

# 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: Parekh Globe rd

Street Address: 3114 Globe Rd, Morrisville , NC 27560

City of Raleigh Subdivision approval #:  
S- \_\_\_\_\_ - \_\_\_\_\_ or

Building Permit #:  
\_\_\_\_\_ or

Group Housing #:  
GH- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**TBD**

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

**0758-44-7805 Durham**

Acreage of Annexation Site:  
**0.9159**

Linear Feet of New Public Streets within Annexation Boundaries:

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

**For Sewer-Only Requests:**

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

Number of proposed dwelling units: **01**

Continue to page two >>

**RECEIVED**  
FEB 24 2025

BY: *Metra G. Johnson*

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units									
	Single-Family Home Unit Count <u>01</u>	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____							
	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  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Count</th> <th style="text-align: left;">Bedroom + Bath</th> </tr> </thead> <tbody> <tr> <td>_____</td> <td>_____ + _____</td> </tr> <tr> <td>_____</td> <td>_____ + _____</td> </tr> <tr> <td>_____</td> <td>_____ + _____</td> </tr> </tbody> </table>	Count	Bedroom + 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>1.2-1.5M</u> when residence is constructed										
<b>Applicant Contact Information</b>										
Property Owner(s): <u>Chirag Parekh</u>										
Primary Mailing Address: <u>141 Begen St, Morrisville, NC 27560</u>										
Phone: <u>919-271-9364</u>	Email: <u>tparekh78@yahoo.com</u>									
<b>Project Contact information (if different than property owner)</b>										
Contact(s): <u>Keith Larsen moonlite Electric and Construction Inc</u>										
Primary Mailing Address: <u>104 C woodwards Ind Ct Cary NC 27511</u>										
Phone: <u>919-387-2528</u>	Email: <u>klarsen@moonliteconstruction.co</u>									
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be emailed to <a href="mailto:Sean.Stewart@raleighnc.gov">Sean.Stewart@raleighnc.gov</a> .										

**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:

**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 \_\_\_\_\_.

**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 29 day of January, 2025 by the owners of the property described in Section B.

**Owner's Signature(s):**

Signature *Chirag Parekh* Date 02-07-2025  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

**Print Owner Name(s) and Information:**

Name: Chirag Parekh Phone: 919-271-9364  
 Address: 141 Began St Morrisville, NC 27560  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Above signature(s) attested by** *Heidi Larsen*

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** \_\_\_\_\_

**RECEIVED**  
 FEB 24 2025  
 BY: *metrajeev*

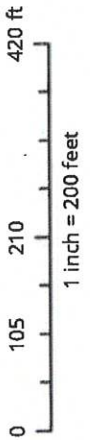
**Section D Submittal Checklist**

**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:

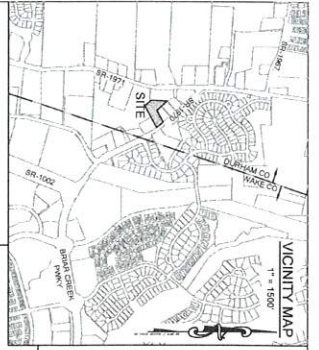
<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be emailed to: Sean.Stewart@raleighnc.gov.	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> 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"/>	<b>City or County Property Map</b> 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 <b>existing and proposed city limits</b> .	
<input type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> 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"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST</b> be filled in!	
<input type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input checked="" type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	



**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.



STEVENS P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (GEO SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 102 PAGE 70 THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000 - THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING LICENSE NUMBER AND SEAL THE 11TH DAY OF FEBRUARY A.D. 2025

I FURTHER THAT IN ACCORDANCE WITH G.S. 17-24.1 I DO CERTIFY THAT THE SURVEYING OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET FOR THE PURPOSES OF THIS SUBSECTION, AN EXISTING LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING COMPILATION.

