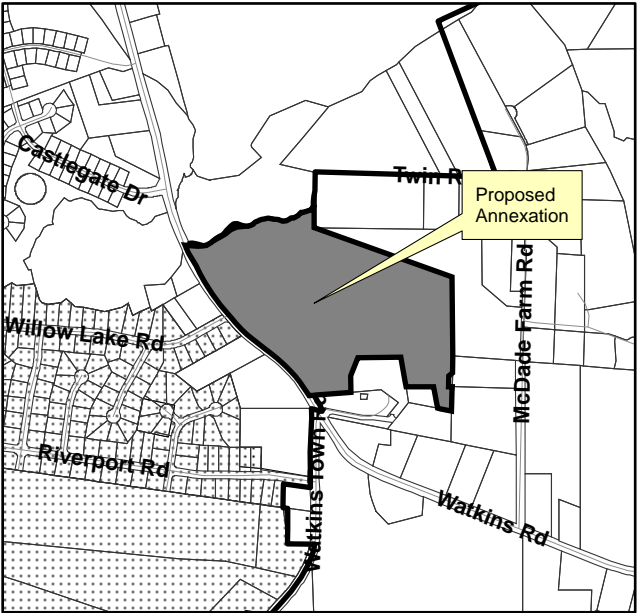







1:3,466

0, 4209, 4217 WATKINS RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX



1:15,000

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District B

Annexation Case File# AX-09-2023

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: Watkins Road Development			
Street Address: 0 Watkins Road, 4209 Watkins Road, and 4217 Watkins Road			
City of Raleigh Subdivision approval #: S- _____ or Z- []-23	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s): 1747921242, 1747824660, and 1747825389			
Acreage of Annexation Site: 35.83	Linear Feet of New Public Streets within Annexation Boundaries: 4,311 feet		
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: 108			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>108</u>	Multi-Family - Condo/Apartment Unit Count <u>NA</u>	Multi-Family – Townhouse Unit Count <u>NA</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 <div style="text-align: right;"> _____ + _____ _____ + _____ _____ + _____ </div>

Building Square Footage of Non-Residential Space: NA	
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single-family</u>	
Projected market value at build-out (land and improvements): \$ <u>62,100,000</u>	
Applicant Contact Information	
Property Owner(s): See Attached	
Primary Mailing Address: See Attached	
Phone: See Attached	Email: See Attached
Project Contact information (if different that property owner)	
Contact(s): Michael Birch, Longleaf Law Partners; Beth Blackmon, Timmons Group	
Primary Mailing Address: 4509 Creedmoor Road, STE 302, Raleigh, NC; 5410 Trinity Road, Suite 102 Raleigh, NC	
Phone: (919) 645-4317; (919) 866-4509	Email: mbirch@longleaflp.com; beth.blackmon@timmons.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: <u>Sarah.Shaughnessy@raleighnc.gov</u>	

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 NA.

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 24th day of January, 2023 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Becky Jones Pearce Date 1-24-23
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

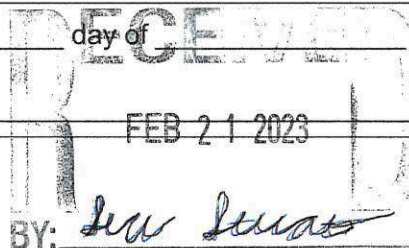
Print Owner Name(s) and Information:

Name: Becky Jones Pearce Phone: 919-266-2541
 Address: 4336 Watkins Road, Raleigh, NC 27616
 Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by Martha Pearce

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 2023, at a Council meeting duly held.

Signature of the City Clerk and Treasurer: _____



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:

<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 / ☒ 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 NA.

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

Owner's Signature(s):

Signature <u>[Signature]</u>	Date <u>2/10/23</u>
Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Jonathan A. Barnes Phone: 336-798-1301 919 817-0707
 Address: 4209 Watkins Road, Raleigh, NC 27616

Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by [Signature]

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 2023, at a Council meeting duly held.

