

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: Avaiya Globe Road

Street Address: 3108 Globe road Morrisville Nc

City of Raleigh Subdivision approval #:
S- _____ - _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

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

0758-44-5984 (Durham)

Acreage of Annexation Site:
.9658

Linear Feet of New Public Streets within Annexation Boundaries:

Annexation site is requesting connection to City of Raleigh Water and/or Sewer *mpm*

For Sewer-Only Requests:

Applicant has received a contract for service from Raleigh Water: Yes. No

Number of proposed dwelling units: 1

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u> 1 </u>	Multifamily - Condo/Apartment Unit Count <u> </u>	Multifamily – Townhouse Unit Count <u> </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 ____ _____ + _____ ____ _____ + _____ ____ _____ + _____
Building Square Footage of Non-Residential Space: 0			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>1.5 - 2 M</u>			
Applicant Contact Information			
Property Owner(s): <u>Hitesh Avaiya</u>			
Primary Mailing Address: <u>408 cole crest ct , Cary NC 27513</u>			
Phone: <u>262-627-0941</u>	Email: <u>havaiya@yahoo.com</u>		
Project Contact information (if different than property owner)			
Contact(s): <u>Keith Larson moonlite electric and construction.</u>			
Primary Mailing Address: <u>104 C woodwinds Ind Ct Cary NC 27511</u>			
Phone: <u>919-337-2528</u>	Email: <u>klarsen@moonliteconstruction.co</u>		
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@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 Unified Development 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:

<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	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 / X 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 07th day of Feb, 2025 by the owners of the property described in Section B.

Owner's Signature(s):	Corporate Seal
Signature <u>[Signature]</u> Date <u>02/07/2025</u>	
Signature <u>[Signature]</u> Date <u>02/07/2025</u>	
Signature _____ Date _____	
Signature _____ Date _____	

Print Owner Name(s) and Information:

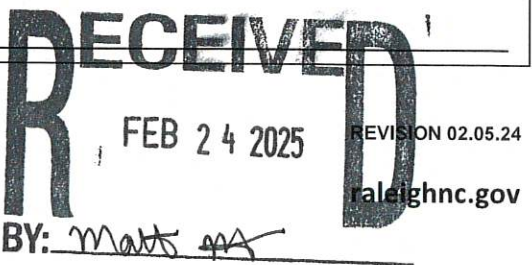
Name: HITESH AVAIYA Phone: 2626270941
Address: _____

Name: KRISHNA AVAIYA Phone: 2626270943
Address: 2571 Silas Peak Lane, Alex NC 27523

Above signature(s) attested by [Signature] Keith Larson

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: _____



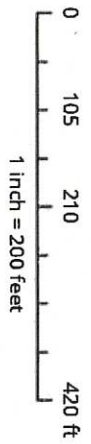
Section D Submittal Checklist

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 type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water	
<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 emailed to: rezoning@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 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 checked="" 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 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 checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

