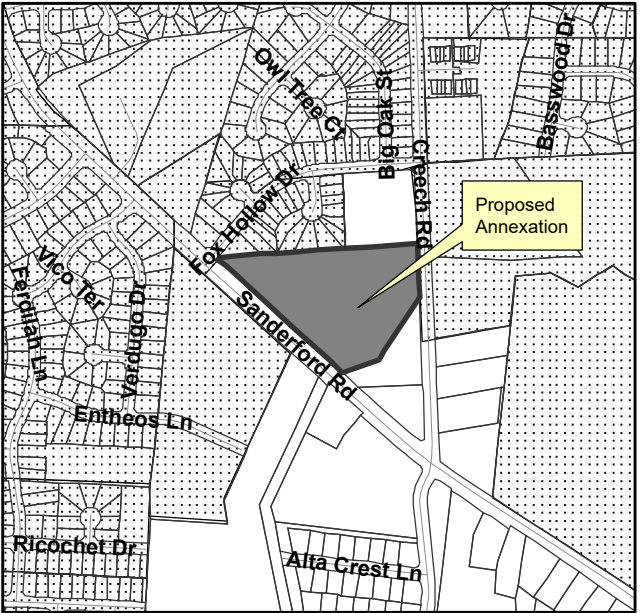







1:2,500

**3081 SANDERFORD RD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE X/XX/XX**



1:10,000

-  Proposed City Limits
-  Existing City Limits
-  ETJ



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

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

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

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_

Council District   C  

Annexation Case File#   AX-06-2023  

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			
Development Project Name: Sanderford Storage			
Street Address: 3081 Sanderford Rd. Raleigh, NC 27610			
City of Raleigh Subdivision approval #: S- _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
N/A	N/A	N/A	
Wake County (PINs) Property Identification Number(s): 1712632654			
Acreage of Annexation Site: 6.99		Linear Feet of New Public Streets within Annexation Boundaries: 0	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>			
Number of proposed dwelling units: 0			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>n/a</u>	Multi-Family - Condo/Apartment Unit Count <u>n/a</u>	Multi-Family – Townhouse Unit Count <u>n/a</u>
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input 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 Count Bedroom + Bath  ____ + ____ ____ + ____ ____ + ____



### 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 n/a.

**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 10 day of February, 2023 by the owners of the property described in Section B.

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

Signature [Signature] Date 2/10/2023

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

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

Name: Robert C Shunk Phone: \_\_\_\_\_

Address: 2310 S Miami Blvd Suite 235, Durham, NC

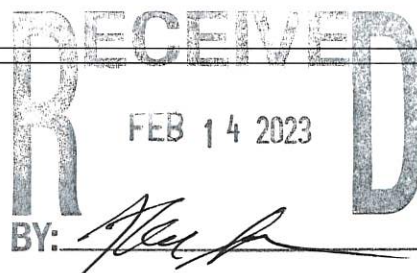
Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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



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**

By \_\_\_\_\_ Attest \_\_\_\_\_

**The City**

By \_\_\_\_\_ Attest \_\_\_\_\_  
Marchell Adams-David, City Manager 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**

