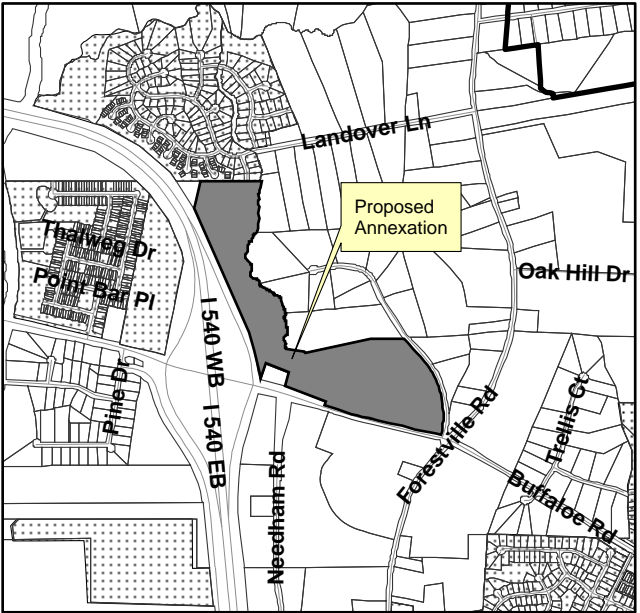







1:6,000

**7425 BUFFALOE RD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE X/XX/XX**



1:25,000

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_ Council District B Annexation Case File# AX-03-2023

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. \_\_\_\_\_  
Planning Director / Wake County Review Officer Date

# 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		
<p>Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. <b>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.</b></p>		
Section B Summary Information / Metes and Bounds Descriptions		
<p>Development Project Name: Fifth Oak Multi-Family</p>		
<p>Street Address: 7425 Buffalo Road</p>		
<p>City of Raleigh Subdivision approval #: S- 0087 - 2022 or</p>	<p>Building Permit #: _____ or</p>	<p>Group Housing #: GH- _____ - _____ - _____</p>
<p>Wake County (PINs) Property Identification Number(s): <b>1746333342</b></p>		
<p>Acreage of Annexation Site: <b>53.71</b></p>	<p>Linear Feet of New Public Streets within Annexation Boundaries: <b>4,073</b></p>	
<p>Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/></p>		
<p>Number of proposed dwelling units: <b>376</b></p>		
<p><b>Unit Type/Unit Count:</b></p>	Total Breakdown of Dwelling Units	
	<p>Single-Family Home Unit Count <u>34</u></p>	<p>Multi-Family - Condo/Apartment Unit Count <u>244</u></p>
	<p>Multi-Family – Townhouse Unit Count <u>98</u></p>	
	Complete only for Townhome Units:	
	<p>Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>	
	Complete only for Condo/Apartment units:	
	<p>Are buildings multi-story with stacked units? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>	<p>Will there be a community trash compactor? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>
<p>Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath</p> <p>____ + ____ ____ + ____ ____ + ____</p>		

Building Square Footage of Non-Residential Space: <u>N/A</u>	
Specific proposed use (office, retail, warehouse, school, etc.): <u>N/A</u>	
Projected market value at build-out (land and improvements): \$ <u>92,000,000</u>	
<b>Applicant Contact Information</b>	
Property Owner(s): <u>Fifth Oak Development LLC</u>	
Primary Mailing Address: <u>1005 St Andrews Boulevard, Suite C, Charleston, SC 29407-7136</u>	
Phone:	Email:
<b>Project Contact information (if different that property owner)</b>	
Contact(s): <u>Andy Padiak</u>	
Primary Mailing Address: <u>621 Hillsborough Street, Ste 500 Raleigh, NC 27603</u>	
Phone: <u>919-475-5514</u>	Email: <u>padiak@mcadamsco.com</u>
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	



## 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 Subdivision 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 20<sup>th</sup> day of JANUARY, 2023 by the owners of the property described in Section B.

**Owner's Signature(s):**

Signature [Signature] Date 1/20/23  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

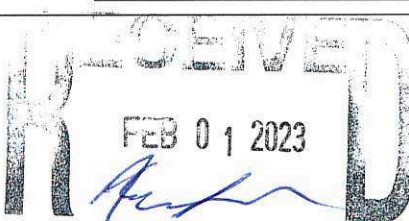
**Print Owner Name(s) and Information:**

Name: ELITS COLEMAN Phone: 843-588-5021  
 Address: 1005 ST. ANDREWS BLVD, UNIT C CHARLESTON, SC 29407  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Above signature(s) attested by** Sarah Nielsen, SARAH NIENHAUS

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:** \_\_\_\_\_





## Section D Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 8-2004 (a) and (b), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina

County of Wake

Agreement

**This Agreement** ("the Agreement") is made this the \_\_\_\_\_ day of \_\_\_\_\_, year of \_\_\_\_\_ by and between the City of Raleigh, North Carolina, ( the "City") and \_\_\_\_\_, (the "Owner");

### WITNESSETH

**WHEREAS**, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. \_\_\_\_\_;

**WHEREAS**, The Owner has initiated a development project at \_\_\_\_\_, City file \_\_\_\_\_, and said development contains sewer connections with the utility system of the City; and

**WHEREAS**, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 8-2004 (a) and (b).

**NOW THEREFORE**, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 8-2004 (a) and (b). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the



City from exercising its police powers.

6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status or national origin with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of Raleigh City Code, Section 4-1004, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

**In Witness Whereof**, the parties hereto have caused this agreement to be executed the day and year first above written.