Developed by  
**Sharon Davis PLS**  
 STEVEN P. CARSON  
 2/11/2025

REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF NORTH CAROLINA  
 LICENSE NO. 1736

CLASS OF SURVEY: A  
 POSITIONAL ACCURACY: 0.02"  
 TYPE OF GPS FIELD PROCEDURE: NO REAL TIME NETWORK  
 DATE OF SURVEY: NOVEMBER 2022  
 DATUM/EPOCH: NAD83 / NRSR2011 / SPC  
 GEOID MODEL: US  
 COMBINED GRID FACTORS: 0.99997209  
 UNITS: US SURVEY FEET

AREAS CALCULATED/NEWLY DEDICATED RIGHT-OF-WAY

NUMBER OF OLD LOTS: 2	NUMBER OF NEW LOTS: 2	TOTAL LOT AREAS: 87,074 SF ± 1,999 AC
LOT 4	43,538 SF ± 0.9954 AC	NEW AREA (LOT 4): 38,888 SF ± 0.8519 AC
LOT 5	43,538 SF ± 0.9954 AC	NEW AREA (LOT 5): 43,737 SF ± 1.0054 AC
		NEW DEDICATED RW: 42,070 SF ± 0.9658 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

LINE#	DIRECTION	LENGTH
L1	N61°03'28"E	34.54'
L2	N57°02'28"E	34.54'
L3	S61°09'38"W	34.54'

OWNER DATA  
 OWNER: HITESH AVAIYA & KRISHNA AVAIYA  
 PIN: 0758-44-5984  
 DEDICATED PG: 198  
 ADDRESS: 408 COLE CREST CT  
 CARY, NC 27513  
 OWNER: CHIRAG PAREKH  
 PIN: 0758-44-7895  
 DEDICATED PG: 201  
 ADDRESS: 111 BEGGIE ST  
 MORRISVILLE, NC 27560

**LEGEND**

- EXISTING SQUARE CORNER FOUND
- 3/4" BOUNDARY CORNER SET
- COMPUTED POINT
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- EASEMENT
- SETBACK LINE
- WOOD LINE
- OVERHEAD ELECTRIC LINE
- EXISTING IRON PIPE
- IRON PIPE SET
- RIGHT OF WAY
- EXISTING BUILDING
- NORTH
- EAST
- SOUTH
- WEST
- DEED BOOK
- PLAT BOOK
- PAGE
- GUY WIRE
- UTILITY HAND-HOLE
- CLEAN OUT
- TELEPHONE/PEDESTAL
- MAIL BOX
- SIGN
- DROP INLET
- UTILITY POLE