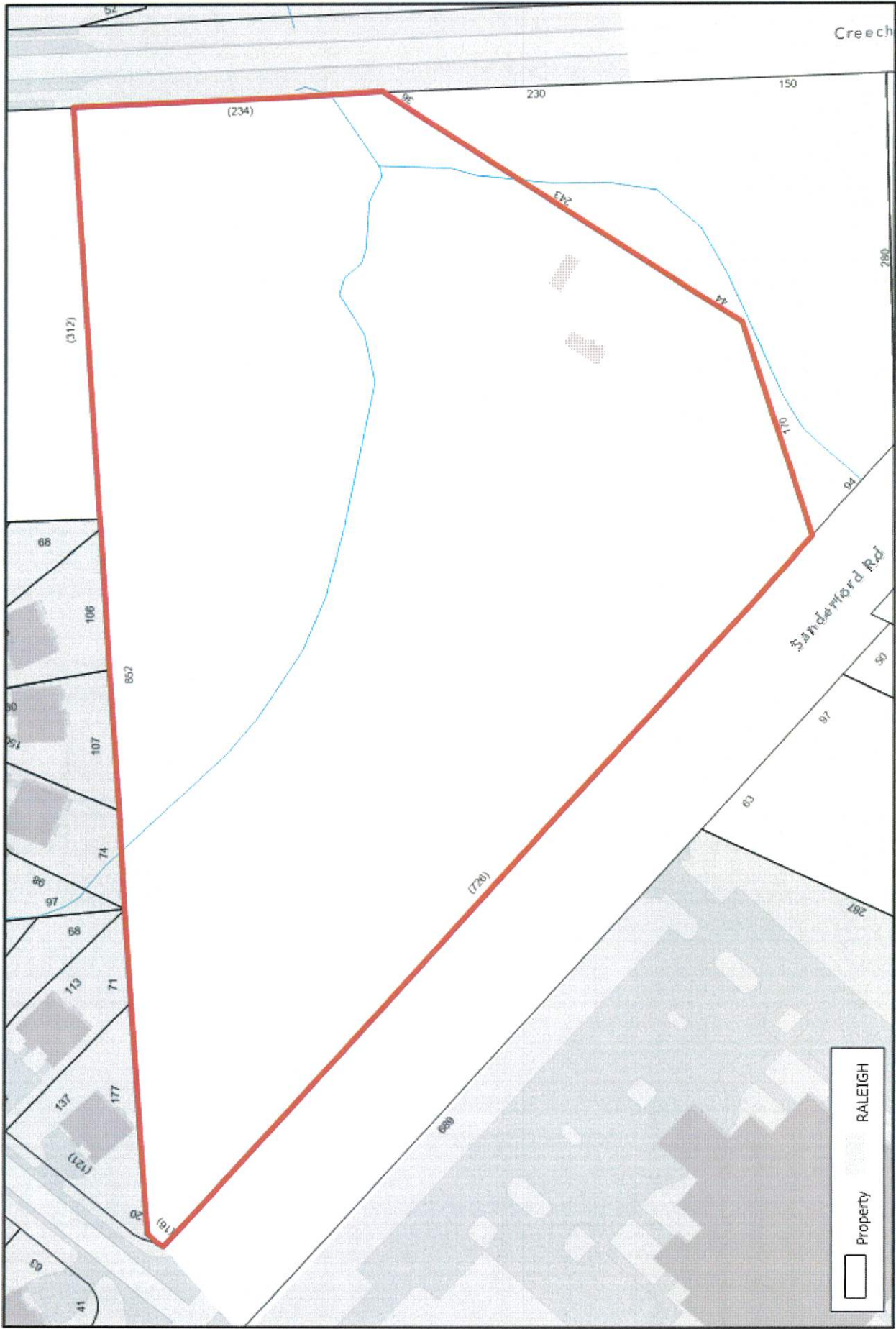
Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_.

