

# 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: Shallcross Park

Street Address: 3400 & 3500 Barwell Road

City of Raleigh Subdivision approval #:  
S-\_\_\_\_\_ or

**SUB-0038-2024**

Building Permit #:  
\_\_\_\_\_ or

Group Housing #:  
GH-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

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

**#1732239902      #1732236388**

Acres of Annexation Site:  
**27.718**

Linear Feet of New Public Streets within Annexation Boundaries:  
**3,625 LF**

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: **216 townhomes, 1 single family**

Continue to page two >>



Total Breakdown of Dwelling Units		
Single-Family Home Unit Count <u>1</u>	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>216</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:		
Unit Type/Unit Count:	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  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>75,600,000</u>		
Applicant Contact Information		
Property Owner(s): Barwell Townhomes LLC		
Primary Mailing Address: P.O. Box 20667 , Raleigh NC 27619		
Phone: 919-844-7888		Email: hmoyeiii@gmail.com
Project Contact information (if different that property owner)		
Contact(s): Howard Moye - manager		
Primary Mailing Address: P.O. Box 20667 , Raleigh, NC 27619		
Phone:		Email: hmoyeiii@gmail.com
<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 emailed to <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .		







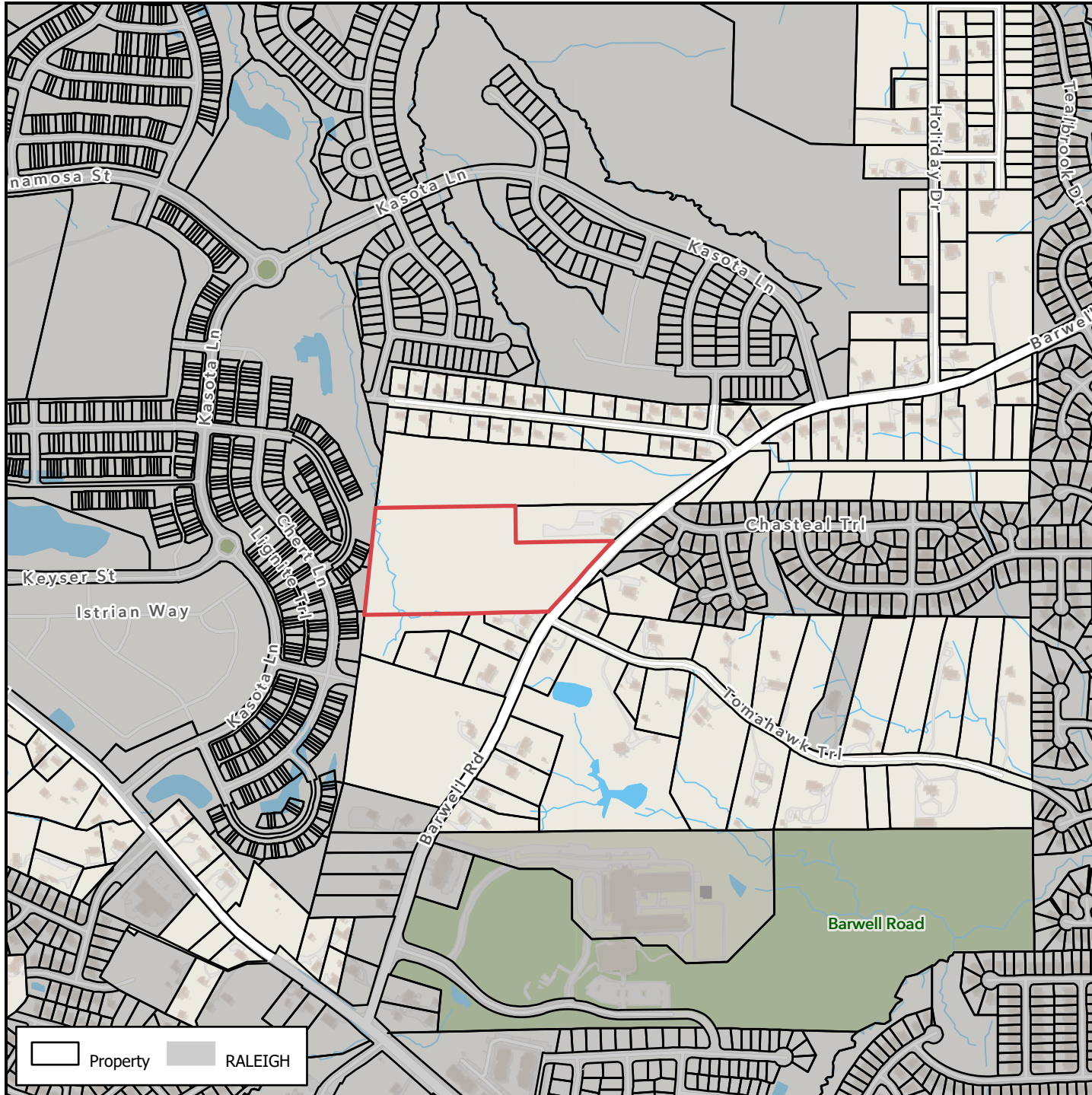
**Section D Submittal Checklist**

**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:

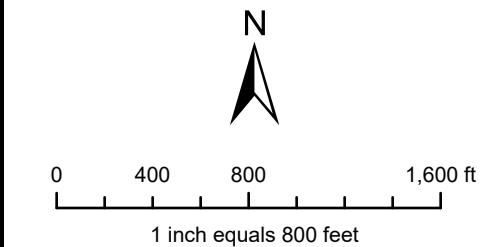
