

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. For fees required for the submittal of an annexation petition, please reference the [Development Fee Guide](#). **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: Townes at River Seven

Street Address: 1309 & 1225 Old Milburnie Road, Raleigh, NC 27604

City of Raleigh Subdivision approval #:
S-_____ or

SUB-0019-2025

Building Permit #:

or

Group Housing #:

GH-_____-_____-_____

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

1734889217, 1734873339

Acreage of Annexation Site:
35.14

Linear Feet of New Public Streets within Annexation Boundaries:
4,850

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: **205**

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units										
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>205</u>								
	Complete only for Townhome Units:										
	Are there more than 6 units in one group of townhomes? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N										
	Complete only for Condo/Apartment units:										
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: center;">Bedroom + Bath</td> </tr> <tr> <td style="border-bottom: 1px solid black; width: 20%;"></td> <td style="border-bottom: 1px solid black; text-align: center;">+ </td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: center;">+ </td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: center;">+ </td> </tr> </table>	Count	Bedroom + Bath		+ 		+ 		+
	Count	Bedroom + Bath									
	+ 										
	+ 										
	+ 										
Building Square Footage of Non-Residential Space: 0											
Specific proposed use (office, retail, warehouse, school, etc.): _____											
Projected market value at build-out (land and improvements): \$ <u>71,400,000.00</u>											
Applicant Contact Information											
Property Owner(s): Carlton Midyette - Trustee of the Patrick Simmons Trust											
Primary Mailing Address: 8310 Bandford Way, Raleigh, NC 27615											
Phone: 919-801-0494	Email: carlton@creedmoorpartners.com										
Project Contact information (if different that property owner)											
Contact(s): Kyle Vaughn, PE, WithersRavenel											
Primary Mailing Address: 167 E. Chatham St, Suite 210, Cary, NC 27511											
Phone: 919-469-3340	Email: kvaughan@withersravenel.com										
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 see attached.

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):

Signed by:

Carlton Midyette

Date 12/17/2025

Signature _____

414530FB1707431...

Signature _____

Date _____

Signature _____

Date _____

Signature _____

Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Carlton Midyette Phone: 919-801-0494

