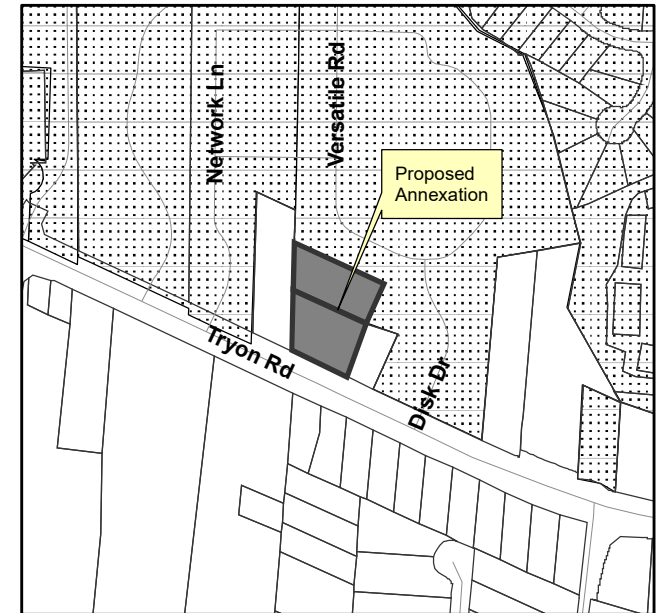
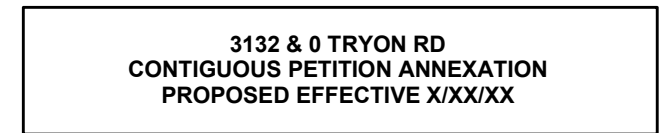
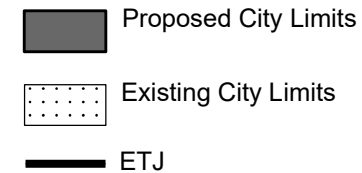




1:1,000



1:5,500



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number_____

Council District D

Annexation Case File# AX-08-2023

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			
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: Tryon Square Subdivision			
Street Address: 3132 Tryon Rd., Raleigh			
City of Raleigh Subdivision approval #: S- 0011 - 2022 or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s): 0792254878, 0792265000			
Acreage of Annexation Site: 1.03 gross, 0.959 net	Linear Feet of New Public Streets within Annexation Boundaries: 148.23'		
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: 12			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count _____	Multi-Family – Townhouse Unit Count <u>12</u>
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" 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 <div style="text-align: right;"> _____ + _____ _____ + _____ _____ + _____ </div>

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): \$ _____	
Applicant Contact Information	
Property Owner(s): Carolina 2013 LLC c/o Angnes Lam	
Primary Mailing Address: PO Box 3883, Cary, NC 27519	
Phone: 919-961-1818	Email: angneslam@gmail.com
Project Contact information (if different than property owner)	
Contact(s): Same as Property Owner	
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: Sarah.Shaughnessy@raleighnc.gov .	

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the 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 13 day of February, 2023 by the owners of the property described in Section B.

Owner's Signature(s):

Signature [Signature] Date 2/13/2022

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Carolina 2013 LLC Phone: 919-961-1818

Address: 5301 Denise Dr, Raleigh, NC 27606

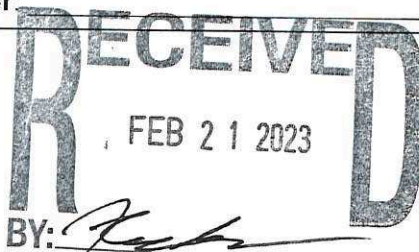
Name: _____ Phone: _____

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: _____



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 13 day of February, year of 2023 by and between the City of Raleigh, North Carolina, (the "City") and Carolina 2013 LLC, (the "Owner");

WITNESSETH

WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. SUB-0011-2022;

WHEREAS, The Owner has initiated a development project at Tryon Square Townhomes Subdivision, City file SUB-0011-2022, 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

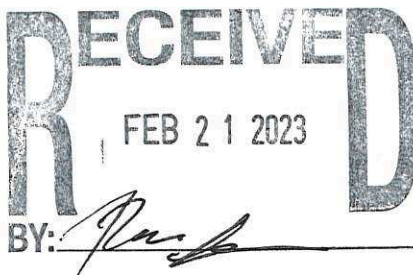
Seal

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.