<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	<b>Written 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 emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@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 checked="" 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 type="checkbox"/>	<b>This application form</b> completed, <u>dated and signed</u> 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 checked="" 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 <u>Raleigh's Extraterritorial Jurisdiction</u> .	



# # 1732239902 Shallcross Park



REID: 0025632  
PIN: 1732239902  
PIN Extension: 000  
Land Value: \$648313  
Total Value Assessed: \$648313  
Deed Acres: 14  
Planning Jurisdiction: RA  
Township: St. Mary's  
Owner: BARWELL TOWNHOMES LLC  
Mailing Address 1: 314 013 W MILLBROOK RD  
Mailing Address 2: RALEIGH NC 27609  
Deed Book: 019516  
Deed Page: 01289  
Deed Date: 1/11/2024  
Land Class: Vacant  
Map Name: 1732 14  
Billing Class: Business  
Property Description: HODGE LAND  
Address: 3400 BARWELL RD  
Street Name: BARWELL RD  
Old Parcel Number: 635-00000-0004  
Total Structures: 1  
ZIP: 27610  
TOWNSHIP: 16  
FIREDIST: 23  
LAND\_CODE: V  
LAND\_CLASS: VAC  
OWNERSHIP: 1020  
ACTIVITY: 9000  
FUNCTION: 9900  
STRUCTURE: 9000  
SITE: 1000  
BILLCLASS: 1  
STNAME: BARWELL



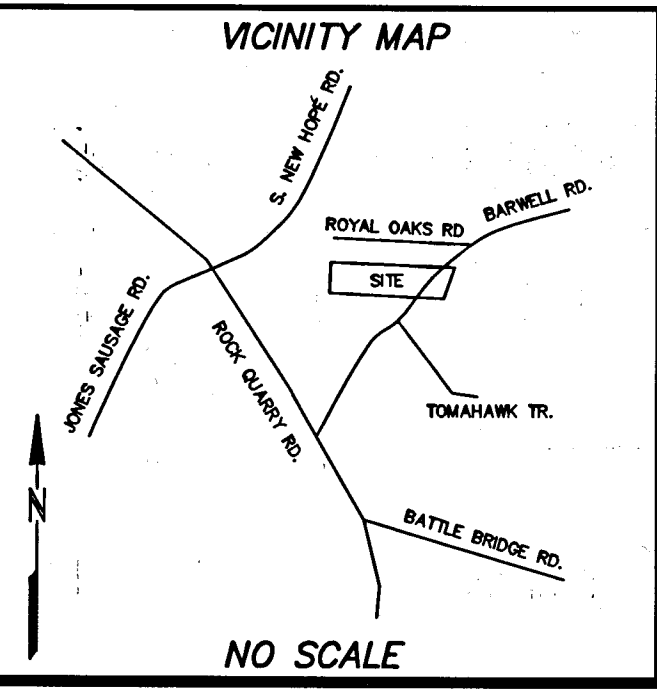
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3400 & 3500 BARWELL ROAD TRACTS (PINs 1732.14-23-9902 and 1732.14-23-6388) TO BE ANNEXED INTO THE CITY OF RALEIGH