Owner Fifth Oak Development, LLC  
By [Signature] Attest [Signature]

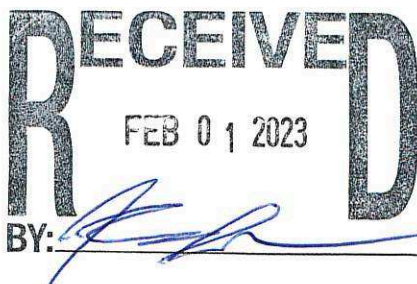
The City  
By Marchell Adams-David, City Manager Attest Gail G. Smith, City Clerk

**North Carolina Wake**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Marchell Adams-David is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

Notary Public	Seal
Witness my hand and official seal this the <u>20th</u> day of <u>JANUARY</u> in the year of <u>2023</u> . Notary Public: <u>SARAH NIENHAUS</u> My commission expires <u>2/10/2026</u>	<u>[Signature]</u> SARAH NIENHAUS Notary Public, State of South Carolina My Commission Expires 2/10/2026

Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.



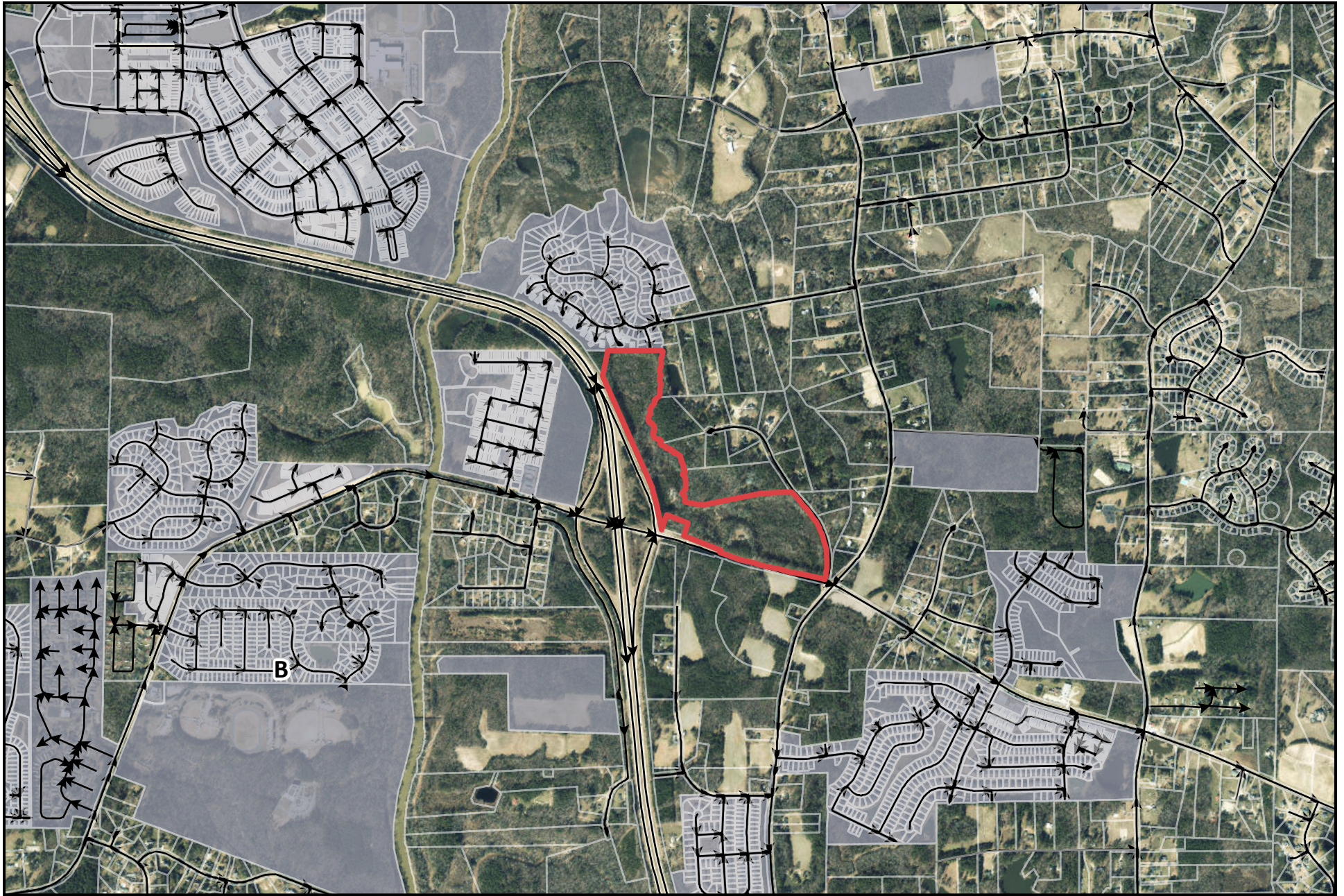


## Section E Submittal Checklist

**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"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> 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"/>	<b>City or County Property Map</b> 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 <b>existing and proposed city limits</b> .	
<input type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) <b>or</b>	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> 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"/>	<b>This application form</b> completed, <u>dated</u> and signed by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST</b> be filled in!	
<input type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	
<b>Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.</b>		
<input type="checkbox"/>	<b>Standard Payment Contract</b> should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	





## 7425 Buffalo Rd - Relation to City



0 800 1600 3200 ft  
1 inch equals 1,600 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.