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"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: Sarah.Shaughnessy@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , 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.		
<input checked="" type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

RWK, PA

ENGINEERING ~ SURVEYING

CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

LAND DESCRIPTION OF

WAKE COUNTY PIN# 0792265000 & 0792254878

NEW LOT 2 of BOOK OF MAPS 1999 PAGE 962

TRYON ROAD, RALEIGH, NC

ALL THAT PIECE OR PARCEL OF LAND LYING IN WAKE COUNTY, NORTH CAROLINA KNOWN AS "NEW LOT 2" AS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS OFFICE IN BOOK OF MAPS 1999 PAGE 962, A RECOMBINATION PLAT PARTIALLY TITLED "UF-RALEIGH, LLC" AND SHOWN AS TRACT 1 AND TRACT 2 IN DEED BOOK 18645 PAGES 2172 CURRENTLY STANDING IN THE NAME OF CAROLINA 2013, LLC, AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EIP IN THE NORTH RIGHT-OF-WAY OF TRYON ROAD (NCSR 1009) AND A COMMON LINE WITH LAND DESCRIBED IN DB 8148 PG 1603 IN THE NAME OF STEVEN C. SMITH AND WITH SMITH RUNS;

THENCE, N 02°00'42" E A DISTANCE OF 144.38' TO AN EIP, AND RUNS;

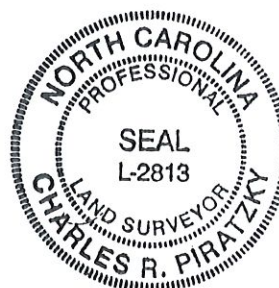
THENCE, WITH SMITH N 01°13'36" E A DISTANCE OF 112.82' TO AN EIP IN A WESTERN CORNER OF "NEW LOT 1" AS SHOWN IN SAID BOOK OF MAPS 1999 PAGE 962, AND RUNS;

THENCE, WITH "NEW LOT 1" S 65°18'28" E A DISTANCE OF 236.61' TO AN EIP, AND RUNS;

THENCE, WITH "NEW LOT 1" S 24°43'11" W A DISTANCE OF 103.60' TO AN EIP AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN DB 16576 PG 2365 IN THE NAME OF AYAN HASHI & ABDIRHMAN SHARMAKE, AND RUNS;

THENCE, WITH SHARMAKE S 19°28'13" W A DISTANCE OF 134.73' TO AN EIP IN THE NORTH RIGHT-OF-WAY OF TRYON ROAD, AND RUNS;

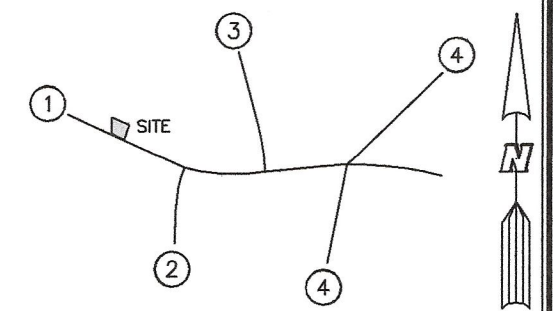
THENCE, N 64°53'34" W A DISTANCE OF 148.23' TO THE POINT AND PLACE OF BEGINNING AND HAVING AN AREA OF 44,869 SQUARE FEET, OR 1.030 ACRES to be the same MORE or LESS.



