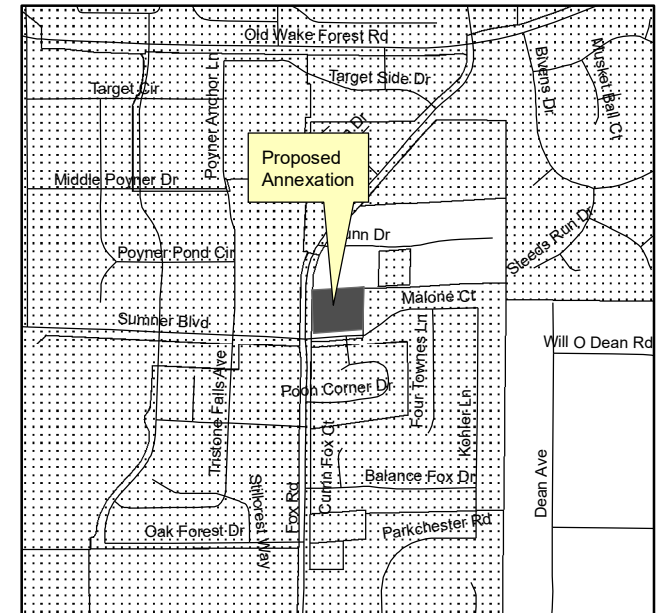




1 inch = 250 feet

**6100 FOX RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 7/1/22**



 Proposed City Limits

1 inch = 1,000 feet

 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-7-2022

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

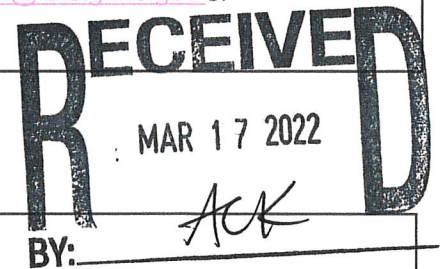


Section A Submittal Deadlines			
Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.			
Section B Summary Information / Metes and Bounds Descriptions			
Development Project Name: Fox Road Townhomes			
Street Address: 6100 Fox Rd. Raleigh NC 27615			
City of Raleigh Subdivision approval #: SPR-0196-2019_____ or	Building Permit #: _____ or	Group Housing #: GH-_____-_____-_____	
Wake County (PINs) Property Identification Number(s): 1726895468			
Acreage of Annexation Site: 1.47		Linear Feet of New Public Streets within Annexation Boundaries: 0	
Annexation site is requesting connection to City of Raleigh Water <u> X </u> and/or Sewer <u> X </u>			
Number of proposed dwelling units: 12			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u> 0 </u>	Multi-Family - Condo/Apartment Unit Count <u> 0 </u>	Multi-Family – Townhouse Unit Count <u> 12 </u>
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes <u> No </u>		

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BY: AK

Complete only for Condo/Apartment units:		
Are buildings multi-story with stacked units? NO	Will there be a community trash compactor? No	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath 12 _3 bed_ + _2.5 bath_ _____ _____ + _____

Building Square Footage of Non-Residential Space: 0	
Specific proposed use (office, retail, warehouse, school, etc.): _N/A_____	
Projected market value at build-out (land and improvements): \$ _4,200,000_____	
Applicant Contact Information	
Property Owner(s): Murdock & Gannon Construction, Inc. Stephen Gannon, President	
Primary Mailing Address: PO Box 61370 Raleigh NC 27661	
Phone: 919-649-5549	Email: StephenGannon2003@yahoo.com
Project Contact information (if different that property owner)	
Contact(s): same as above	
Primary Mailing Address:	
Phone:	Email:
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	



Section C Annexation Petition	BY: _____
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:

XX

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 / XX 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? 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 18th day of February, 2022 by the owners of the property described in Section B.

Owner's Signature(s):

Signature

Stephen A. Jam

2-18-22 Date

Signature

Date

Signature

Date

Signature

Date

Corporate Seal

Print Owner Name(s) and Information:

Name: _____ Phone: _____

Address: _____

Name: _____ Phone: _____

Address: _____

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MAR 17 2022
BY: ACK

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: _____

Page 3 of 6 REVISION 07.28.21 raleighnc.gov

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 6100 Fox Rd. Raleigh NC 27615 _____,

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).

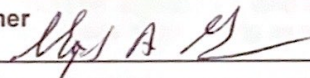
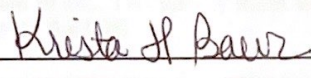
NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

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
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
<p>Witness my hand and official seal this the _____ day of _____ in the year of _____.</p> <p>Notary Public: _____</p> <p>My commission expires _____</p>	

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:	
	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)
x	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1
x	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .
x	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.
x	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.
x	<div> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </div> <div> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </div>
x	Projected Market Value of Development at build-out (land and improvements).
x	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.
x	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:	
x	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.
x	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!
x	Corporate Seal for property owned by a corporation.

	<u>Rezoning Application</u> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .
	Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.
	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).

