

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name:

Street Address: 3130 Tryon Road Raleigh NC, 27603

City of Raleigh Subdivision approval #:
S- _____ or

Building Permit #: _____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):
0792255893

Acreage of Annexation Site:
.24

Linear Feet of New Public Streets within Annexation Boundaries:

Annexation site is requesting connection to City of Raleigh Water ☒ and/or Sewer ☒

**For Sewer-Only
Requests:**

Applicant has received a contract for service from Raleigh Water: ☒ Yes. ☐ No

Number of proposed dwelling units: 1

Continue to page two >>

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JAN 27 2025
BY: *nutra*

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>1</u>	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath ____ + ____ ____ + ____ ____ + ____
Building Square Footage of Non-Residential Space:			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single Unit Family Home</u>			
Projected market value at build-out (land and improvements): \$ <u>\$292,600</u>			
Applicant Contact Information			
Property Owner(s): <u>Ayan Hashi & Abdirhiman Sharmake</u>			
Primary Mailing Address: <u>3130 Tryon Road Raleigh NC 27603</u>			
Phone: <u>(919) 869-9914</u>		Email: <u>raleighjubba@gmail.com</u>	
Project Contact information (if different than property owner)			
Contact(s): _____			
Primary Mailing Address: _____			
Phone: _____		Email: _____	
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .			

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:



Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or



Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, _____ is / ☒ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this _____ day of _____, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

Signature Ayan Hashi Date 01/22/2025

Signature Abdirhman Sharmake Date 01/22/25

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Ayan Hashi Phone: (919) 539-9619

Address: _____

Name: Abdirhman Sharmake Phone: (919) 522-8708

Address: _____

Above signature(s) attested by

Received by the City Council of Raleigh, North Carolina, this _____ day of _____ 20____, at a Council meeting duly held.

Signature of the City Clerk and Treasurer _____

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JAN 27 2025
BY: metrales

Section D Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input checked="" type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	

SEPT 7, 2016
DATE SEPT. 6, 2016

SURVEYED BY DVP

FIELD BOOK 2016 - 336

PROJECT 10167-16

SURVEY OF
LOT C, UF - RALEIGH, LLC
SWIFT CREEK TWSP.
WAKE CO., NC

SURVEY FOR
A YAN HASHI
PROPERTY ADDRESS
3130 TRYON ROAD
RALEIGH NC 27603

SCALE 1" = 40'

DRAWN BY DVP

Surveyed By

DANIEL V. PARTIN, PLS
200 WENDY COURT
CARY, NC 27511
(919) 469-4683

Guidance Residential, LLC

Consumer(s) **AYAN HASHI**

Property Address: **3130 TRYON ROAD, RALEIGH, NORTH CAROLINA 27603 WAKE County**

Contract Number: **1-0000035573**

Error And Omissions / Compliance Agreement

State of **NORTH CAROLINA**

County of **WAKE**

The undersigned co-owner(s) for and in consideration of the above-referenced Financier funding the closing of this contract agrees, if requested by Financier or Closing Agent for Financier, to fully cooperate and adjust for clerical errors, any or all contract closing documentation if deemed necessary or desirable in the reasonable discretion of Financier to enable Financier to sell, convey, seek guaranty or market said contract to any entity, including but not limited to an investor, Federal National Mortgage Association, Federal Home Contract Mortgage Corporation, Government National Mortgage Association, Federal Housing Authority or the Department of Veterans Affairs, or any Municipal Bonding Authority.

The undersigned consumer(s) agree(s) to comply with all above noted requests by the above-referenced Financier within 30 days from date of mailing of said requests. Consumer(s) agree(s) to assume all costs including, by way of illustration and not limitation, actual expenses, legal fees and marketing losses for failing to comply with correction requests in the above noted time period.

The undersigned consumer(s) do hereby so agree and covenant in order to assure that this contract documentation executed this date will conform and be acceptable in the marketplace in the instance of transfer, sale or conveyance by Financier of its interest in and to said contract documentation, and to assure marketable title in the said consumer(s).

DATED **10/21/2016**

Ayan Hashi
AYAN HASHI

Contract #: 1-0000035573

Date Printed: 10/18/2016

G32 Error and Omissions/compliance agreement (2006/08)

© 2016 Guidance Residential, LLC

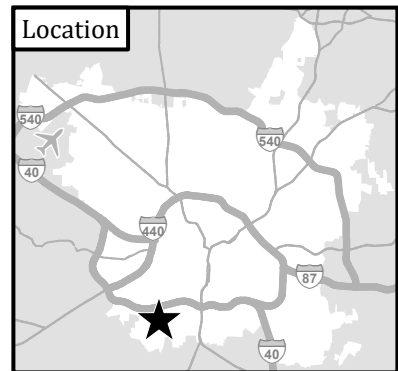
Page 1 of 1

Annexation Request

AX-1-2025



Property	3130 Tryon Rd
Size	0.24 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Inside ETJ
City Council District	D



SURVEY FOR
AYAN HASHI

LOT C, RECOMBINATION PLAT & RIGHT-OF WAY
DEDICATION FOR UF-RALEIGH, LLC

3130 TRYON ROAD

PIN# 0792-25-5893

REF: D.B. 16576, PAGE 2365

REF: D.B. 10913, PAGE 189

REF: B.M. 1999, PAGE 962

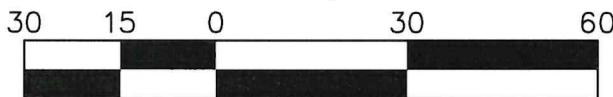
REF: B.M. 2004, PAGE 1009

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

MARCH 3, 2025

NC GRID NAD83(2011)



SCALE 1"=30'

