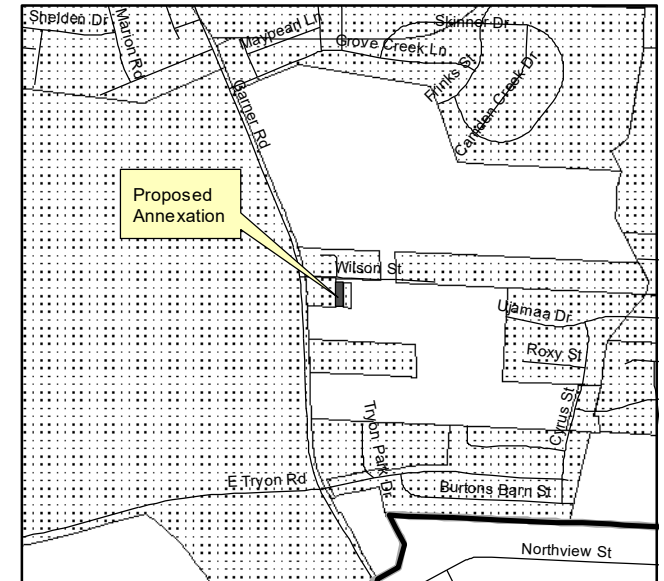


1 inch = 333 feet

**712 WILSON ST
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 7/15/21**



 Proposed City Limits

1 inch = 1,250 feet

 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-9-2021

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 the Raleigh City Limits



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

APR 30 2021

Section A 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"/>	<u>Written</u> metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	<u>Electronic Word document of the written metes and bounds</u> must be e-mailed to: JP.Mansolf@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.	
<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 type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input 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, dated and signed by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 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 date of signature MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application, if the property is currently outside Raleigh's Extraterritorial Jurisdiction.	
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 dated, signed and notarized and submitted with this application (see Section E).	

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this general processing schedule when necessary.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name
WILSON ST

Street Address
712 WILSON ST

City of Raleigh Subdivision approval #
(S- _____) or

Building Permit Transaction #
_____ or

Group Housing #
(GH- _____)

Wake County Property Identification Number(s) list below

P.I.N.
1712026576

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site
.19

Linear Feet of Public Streets within Annexation Boundaries

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

Number of proposed dwelling units
1

Type of Units:

Single Family 1

Townhouse _____

Condo _____

Apartment _____

Building Square Footage of Non-Residential Space

Specific proposed use (office, retail, warehouse, school, etc.)
RESIDENTIAL

Projected market value at build-out (land and improvements) \$
81,000

Person to contact if there are questions about the petition
LIONEL FINLEY

Name
LIONEL FINLEY

Address
2664 TIMBER DR, STE 334 GARNER, NC 27529

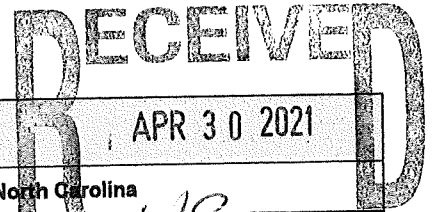
Phone
919 210 8772

Fax #

Email
LFINLEY357@GMAIL.COM

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



Section D 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 C) 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, not closer to the limits of any other municipality 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 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.160A-385.1 or 153A-344.1 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 15 day of APRIL, 20 21 by the owners of the property described in Section C.

Owner's Signature(s)

Signature Ramon Fernandez Date 04/15/21

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name RAMON FERNANDEZ Phone 845 893 7096

Address 712 WILSON ST RALEIGH NC

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

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 City Clerk and Treasurer _____

Section E Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), 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

X This Agreement ("the Agreement") is made this the 15 day of April, year of 2021 by and between the City of Raleigh, North Carolina, (the "City") and Ramon Fernandez, (the "Owner");

WITNESSETH

X WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;
712 WILSON ST

WHEREAS, The Owner has initiated a development project at _____,
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 10-6081(c).

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 10-6081 (c). 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 race, color, creed, national origin, gender, age, handicap, or sexual orientation 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 the City of Raleigh Ordinance 1969-889, 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.