Signature of the City Clerk and Treasurer: _____

RECEIVED
 FEB 21 2023
 BY: [Signature]

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 _____, 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

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 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 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 checked="" type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input checked="" 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 type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

Annexation Description

Beginning at an existing iron pipe near the western right of way of Watkins Road, having a North Carolina State Plane Coordinate (NAD 1983/2011) value of North 771963.11 feet, East 2148919.05 feet. Thence S85° 41' 56"W, 34.85' to a point in the centerline of Watkins Road; thence with the centerline of Watkins Road N30° 50' 41"W, 15.94' to a point; thence with a curve to the left having a radius of 861.75', a length of 309.09', and a chord bearing and distance of N41° 07' 12"W, 307.44' to a point; thence N51° 23' 44"W, 40.56' to a point; thence continuing N51° 23' 44"W, 33.93' to a point; thence with a curve to the left having a radius of 500.00', a length of 15.42', and a chord bearing and distance of N52° 16' 44"W, 15.42' to a point; thence N53° 09' 43"W, 51.01' to a point; thence with a curve to the right having a radius of 1396.52', a length of 98.28', and a chord bearing and distance of N51° 08' 45"W, 98.26' to a point; thence continuing with a curve to the right having a radius of 1396.52', a length of 35.98', and a chord bearing and distance of N48° 23' 30"W, 35.98' to a point; thence continuing with a curve to the right having a radius of 692.84', a length of 94.75', and a chord bearing and distance of N43° 44' 08"W, 94.68' to a point; thence N39° 49' 03"W, 93.75' to a point; thence with a curve to the right having a radius of 1717.50', a length of 99.88', and a chord bearing and distance of N38° 09' 06"W, 99.86' to a point; thence leaving the centerline of Watkins Road N53° 30' 51"E, 30.00' to a right of way concrete monument; thence N30° 39' 15"W, 132.41' to a right of way concrete monument; thence N26° 01' 52"W, 117.33' to a right of way concrete monument; thence N22° 30' 21"W, 74.68' to a point at the intersection of Watkins Road right of way and the normal water level (spillway elevation) of Wake Cross Roads Lake; thence with the normal water level elevation the following bearings and distances: S77° 11' 48"E, 4.59'; S73° 48' 12"E, 8.90'; S81° 05' 36"E, 21.01'; N82° 37' 53"E, 19.39'; N68° 18' 21"E, 21.74'; N59° 13' 12"E, 18.78'; N49° 48' 16"E, 20.71'; N61° 22' 46"E, 12.21'; N64° 18' 35"E, 19.62'; N59° 11' 48"E, 25.36'; N50° 05' 00"E, 16.36'; N55° 21' 40"E, 8.37'; N51° 21' 38"E, 23.28'; N57° 19' 40"E, 14.77'; N52° 52' 00"E, 22.39'; N41° 14' 33"E, 14.59'; N47° 37' 15"E, 3.19'; N63° 36' 53"E, 12.48'; N49° 26' 04"E, 12.68'; N53° 23' 04"E, 14.65'; N53° 04' 37"E, 4.37'; S68° 29' 06"E, 4.01'; N85° 14' 59"E, 15.12'; S89° 21' 31"E, 10.99'; N88° 03' 25"E, 9.33'; S56° 11' 55"E, 7.93'; N88° 56' 27"E, 34.62'; N63° 32' 25"E, 10.88'; N76° 11' 17"E, 11.01'; N63° 58' 32"E, 9.94'; N83° 19' 52"E, 3.30'; N65° 18' 59"E, 13.12'; N50° 18' 35"E, 5.00'; N69° 14' 31"E, 5.04'; N41° 31' 34"E, 7.37'; N78° 51' 46"E, 7.69'; N74° 58' 58"E, 19.57'; N77° 02' 56"E, 19.00'; N68° 29' 25"E, 13.18'; N84° 17' 13"E, 9.67'; S59° 34' 47"E, 15.73'; S75° 00' 40"E, 14.14'; S84° 22' 06"E, 21.25'; S79° 14' 26"E, 14.32'; S88° 54' 50"E, 23.54'; N87° 02' 05"E, 25.56'; N77° 48' 28"E, 16.43'; N65° 49' 45"E, 14.86'; N62° 34' 39"E, 12.50'; N43° 12' 44"E, 13.73'; N50° 23' 40"E, 12.11'; N54° 30' 14"E, 15.16'; N66° 03' 08"E, 7.93'; N80° 47' 52"E, 22.47'; N78° 57' 09"E, 17.60'; N86° 48' 44"E, 18.78'; N39° 17' 06"E, 11.09'; N88° 16' 43"E, 10.59'; N58° 23' 59"E, 15.50'; N67° 24' 37"E, 5.15'; N73° 13' 50"E, 7.61'; thence leaving the normal water level S0° 22' 02"E, 41.84' to a 5/8" capped iron rod set; thence continuing S0° 22' 02"E, 50.00' to an existing iron pipe; thence S70° 19' 24"E, 952.40' to an existing iron pipe; thence S0° 44' 17"E, 516.17' to an existing iron rod; thence S1° 20' 14"W, 200.10' to an existing iron pipe; thence S1° 34' 35"W, 157.73' to an existing iron pipe; thence N78° 40' 14"W, 283.05' to an existing iron pipe; thence N9° 59' 35"W, 299.63' to an existing iron pipe; thence S89° 28' 56"W, 279.71' to an existing iron pipe; thence S21° 21' 42"W, 128.07' to an existing iron pipe; thence S1° 11' 40"E, 107.81' to an existing iron pipe; thence S85° 41' 56"W, 239.70' to the Beginning, containing 29.91 acres more, or less.