ANNEXATION DESCRIPTION PIN:1746333342

BEGINNING AT AN NCGS MONUMENT "ROSE", SAID MONUMENT HAVING AN NC NAD83 2011 GRID COORDINATE OF N: 749498.07, E: 2161282.84; THENCE NORTH 53°50'02" WEST A DISTANCE OF 22974.52 FEET TO A CONCRETE MONUMENT ALONG THE NORTHERN RIGHT OF WAY OF BUFFALO ROAD, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING AND HAVING AN NC NAD83 2011 GRID COORDINATE OF N: 763055.99, E: 2142735.28; THENCE NORTH 21°59'56" EAST A DISTANCE OF 32.74 FEET TO A CONCRETE MONUMENT; THENCE NORTH 69°14'20" WEST A DISTANCE OF 485.78 FEET TO A POINT; THENCE NORTH 16°11'52" EAST A DISTANCE OF 170.44 FEET TO A POINT; THENCE NORTH 71°28'08" WEST A DISTANCE OF 270.00 FEET TO AN IRON PIPE; THENCE SOUTH 16°11'45" WEST A DISTANCE OF 177.64 FEET TO A CONCRETE MONUMENT; THENCE NORTH 14°48'09" WEST A DISTANCE OF 67.57 FEET TO A CONCRETE MONUMENT; THENCE NORTH 10°43'16" WEST A DISTANCE OF 247.38 FEET TO A CONCRETE MONUMENT; THENCE NORTH 16°50'51" WEST A DISTANCE OF 206.38 FEET TO A CONCRETE MONUMENT; THENCE NORTH 23°53'40" WEST A DISTANCE OF 1463.35 FEET TO A POINT; THENCE NORTH 11°25'09" EAST A DISTANCE OF 308.82 FEET TO A POINT; THENCE NORTH 89°55'08" EAST A DISTANCE OF 658.74 FEET TO A POINT; THENCE SOUTH 46°36'53" EAST A DISTANCE OF 8.61 FEET TO A POINT; THENCE SOUTH 02°02'44" WEST A DISTANCE OF 3.28 FEET TO A POINT; THENCE SOUTH 17°48'37" WEST A DISTANCE OF 15.01 FEET TO A POINT; THENCE SOUTH 05°56'15" EAST A DISTANCE OF 11.26 FEET TO A POINT; THENCE SOUTH 18°07'41" WEST A DISTANCE OF 29.97 FEET TO A POINT; THENCE SOUTH 23°29'15" EAST A DISTANCE OF 11.30 FEET TO A POINT; THENCE SOUTH 24°06'49" WEST A DISTANCE OF 18.92 FEET TO A POINT; THENCE SOUTH 05°55'29" EAST A DISTANCE OF 14.82 FEET TO A POINT; THENCE SOUTH 20°15'50" WEST A DISTANCE OF 11.23 FEET TO A POINT; THENCE SOUTH 12°01'10" EAST A DISTANCE OF 14.42 FEET TO A POINT; THENCE SOUTH 55°34'06" WEST A DISTANCE OF 14.49 FEET TO A POINT; THENCE SOUTH 26°45'46" EAST A DISTANCE OF 10.85 FEET TO A POINT; THENCE SOUTH 02°12'12" EAST A DISTANCE OF 49.19 FEET TO A POINT; THENCE SOUTH 13°53'16" WEST A DISTANCE OF 3.62 FEET TO A POINT; THENCE SOUTH 39°25'52" WEST A DISTANCE OF 14.71 FEET TO A POINT; THENCE SOUTH 00°44'22" WEST A DISTANCE OF 15.01 FEET TO A POINT; THENCE SOUTH 16°09'56" EAST A DISTANCE OF 15.06 FEET TO A POINT; THENCE SOUTH 08°46'59" WEST A DISTANCE OF 3.45 FEET TO A POINT; THENCE SOUTH 28°25'30" WEST A DISTANCE OF 11.23 FEET TO A POINT; THENCE SOUTH 25°20'51" EAST A DISTANCE OF 11.30 FEET TO A POINT; THENCE SOUTH 05°59'33" EAST A DISTANCE OF 15.14 FEET TO A POINT; THENCE SOUTH 11°52'38" WEST A DISTANCE OF 11.35 FEET TO A POINT; THENCE SOUTH 03°55'24" WEST A DISTANCE OF 11.35 FEET TO A POINT; THENCE SOUTH 16°31'22" WEST A DISTANCE OF 7.41 FEET TO A POINT; THENCE SOUTH 00°58'00" EAST A DISTANCE OF 3.67 FEET TO A POINT; THENCE SOUTH 09°12'01" EAST A DISTANCE OF 15.14 FEET TO A POINT; THENCE SOUTH 03°40'04" WEST A DISTANCE OF 56.81 FEET TO A POINT; THENCE SOUTH 13°35'48" EAST A DISTANCE OF 3.46 FEET TO A POINT; THENCE SOUTH 44°53'48" EAST A DISTANCE OF 7.58 FEET TO A POINT; THENCE SOUTH 20°25'10" EAST A DISTANCE OF 3.44 FEET TO A POINT; THENCE SOUTH 04°36'44" WEST A DISTANCE OF 18.88 FEET TO A POINT; THENCE SOUTH 29°54'03" WEST A DISTANCE OF 18.79 FEET TO A POINT; THENCE SOUTH 14°18'56" EAST A DISTANCE OF 11.13 FEET TO A POINT; THENCE SOUTH 12°55'49" WEST A DISTANCE OF 18.89 FEET TO A POINT; THENCE SOUTH 04°02'49" WEST A DISTANCE OF 3.70 FEET TO A POINT; THENCE SOUTH 11°55'38" EAST A DISTANCE OF 3.68 FEET TO A POINT; THENCE SOUTH 00°21'20" WEST A DISTANCE OF 3.68 FEET TO A POINT; THENCE SOUTH 08°00'36" WEST A DISTANCE OF 11.31 FEET TO A POINT; THENCE SOUTH 00°30'34" WEST A DISTANCE OF 26.49 FEET TO A POINT; THENCE SOUTH 03°44'05" WEST A DISTANCE OF 52.89 FEET TO A POINT; THENCE SOUTH 04°23'01" WEST A DISTANCE OF 22.86 FEET TO A POINT; THENCE SOUTH 20°07'34" WEST A DISTANCE OF 7.40 FEET TO A POINT; THENCE SOUTH 33°12'46" WEST A DISTANCE OF 117.32 FEET TO A POINT; THENCE SOUTH 24°10'43" WEST A DISTANCE OF 7.57 FEET TO A POINT; THENCE SOUTH 45°15'54" WEST A DISTANCE OF 7.37 FEET TO A POINT; THENCE SOUTH 22°11'04" WEST A

