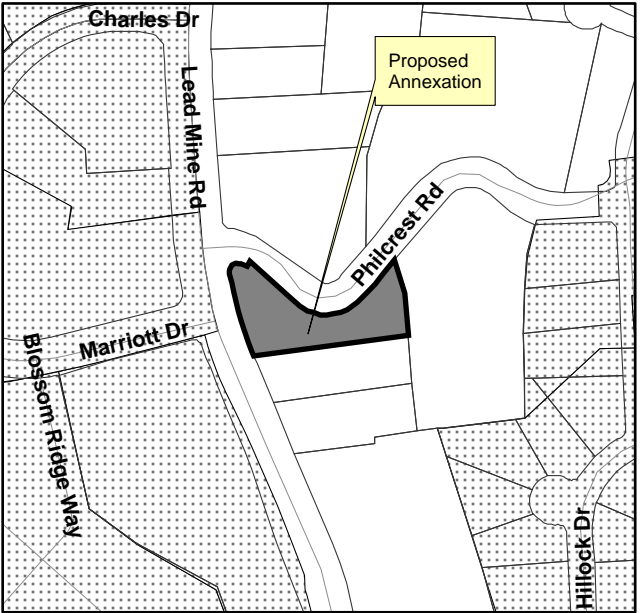







1:1,000

**4424 LEAD MINE RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX**



1:4,500

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____ Council District A Annexation Case File# AX-11-2023

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

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 23528 and 23548.

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 ____ day of _____, 2023 by the owners of the property described in Section B.

Owner's Signature(s):

Signature  Date 3/2/23

Signature  Date 3/2/23

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: ROY SABA Phone: 919 395 3235

Address: 700 DEVEREAUX STREET , RALEIGH, NC 27605

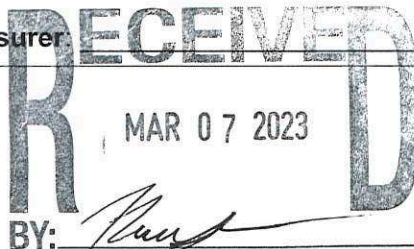
Name: SIRINE SCHATKLEFF Phone: 919 272 7233

Address: 3201 CALDWELL DRIVE, RALEIGH, NC 27607

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 _____



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: NA		
Street Address: 4424 LEAD MINE ROAD, RALEIGH NC 27612		
City of Raleigh Subdivision approval #: S-_____-_____-_____- or NA	Building Permit #: _____-_____-_____- or NA	Group Housing #: GH-_____-_____-_____- NA
Wake County (PINs) Property Identification Number(s): 0796617313		
Acreage of Annexation Site: 0.82	Linear Feet of New Public Streets within Annexation Boundaries: NA	
Annexation site is requesting connection to City of Raleigh Water <input type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
Number of proposed dwelling units: NA		

Unit Type/ Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>1</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 checked="" type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath NA _____ + _____ NA _____ + _____ NA _____ + _____

Building Square Footage of Non-Residential Space: TBD	
Specific proposed use (office, retail, warehouse, school, etc.): <u>MIXED USE</u>	
Projected market value at build-out (land and improvements): \$ <u>TBD</u>	
Applicant Contact Information	
Property Owner(s): ROY SABA and SIRINE SHTAKLEFF	
Primary Mailing Address: 3201 CALDWELL DRIVE, RALEIGH, NC 27607	
Phone: 919 272 7233	Email: ssaba919@gmail.com
Project Contact information (if different that property owner)	
Contact(s):	
Primary Mailing Address:	
Phone:	Email:
<p>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.</p>	

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 type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input checked="" 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).

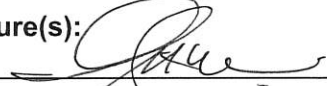

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, is / is not (mark one) listed on any of the 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 23528 and 23548.

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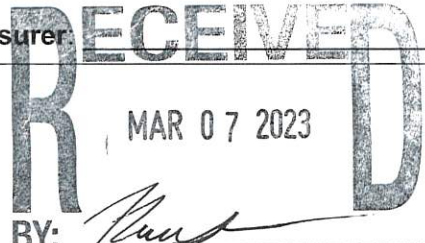
Signed this ____ day of _____, 2023 by the owners of the property described in Section B.