X Owner

By [Signature]

Attest Isaac Fernandez

The City

By

Marchell Adams-David, City Manager

Attest

Gail G. Smith, City Clerk

Wake

North Carolina

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

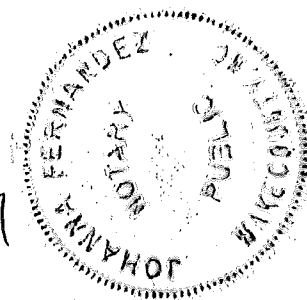
Seal

X Witness my hand and official seal this the 15 day

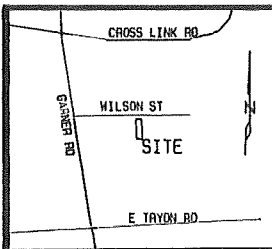
of April in the year 2021

Notary Public Johanna Fernandez

My commission expires 02/28/2028



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



LINE	DISTANCE
L1	5.42

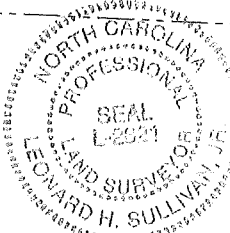
- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
 4. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.
 5. METES AND BOUNDS REFLECT IRONS FOUND AND DIFFER FROM RECORD INSTRUMENT.

DB 15565 PAGE 1229

VICINITY MAP
NOT TO SCALE

DB 13909

PAGE 863



DB 14970

PAGE 1801

EXISTING IMPERVIOUS SURFACE AREA	
HOUSE	1344 SF
ASPHALT DRIVE	105 SF
STEP (FRONT)	04 SF
PORCH	145 SF
BRICK WALK	24 SF
SHED	127 SF
BLOCK PAD (REAR)	13 SF
HVAC PADS	23 SF
WOOD DECK	277 SF
DECK STEPS	14 SF
TOTAL	2156 SF OR 26.62%
LOT TOTAL	8098 SF

REF: BOM 14970 Pg. 1801

- LEGEND
- IRON FOUND
 - WELL
 - ▨ GRATED INLET
 - POLE

WILSON STREET

55' R/W

(BOM 2007 PAGE 1376)



712 WILSON STREET

BOOK OF MAPS 1925 PAGE 30

DEED BOOK 17978 PAGE 288

* NOT FOR RECORDATION *

LOT 4

SOUTHBEND SUBDIVISION

I, LEONARD H. SULLIVAN JR., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600)

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-2821) AND SEAL.

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SRV'D: ALY

DRAWN: LYNNIE

CHK'D: LHS

JOB # 5364720

DATE: 02 DEC. 2020

SCALE: 1" = 30'