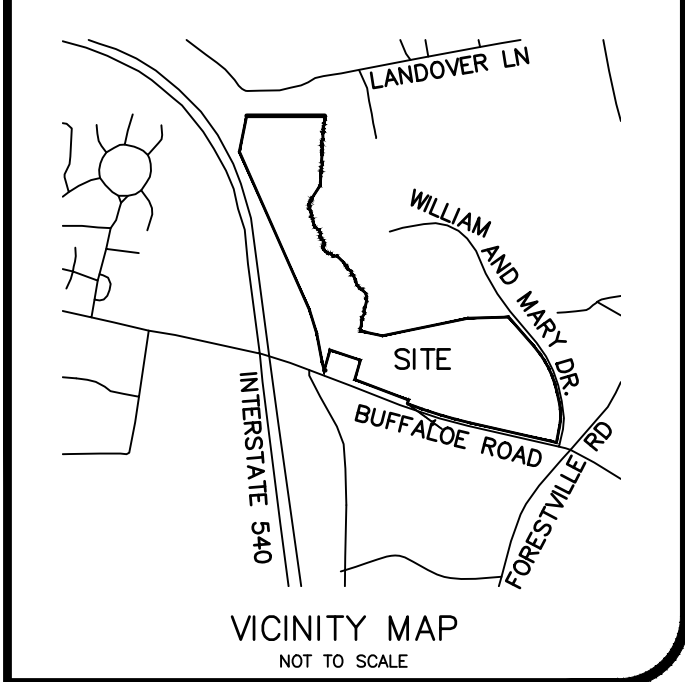


DISTANCE OF 7.45 FEET TO A POINT; THENCE SOUTH 13°05'04" WEST A DISTANCE OF 3.72 FEET TO A POINT; THENCE SOUTH 06°42'17" WEST A DISTANCE OF 7.55 FEET TO A POINT; THENCE SOUTH 29°09'20" WEST A DISTANCE OF 3.59 FEET TO A POINT; THENCE SOUTH 42°33'17" WEST A DISTANCE OF 15.15 FEET TO A POINT; THENCE SOUTH 25°25'07" WEST A DISTANCE OF 11.27 FEET TO A POINT; THENCE SOUTH 11°45'29" WEST A DISTANCE OF 7.46 FEET TO A POINT; THENCE SOUTH 30°05'33" EAST A DISTANCE OF 5.83 FEET TO A POINT; THENCE SOUTH 64°25'51" EAST A DISTANCE OF 3.68 FEET TO A POINT; THENCE SOUTH 40°06'43" EAST A DISTANCE OF 7.32 FEET TO A POINT; THENCE SOUTH 21°35'55" EAST A DISTANCE OF 3.50 FEET TO A POINT; THENCE SOUTH 22°03'07" WEST A DISTANCE OF 7.39 FEET TO A POINT; THENCE SOUTH 44°46'42" WEST A DISTANCE OF 11.34 FEET TO A POINT; THENCE SOUTH 00°04'48" EAST A DISTANCE OF 2.70 FEET TO A POINT; THENCE SOUTH 44°37'06" EAST A DISTANCE OF 22.68 FEET TO A POINT; THENCE SOUTH 08°09'22" EAST A DISTANCE OF 14.97 FEET TO A POINT; THENCE SOUTH 19°31'47" EAST A DISTANCE OF 22.72 FEET TO A POINT; THENCE SOUTH 02°36'22" EAST A DISTANCE OF 3.39 FEET TO A POINT; THENCE SOUTH 37°42'08" WEST A DISTANCE OF 11.37 FEET TO A POINT; THENCE SOUTH 05°57'11" WEST A DISTANCE OF 2.75 FEET TO A POINT; THENCE SOUTH 48°32'56" EAST A DISTANCE OF 18.90 FEET TO A POINT; THENCE SOUTH 24°49'11" EAST A DISTANCE OF 3.52 FEET TO A POINT; THENCE SOUTH 06°41'07" EAST A DISTANCE OF 26.41 FEET TO A POINT; THENCE SOUTH 14°07'23" EAST A DISTANCE OF 30.18 FEET TO A POINT; THENCE SOUTH 25°29'00" EAST A DISTANCE OF 14.96 FEET TO A POINT; THENCE SOUTH 64°14'17" EAST A DISTANCE OF 7.36 FEET TO A POINT; THENCE SOUTH 47°36'02" EAST A DISTANCE OF 26.07 FEET TO A POINT; THENCE SOUTH 67°44'18" EAST A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 14°03'44" EAST A DISTANCE OF 18.11 FEET TO A POINT; THENCE SOUTH 42°14'34" EAST A DISTANCE OF 10.86 FEET TO A POINT; THENCE SOUTH 29°37'56" EAST A DISTANCE OF 6.94 FEET TO A POINT; THENCE SOUTH 21°07'58" WEST A DISTANCE OF 22.27 FEET TO A POINT; THENCE SOUTH 11°16'43" EAST A DISTANCE OF 10.59 FEET TO A POINT; THENCE SOUTH 56°18'23" EAST A DISTANCE OF 10.20 FEET TO A POINT; THENCE SOUTH 25°07'08" EAST A DISTANCE OF 7.36 FEET TO A POINT; THENCE SOUTH 45°06'11" EAST A DISTANCE OF 12.70 FEET TO A POINT; THENCE SOUTH 08°02'37" WEST A DISTANCE OF 2.69 FEET TO A POINT; THENCE SOUTH 32°54'01" EAST A DISTANCE OF 14.90 FEET TO A POINT; THENCE SOUTH 15°50'19" EAST A DISTANCE OF 10.38 FEET TO A POINT; THENCE SOUTH 36°19'47" EAST A DISTANCE OF 7.33 FEET TO A POINT; THENCE SOUTH 13°50'08" EAST A DISTANCE OF 7.58 FEET TO A POINT; THENCE SOUTH 22°57'38" WEST A DISTANCE OF 5.36 FEET TO A POINT; THENCE SOUTH 53°12'58" WEST A DISTANCE OF 13.12 FEET TO A POINT; THENCE SOUTH 11°00'41" WEST A DISTANCE OF 10.59 FEET TO A POINT; THENCE SOUTH 12°19'54" EAST A DISTANCE OF 11.01 FEET TO A POINT; THENCE SOUTH 31°19'32" EAST A DISTANCE OF 14.93 FEET TO A POINT; THENCE SOUTH 41°01'13" EAST A DISTANCE OF 18.90 FEET TO A POINT; THENCE SOUTH 48°44'26" EAST A DISTANCE OF 22.66 FEET TO A POINT; THENCE SOUTH 70°34'40" EAST A DISTANCE OF 6.66 FEET TO A POINT; THENCE NORTH 51°06'31" EAST A DISTANCE OF 3.32 FEET TO A POINT; THENCE SOUTH 89°43'08" EAST A DISTANCE OF 10.50 FEET TO A POINT; THENCE SOUTH 66°44'32" EAST A DISTANCE OF 10.93 FEET TO A POINT; THENCE SOUTH 42°41'43" EAST A DISTANCE OF 22.72 FEET TO A POINT; THENCE SOUTH 63°29'09" EAST A DISTANCE OF 6.76 FEET TO A POINT; THENCE NORTH 82°19'26" EAST A DISTANCE OF 26.50 FEET TO A POINT; THENCE SOUTH 56°15'46" EAST A DISTANCE OF 6.23 FEET TO A POINT; THENCE SOUTH 45°09'14" EAST A DISTANCE OF 78.50 FEET TO A POINT; THENCE SOUTH 26°00'33" EAST A DISTANCE OF 22.44 FEET TO A POINT; THENCE SOUTH 44°38'22" EAST A DISTANCE OF 3.21 FEET TO A POINT; THENCE SOUTH 67°45'25" EAST A DISTANCE OF 11.11 FEET TO A POINT; THENCE SOUTH 32°44'18" EAST A DISTANCE OF 6.66 FEET TO A POINT; THENCE SOUTH 10°24'16" EAST A DISTANCE OF 11.23 FEET TO A POINT; THENCE SOUTH 32°38'51" EAST A DISTANCE OF 14.69 FEET TO A POINT; THENCE SOUTH 58°25'20" EAST A DISTANCE OF 26.48 FEET TO A POINT; THENCE SOUTH 23°20'31" EAST A DISTANCE OF 25.76 FEET TO A POINT; THENCE SOUTH 13°21'44" WEST A DISTANCE OF 10.94 FEET TO A POINT; THENCE SOUTH 72°00'09" EAST A DISTANCE OF 14.99 FEET TO A POINT; THENCE SOUTH 25°37'33" EAST A DISTANCE OF 37.06 FEET TO A



