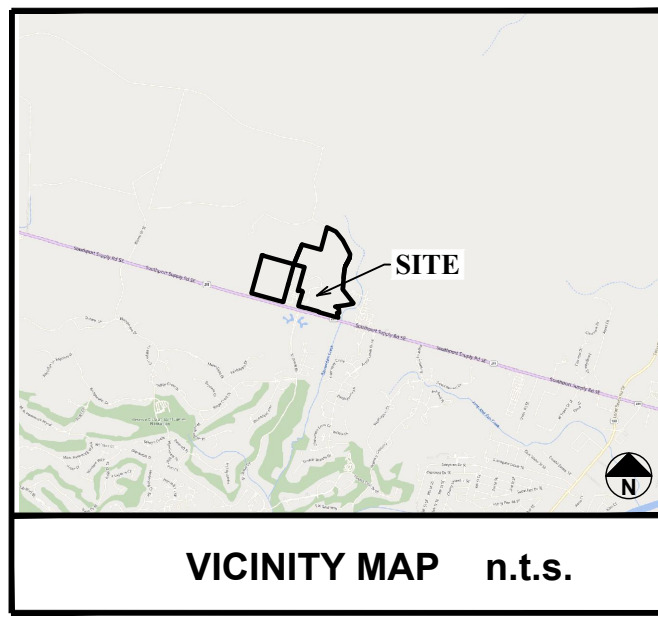
Alan H. Allbert

North Carolina PLS #L-3738



**Exhibit A-1**  
**Graphic Depiction of Property Subject to Annexation**

[Attached]



**NOTES:**  
THIS MAP IS FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM PREVIOUS SURVEY BY TC2 ENGINEERING, PLLC MAP #25-09-39



Signed by:  
*Alan Allbert*  
Alan H. Allbert  
7020295CA50A40B...

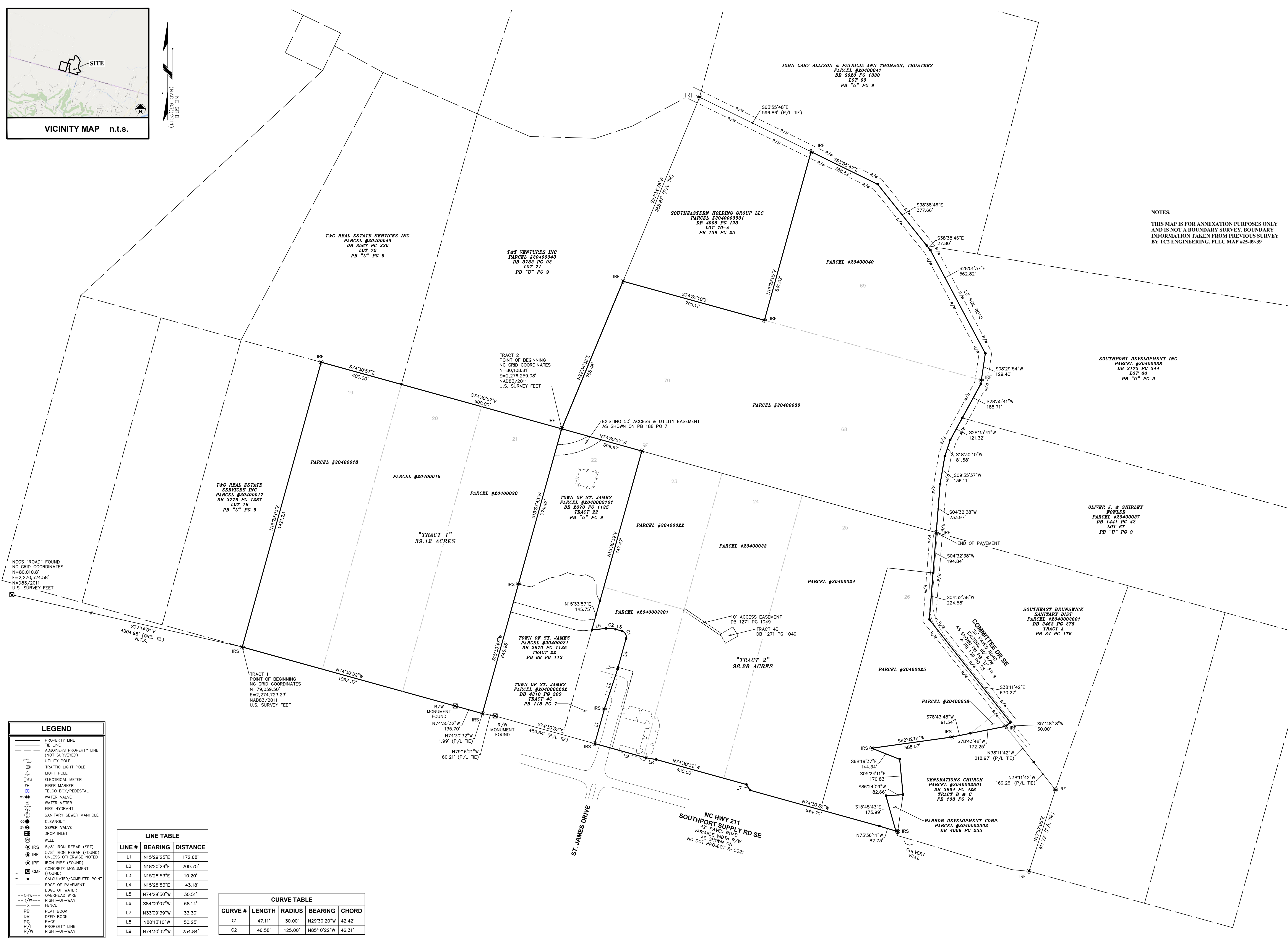
REV	DATE	ISSUED FOR	INITIALS
0	09/19/2025	PRELIMINARY	EWM
1	09/24/2025	ANNEXATION EXHIBIT	EWM