Address: _____

Name: _____ Phone: _____

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: _____

RECEIVED
JAN 07 2025
BY: nause

REVISION 08.07.25

raleighnc.gov

Section D Submittal Checklist

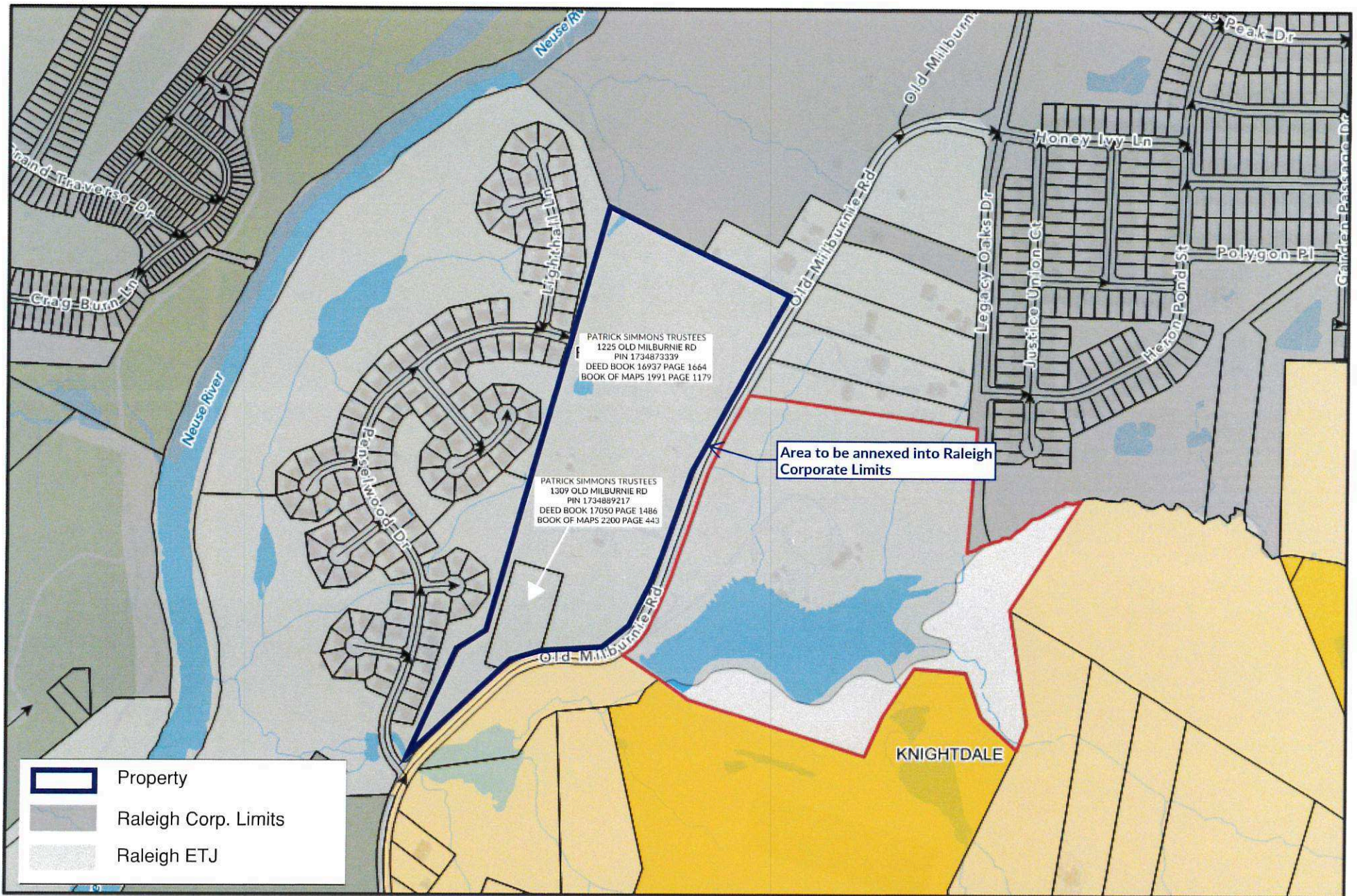
Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<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 checked="" 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 checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