Notary Public: \_\_\_\_\_

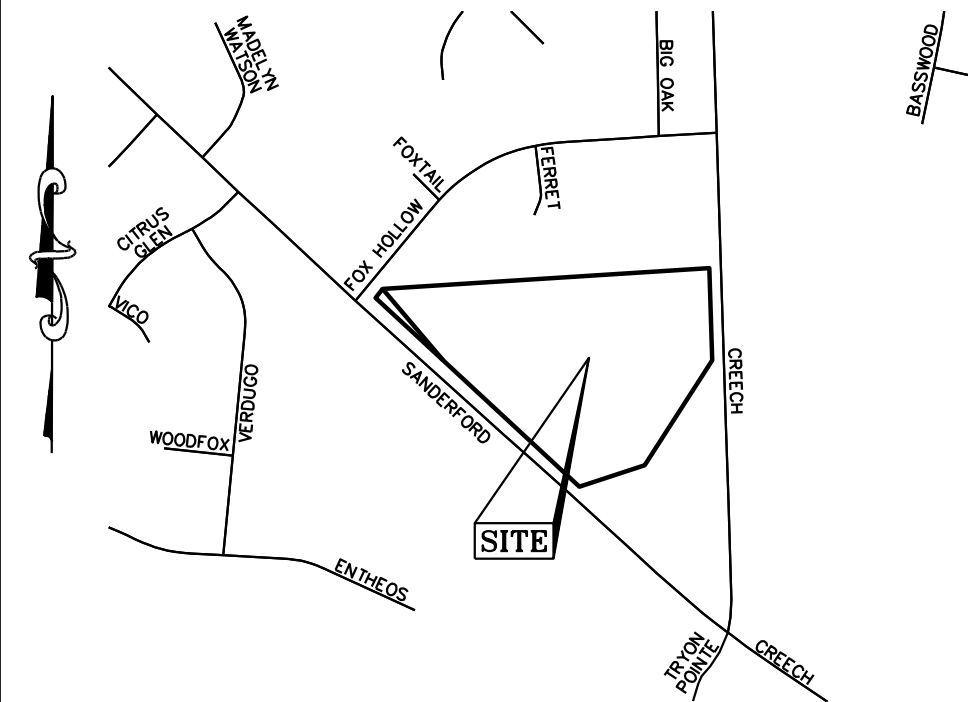
My commission expires \_\_\_\_\_

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





BASIS OF BEARINGS  
NC GRID NAD83 (NSRS 2011)

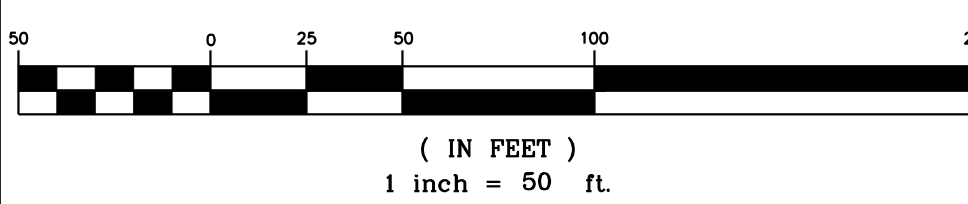


VICINITY MAP (NOT TO SCALE)

GENERAL NOTES:

1. BASIS OF BEARINGS: NAD '83 (2011). NORTH CAROLINA STATE PLANE COORDINATES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCING STATION (VRS) IN MARCH 2022. THE INITIAL STATE PLANE COORDINATES WERE SCALED FROM A CONTROL POINT HAVING GRID COORDINATES OF N: 729759.91', E: 2115747.75' AND HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00010059.
2. NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE PROJECT SITE.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
4. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
5. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL(S) 3720161800J AND 3720161700K, BOTH WITH EFFECTIVE DATE 05/02/2006.
6. THE SUBJECT PARCEL IS UNDER JURISDICTION OF THE CITY OF RALEIGH, ZONED CX-3 PER WAKE COUNTY GIS.
7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
8. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
9. AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND DISTURBING ACTIVITIES: NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER RESOURCES (DWR) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (158A NCAC 2B.0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.
10. RIPARIAN BUFFER DETERMINATION AND WETLANDS REFERENCED FROM A MAP PROVIDED BY SAGE ECOLOGICAL SERVICES, INC. SAGE PROJECT NO. 2202.025, DATED 02/17/2022.

GRAPHIC SCALE



REVISION

DATE DESCRIPTION

--/--/----

CITY OF RALEIGH ANNEXATION MAP  
SITE LOCATION:  
**3081 SANDERFORD ROAD**  
**RALEIGH, NORTH CAROLINA**  
**ST. MARY'S TOWNSHIP, WAKE COUNTY**  
PREPARED FOR:  
**STACKHOUSE DEVELOPMENT, LLC**



463 Second St - Ayden - NC 28513  
252-565-2657 - NC FIRM # P-2153

Title Search	N/A	Date	Proj. ID
Surveyed By	WT/CG	FEBRUARY 10, 2023	2022021501
Survey Date(s)	APRIL 2022	Scale	Sheet No.
Field Book	774	1" = 50'	1 OF 1

- LEGEND
- Line Surveyed
  - Line Not Surveyed
  - Wetlands Limits
  - Corporate Limits
  - Iron Property Corner
  - Utility Pole
  - Existing Iron Pipe
  - Set Iron Pipe
  - Existing Iron Stake
  - Computed Point
  - Below Grade
  - Above Grade
  - Deed Book
  - Book of Maps
  - Page Number
  - Right of Way
  - Now or Formerly
  - Edge of Pavement
  - Back of Curb
  - Chain Link Fence



SURVEYOR CERTIFICATION

I, CALE R. GALLOWAY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHERMORE, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SURVEYOR: *Cale R. Galloway*  
DATE: 02/14/2023