POINT; THENCE SOUTH 06°32'31" EAST A DISTANCE OF 18.90 FEET TO A POINT; THENCE SOUTH 25°58'41" EAST A DISTANCE OF 30.12 FEET TO A POINT; THENCE SOUTH 44°26'45" EAST A DISTANCE OF 7.05 FEET PASSING OVER AN IRON PIPE TO A POINT; THENCE SOUTH 32°55'53" EAST A DISTANCE OF 26.51 FEET TO A POINT; THENCE SOUTH 61°01'02" EAST A DISTANCE OF 3.55 FEET TO A POINT; THENCE SOUTH 75°57'07" EAST A DISTANCE OF 18.94 FEET TO A POINT; THENCE SOUTH 08°54'24" EAST A DISTANCE OF 7.33 FEET TO A POINT; THENCE SOUTH 47°05'45" EAST A DISTANCE OF 41.47 FEET TO A POINT; THENCE SOUTH 15°26'52" EAST A DISTANCE OF 26.02 FEET TO A POINT; THENCE SOUTH 17°15'28" WEST A DISTANCE OF 22.47 FEET TO A POINT; THENCE SOUTH 20°35'14" EAST A DISTANCE OF 19.79 FEET TO A POINT; THENCE SOUTH 13°11'56" WEST A DISTANCE OF 53.55 FEET TO A POINT; THENCE SOUTH 31°39'12" WEST A DISTANCE OF 14.00 FEET TO A POINT; THENCE SOUTH 06°50'36" WEST A DISTANCE OF 25.38 FEET TO A POINT; THENCE SOUTH 26°39'19" EAST A DISTANCE OF 12.30 FEET TO A POINT; THENCE SOUTH 01°59'35" EAST A DISTANCE OF 7.38 FEET TO A POINT; THENCE SOUTH 34°47'09" WEST A DISTANCE OF 36.00 FEET TO A POINT; THENCE SOUTH 18°22'18" EAST A DISTANCE OF 14.24 FEET TO A POINT; THENCE SOUTH 14°24'41" WEST A DISTANCE OF 6.48 FEET TO A POINT; THENCE SOUTH 46°07'45" WEST A DISTANCE OF 12.11 FEET TO A POINT; THENCE SOUTH 01°11'30" WEST A DISTANCE OF 40.47 FEET TO A POINT; THENCE SOUTH 18°10'32" WEST A DISTANCE OF 29.96 FEET TO A POINT; THENCE SOUTH 24°20'59" EAST A DISTANCE OF 12.77 FEET TO A POINT; THENCE SOUTH 06°58'18" WEST A DISTANCE OF 9.69 FEET TO A POINT; THENCE SOUTH 78°01'30" EAST A DISTANCE OF 32.57 FEET TO A POINT; THENCE SOUTH 78°01'30" EAST A DISTANCE OF 153.48 FEET TO AN IRON PIPE; THENCE NORTH 78°28'15" EAST A DISTANCE OF 739.85 FEET TO A POINT; THENCE NORTH 88°18'21" EAST A DISTANCE OF 341.02 FEET TO AN IRON PIPE; THENCE SOUTH 41°02'07" EAST A DISTANCE OF 325.50 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 93.85 FEET, A RADIUS OF 836.22 FEET, A CHORD BEARING OF SOUTH 37°59'43" EAST, AND A CHORD LENGTH OF 93.80 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 346.27 FEET, A RADIUS OF 866.26 FEET, A CHORD BEARING OF SOUTH 23°29'28" EAST, AND A CHORD LENGTH OF 343.96 FEET TO A POINT; THENCE SOUTH 12°02'24" EAST A DISTANCE OF 96.64 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 191.64 FEET, A RADIUS OF 477.49 FEET, A CHORD BEARING OF SOUTH 00°27'52" EAST, AND A CHORD LENGTH OF 190.36 FEET TO A POINT; THENCE SOUTH 11°02'54" WEST A DISTANCE OF 141.51 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 40.79 FEET, A RADIUS OF 1072.27 FEET, A CHORD BEARING OF NORTH 76°06'22" WEST, AND A CHORD LENGTH OF 40.79 FEET TO A POINT; THENCE NORTH 77°11'47" WEST A DISTANCE OF 708.84 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 365.12 FEET, A RADIUS OF 3656.42 FEET, A CHORD BEARING OF NORTH 74°20'09" WEST, AND A CHORD LENGTH OF 364.97 FEET TO A POINT; THENCE NORTH 71°28'30" WEST A DISTANCE OF 52.49 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 135.25 FEET, A RADIUS OF 2280.36 FEET, A CHORD BEARING OF NORTH 70°00'33" WEST, AND A CHORD LENGTH OF 135.23 FEET TO A CONCRETE MONUMENT, BEING THE POINT OF BEGINNING. HAVING AN AREA OF 2208669 SQUARE FEET 50.70 OR ACRES.