NOTE:
-HORIZONTAL DATUM IS NAD 83(2011). BASED
ON GPS METHODS USING REAL-TIME KINEMATICS
SOLUTIONS FOR THE SURVEY CONTROL POINTS ONLY.
-THIS SURVEY WAS PERFORMED AND MAPPED WITHOUT
THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS
SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY
BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

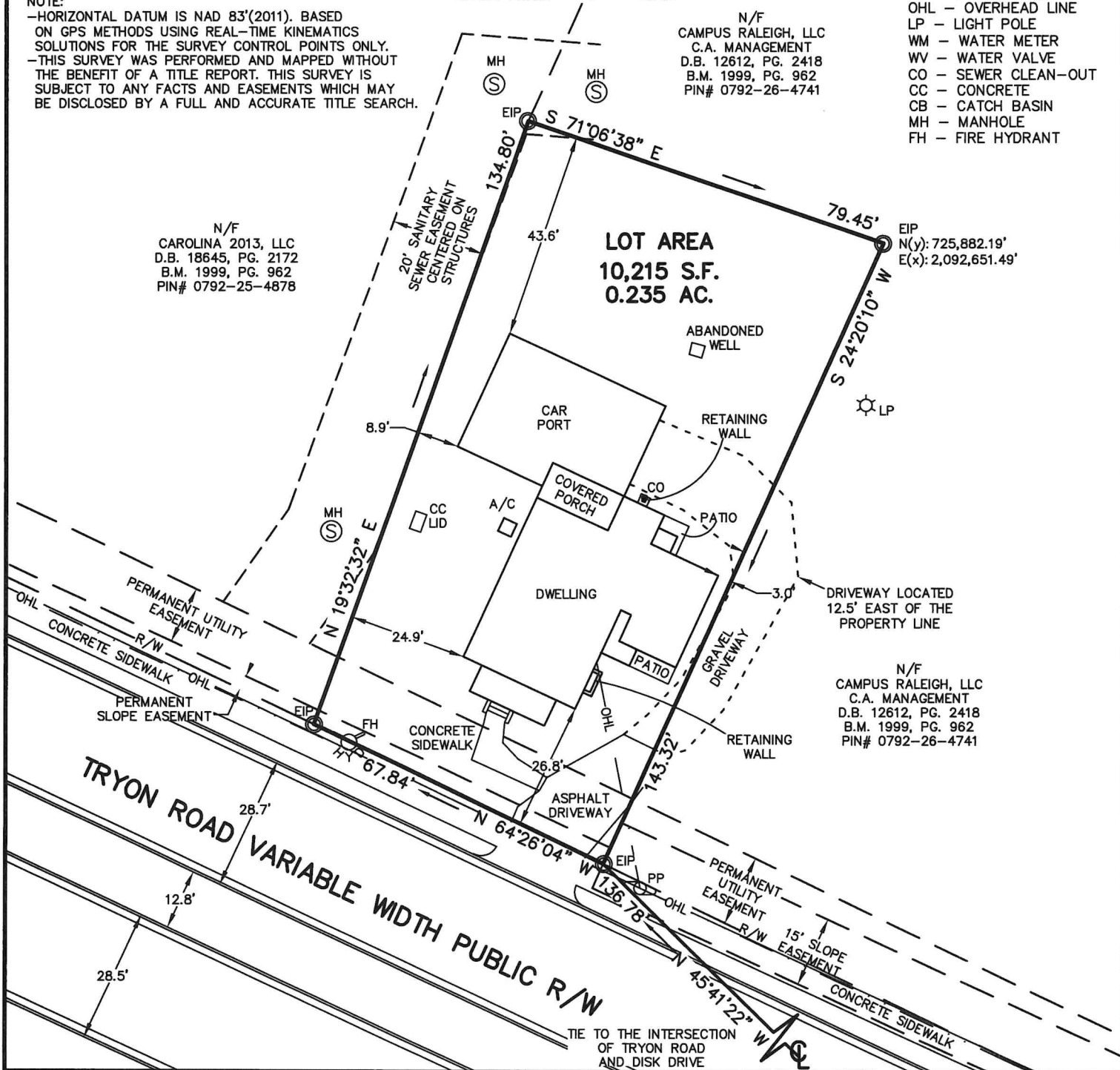
N/F
CAMPUS RALEIGH, LLC
C.A. MANAGEMENT
D.B. 12612, PG. 2418
B.M. 1999, PG. 962
PIN# 0792-26-4741

N/F
CAROLINA 2013, LLC
D.B. 18645, PG. 2172
B.M. 1999, PG. 962
PIN# 0792-25-4878

VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT



CMP

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

(3130TRYON.DWG - RGB)

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835



**Cawthorne, Moss & Panciera, PC Professional Land Surveyors
dba CMP Professional Land Surveyors, PC**

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker, Jr. PLS L-4685

George T. Wrenn, Jr. PLS L-4871

Jason E. Fowler, PLS L-5499

Legal Description

3130 Tryon Road, Raleigh

PIN# 0792-25-5893

Beginning at the centerline intersection of Tryon Road and Disk Drive, Thence N 45°41'22" W 136.78' to an existing iron pipe, said pipe being the southeast corner of the herein described parcel and the true point and place of beginning; Thence along the right of way of Tryon Road N 64°26'04" W 67.84' to an existing iron pipe, Thence cornering and running along lands now or formerly of Caroline 2013, LLC N 19°32'32" E 134.80' to an existing iron pipe; Thence cornering and running along lands now or formerly of Campus Raleigh, LLC S 71°06'38" E 79.45' to an existing iron pipe; Thence cornering and running along lands now or formerly of said Campus Raleigh, LLC S 24°20'10" W 143.32' to an existing iron pipe, the true point and place of beginning. Containing 10,215 square feet or 0.235 acre.