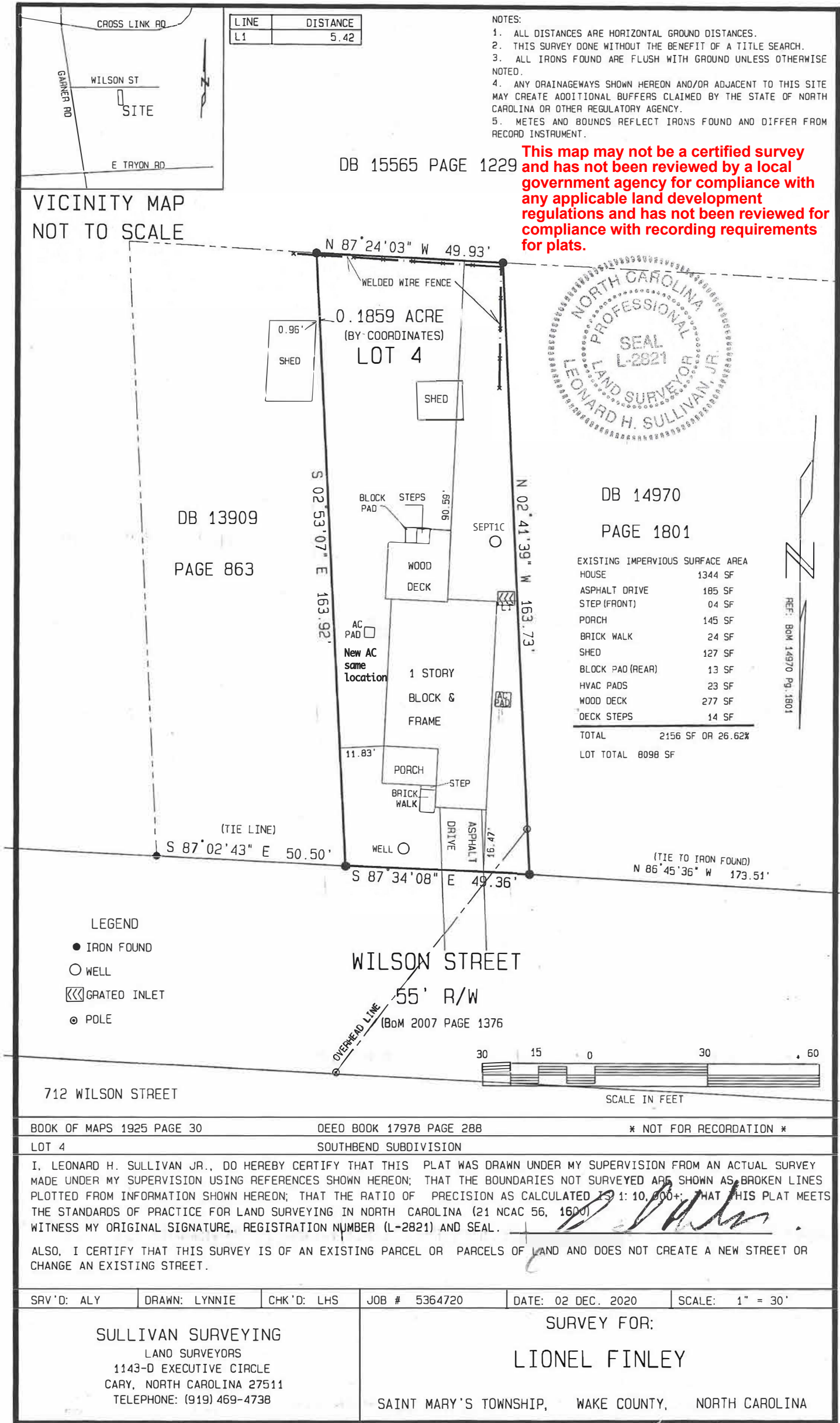
SULLIVAN SURVEYING
LAND SURVEYORS
1143-D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: (919) 469-4738