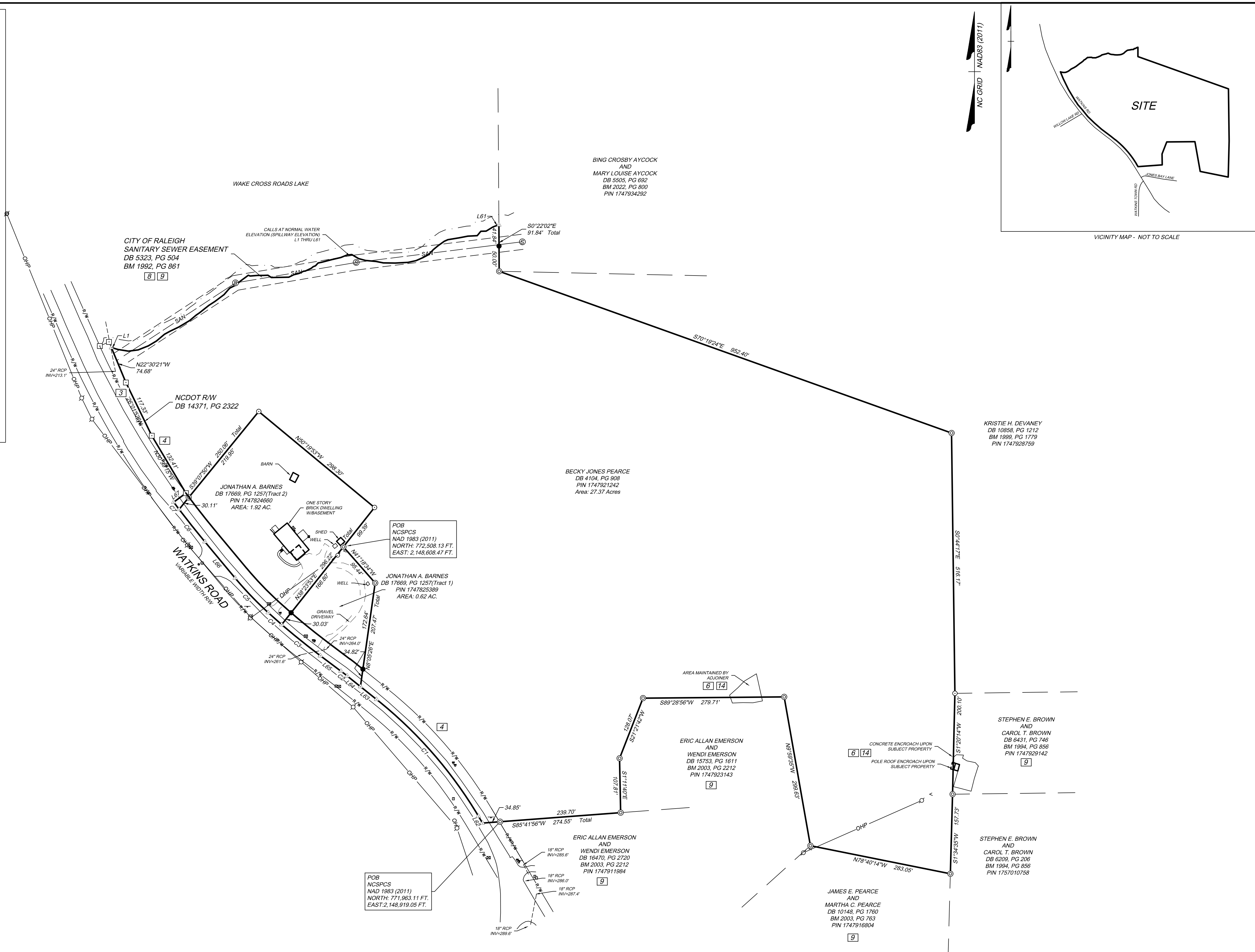
LINE TABLE		
LINE	BEARING	LENGTH
L.1	S77°11'48"E	4.59'
L.2	S73°49'12"E	8.90'
L.3	S81°03'36"E	21.01'
L.4	S82°37'53"E	19.39'
L.5	N68°18'21"E	21.74'
L.6	N59°13'12"E	18.78'
L.7	N49°48'16"E	20.71'
L.8	N61°22'46"E	12.21'
L.9	N64°13'59"E	19.62'
L.10	N50°11'48"E	25.36'
L.11	N50°05'00"E	16.36'
L.12	N55°21'40"E	8.37'
L.13	N51°21'38"E	23.28'
L.14	N57°19'40"E	14.77'
L.15	N52°52'00"E	22.39'
L.16	N41°14'33"E	14.59'
L.17	N47°37'15"E	3.19'
L.18	N63°36'53"E	12.48'
L.19	N49°23'04"E	12.68'
L.20	N53°20'04"E	14.66'