EXHIBIT MAP FOR ANNEXATION

LOCKWOOD FOLLY & SMITHVILLE TOWNSHIPS,  
BRUNSWICK COUNTY,  
NORTH CAROLINA  
SEPTEMBER 24, 2025

0' 200' 400'  
SCALE: 1 INCH = 200 FEET  
ORIGINAL MAP SIZE 24" X 36"

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS (G.S. 47-30(a))



**LEGEND**

- PROPERTY LINE
- - - TIE LINE
- - - ADJOINERS PROPERTY LINE (NOT SURVEYED)
- ⊙ UTILITY POLE
- ⊙ TRAFFIC LIGHT POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRICAL METER
- ⊙ FIBER MARKER
- ⊙ TELCO BOX/PEDESTAL
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ SEWER VALVE
- ⊙ DROP WILET
- ⊙ WELL
- ⊙ IRS 5/8" IRON REBAR (SET)
- ⊙ IRF 5/8" IRON REBAR (FOUND) UNLESS OTHERWISE NOTED
- ⊙ IPF IRON PIPE (FOUND)
- ⊙ CMF CONCRETE MONUMENT (FOUND)
- ⊙ CALCULATED/COMPUTED POINT
- - - EDGE OF PAVEMENT
- - - EDGE OF WATER
- - - OVERHEAD WIRE
- - - RIGHT-OF-WAY
- - - FENCE
- ⊙ PLAT BOOK
- ⊙ DEED BOOK
- ⊙ PAGE
- ⊙ PROPERTY LINE
- ⊙ RIGHT-OF-WAY

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N15°29'25"E	172.68'
L2	N18°20'29"E	200.75'
L3	N15°28'53"E	10.20'
L4	N15°28'53"E	143.18'
L5	N74°29'40"W	30.51'
L6	S84°09'07"W	68.14'
L7	N33°09'39"W	33.30'
L8	N80°13'10"W	50.25'
L9	N74°30'32"W	254.84'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	47.11'	30.00'	N29°30'20"W	42.42'
C2	46.58'	125.00'	N85°10'22"W	46.31'

ST. JAMES DRIVE  
NC HWY 211  
SOUTHPORT SUPPLY RD SE  
45' PAVED ROAD  
VARIABLE WIDTH R/W  
AS SHOWN ON  
NC DOT PROJECT R-5021

**Exhibit B**

**Vested Rights Claimed for Property Subject to Annexation**

In connection with the proposed annexation into the Town of St. James, the owners of the Property set forth on Exhibit A hereby claim the following vested rights:

All permits and approvals from Brunswick County or any bodies or subdivisions thereof associated with the Property, including, without limitation, all vested rights in and to the PUD Concept Plan for Canal Assoc./Harbor Development Corp. by Timothy G. Clinkscales at Paramounte Engineering dated December 27, 2017 and approved by the Brunswick County Planning Board on January 8, 2018.