MISCELLANEOUS/PRELIMINARY CERTIFICATE

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING AND DEVELOPMENT OFFICER/  
WAKE COUNTY REVIEW OFFICER

THIS PLAT IS NOT TO BE  
RECORDED AFTER \_\_\_\_  
DAY OF \_\_\_\_  
ONE (1) COPY TO BE  
RETAINED FOR THE  
CITY. THIS PLAT IS \_\_\_\_  
OUT OF THE CITY  
LIMITS

**WRITTEN CONSENT OF  
THE BOARD OF DIRECTORS  
IN LIEU OF MEETING**

June 20<sup>th</sup>, 2022

The undersigned, constituting all of the members of the Board of Directors (the “**Board**”) of the Entities (as further described below), hereby take the following actions and adopt the following resolutions:


**APPOINTMENT OF SECRETARY**

WHEREAS, Jonathan Gindes and Peyton Anderson serve as the Board for the following entities (each, an “**Entity**” and collectively, the “**Entities**”); and

4104 S Miami Holdings LLC  
914 Dowling Holdings LLC  
919 Storage 15-501 LLC  
919 Storage 72 MEL LLC  
919 Storage Capitola LLC  
919 Storage Creedmoor Road LLC  
919 Storage Ellis LLC  
919 Storage Fox Road LLC  
919 Storage Guess Road LLC  
919 Storage Hilltop-Needmore LLC  
919 Storage Hopson Road LLC  
919 Storage LLC  
919 Storage MLK LLC  
919 Storage NC 54 LLC  
919 Storage NC 55 LLC  
919 Storage NC 751 LLC  
919 Storage NC 98 LLC  
919 Storage Old Oxford LLC  
919 Storage Sanderford LLC  
919 Storage US 70 LLC  
Battle Bridge Holdings LLC  
Creedmoor Road Holdings LLC  
East Club Holdings LLC  
East Garner Holdings LLC  
Marry Lane Holdings LLC  
NC 42 Holdings LLC  
Smithfield-Poole Holdings LLC  
Stackhouse Development Buffaloe Road 2 LLC  
Stackhouse Development Buffaloe Road LLC  
Stackhouse Development LLC  
Stancil Farm Road Holdings LLC



IN WITNESS WHEREOF, the undersigned have executed this Action by Written Consent of the Board of Directors in Lieu of Meeting as of the date first set forth above, which may be executed in one or more counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same instrument. This action shall be filed with the minutes of the proceedings of this Board of Directors and shall be effective as of the date first above written. Any copy, facsimile or other reliable reproduction of this action may be substituted or used in lieu of the original writing for any and all purposes for which the original writing could be used, provided that such copy, facsimile or other reproduction be a complete reproduction of the entire original writing.

  
\_\_\_\_\_  
Jonathan Gindes  
\_\_\_\_\_  
Peyton Anderson

**ALL OF THE DIRECTORS**



Contiguous Annexation – City of Raleigh, North Carolina

Property of 919 Storage Sanderford LLC

A legal description of a certain parcel of land situated in Wake County and as recorded in DB 19054 PG 2477 and DB 19054 PG 2480 in the Wake County Registry, identified as PIN# 1712632654, address 3081 Sanderford Road and more specifically described as:

Starting near the intersection of Sanderford Road (SR 2564) and and Fox Hollow Drive at an iron pipe and having NC Grid Coordinates (NAD '83 – 2011) of N: 723812.42 and E: 2115749.67, being the POINT OF BEGINNING,

Thence, North  $85^{\circ}55'22''$  East 852.57 feet to an iron pipe on the western right-of-way (R/W) of Creech Road (SR 2537);

Thence following said R/W, South  $2^{\circ}08'20''$  East 240.64 feet to an iron pipe;

Thence leaving said R/W, South  $32^{\circ}21'55''$  West 324.46 feet to an iron pipe,

Thence, South  $71^{\circ}27'24''$  West 179.27 feet to an iron pipe on the northeastern R/W of Sanderford Road;

Thence following said R/W, North  $47^{\circ}35'48''$  West 482.42' to a point;

Thence continuing on the same bearing 240.86 feet to a point along Sanderford Road R/W;

Thence leaving said R/W and following Fox Hollow Drive R/W, North  $38^{\circ}20'12''$  East 29.55 feet to the POINT OF BEGINNING;

Encompassing a total area of 304,679 square feet or 6.994 acres, more or less.