<p>Owner's Signature(s):</p> <p>Signature <u></u> Date <u>3/2/23</u></p> <p>Signature <u></u> Date <u>3/2/23</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p>Corporate Seal</p>
<p>Print Owner Name(s) and Information:</p> <p>Name: <u>ROY SABA</u> Phone: <u>919 395 3235</u></p> <p>Address: <u>700 DEVEREAUX STREET , RALEIGH, NC 27605</u></p> <p>Name: <u>SIRINE SCHATKLEFF</u> Phone: <u>919 272 7233</u></p> <p>Address: <u>3201 CALDWELL DRIVE, RALEIGH, NC 27607</u></p>	

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 _____ 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.

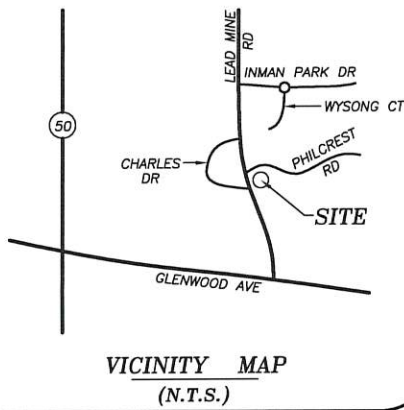
Section E Submittal Checklist

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

Metes and Bounds

BEGINNING at the Northeastern corner of lot 8, per book of maps 2000, page 250 of the wake county registry. Said point lying on the southern right of way of Philcrest Rd. Thence S14°32'59"E 61.18' to a point, thence S03°39'59"E 68.54' to a point, thence S 03°57'04" E 10.00' to a point, thence S 82°23'03" W 305.36' to a point in the western right of way line of Lead Mine Rd. Thence along the right of way line of Lead Mine Rd a chord bearing of N 16°08'47" W a chord Length of 167.25' curving to the right with a radius of 896.69' and arc length of 167.49 to a point, thence curving to the right with a chord bearing of N 49°01'32" E a chord Length of 29.46' radius of 17.00' and arc length of 35.63' to a point, thence S70°55'55"E 13.33' to a point, thence N27°53'21"E 13.45' to a point in the southern right of way of Philcrest Rd. Thence along the southern right of way of Philcrest Rd. S45°43'47"E 102.08' to a point, thence S64°35'13"E 72.40' to a point, thence N84°58'42"E 57.36' to a point, thence N46°18'35"E 127.20' back to the point and place of beginning containing 35,643 square feet, 0.82 acres.



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT
- METAL PIPE

SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION
ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1955, PG 83.

REFERENCE:
BOM 2000, PG 250

PHILCREST ROAD (PUBLIC R/W)
BOM 2000, PG 250

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	167.49'	896.69'	10°42'08"
C2	35.63'	17.00'	120°05'02"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.33'	S70°55'55"E
L2	13.45'	N27°53'21"E
L3	102.08'	S45°43'47"E
L4	72.40'	S64°35'13"E
L5	57.36'	N84°58'42"E
L6	127.20'	N46°18'35"E
L7	61.18'	S14°32'59"E
L8	68.54'	S03°39'59"E
L9	10.00'	S03°57'04"E

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 0796 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 21ST day of JANUARY 2022.

THIS LOT MAY BE SUBJECT TO A NEUSE RIVER RIPARIAN BUFFER. Signed *Jeffrey H. Davis*



IMPERVIOUS AREA

HOUSE	1935 SQ.FT.
STOOP	60 SQ.FT.
PATIO	150 SQ.FT.
RET WALL	235 SQ.FT.
DR/WALK	2665 SQ.FT.
TOTAL	5045 SQ.FT.

14.2% IMPERVIOUS

REVISED TO SHOW LOCATION OF GUY WIRES & GUYING EASEMENT (11-22-2022)

SIRINE SHTAKLEFF

PARCEL 7313
TAX MAP 0796.19, BLOCK 61
4424 LEAD MINE ROAD
RALEIGH NORTH CAROLINA

DATE: 01-21-2022 DWG. NO. A-25027
SCALE: 1" = 50'



TURNING POINT SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121

C.N. = 293371
D.B. 16062
PAGE 1032
CO. REG. WAKE

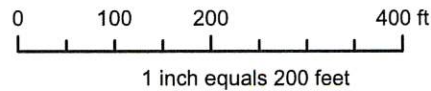
4424 LEAD MINE ROAD



Map # 0796-19 New and Existing City Limits



Proposed New City Limits



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.

General Annexation Area Data

Linear Feet of right of way:

- Lead Mine + Philcrest= 650.12 ft

Total Annexation Acreage:

- 0.82 Acres

Utilities

- Sewage

- Water : City water available on property