SURVEY FOR:
LIONEL FINLEY

SAINT MARY'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

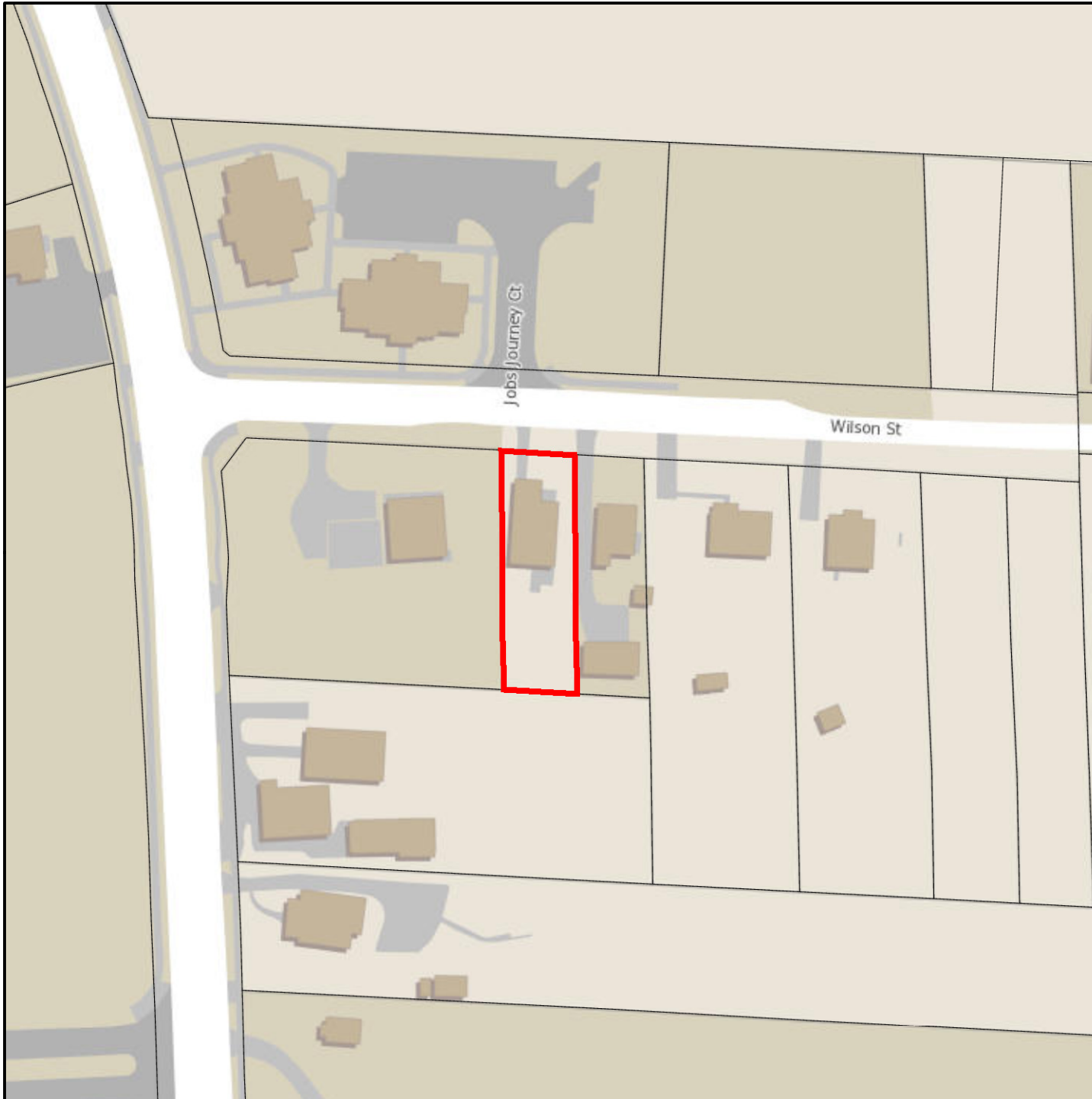
PIN # 1712026-576

ANNEXATION MAP



712 WILSON ST, RALEIGH NC

Beginning at a point, said point being the north eastern lot corner of lot 4 as shown book of maps 1925 page 30 in the Wake county register of deeds and being in the right of way of Wilson Street, thence leaving said right of way S 02° 53' 07" E 163.92' to an iron pipe found, thence N 87° 24' 03" W 49.93' to an iron pipe found, thence N 02° 41' 39" W 163.73' to an iron pipe found in the right of way of Wilson Street, thence with said right-of-way S 87° 34' 08" E 49.63' to the point and place of beginning containing 0.1859 acres by coordinates.



Existing City Limits

PIN: 1712026576
PIN Ext: 000
Real Estate ID: 0029596
Map Name: 1712 13
Owner: FERNANDEZ, RAMON AMABLE II
ESTRELLA, EDUVIGIS M
Mail Address 1: 1020 E MILLBROOK RD
Mail Address 2: RALEIGH NC 27609-5465
Mail Address 3:
Deed Book: 017978
Deed Page: 00288
Deed Acres: 0.19
Deed Date: 7/22/2020
Building Value: \$47,622
Land Value: \$33,000
Total Value: \$80,622
Biling Class: Individual
Description: LO4 SOUTHBEND SUB
Heated Area: 570
Street Name: WILSON ST
Site Address: 712 WILSON ST
City:
Planning Jurisdiction: RA
Township: St. Mary's
Year Built: 1953
Sale Price: \$62,000
Sale Date: 7/22/2020
Use Type: SINGLFAM
Design Style: Conventional



0 50 100 200 ft
1 inch = 100 feet

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.*