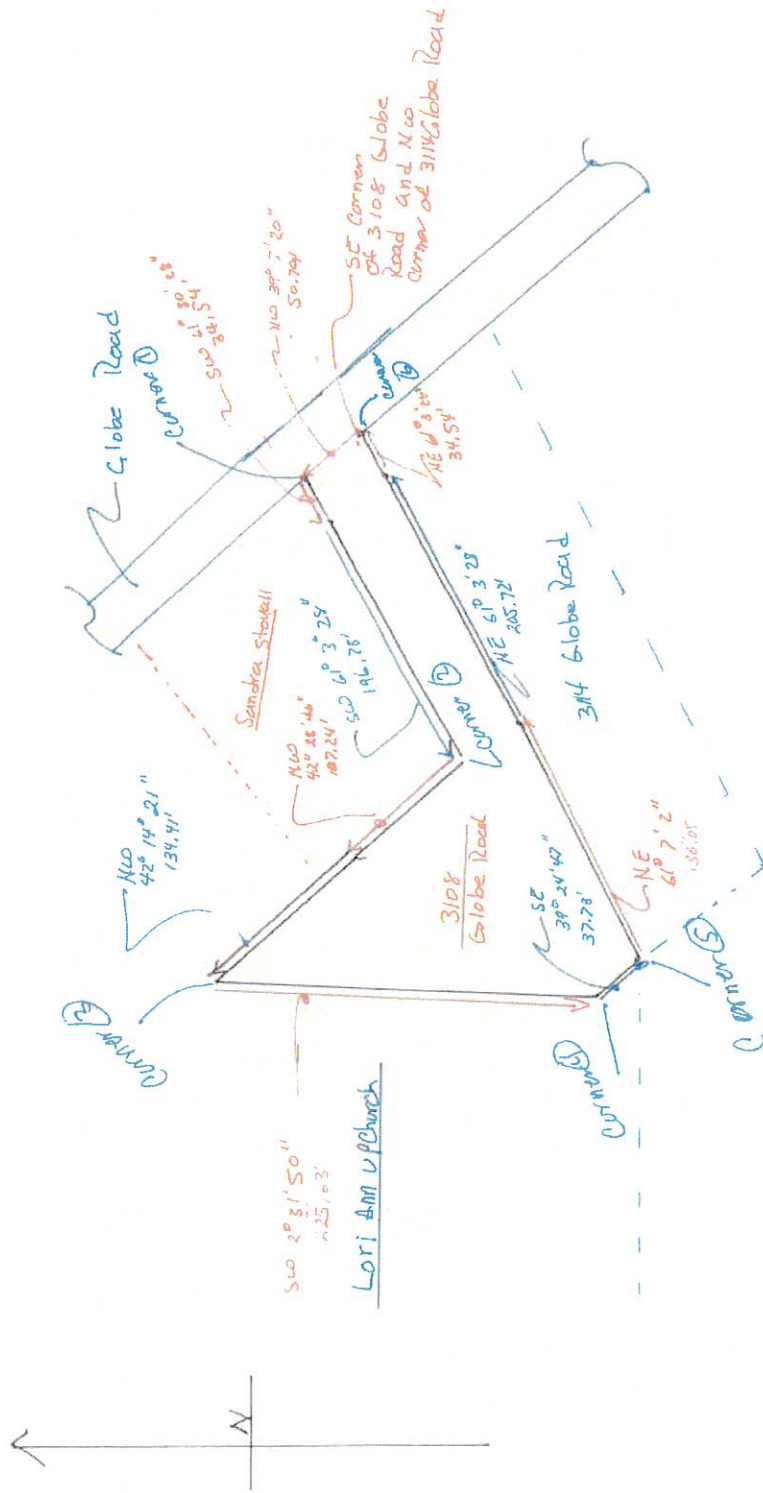


Aerial



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.

Meters and Bonds For 3108 Globe Road.





LEGEND

- EXISTING BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPLETED PROPERTY
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- EASEMENT
- SETBACK LINE
- WOOD LINE
- OVERHEAD ELECTRIC LINE
- EXISTING IRON PIPE
- IRON PIPE SET
- RW
- EXISTING BUILDING
- EB
- EAST
- S
- WEST
- DB
- DEED BOOK
- PB
- PLAT BOOK
- PG
- PAGE
- GUY WIRE
- UTILITY HAND-HOLE
- CLEAN OUT
- TELEPHONE PEDESTAL
- MANHOLE
- SIGN
- BOX
- DROP INLET
- UTILITY POLE

SITE DATA:

- 1. THIS SITE IS NOT LOCATED IN A DEVELOPMENT TIER
- 2. THIS SITE IS LOCATED IN THE LOWER NEUSE RIVER BASIN
- 3. THIS SITE IS NOT LOCATED IN A WATERSHED PROTECTION OVERLAY
- 4. THIS SITE IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:

NOTE:

THIS DEVELOPMENT WITHIN THIS SITE IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:

IRRM PANEL: 3720075800K
EFFECTIVE DATE: JULY 19, 2022

NOTES:

1. THIS PLAN WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. ALL DISTANCES ARE HORIZONTAL, SUPPLIED TO THE SURVEYOR BY THE CLIENT.
2. ALL DISTANCES ARE HORIZONTAL. SUPPLIED TO THE SURVEYOR BY THE CLIENT.
3. ALL DISTANCES ARE HORIZONTAL. SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. AREAS COMPLETED USING THE COORDINATE METHOD.
5. ZONED "RP" PER DURHAM COUNTY GIS.
6. HORIZONTAL ALIGNMENT ZONE RR PER DURHAM COUNTY UDD SEC. 6.2.1.1.A1.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBMITTED TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
8. THIS PLAN IS CONSIDERED PRELIMINARY UNLESS SIGNED AND SEALED BY A LICENSED SURVEYOR.
9. STREAMS ON ADJACENT PARCELS HAVE BEEN LOCATED VIA SURVEY AND DO NOT ENCUMBER THE SURVEYED PROPERTY.
10. STREAMS ON ADJACENT PARCELS HAVE BEEN LOCATED VIA SURVEY AND DO NOT ENCUMBER THE SURVEYED PROPERTY.
11. THIS PLAN CORRECTS THE RED NUMBERS OF THE PREVIOUS SURVEY AND IS SUBMITTED ELECTRONICALLY BY "NCS" AND THE PLAN OF THIS SUBJECT IS IN AGREEMENT WITH THE DURHAM COUNTY REGISTRY OF DEEDS.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 9350 PG 677), THAT THE BOUNDARIES NOT SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS PART OF THIS PLAN. THIS PLAN IS A PART OF A SET OF PLANS THAT TOGETHER DEFINE THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THIS PLAN. THIS PLAN IS ACCURATE AS CALCULATED IS 1:10,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THE 11TH DAY OF FEBRUARY, A.D. 2025.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1, CERTIFY THAT THE SURVEYED AREAS AND PARCELS OF LAND OR ONE OR MORE EXISTING STREETS FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE PARCEL OR EASEMENT THAT IS IDENTIFIED BY DEED OR PLAT RECORD OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

Sealed by: **Steven P. Carson, PLS**
Professional Surveyor
No. 14782
7/11/2025

STEVEN P. CARSON, PLS
E-MAIL: STEVEN@BATEMANCIVILSURVEY.COM
NC LICENSE NO. 14782

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.02
TYPE OF GPS FIELD PROCEDURE: IN REAL TIME NETWORK
DATE OF SURVEY: NOVEMBER 2022
DATUM/EPOCH: NAD83 / NRSR2011.SPC
GEOID MODEL: IJ
COMBINED GRID FACTORS: 0.9993729
UNITS: US SURVEY FEET

AREA CALCULATIONS/NEW DEDICATED RIGHT-OF-WAY:

NUMBER OF OLD LOTS: 2	NUMBER OF NEW LOTS: 2
TOTAL LOT AREAS: 17,274 SF / 1,989 AC	NEW AREA (TOTAL): 43,377 SF / 0,9935 AC
PID 7: 39,885 AC (0.9188 AC)	NEW AREA (LOT): 43,377 SF / 0,9935 AC
23467: 43,338 SF / 0.9889 AC	NEW DEDICATED RW: 3,381 SF / 0.0778 AC
	1,727 SF / 0.0389 AC

Register of Deeds
Sharon A. Davis
Durham County, NC
02/12/2025 12:24:47PM
BT: PLAT B: 212 P: 133 Pages: 1
PLAT -- PLAT
INSTRUMENT #2025123904
Justin Armstrong

OWNER DATA:

OWNER: KRISHNA AVAYA & KRISHNA AVAYA
PIN: 0758-44-5984
DEED: DB 9992 PG 688
ADDRESS: CARY, NC 27513

OWNER: CHARAS PAREKH
PIN: 0758-44-7805
DEED: DB 9992 PG 701
ADDRESS: MORRISVILLE, NC 27660

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N81°07'28"E	34.54'
L2	N81°03'28"E	34.54'
L3	S81°09'38"W	34.54'