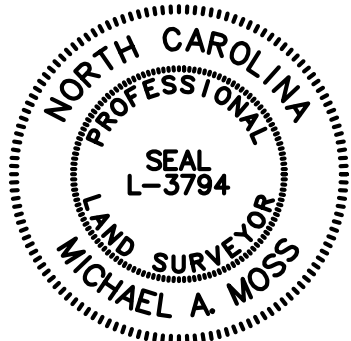
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 17TH DAY OF FEBRUARY A.D. 2022.

DocuSigned by:
Michael A. Moss
83D193173200411...
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

DocuSigned by:
Michael A. Moss
83D193173200411...
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



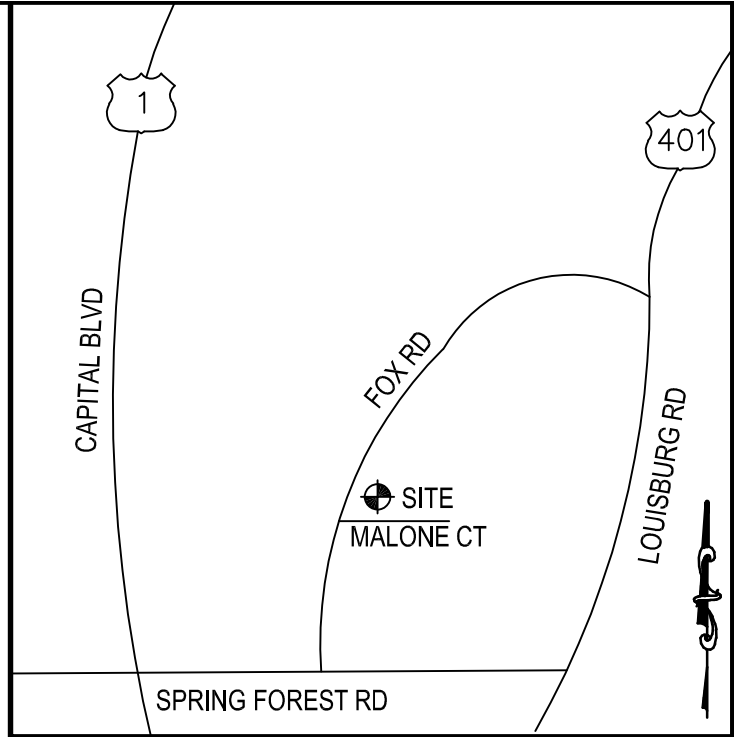
ANNEXATION MAP
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

FLOOD HAZARD STATEMENT
THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD ZONE. PER F.I.R.M. PANEL NUMBER 3720-1726-00J WITH AN EFFECTIVE DATE OF MAY 2, 2006.

RECEIVED

By Carmen Kuan at 8:42 am, Mar 01, 2022

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 48°51'42" E	46.37'
L-2	S 87°11'49" W	67.43'



VICINITY MAP

LEGEND:

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

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PR

LINE TYPE LEGEND

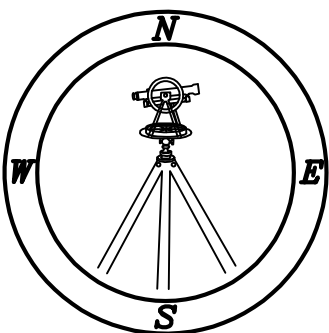
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

ANNEXATION MAP FOR
FOX ROAD TOWNHOMES
6100 FOX ROAD
LOT 1, PROPERTY JAMES E MALONE
OWNER: MURDOCK & GANNON CONSTRUCTION, INC.
REF: D.B. 15764, PAGE 2049
REF: B.M. 1981, PAGE 329
NEUSE TOWNSHIP
RALEIGH, WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

FEBRUARY 7, 2022
ZONED R-10-CU (Z-8-17)
PIN #1726-89-5468



CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(X:\SUBS\FOX ROAD TOWNHOMES - JC)

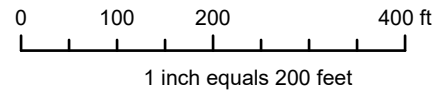
CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTHERN RIGHT-OF-WAY OF (S.R.#2042) FOX ROAD AND MALONE COURT, SAID POINT BEING LOCATED N 48°51'42" E A DISTANCE OF 46.37' FROM THE INTERSECTION OF FOX ROAD AND MALONE COURT; THENCE LEAVING SAID POINT ALONG FOX ROAD RIGHT-OF-WAY N 00°49'08" E A DISTANCE OF 238.75' TO A POINT; THENCE N 87°11'49" E A DISTANCE OF 271.00' TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATES N(y): 769,637.07' E(x):2,128,709.02'; THENCE S 00°54'36" W A DISTANCE OF 230.75' TO A POINT; THENCE S 85°30'19" W A DISTANCE OF 271.26' TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 63,443 SQUARE FEET, 1.456 ACRES.



Corporate Limits



Disclaimer
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