LINE TABLE		
L21	BEARING	LENGTH
L22	N53°04'37"E	4.37'
L23	S68°29'06"E	4.01'
L24	N85°14'59"E	15.12'
L24	S85°21'39"E	10.99'
L25	N83°03'25"E	8.33'
L26	S56°11'55"E	7.93'
L27	N86°56'27"E	34.62'
L28	N63°32'25"E	10.86'
L29	N76°11'17"E	11.01'
L30	N63°58'32"E	9.94'
L31	N63°19'52"E	3.30'
L32	N65°18'59"E	13.12'
L33	N50°18'35"E	5.00'
L34	N69°14'31"E	5.04'
L35	N41°31'34"E	7.37'
L36	N78°51'46"E	19.69'
L37	N74°58'58"E	7.65'
L38	N77°02'56"E	19.00'
L39	N68°29'25"E	13.18'
L40	N84°17'13"E	9.67'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S89°34'47"E	15.73
L42	S75°00'40"E	14.14
L43	S84°22'06"E	21.25
L44	S79°14'26"E	14.32
L45	S88°54'50"E	23.54
L46	N87°02'05"E	25.58
L47	N77°48'28"E	16.43
L48	N65°49'45"E	14.86
L49	N62°34'39"E	12.50
L50	N43°12'44"E	13.73
L51	N50°23'40"E	12.11
L52	N54°30'14"E	15.16
L53	N66°03'08"E	7.93
L54	N80°47'52"E	22.47
L55	N78°57'09"E	17.60
L56	N86°44'48"E	18.78
L57	N38°17'06"E	11.09
L58	N88°16'43"E	10.59
L59	N58°23'59"E	15.50
L60	N67°24'37"E	5.15





































LINE TABLE		
LINE	BEARING	LENGTH
L61	N73°13'50"E	7.61'
L62	S30°50'41"E	15.94'
L63	S51°23'44"E	40.56'
L64	S51°23'44"E	33.93'
L65	S53°09'43"E	51.01'
L66	S39°49'03"E	93.75'
L67	S53°30'51"W	30.00'

CURVE TABLE							
	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	20°33'33"	861.75'	309.09'	156.22'	N41°07'12"W	307.44'	
C2	1°46'00"	500.00'	15.42'	7.71'	N52°16'44"W	15.42'	
C3	4°01'57"	1396.52'	98.28'	49.16'	S51°08'45"E	98.26'	
C4	1°28'34"	1396.52'	35.98'	17.99'	S48°23'30"E	35.98'	
C5	7°50'09"	692.84'	94.75'	47.45'	S43°44'08"E	94.68'	
C6	2°44'20"	1717.50'	82.10'	41.05'	S38°26'53"E	82.09'	
C7	0°35'35"	1717.50'	17.78'	8.89'	S34°46'56"E	17.78'	





