NAD83 / NRSR 2011 / SPC

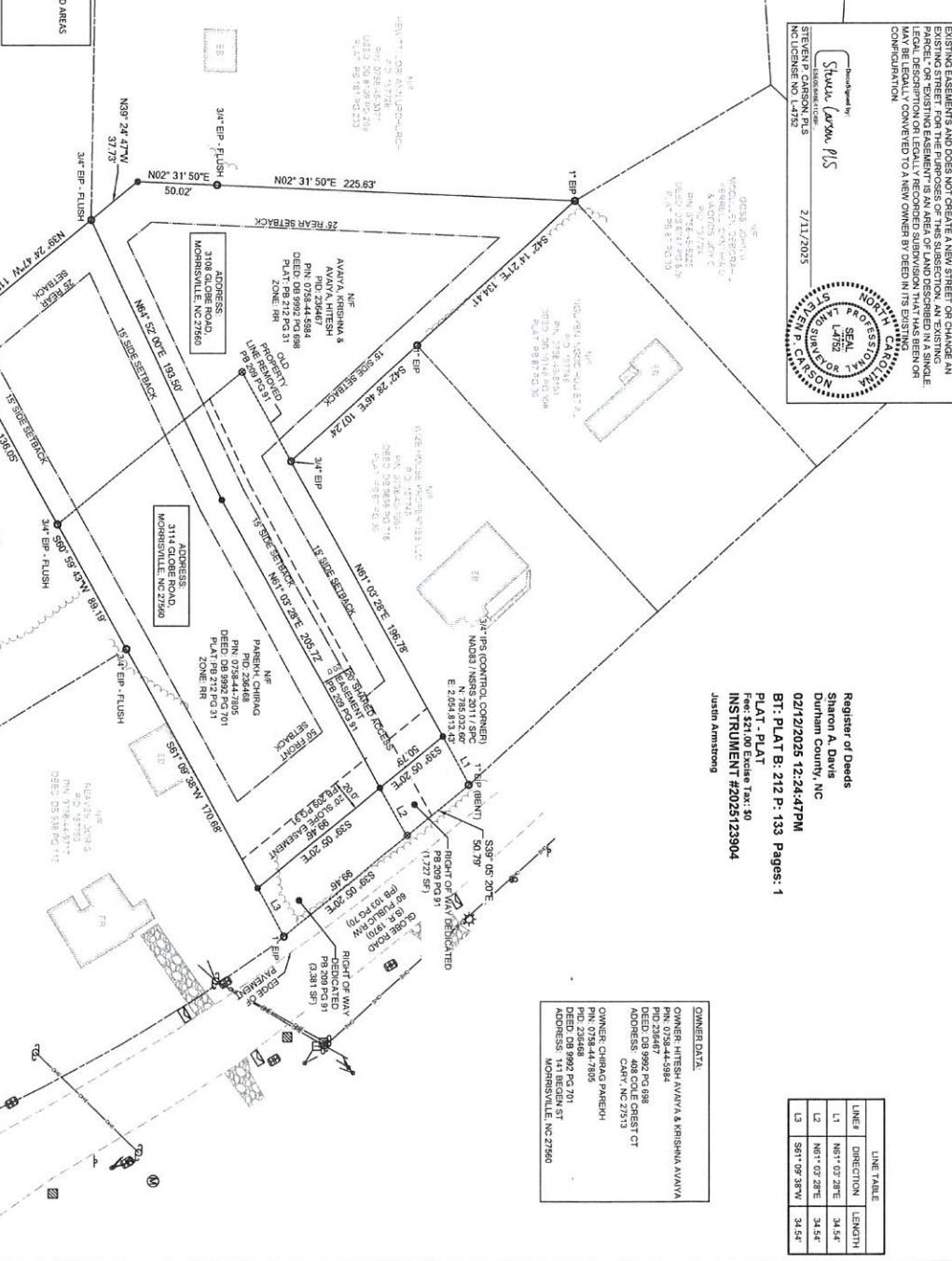
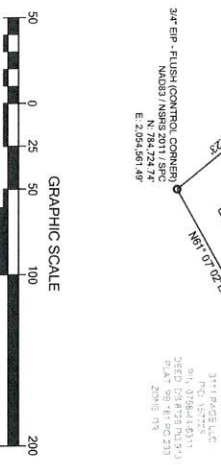
**SITE DATA**  
 PIN: 0758-44-7895 PG: 201  
 3114 GLOBE ROAD, MORRISVILLE, NC 27560  
 ZONED: RR  
 PIN: 0758-44-5984 PG: 234-67  
 3108 GLOBE ROAD, MORRISVILLE, NC 27560  
 ZONED: RR

1. THIS SITE IS NOT LOCATED IN A DEVELOPMENT TIER.  
 2. THIS SITE IS LOCATED IN THE LOWER BRIDGE RIVER BASIN.  
 3. THIS SITE IS LOCATED IN A WATERSHED PROTECTION OVERLAY.  
 4. THIS SITE IS NOT LOCATED IN A WATERSHED PROTECTION OVERLAY.

**NOTE:**  
 THIS EMPLOYMENT WITHIN THIS SITE IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREAS OR FLOOD CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON PLAN PANEL: 373007580K  
 EFFECTIVE DATE: JULY 19, 2022

**NOTES:**

- THIS PLAN WAS PREPARED BY BATEMAN CIVIL SURVEY CO. UNDER THE SUPERVISION OF STEVEN P. CARSON.
- PROBABLE RIGHTS SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, POSTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS AREAS COMPUTED USING THE COORDINATE METHOD.
- ZONED RR PER DURHAM COUNTY GIS.
- FRONT SET PER DURHAM COUNTY GIS.
- REAR SET PER DURHAM COUNTY GIS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECTED TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- STRAIPS ON ADJACENT PARCELS HAVE BEEN LOCATED VIA SURVEY AND DO NOT ENCUMBER THE SUBJECT PARCELS.
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- STRAIPS ON ADJACENT PARCELS HAVE BEEN LOCATED VIA SURVEY AND DO NOT ENCUMBER THE SUBJECT PARCELS.