Being all of those tracts or parcels of land located  
in St. Mary's Township, Wake County, North Carolina,  
and more particularly described:

BEGINNING at an axle found , said axle located at the south western corner of one of the subject tracts (Barwell Townhomes – PIN 1732.14-23-9902), said axle having the following N.C. Grid Coordinates (NAD'83/2011) N=723,749.52 E=2,131,785.47, then along the eastern property line of Old Towne Master Owners Association Inc. tract (PIN 1732.13-14-4356), North 06°56'54" East 419.49 feet to a rebar set, then along the southern property lines of Royal Acres Lots 1-14 Book of Maps 1969 Page 375 Wake County Register of Deeds, South 84°54'47" East 1,819.60 feet to a rebar set on the western right of way of Barwell Road (Variable Width Public Right of Way), then crossing Barwell Road South 65°56'26" East 69.30 to a rebar set on the eastern right of way of Barwell Road, then leaving said right of way South 37°16'02" West 252.47 feet to an existing iron pipe, then South 89°31'36" West 127.37 feet to a rebar set on the eastern right of way of Barwell Road, then crossing Barwell Road South 89°08'19" West 101.91 feet to and existing iron pipe on the western right of way of Barwell Road, then leaving said right of way, along the northern property line of Walnut Creek Congregation of Jehovah's Witnesses (PIN 1732.14-23-8687) South 89°08'19" West 779.83 feet to an existing iron pipe, then South 00°52'59" East 200.01 feet to an existing iron pipe, then North 89°07'03" East 536.76 feet to an existing iron pipe on the western right of way of Barwell Road, then leaving said right of way South 46°40'07" East 30.00 feet to a computed point in the centerline of Barwell Road, then along said centerline South 43°19'53" West 53.67 feet to a computed point, then South 43°55'49" West 45.59 feet to a computed point, then South 43°22'14" West 65.65 feet to a computed point, then South 42°58'03" West 58.79 feet to a computed point, then South 42°54'33" West 52.26 feet to a computed point, then South 42°38'48" West 51.77 feet to a computed point, then South 42°35'13" West 50.72 feet to a computed point, then South

42°23'00"West 58.06 feet to a computed point, then South 41°59'14"West 46.71 feet to a computed point, then South 40°25'57" West 39.09 feet to a computed point, then leaving said centerline North 49°34'03" West 30.00 feet to a computed point on the western right of way of Barwell Road, then leaving said right of way, then along the northern property line of Chappell Jones LD (PIN 1732.14-23-5191) South 88°47'53"West 349.98 feet to a computed point, then along the northern property lines of Juan Sierra tracts (PIN 1732.13-23-4043 and 1732.13-13-9120) South 88°49'30" West 661.99 feet to an existing iron pipe, then North 06°07'18"East 589.21 feet to an axle found, said axle being the point and place of BEGINNING, containing 27.718 Acres more or less, and being 2 tracts (PIN 1732.14-23-9902 and PIN 1732.14-23-6388) to be annexed into the City of Raleigh.