LEGEND

SURVEYED LINE _____
 LINE NOT SURVEYED _____
 SANITARY LINE _____ SAN
 FENCE _____ X _____ X _____
 OVERHEAD POWER LINE _____ OHP _____
 RIGHT OF WAY LINE _____ R/W _____ R/W _____

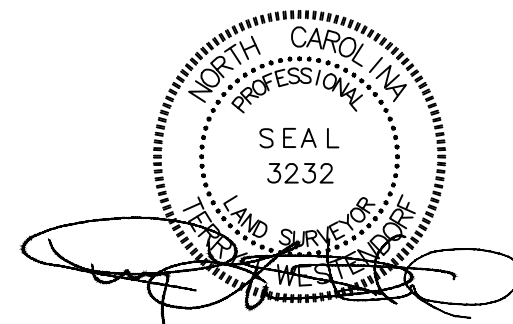
	IRON - IRON PIPE FOUND		TELEPHONE MANHOLE
	ROD/F - IRON ROD FOUND		WATER MANHOLE
	IRS - IRON ROD SET		SATELLITE DISH
	CP - COPPER PIPE		ELECTRIC BOX
	COM - COMPUTED POINT		TELEPHONE PEDESTAL
	NON - CONCRETE MONUMENT		CABLE TV PEDESTAL
	MNF - MAG NAIL FOUND		SIGN
	CSF - COTTON SPINDLE FOUND		ELECTRIC METER
	BENCH MARK / CONTROL POINT		WATER METER
	BACKFLOW PREVENTER		WATER VALVE
	WATER VAULT		FIRE HYDRANT
	TELEPHONE VAULT		POWER POLE
	TRAFFIC CONTROL BOX		LIGHT POLE
	POWER VAULT		SPRINKLER BOX
	UTILITY VAULT		SPRINKLER HEAD
	DRAINAGE MANHOLE		SPRINKLER VALVE
	SANITARY MANHOLE		GAS TEST LOCATION
	ELECTRIC MANHOLE		DRAINAGE STRUCTURE

①	TELEPHONE MANHOLE	◆	GAS METER
②	WATER MANHOLE	◇	GAS VALVE
③	SATELLITE DISH	●	BOLLARD
④	ELECTRIC BOX	⊙	BOREHOLE
⑤	TELEPHONE PEDESTAL	⊠	AIR CONDITIONER UNIT
⑥	CABLE TV PEDESTAL	✉	MAILBOX
⑦	SIGN	☆	YARD LIGHT
⑧	ELECTRIC METER	★	GROUND LAMP
⑨	WATER METER	○	MONITORING WELL
⑩	WATER VALVE	⊙	ROOF DRAIN
⑪	FIRE HYDRANT	○	CLEAN OUT
⑫	POWER POLE	○	WELL
⑬	LIGHT POLE	<	GUY
⑭	SPRINKLER BOX	<	FLAG POLE
⑮	SPRINKLER HEAD	○	TREE
⑯	SPRINKLER VALVE	Ⓜ	HANDICAP PARKING
⑰	GAS TEST LOCATION	B	TITLE EXCEPTION NUMBER
⑱	DRAINAGE STRUCTURE	Ⓜ	UTILITY MANHOLE

-  GAS METER
-  GAS VALVE
-  BOLLARD
-  BOREHOLE
-  AIR CONDITIONER UNIT
-  MAILBOX
-  YARD LIGHT
-  GROUND LAMP
-  MONITORING WELL
-  ROOF DRAIN
-  CLEAN OUT
-  WELL
-  GUY
-  FLAG POLE
-  TREE
-  HANDICAP PARKING
-  TITLE EXCEPTION NUMBER
-  UTILITY MANHOLE

SCALE: 1"=100'

A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 100, 0, 100, and 200 are marked from left to right, indicating distances in feet.