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

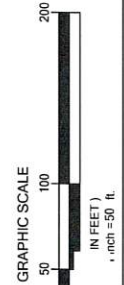
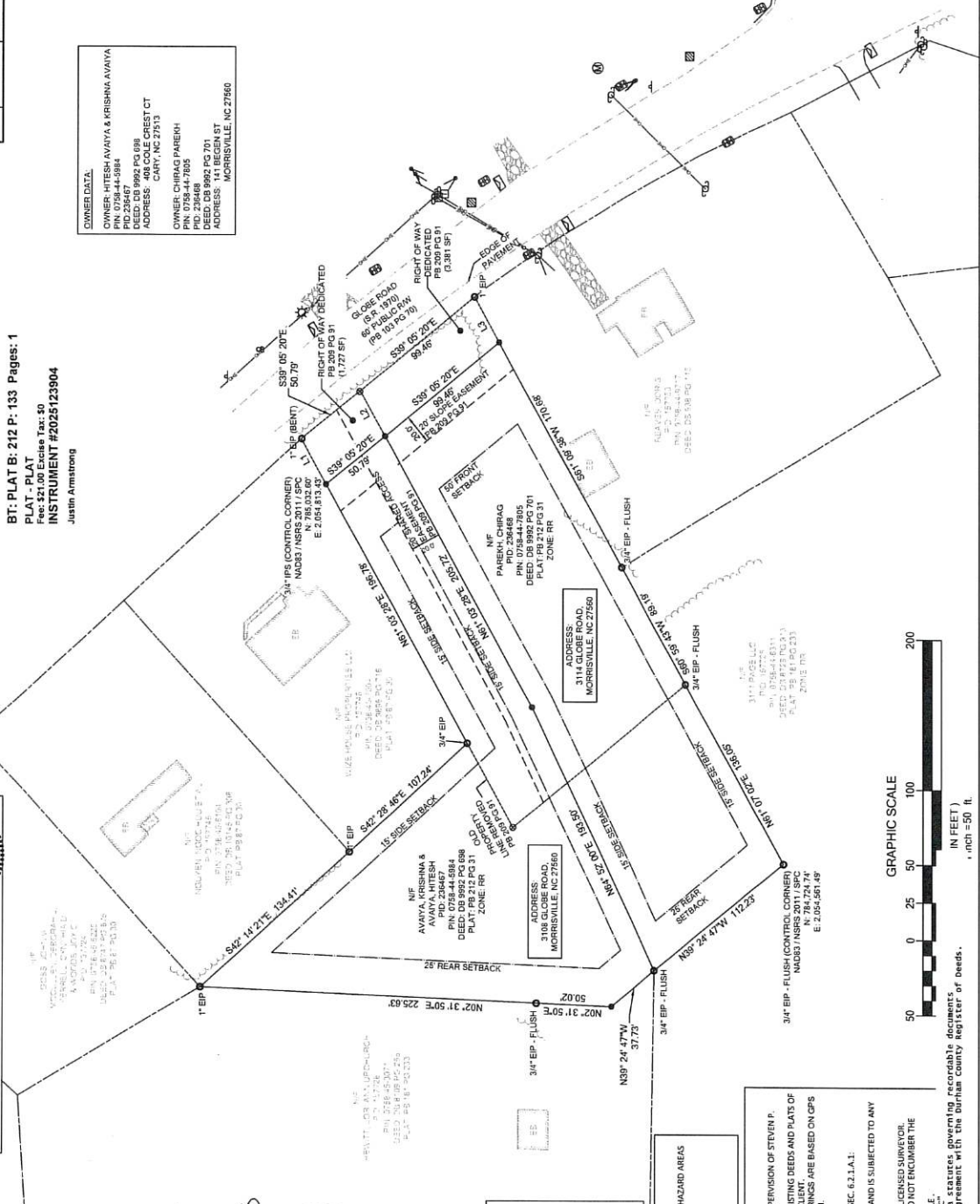


BOUNDARY SURVEY
PROPERTY OWNER(S): HITEESH AVAYA, KRISHNA AVAYA & CHARAS PAREKH
PIN# 0758-44-5984 & PIN# 0758-44-7805
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

REVISIONS

2/4/23: CORRECTED
AND NEW AREA & BOUNDARY CALCULATIONS
2/6/23: CORRECTED DEED & PLAT REFERENCES
2/6/23: CORRECTED REFS

DESIGNED BY: BCSC
DRAWN BY: BMN
CHECKED BY: SPC
SCALE: 1" = 50'
DATE: 10/20/25
DRAWING #: 220783
SHEET 1 OF 1





BCSC
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Company, PC
2524 Reliance Ave
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