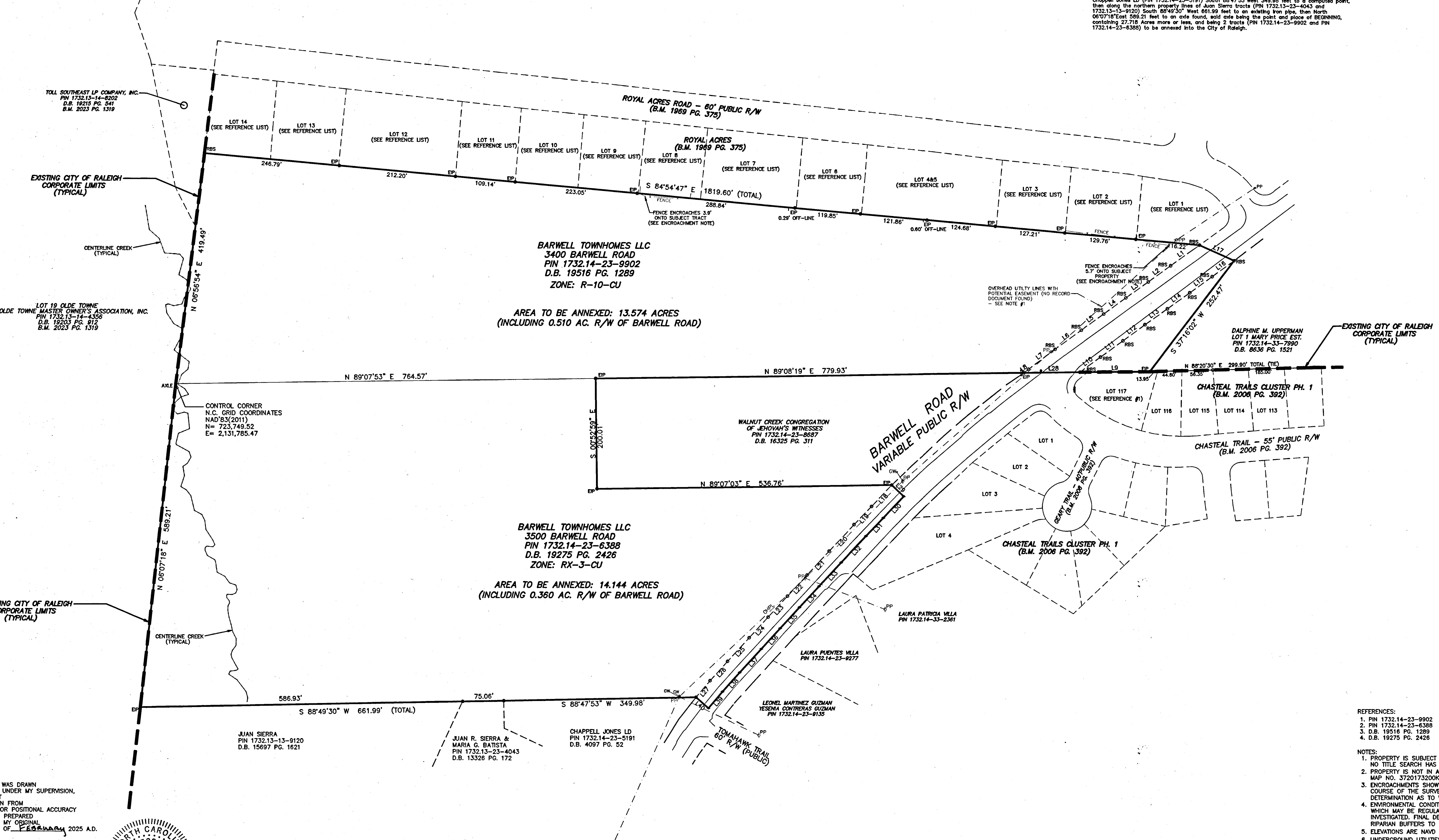


**ANNEXATION AREA**  
**27.718 ACRES** (TOTAL AREA OF PINS 1732.14-23-9902 & 1732.14-23-6388 AS WELL AS R/W OF BARWELL ROAD)