RIVER SEVEN - ANNEXATION - DECEMBER 16, 2025

AS-SURVEYED LEGAL DESCRIPTION

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE HAVING NC GRID COORDINATES (NAD 83 - 2011) OF N=749,205.48, E=2,138,718.40, THENCE FROM SAID BEGINNING POINT S65°03'39" E A DISTANCE OF 464.98' TO AN EXISTING IRON PIPE, THENCE S63°12'26" E A DISTANCE OF 446.51' TO AN "X" MARK ON A FIBER OPTIC BOX IN THE RIGHT OF WAY OF OLD MILBURNIE ROAD (VARIABLE WIDTH PUBLIC RIGHT RIGHT OF WAY), THENCE S59°05'50" E A DISTANCE OF 30.35' TO A POINT IN THE CENTERLINE OF OF OLD MILBURNIE ROAD (VARIABLE WIDTH PUBLIC RIGHT RIGHT OF WAY), THENCE S30°34'05" W A DISTANCE OF 200.00' TO A POINT, THENCE S30°09'03" W A DISTANCE OF 100.00' TO A POINT, THENCE S29°32'16" W A DISTANCE OF 100.00' TO A POINT, THENCE S29°06'14" W A DISTANCE OF 100.00' TO A POINT, THENCE S28°50'45" W A DISTANCE OF 100.00' TO A POINT, THENCE S27°57'32" W A DISTANCE OF 100.00' TO A POINT, THENCE S25°59'27" W A DISTANCE OF 99.99' TO A POINT, THENCE S22°56'28" W A DISTANCE OF 99.99' TO A POINT, THENCE S19°57'25" W A DISTANCE OF 99.99' TO A POINT, THENCE S18°46'29" W A DISTANCE OF 100.00' TO A POINT, THENCE S19°06'13" W A DISTANCE OF 200.00' TO A POINT, THENCE S19°31'10" W A DISTANCE OF 100.00' TO A POINT, THENCE S20°08'26" W A DISTANCE OF 50.00' TO A POINT, THENCE S22°19'05" W A DISTANCE OF 49.99' TO A POINT, THENCE S23°09'26" W A DISTANCE OF 50.00' TO A POINT, THENCE S26°45'58" W A DISTANCE OF 49.90' TO A POINT, THENCE S30°14'40" W A DISTANCE OF 50.00' TO A POINT, THENCE S30°14'40" W A DISTANCE OF 30.27' TO A POINT, THENCE S44°43'53" W A DISTANCE OF 19.73' TO A POINT, THENCE S44°43'53" W A DISTANCE OF 83.70' TO A POINT, THENCE S69°23'48" W A DISTANCE OF 105.32' TO A POINT, THENCE S86°06'40" W A DISTANCE OF 60.94' TO A POINT, THENCE N89°03'31" W A DISTANCE OF 116.80' TO A POINT, THENCE S84°26'30" W A DISTANCE OF 113.22' TO A POINT, THENCE S73°08'15" W A DISTANCE OF 19.97' TO A POINT, THENCE S66°06'00" W A DISTANCE OF 49.94' TO A POINT, THENCE S56°56'37" W A DISTANCE OF 49.97' TO A POINT, THENCE S49°38'53" W A DISTANCE OF 49.96' TO A POINT, THENCE S46°20'37" W A DISTANCE OF 199.99' TO A POINT, THENCE S45°28'16" W A DISTANCE OF 200.00' TO A POINT, THENCE S44°54'46" W A DISTANCE OF 50.00' TO A POINT, THENCE S43°27'08" W A DISTANCE OF 49.99' TO A POINT, THENCE S41°56'48" W A DISTANCE OF 12.96' TO A POINT, THENCE N48°03'12" W A DISTANCE OF 30.36' TO AN EXISTING IRON PIPE IN THE RIGHT OF WAY OF OLD MILBURNIE ROAD (VARIABLE WIDTH PUBLIC RIGHT RIGHT OF WAY), THENCE N49°19'54" W A DISTANCE OF 26.11' TO AN EXISTING IRON PIPE, THENCE N25°13'01" E A DISTANCE OF 501.95' TO AN EXISTING IRON PIPE, THENCE N55°10'25" E A DISTANCE OF 158.00' TO AN EXISTING IRON PIPE, THENCE N15°42'30" E A DISTANCE OF 296.83' TO AN EXISTING IRON PIPE, THENCE N15°37'27" E A DISTANCE OF 1,692.95' TO AN EXISTING IRON PIPE, THE POINT AND PLACE OF BEGINNING, CONTAINING 35.89 ACRES MORE OR LESS.