ALTA/NSPS Land Title Survey
Prepared For
DEACON DEVELOPMENT GROUP, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY
PIN: 1747921242, 1747824660, 1747825389
Wake Forest Twp., Wake Co., North Carolina

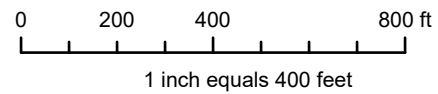
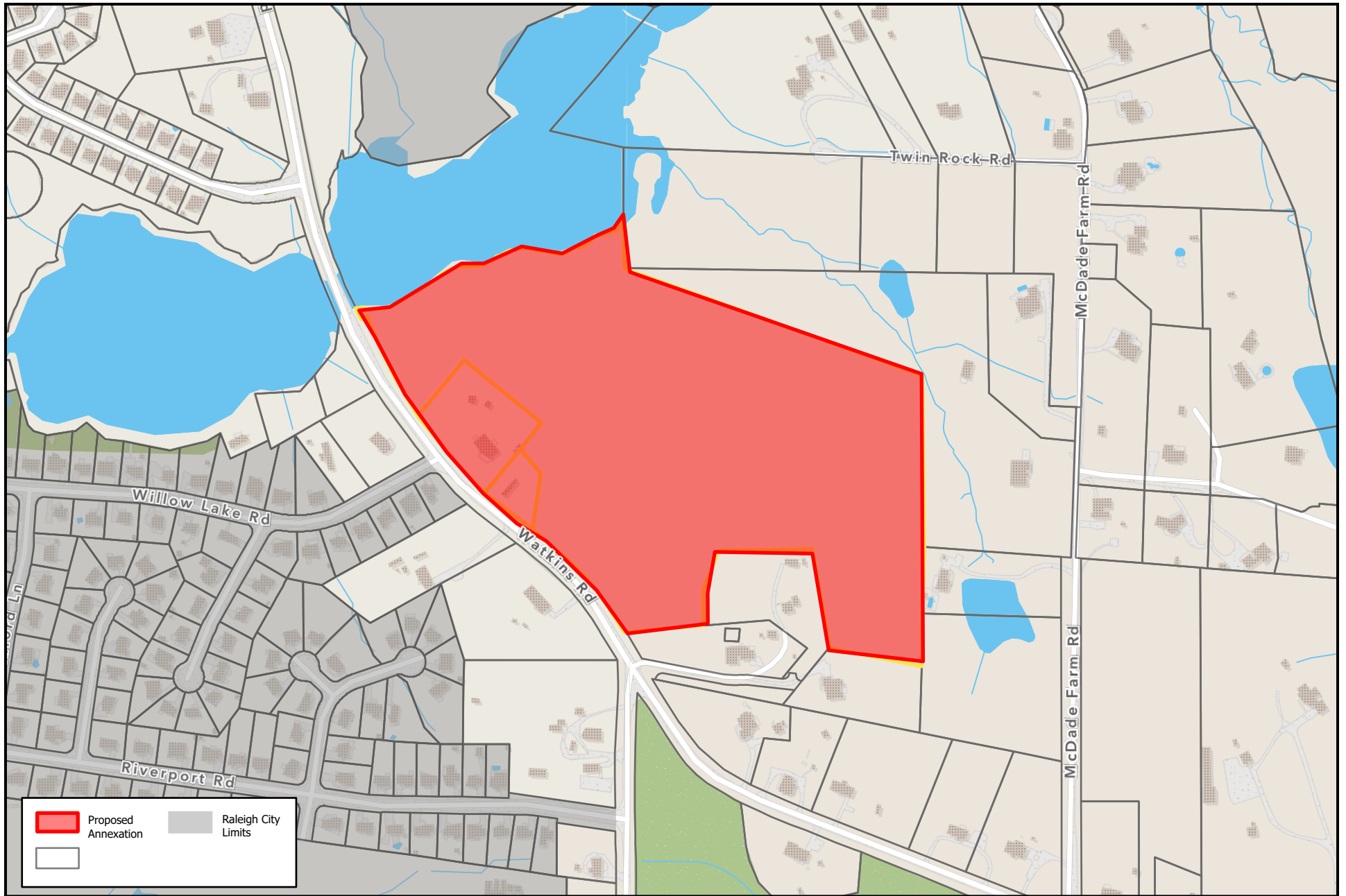
Wake Forest Township	Wake County
Date: February 13, 2023	Scale: 1"= 100'
Sheet 1 of 2	Job#:50864
Drawn By: TLW	
Revised:	