I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 27300; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (1)(1)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

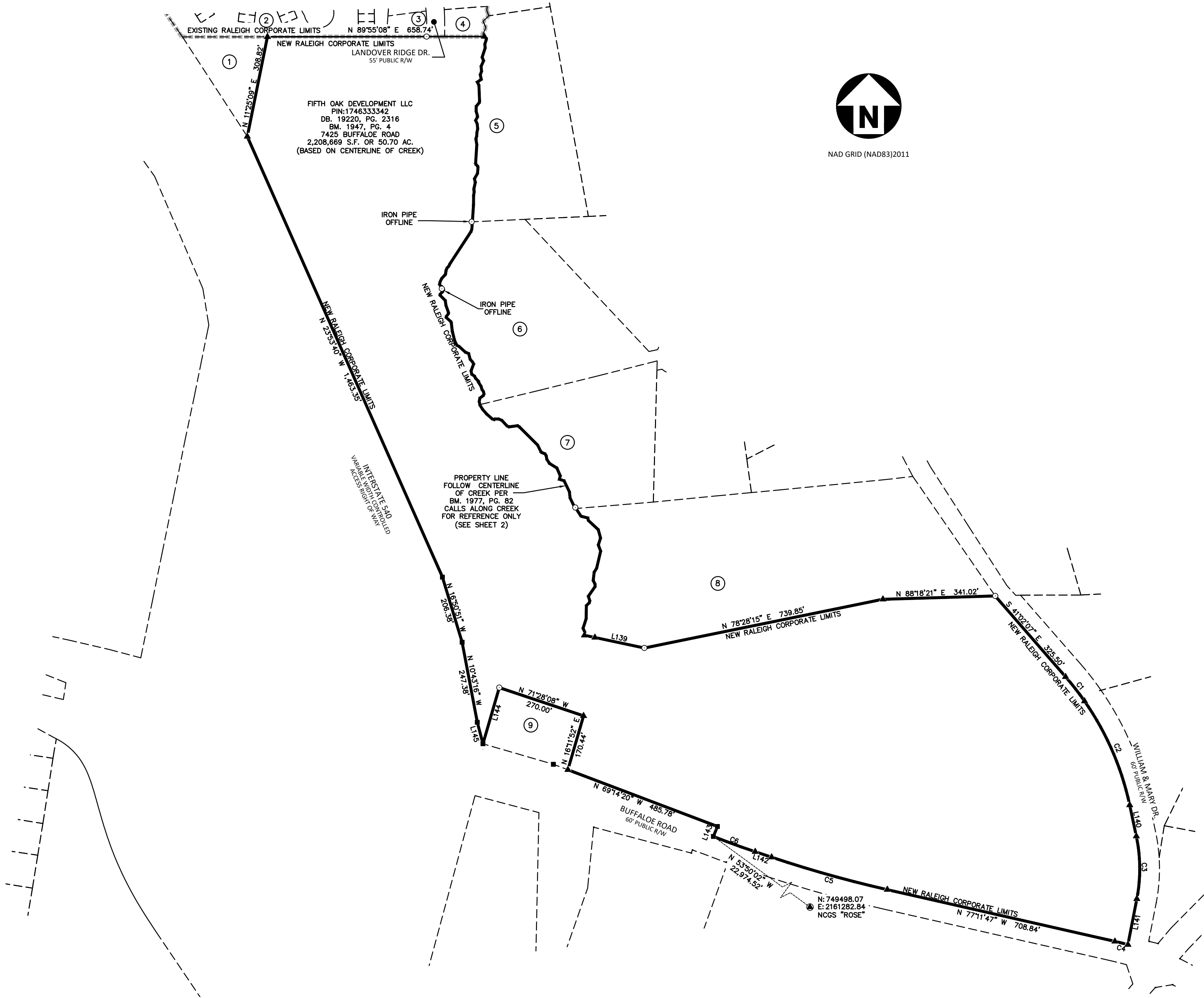
26 DAY OF JANUARY, A.D. 2023.