**BOUNDARY SURVEY**  
 PROPERTY OWNER(S): HITESH AVAIYA,  
 KRISHNA AVAIYA, & CHIRAG PAREKH  
 PIN# 0758-44-5984 & PIN# 0758-44-7895  
 TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

**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

DESIGNED BY: BCSC  
 DRAWN BY: BMN  
 CHECKED BY: SPC  
 SCALE: 1" = 50'  
 DATE: 10/20/2025  
 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 3114 GLOBE ROAD (PIN 0758447805)**

ALL THAT PARCEL OF LAND DESCRIBED IN DEED BOOK 9992, PAGE 701 OF THE DURHAM COUNTY REGISTRY, LOCATED IN THE TOWN OF MORRISVILLE, DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE, SAID PIPE LYING ON THE SOUTHERN RIGHT OF WAY OF GLOBE ROAD, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 785,032.60' AND EASTING = 2,054,813.43'; THENCE, FROM THE POINT OF COMMENCEMENT 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, BEING THE NORTH EAST CORNER OF THE PROPERTY NOW OR FORMERLY OF CHIRAG PAREKH, IDENTIFIED BY NORTH CAROLINA PIN: 0758447805, SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 784,993.18' AND EASTING = 2,054,845.46' THENCE, FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERN RIGHT OF WAY OF GLOBE ROAD, SOUTH 39° 05' 20" EAST, A DISTANCE OF 99.46 FEET TO A 3/4" IRON PIPE; THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 61° 09' 38" WEST, A DISTANCE OF 170.68 FEET TO A 3/4" IRON PIPE; THENCE, SOUTH 60° 59' 43" WEST, A DISTANCE OF 89.19 FEET TO A 3/4" IRON PIPE; THENCE, SOUTH 61° 07' 02" WEST, A DISTANCE OF 136.05 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 39° 24' 47" WEST, A DISTANCE OF 112.23 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 64° 52' 00" EAST, A DISTANCE OF 193.50 FEET TO A 3/4" IRON PIPE; THENCE, NORTH 61° 03' 28" EAST, A DISTANCE OF 205.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 39,896 SQUARE FEET OR 0.916 ACRES, MORE OR LESS.



Register of Deeds  
Sharon A. Davis  
Durham County, NC

09/29/2023 11:27:28AM

BT: OPR B: 9992 P: 701 Pages: 3

DEED - DEED

Fee: \$26.00 Excise Tax: \$0.00

INSTRUMENT #2023075549

Tonya Redfeam

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00

PIN No. 0758447805

Tax Map No.

REID: 236468

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**

**CHIRAG PAREKH, MARRIED**

**Property Address: 3114 Globe Road, Morrisville, NC 27560**

**Mailing Address: 141 Begen Street, Morrisville, NC 27560**

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.

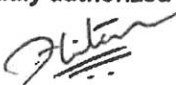
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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:

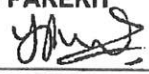
**Easements, restrictions and rights of way of record.  
Ad valorem taxes for 2023.**

**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.

  
\_\_\_\_\_  
HITESH AVAIYA (SEAL)

  
\_\_\_\_\_  
KRISHNA AVAIYA (SEAL)

  
\_\_\_\_\_  
CHIRAG PAREKH (SEAL)

  
\_\_\_\_\_  
TRUPTI PAREKH (SEAL)

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

  
\_\_\_\_\_  
Notary Public

Print Notary Name: Richard J. Twomey



**EXHIBIT "A"**

BEING that 38,986 SF / .8950 acre parcel as shown on that Exempt Recombination Map recorded in Plat Book 209, Page 91 of the Durham County Registry.

Address: 3114 Globe Road, Morrisville, NC 27560  
New PIN No: 0758447805