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE

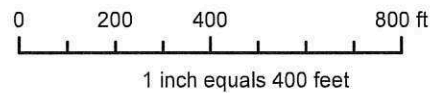
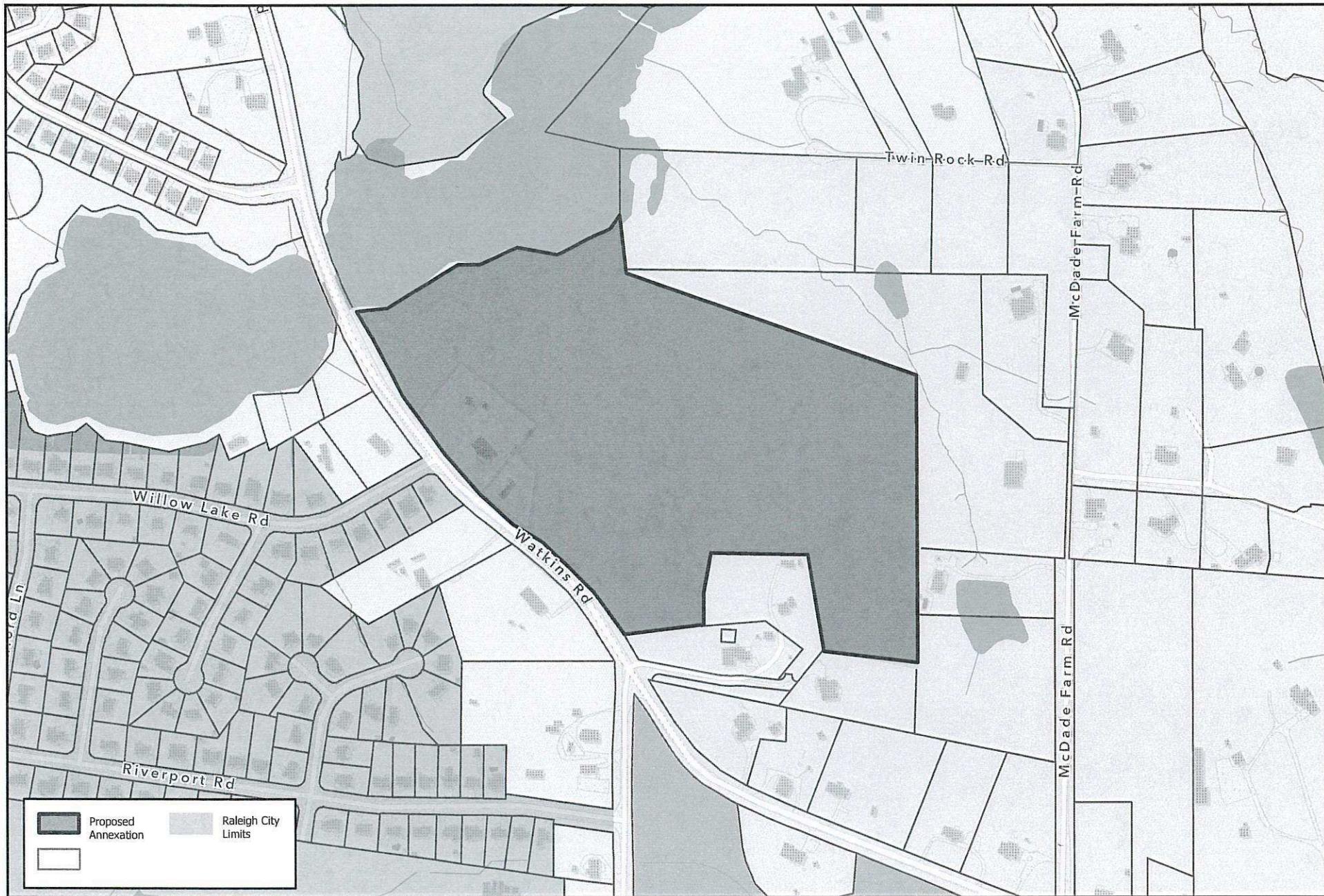
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NORTH CAROLINA LICENSE NUMBER C-1652

YOUR VISION ACHIEVED THROUGH OURS.

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of varying sizes arranged in a curved, upward-pointing arc.



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