JAY B. TAYLOR PLS L-5472



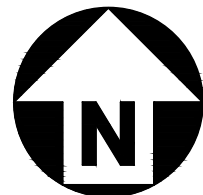
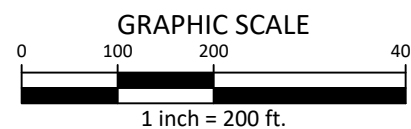
CONTIGUOUS  
ANNEXATION AREA  
50.7 ACRES

ADJOINER OWNER INFORMATION	
1	N/F BETH WATKINS YOUNG PIN:1746152378 DB. 17-E, PG. 2440 BM. 2017, PG. 2628
2	N/F LANDOVER HOMEOWNERS ASSOCIATION, INC. PIN:1746058687 DB. 16743, PG. 1911 BM. 2005, PG. 2160
3	N/F PROGRESS RESIDENTIAL 2015-3 BORROWER LLC. PIN:1746158502 DB. 16204, PG. 1362 BM. 2002, PG. 1895
4	N/F BATEZA ZODULUA, MAKONDI ZODULUA PIN:1746159572 DB. 10522, PG. 1344 BM. 2002, PG. 175
5	N/F ALLEN OWEN, NITA OWEN PIN:1746251261 DB. 6451, PG. 65 BM. 2006, PG. 1496
6	N/F ROBERT CARLYLE STEVENSON PIN:1746241652 DB. 18506, PG. 347
7	N/F HELEN G HALVA PIN:1746243279 DB. 2684, PG. 744 BM. 1977, PG. 82
8	N/F NETTY KATHRYN AUXER PIN:1746238985 DB. 14962, PG. 1816 BM. 1980, PG. 922
9	N/F NC DEPARTMENT OF TRANSPORTATION PIN:1746231375 DB. 12303, PG. 1508



LEGEND

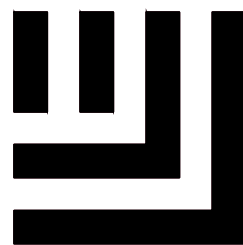
- EXISTING IRON PIPE
- IRON PIPE SET
- CONCRETE MONUMENT
- ▲ CALCULATED POINT
- NEW ANNEXATION LINE
- EXISTING ANNEXATION LINE



NAD GRID (NAD83)2011

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS AN ANNEXATION SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: RX-3-CU & R-10-CU.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720174600K DATED JULY 19, 2022.
- REFERENCES: BM. 1947, PG. 4, DB. 19220, PG. 2316 OF THE WAKE COUNTY REGISTRY.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- SEE SHEET 2 FOR LINE, CURVE, AND ADJOINER TABLES



McADAMS

The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
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fax 919.361.2269  
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

EVY COMPANIES  
1005 C ST. ANDREWS BLVD.  
CHARLESTON, SOUTH CAROLINA 29407

7425 BUFFALOE ROAD  
ANNEXATION PLAT  
ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE
1	
2	
3	

PLAN INFORMATION

PROJECT NO. 2021110279  
FILENAME 2021110279-ANX  
CHECKED BY JBT  
DRAWN BY JSS  
SCALE 1"=200'  
DATE 1.24.2023

SHEET

ANNEXATION  
PLAT

1-2

M:\Projects\VC\2021110279\02\_Geomatics\Survey\Plats\2021110279-ANX.dwg, 1/26/2023 9:16:58 AM, JRM, JRM