**LEGEND**

- (R/W) - RIGHT OF WAY
- (EP) - EDGE OF PAVEMENT
- (CSW) - CONCRETE SIDEWALK
- (CMP) - CORRUGATED METAL PIPE
- (RCP) - REINFORCED CONCRETE PIPE
- (PB) - PHONE BOX
- (OVH) - OVERHANG
- (CD) - CONCRETE DRIVEWAY
- (AD) - ASPHALT DRIVEWAY
- (SD) - SOIL DRIVEWAY
- (MB) - MAIL BOX
- (WSP) - WATER SPOUT
- (WV) - WATER VALVE
- (WH) - WATER HYDRANT
- (WVH) - WATER VALVE MONUMENT
- (PP) - POWER POLE
- (TF) - TELEPHONE POLE
- (OV) - GUY WIRE
- (OPH) - OVERHEAD POWER AND PHONE LINE
- (OPL) - OVERHEAD POWER LINE
- (OPLH) - OVERHEAD PHONE LINE
- (UG) - UNDERGROUND FIBER OPTIC MARKER
- (UGF) - UNDERGROUND FIBER OPTIC BOX
- (UGM) - UNDERGROUND GAS LINE MARKER
- (Y) - YARD INLET
- (CP) - CONCRETE PAD
- (SAT) - SATELLITE DISH
- (CLEAN) - CLEANOUT
- (CL) - CHAIN LINK FENCE
- (W) - WETLAND FLAG
- (T) - TIE TO
- (W) - WATER METER
- (G) - GRAVEL DRIVE
- (SPL) - SPLIT RAIL FENCE
- (S) - SILT FENCE
- (GDF) - GRAVEL DRAINAGE FEATURE
- (R) - REBAR
- (RM) - RETAINING WALL
- (CRW) - CONCRETE RETAINING WALL
- (W) - WOOD POST
- (UG) - UNDERGROUND GAS LINE
- (FO) - UNDERGROUND FIBER OPTIC LINE
- (T) - TRANSFORMER
- (RS) - REBAR SET
- (RFB) - REBAR FOUND
- (EP) - EXISTING IRON PIPE

- REFERENCES:**
14. LISA Y. ELISON  
LOT 14 ROYAL ACRES  
PIN 1732.13-14-2522  
D.B. 6184 PG. 500
  13. JASON MOZZE  
LOT 13 ROYAL ACRES  
PIN 1732.13-24-0221  
D.B. 15550 PG. 2831
  12. AQUA NORTH CAROLINA INC.  
LOT 12 ROYAL ACRES  
PIN 1732.13-24-1280  
D.B. 13547 PG. 78
  11. JOSHUA BROWN & DONNA M. LERZ  
LOT 11 ROYAL ACRES  
PIN 1732.13-24-3150  
D.B. 18046 PG. 1756
  10. CONSTANCE MCDONALD  
LOT 10 ROYAL ACRES  
PIN 1732.13-24-4157  
D.B. 1691 PG. 172
  9. CONYX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC  
LOT 9 ROYAL ACRES  
PIN 1732.14-24-5175  
D.B. 17656 PG. 277
  8. MICHAEL HONG  
LOT 8 ROYAL ACRES  
PIN 1732.14-24-8195  
D.B. 13740 PG. 1913
  7. YUNGANG LI & ZHAOJIAN LI  
LOT 7 ROYAL ACRES  
PIN 1732.14-24-8154  
D.B. 12755 PG. 525
  6. ONKAR SHARMA & JYOTI SHARMA  
LOT 6 ROYAL ACRES  
PIN 1732.14-24-8152  
D.B. 10074 PG. 1850
  5. GRACE LITTLEJOHN HEIRS  
LOT 4&5 ROYAL ACRES  
PIN 1732.14-34-1160  
D.B. 2184 PG. 331
  4. MARIA WELDA MATHIAS SOSA & JOSE CUEVAS RAMIREZ  
LOT 3 ROYAL ACRES  
PIN 1732.14-34-4077  
D.B. 13361 PG. 1129
  3. LUIS MIGUEL CARRILLO & STEPHANIE ALICIA CARRILLO  
LOT 2 ROYAL ACRES  
PIN 1732.14-34-4077  
D.B. 16360 PG. 677
  2. ROBERT SILVESTER CLARK & PATRICIA JEAN FULFORD-CLARK  
LOT 1 ROYAL ACRES  
PIN 1732.14-34-6006  
D.B. 10084 PG. 803
  1. MARCO S. GILCHRIST & BARRY L. GILCHRIST  
LOT 17 CHATELAIN TRAILS CLUSTER PH.1  
PIN 1732.14-33-479  
D.B. 13716 PG. 2484  
B.M. 2006 PG. 362