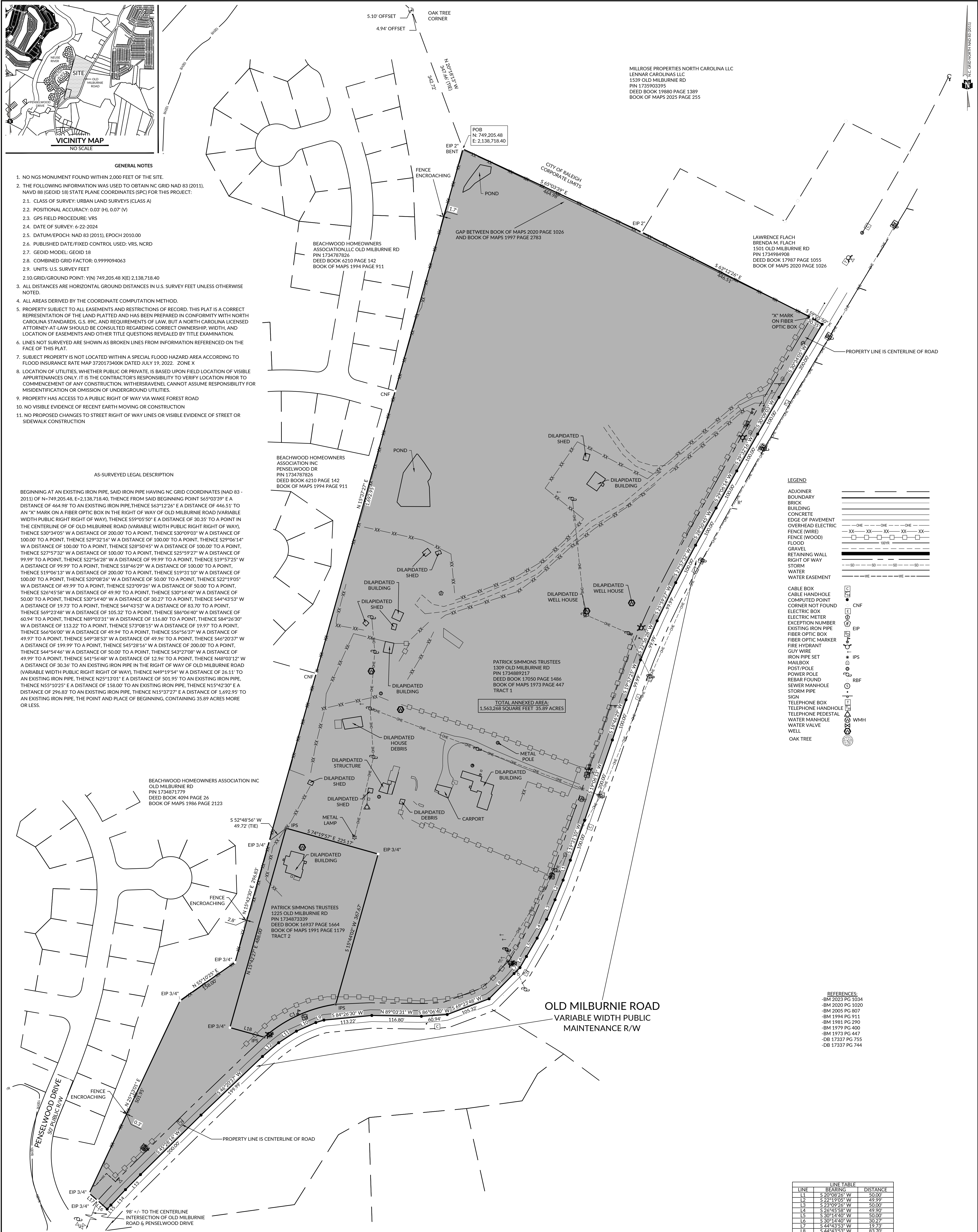


0 300 600 1,200 ft

1 inch equals 600 feet

Disclaimer

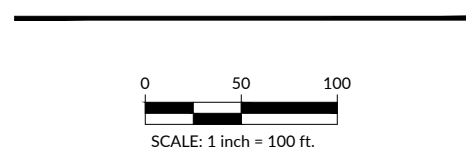
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



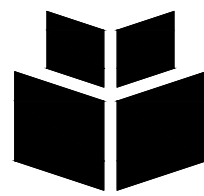
CONTIGUOUS ANNEXATION SURVEY FOR
TWO TRACTS OF THE
PATRICK SIMMONS TRUST
PROPERTY OF
PATRICK SIMMONS TRUSTEES

1309 & 1225 OLD MILBURNIE ROAD
ST. MATTHEWS TOWNSHIP | WAKE COUNTY | NORTH CAROLINA
P.I.N. 1734889217 & 1734873339
ZONING: R-4

WR Job No.: 24-0524A
DATE: 12/16/2025
SURVEYED BY: AB
DRAWN BY: TA
CHECK & CLOSURE BY: BURB



SHEET: 1 OF 1



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

Prep/Hold for: Gwynn & Edwards, Box 256

**TRUST CERTIFICATION
OF THE PATRICK H. SIMMONS REVOCABLE TRUST AGREEMENT DATED
JUNE 6, 2006 AND AS AMENDED ON JANUARY 6, 2017; OCTOBER 2, 2017, AND
FEBRUARY 20, 2019**

In consideration of the purchase of certain real property located in Wake County, North Carolina, at 6900 & 6904 Buffaloe Road, Raleigh, NC 27616, by Sergio C. Rios-Jarquin and Estela Guzman Galvez, (the "Buyers") from **W. Carlton Midyette, Successor Trustee of The Patrick H. Simmons Revocable Trust Agreement dated June 6, 2006, and as amended on 1/6/2017; 10/2/2017 & 2/20/2019**, (the "Seller"), the undersigned represents, warrants, certifies and acknowledges that:

1. The undersigned is the Successor Trustee of the **The Patrick H. Simmons Revocable Trust Agreement dated June 6, 2006, and as amended on 1/6/2017; 10/2/2017 & 2/20/2019**, an irrevocable trust (the "Trust"), having been so appointed by the terms of said Amendment to Trust dated 2/20/2019.
2. The Successor Trustee certifies, as of the date undersigned, the Trust is a duly organized and validly existing irrevocable trust. The Trust has not been revoked, modified or amended in any manner, except for the Substitution of the Trustee, which would cause the representations contained about the Trust herein to be inaccurate.
3. The Successor Trustee has the power and authority under its Trust Agreement to enter into this conveyance of the subject property for the purpose of selling said real estate to an unrelated third party and to execute whatever documents necessary to accomplish same.
4. There are no judicial proceedings for the dissolution of the Trust, pending or filed, and no circumstances have occurred or exist which have triggered or will trigger a dissolution of the Trust under the Trust Agreement or other organizational documents or under applicable law.
5. No bankruptcy or reorganization proceedings have been filed by or against the Trust, nor has the Trust committed any act of insolvency. The Trust is not delinquent in any state or federal taxes.

6. The undersigned acknowledges that the Title Company, the Buyer and Closing Attorney are relying upon this Certification to insure and close the sale of the Property.

IN WITNESS WHEREOF, the undersigned, being the Successor Trustee of the **The Patrick H. Simmons Revocable Trust Agreement dated June 6, 2006, and as amended on 1/6/2017; 10/2/2017 & 2/20/2019**, have executed this Certification on behalf of the Trust as of December 30, 2019.

W. Carlton Midyette (Seal)

W. Carlton Midyette, Successor Trustee of The Patrick H. Simmons Revocable Trust Agreement dated June 6, 2006, and as amended on 1/6/2017; 10/2/2017 & 2/20/2019

STATE OF NORTH CAROLINA
COUNTY OF WAKE

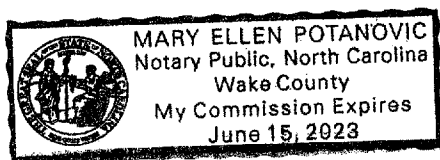
I, a Notary Public of the County and State aforesaid, do hereby certify that
W. Carlton Midyette, Successor Trustee of The Patrick H. Simmons Revocable Trust Agreement dated June 6, 2006, and as amended on 1/6/2017; 10/2/2017 & 2/20/2019

personally appeared before me this day and acknowledged the due voluntary execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this 30th day of December, 2019.

Mary Ellen Potanovic
Notary Public

My Commission Expires: 6/15/2023



Certificate Of Completion

Envelope Id: A858EC9E-DF3C-4A62-9FEF-5AD3B1EC996B
 Subject: Complete with Docusign: AnnexationPetitionApplication.pdf
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 1
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed
 Envelope Originator:
 Jessica Watson
 115 MacKenan Drive
 Cary, NC 27511
 jwatson@withersravenel.com
 IP Address: 170.85.88.167

Record Tracking

Status: Original
 12/16/2025 4:42:29 PM
 Holder: Jessica Watson
 jwatson@withersravenel.com
 Location: DocuSign

Signer Events

Carlton Midyette
 carlton@creedmoorpartners.com
 Manager
 Darlington Advisors LLC
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 414530FB1707431...
 Signature Adoption: Pre-selected Style
 Using IP Address: 172.126.124.1

Timestamp

Sent: 12/16/2025 4:44:10 PM
 Viewed: 12/17/2025 10:47:16 AM
 Signed: 12/17/2025 10:48:35 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Garrett Otten
 gotten@withersravenel.com
 Client Manager
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 12/16/2025 4:44:10 PM
 Viewed: 12/17/2025 10:10:01 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Event	Status	Timestamp
Envelope Sent	Hashed/Encrypted	12/16/2025 4:44:10 PM
Certified Delivered	Security Checked	12/17/2025 10:47:16 AM
Signing Complete	Security Checked	12/17/2025 10:48:35 AM
Completed	Security Checked	12/17/2025 10:48:35 AM

Payment Events

Status

Timestamps