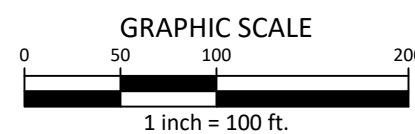
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	836.22'	93.85'	S 37°59'43" E	93.80'
C2	866.26'	346.27'	S 23°29'28" E	343.96'
C3	477.49'	181.64'	S 00°27'52" E	190.36'
C4	1,072.27'	40.73'	N 76°06'22" W	40.73'
C5	3,656.42'	365.12'	N 74°20'09" W	364.97'
C6	2,280.36'	135.25'	N 70°00'33" W	135.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°36'53" E	8.61'
L2	S 02°02'44" W	3.28'
L3	S 17°48'37" W	15.01'
L4	S 05°56'13" E	11.26'
L5	S 18°07'41" W	29.97'
L6	S 23°29'15" E	11.30'
L7	S 24°06'49" W	18.92'
L8	S 05°55'29" E	14.82'
L9	S 20°19'50" W	11.23'
L10	S 12°01'10" E	14.42'
L11	S 55°34'06" W	14.49'
L12	S 26°45'46" E	10.85'
L13	S 02°12'12" E	49.19'
L14	S 13°53'16" W	3.62'
L15	S 39°25'52" W	14.71'
L16	S 00°44'22" W	15.01'
L17	S 16°09'56" E	15.06'
L18	S 08°46'59" W	3.45'
L19	S 28°25'30" W	11.25'
L20	S 25°20'51" E	11.30'
L21	S 05°59'33" E	15.14'
L22	S 11°52'38" W	11.35'
L23	S 03°55'24" W	11.35'
L24	S 16°31'22" W	7.41'
L25	S 00°58'00" E	3.67'
L26	S 09°12'01" E	15.14'
L27	S 03°40'04" W	56.81'
L28	S 13°35'48" E	3.46'
L29	S 44°53'48" E	7.68'
L30	S 20°25'10" E	3.44'
L31	S 04°36'44" W	18.88'
L32	S 29°54'03" W	18.79'
L33	S 14°18'56" E	11.31'
L34	S 12°55'49" W	18.89'
L35	S 04°02'49" W	3.70'
L36	S 11°55'38" E	3.68'
L37	S 00°21'20" W	3.68'
L38	S 08°00'36" W	11.31'
L39	S 00°30'34" W	26.49'
L40	S 03°44'05" W	52.89'
L41	S 04°23'01" W	22.86'
L42	S 20°07'24" W	7.40'
L43	S 33°12'48" W	117.32'
L44	S 24°10'43" W	7.57'
L45	S 46°15'54" W	7.37'
L46	S 22°11'04" W	7.45'
L47	S 13°55'04" W	3.72'
L48	S 06°42'17" W	7.65'
L49	S 29°09'20" W	3.59'
L50	S 42°33'17" W	15.15'
L51	S 25°28'07" W	11.27'
L52	S 11°45'29" W	7.46'
L53	S 30°05'33" E	5.83'
L54	S 64°25'51" E	3.68'
L55	S 40°06'43" E	7.32'
L56	S 21°35'55" E	3.50'
L57	S 22°03'07" W	7.39'
L58	S 44°46'42" W	11.34'
L59	S 00°04'48" E	2.70'
L60	S 44°37'06" E	22.68'
L61	S 08°09'22" E	14.97'
L62	S 19°31'47" E	23.72'
L63	S 02°36'22" E	3.52'
L64	S 37°42'08" W	11.37'
L65	S 05°57'11" W	2.75'
L66	S 48°32'56" E	18.90'
L67	S 24°49'11" E	3.52'
L68	S 06°41'07" E	26.41'
L69	S 14°07'23" E	30.18'
L70	S 25°29'00" E	14.96'
L71	S 64°14'17" E	7.36'
L72	S 47°36'02" E	26.07'
L73	S 67°44'18" E	10.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L74	S 14°03'44" E	18.11'
L75	S 42°14'34" E	10.86'
L76	S 29°37'56" E	6.94'
L77	S 21°07'58" W	22.27'
L78	S 11°16'43" E	10.59'
L79	S 56°18'23" E	10.20'
L80	S 25°07'08" E	7.36'
L81	S 45°06'11" E	12.70'
L82	S 08°02'37" W	2.69'
L83	S 32°54'01" E	14.90'
L84	S 15°50'19" E	10.38'
L85	S 36°19'47" E	7.33'
L86	S 13°50'08" E	7.58'
L87	S 22°57'58" W	5.36'
L88	S 53°12'58" W	13.12'
L89	S 11°00'41" W	10.59'
L90	S 12°19'54" E	11.01'
L91	S 31°19'32" E	14.93'
L92	S 41°01'13" E	18.90'
L93	S 48°44'26" E	22.66'
L94	S 70°34'40" E	6.66'
L95	N 51°06'31" E	3.32'
L96	S 89°43'08" E	10.50'
L97	S 68°44'32" E	10.93'
L98	S 42°41'43" E	22.72'
L99	S 63°29'09" E	6.76'
L100	N 82°19'28" E	26.50'
L101	S 56°15'46" E	6.23'
L102	S 45°09'14" E	76.50'
L103	S 26°00'33" E	22.44'
L104	S 44°38'22" E	3.21'
L105	S 67°45'25" E	11.11'
L106	S 32°44'18" E	6.66'
L107	S 10°24'16" E	11.23'
L108	S 32°38'51" E	14.69'
L109	S 58°25'20" E	26.48'
L110	S 23°20'31" E	25.76'
L111	S 13°21'44" W	10.94'
L112	S 72°00'09" E	14.99'
L113	S 25°37'33" E	37.06'
L114	S 06°32'31" E	18.90'
L115	S 25°58'41" E	30.12'
L116	S 44°28'45" E	7.05'
L117	S 32°55'53" E	26.51'
L118	S 61°01'02" E	3.55'
L119	S 75°57'07" E	18.94'
L120	S 08°54'24" E	7.33'
L121	S 47°05'45" E	41.47'
L122	S 15°26'52" E	26.02'
L123	S 17°15'28" W	22.47'
L124	S 20°38'14" E	19.79'
L125	S 13°11'56" W	53.55'
L126	S 31°39'12" W	14.00'
L127	S 06°50'36" W	25.38'
L128	S 26°39'19" E	12.30'
L129	S 01°59'35" E	7.38'
L130	S 34°47'09" W	36.00'
L131	S 18°22'18" E	14.24'
L132	S 14°24'41" W	6.48'
L133	S 46°07'45" W	12.11'
L134	S 01°11'30" W	40.47'
L135	S 18°10'32" W	23.96'
L136	S 24°20'59" E	12.77'
L137	S 06°58'18" W	9.69'
L138	S 78°01'30" E	32.57'
L139	N 78°01'30" W	153.48'
L140	S 12°03'24" E	95.64'
L141	S 11°02'54" W	141.51'
L142	N 71°28'30" W	52.49'
L143	N 21°59'56" E	32.74'
L144	S 16°11'45" W	177.64'
L145	N 14°48'09" W	67.57'

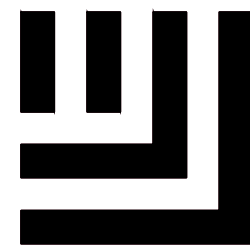
#### LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CONCRETE MONUMENT
- ▲ CALCULATED POINT
- NEW ANNEXATION AREA
- - - EXISTING ANNEXATION LINE



#### GENERAL NOTES

- SEE SHEET 1 FOR GENERAL NOTES
- SEE SHEET 1 FOR ADJOINER INFO



**McADAMS**

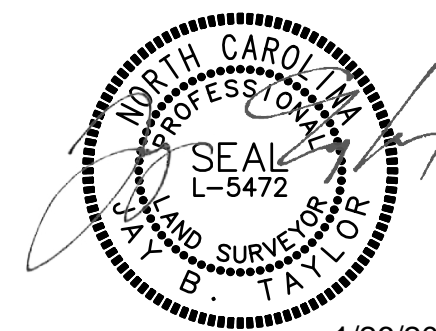
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187

www.mcadamsco.com

#### CLIENT

EVY COMPANIES  
1005 C ST. ANDREWS BLVD.  
CHARLESTON, SOUTH CAROLINA 29407

**7425 BUFFALOE ROAD**  
**ANNEXATION PLAT**  
ST. MATTHEW'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



1/26/2023

#### REVISIONS

NO.	DATE
1	
2	
3	

#### PLAN INFORMATION

PROJECT NO. 2021110279  
FILENAME 2021110279-ANX  
CHECKED BY JBT  
DRAWN BY JSS  
SCALE 1"=100'  
DATE 1.24.2023

#### SHEET

**ANNEXATION**  
**PLAT**

**2-2**