Ch R. Piratzky 11-24-2023

NOTES

- PIN: 0792254878 & 0792265000
- ZONING: R-10
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ALL DISTANCES SHOWN HAVE BEEN MEASURED HORIZONTALLY ON THE GROUND.
- THE LAND SHOWN ON THIS PLAT IS NOT IN A 100-YEAR FLOOD HAZARD PER FIRM NUMBER 3720079200J EFF. 5/02/2006.
- ELEVATIONS ARE BASED ON NAVD '88.
- EASEMENTS FROM BM 2004 PG 1007
- PRIVATE IMPROVEMENTS FROM SURVEY ENTITLED CAROLINA 2013, INC BY JOHN Y. PHELPS, JR DATED 06-03-2021.



1 TRYON RD
2 SADIE HOPKINS ST
3 TRAILWOOD HILLS DR
4 LAKE WHEELER RD

VICINITY MAP - NOT TO SCALE

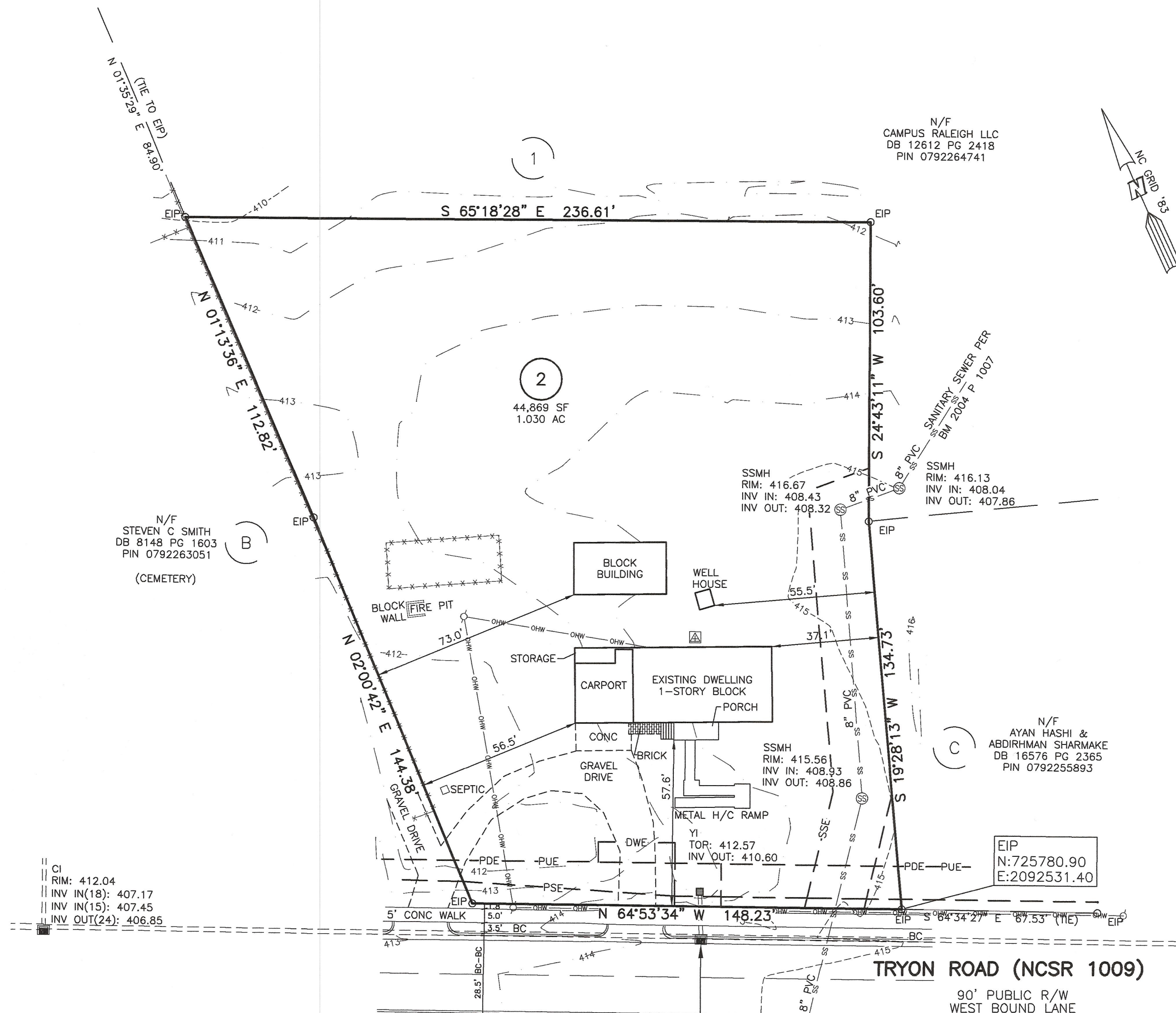
LEGEND

- AIR CONDITIONER
- BACK OF CURB
- BACK FLOW PREVENTER
- CLEANOUT
- CURB INLET
- DRILL HOLE SET
- TEMPORARY DRIVEWAY EASEMENT
- EXISTING CONCRETE MONUMENT
- EXISTING DRILL HOLE
- EXISTING IRON STAKE
- EXISTING IRON PIPE
- ELECTRIC METER
- EXISTING PK NAIL
- ELECTRIC STUB
- FLARED END SECTION
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- GAS METER
- GUY
- INVERT
- IRON PIPE SET
- IRON ROD SET
- LIGHT POLE
- MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PK NAIL SET
- PERMANENT DRAINAGE EASEMENT
- POINT NOT SET