**Exhibit C**

**Signature Pages to Annexation Petition for Annexation into Town of St. James**

Parcel ID Nos (1/2 undivided interest): 20400018, 20400019, 20400020, 20400025, 20400039, 20400040, and 20400058

HARBOR DEVELOPMENT CORP.,  
a North Carolina corporation

[Corporate Seal]

Address: 821 Oak Ridge Drive,  
Eden, NC 27288

By: Margaret Wright Wicks  
Name: Margaret Wright Wicks  
Title: President

Attested by: [Signature]  
Name: John A. Atkinson Jr  
Title: Assistant Secretary

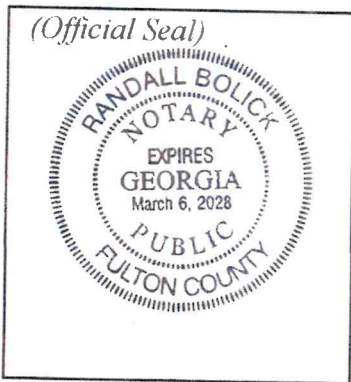
STATE OF GA  
COUNTY OF Fulton

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Margaret Wicks

Date: 9/23/2025

[Signature]  
Signature of Notary Public  
Randall Bolick  
Notary's printed or typed name

My commission expires: 03/06/2028



Notary seal or stamp must appear within this box.

Parcel ID Nos: 20400022, 2040002201, 20400023, and 20400024

CANAL ASSOCIATES, LLC,  
a North Carolina limited liability company

[Corporate Seal]

Address: 4006 St. James Drive,  
Southport, NC 28461

By: [Signature]

Name: John A. Atkinson, Jr.

Title: Manager

Attested by: [Signature]

Name: David Hopkins

Title: Manager

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: John A. Atkinson, Jr.

Date: 9-24-2025

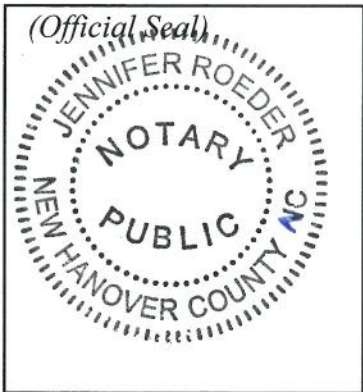
[Signature]

Signature of Notary Public

Jennifer Roeder

Notary's printed or typed name

My commission expires: 8-13-2030



Notary seal or stamp must appear within this box.

Parcel ID Nos (1/2 undivided interest): 20400018, 20400019, 20400020, 20400025, 20400039, 20400040, and 20400058

D. R. DEVELOPMENT CORPORATION, [Corporate Seal]  
a North Carolina corporation

Address: 515 S. Kennedy Avenue,  
Eden, NC 27288

By: [Signature]  
Name: Peter F. Osborne  
Title: President

Attested by: [Signature]  
Name: Nancy Edwards  
Title: Secretary

STATE OF NC  
COUNTY OF Rockingham

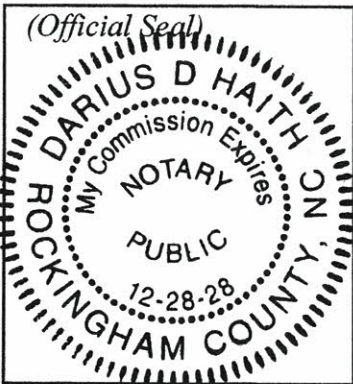
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Peter F. Osborne

Date: 9/24/25

[Signature]  
Signature of Notary Public

Darius D. Haith  
Notary's printed or typed name

My commission expires: 12/28/28



Notary seal or stamp must appear within this box.