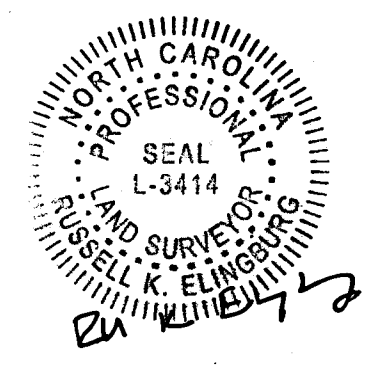


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 54°18'26" W	64.42
L2	S 54°17'11" W	49.87
L3	S 54°41'01" W	49.99
L4	S 53°49'19" W	49.95
L5	S 54°10'02" W	50.18
L6	S 54°00'20" W	58.70
L7	S 53°04'15" W	60.46
L8	S 52°28'54" W	10.63
L9	S 89°31'36" W	127.37
L10	N 54°06'22" E	46.34
L11	S 54°10'02" E	50.27
L12	N 53°49'19" E	49.99
L13	N 54°41'01" E	49.74
L14	N 54°17'11" E	50.04
L15	N 54°22'13" E	50.16
L16	N 54°05'14" E	49.19
L17	S 65°56'26" E	69.30
L18	S 43°19'53" W	53.51
L19	S 43°55'49" W	45.58
L20	S 43°22'14" W	65.86
L21	S 42°58'04" W	58.38
L22	S 42°54'33" W	52.31
L23	S 42°38'48" W	51.86
L24	S 42°35'13" W	50.79
L25	S 42°23'00" W	58.27
L26	S 41°59'14" W	47.22
L27	S 40°25'57" W	39.49
L28	S 69°08'19" W	101.51
L29	S 48°40'07" E	30.00
L30	S 43°19'53" W	53.67
L31	S 43°19'53" W	53.67
L32	S 43°19'53" W	53.67
L33	S 43°19'53" W	53.67
L34	S 43°19'53" W	53.67
L35	S 43°19'53" W	53.67
L36	S 43°19'53" W	53.67
L37	S 43°19'53" W	53.67
L38	S 43°19'53" W	53.67
L39	S 43°19'53" W	53.67
L40	N 49°34'03" W	30.00

- REFERENCES:**
1. PIN 1732.14-23-9902
  2. PIN 1732.14-23-6388
  3. D.B. 19516 PG. 1289
  4. D.B. 19275 PG. 2426
- NOTES:**
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
  2. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA BY FEMA FIRM MAP NO. 3720173200K PANEL 1732. LAST REVISED JULY 19, 2022.
  3. ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.
  4. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED. FINAL DETERMINATION OF STREAM LOCATIONS, APPLICABILITY, AND RIPARIAN BUFFERS TO BE DETERMINED BY NCDNR/JURISAT AT A LATER DATE.
  5. ELEVATIONS ARE NAVD 88.
  6. UNDERGROUND UTILITIES SHOWN TO EXTENT POSSIBLE THRU SURFACE STRUCTURES AND PAINTED LINES. UNDERGROUND UTILITY LOCATION IS APPROXIMATE AND MAY BE INCOMPLETE.

NORTH CAROLINA  
 WAKE COUNTY  
 I, RUSSELL K. ELINGSBURG, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:23,840 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14 DAY OF FEBRUARY 2025 A.D.



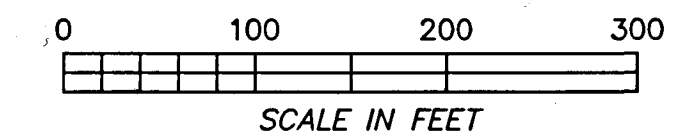
**RUSSELL K. ELINGSBURG**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. L-3414

I, RUSSELL K. ELINGSBURG, REGISTERED LAND SURVEYOR NO. L-3414, CERTIFY TO THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

**RKEL** P.L.S. (L-3414)

NOTE: ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTALLY UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



<b>REVISIONS</b>	<b>CONTIGUOUS ANNEXATION PLAT</b>		<b>ROBINSON &amp; PLANTE, P.C.</b>	
	<b>3400 &amp; 3500 BARWELL ROAD</b>		<b>LAND SURVEYING</b>	
	<b>FOR BARWELL TOWNHOMES LLC</b>		<b>970 TRINITY ROAD</b>	
			<b>RALEIGH, NC 27607</b>	
TOWNSHIP: ST. MARY'S	COUNTY: WAKE	SURVEY DATE: 1-12-24	SURVEYED BY: KS	
STATE: NORTH CAROLINA		SCALE: 1"=100'	DRAWN BY: RE	
ZONE: SEE ABOVE		P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: RKE	FILE: BARWELL RD-annex