- PERMANENT SLOPE EASEMENT
- PERMANENT UTILITY EASEMENT
- RAIL ROAD SPIKE
- SANITARY SEWER EASEMENT
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- FIELD MEASUREMENT

LINE TYPES

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT
- FENCE
- OVERHEAD WIRE
- SANITARY SEWER
- STORM PIPE
- 1' CONTOUR LINE
- 5' CONTOUR LINE

IMPERVIOUS SURFACES	
HOUSE	1,770 SF
GRAVEL DRIVE	1,440 SF
BLOCK BUILDING	580 SF
WALK	400 SF
MISCELLANEOUS	250 SF
TOTAL	4,440 SF
MAX. IMPERVIOUS	44,869 x 0.65
	22,883 SF



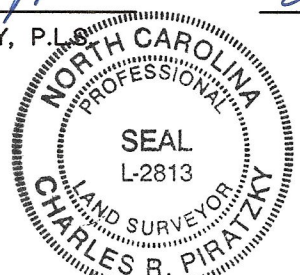
METADATA TABLE
TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS
DATUM/EPOCH: NAD'83-2011 / 2
GEOID MODEL: 12B
UNITS: US SURVEY FEET
VERTICAL DATUM (IF SHOWN): NAVD'88
COMBINED GRID FACTOR: 0.99998013

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION, THAT THE WORK WAS DONE TO THE BEST OF MY KNOWLEDGE AND CAPABILITY AND IS BASED ON NAD '83 DATUM.

GPS DATA OBTAINED ON AUGUST 4, 2021 THE GRID COORDINATES SHOWN WERE DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD'83 (2011) DATUM. THE 95% ERROR ELLIPSES FOR THE SURVEY POINTS ARE N: 0.05' AND E: 0.05'. THE GRID COORDINATE UNITS AS SHOWN ARE US SURVEY FEET.