LEGAL DESCRIPTION OF 3108 GLOBE ROAD (PIN 0758445984)

ALL THAT PARCEL OF LAND DESCRIBED IN DEED BOOK 9992, PAGE 698 OF THE DURHAM COUNTY REGISTRY, LOCATED IN THE TOWN OF MORRISVILLE, DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE, ON THE SOUTHERN RIGHT OF WAY OF GLOBE ROAD, ALSO BEING THE NORTH EAST CORNER OF THE PROPERTY NOW OR FORMERLY OF HITESH & KRISHINA AVAIYA, IDENTIFIED BY NORTH CAROLINA PIN: 0758445984, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 785,032.60' AND EASTING = 2,054,813.43'; THENCE, FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERN RIGHT OF WAY OF GLOBE ROAD, SOUTH 39° 05' 20" EAST, A DISTANCE OF 50.79 FEET TO A 3/4" IRON PIPE; THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 61° 03' 28" WEST, A DISTANCE OF 205.72 FEET TO A 3/4" IRON PIPE; THENCE, SOUTH 64° 52' 00" WEST, A DISTANCE OF 193.50 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 39° 24' 37" WEST, A DISTANCE OF 37.73 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 02° 31' 50" EAST, A DISTANCE OF 50.02 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 02° 31' 50" EAST, A DISTANCE OF 225.63 FEET TO A 1" IRON PIPE; THENCE, SOUTH 42° 14' 21" EAST, A DISTANCE OF 134.41 FEET TO A 1" IRON PIPE; THENCE, SOUTH 42° 28' 46" EAST, A DISTANCE OF 107.24 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 61° 03' 28" EAST, A DISTANCE OF 196.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 42,070 SQUARE FEET OR 0.966 ACRES, MORE OR LESS.

Register of Deeds
Sharon A. Davis
Durham County, NC

09/29/2023 11:27:28AM

BT: OPR B: 9992 P: 698 Pages: 3

DEED - DEED

Fee: \$26.00 Excise Tax: \$0.00

INSTRUMENT #2023075548

Tonya Redfeam

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00

PIN No. 0758445984

Tax Map No.

REID: 236467

Mail after recording to: Grantee

This instrument was prepared by: Richard J. Twomey, Attorney at Law (without title examination and tax advice)

THIS DEED made this 28th day of September, 2023 by and between

GRANTOR

**HITESH AVAIYA AND SPOUSE, KRISHNA AVAIYA; and
CHIRAG PAREKH AND SPOUSE, TRUPTI PAREKH**

Mailing Address: 408 Cole Crest Court, Cary, NC 27513

GRANTEE

HITESH AVAIYA AND SPOUSE, KRISHNA AVAIYA

Property Address: 3108 Globe Road, Morrisville, NC 27560

Mailing Address: 408 Cole Crest Court, Cary, NC 27513

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, all of our interest in the following described property located in the County of Durham, State of North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

submitted electronically by "Twomey Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 9350, Page 677, and being reflected on plat(s) recorded in Plat/Map Book 209, Page 91, Durham County Registry.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions and rights of way of record.
Ad valorem taxes for 2023.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[Signature] (SEAL)
HITESH AVAIYA

[Signature] (SEAL)
KRISHNA AVAIYA

[Signature] (SEAL)
CHIRAG PAREKH

[Signature] (SEAL)
TRUPTI PAREKH

STATE OF NC, COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **HITESH AVAIYA, KRISHNA AVAIYA, CHIRAG PAREKH AND TRUPTI PAREKH**, Grantor(s). Witness my hand and official stamp or seal, this the 28th day of September, 2023.

My Commission Expires: 04/07/2027

[Signature]
Notary Public

Print Notary Name: Richard J. Twomey



EXHIBIT "A"

BEING that 42,070 SF / .9658 acre parcel as shown on that Exempt Recombination Map recorded in Plat Book 209, Page 91 of the Durham County Registry.

Address: 3108 Globe Road, Morrisville, NC 27560
New PIN No: 0758445984