Charles R. Piratzky
CHARLES R. PIRATZKY, P.L.
L-2813
DATE 8-13-2021



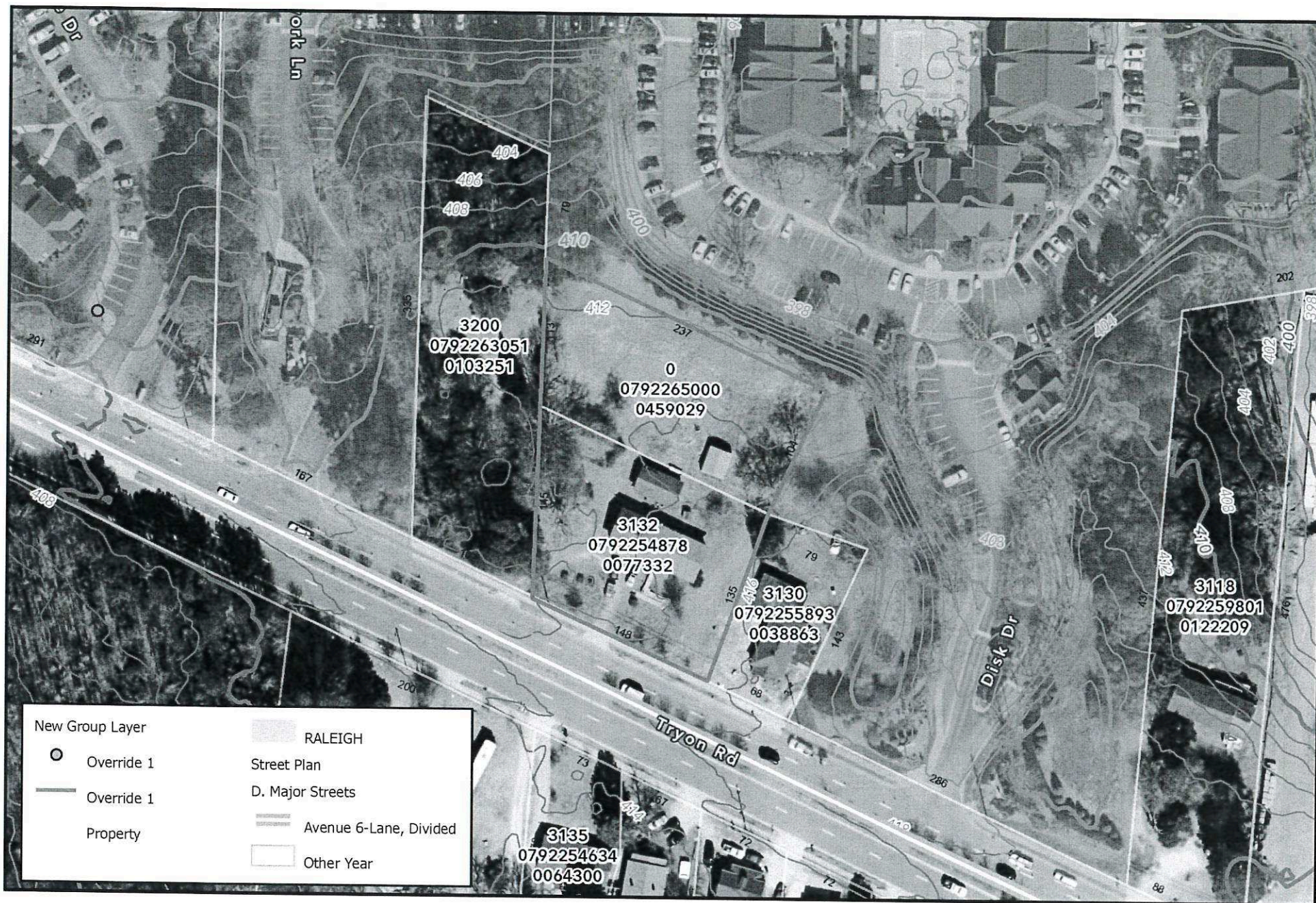
SCALE: 1" = 30'
CONTOUR INTERVAL = 1'
VERTICAL DATUM PER NAVD '88

REV.	DATE	REVISION	CK'D
DATE DRAWN: AUGUST 4, 2021	BY: RAM	CK'D: CRP	
SURVEYED: Q:\FieldLoc\NRIDGE24GPS041116.txt			

EXISTING CONDITIONS SURVEY FOR
EDWARD EARL & ALYCE A WILLIAMS
3132 TRYON ROAD
LOT 2, UF-RALEIGH, LLC
EDWARD E & ALYCE A WILLIAMS PROPERTY
SWIFT CREEK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REFERENCES:
BM 2004, PG 1007
BM 1999, PG 962
DB 17186, PG 2063-2066
NCDOT PROJECT #: PW-2004-4

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056
P:\TRYON ROAD 3132\TRYON ROAD 3132.DWG
1 OF 1



3132 Tryon Rd_Annexation Exhibit