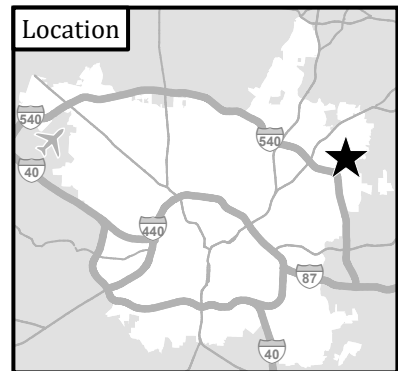


Annexation Request

AX-12-2025



Property	4208 Forestville Rd
Size	3.09 Petition Acres (+ 0.56 Intervening RoW Acres)
Annexation Type	Contiguous - Inside ETJ
City Council District	B



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: Forestville Road Townhomes		
Street Address: 4208 Forestville Road, Raleigh, NC 27616		
City of Raleigh Subdivision approval #: S-_____ or SUB-0066-2024	Building Permit #: _____ or _____	Group Housing #: GH-_____-_____-_____
Wake County (PINs) Property Identification Number(s): 1747306143		
Acreage of Annexation Site: 3.098 acres	Linear Feet of New Public Streets within Annexation Boundaries: 0	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
For Sewer-Only Requests:	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: 12 units		

N/A

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>12</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 type="checkbox"/> N N/A	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N N/A	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath _____ + _____ N/A _____ + _____ _____ + _____
	Building Square Footage of Non-Residential Space: N/A		
Specific proposed use (office, retail, warehouse, school, etc.): <u>12 townhouses</u>			
Projected market value at build-out (land and improvements): \$ <u>4,620,000</u>			
Applicant Contact Information			
Property Owner(s): Capital Properties of North Carolina, LLC			
Primary Mailing Address: 1540 Grand Willow Way, Raleigh, NC 27614			
Phone: (919) 779-9664		Email: cpncllc@gmail.com	
Project Contact information (if different than property owner)			
Contact(s): Parker Poe Adams & Bernstein LLP c/o Ashley Honeycutt Terrazas			
Primary Mailing Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Phone: (919) 835-4043		Email: ashleyterrazas@parkerpoe.com	
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .			

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:



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, ^x _____ 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 13721.

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 20th day of March, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

DocuSigned by:

Signature _____

*Michael Nedriga*Date 3/20/2025

Capital Properties of North Carolina, LLC, a North Carolina limited liability company.
By: Michael Nedriga, Manager

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

Name: Capital Properties of North Carolina, LLC Phone: (919) 779-9664

Address: 1540 Grand Willow Way, Raleigh, NC 27614

Above signature(s) attested by

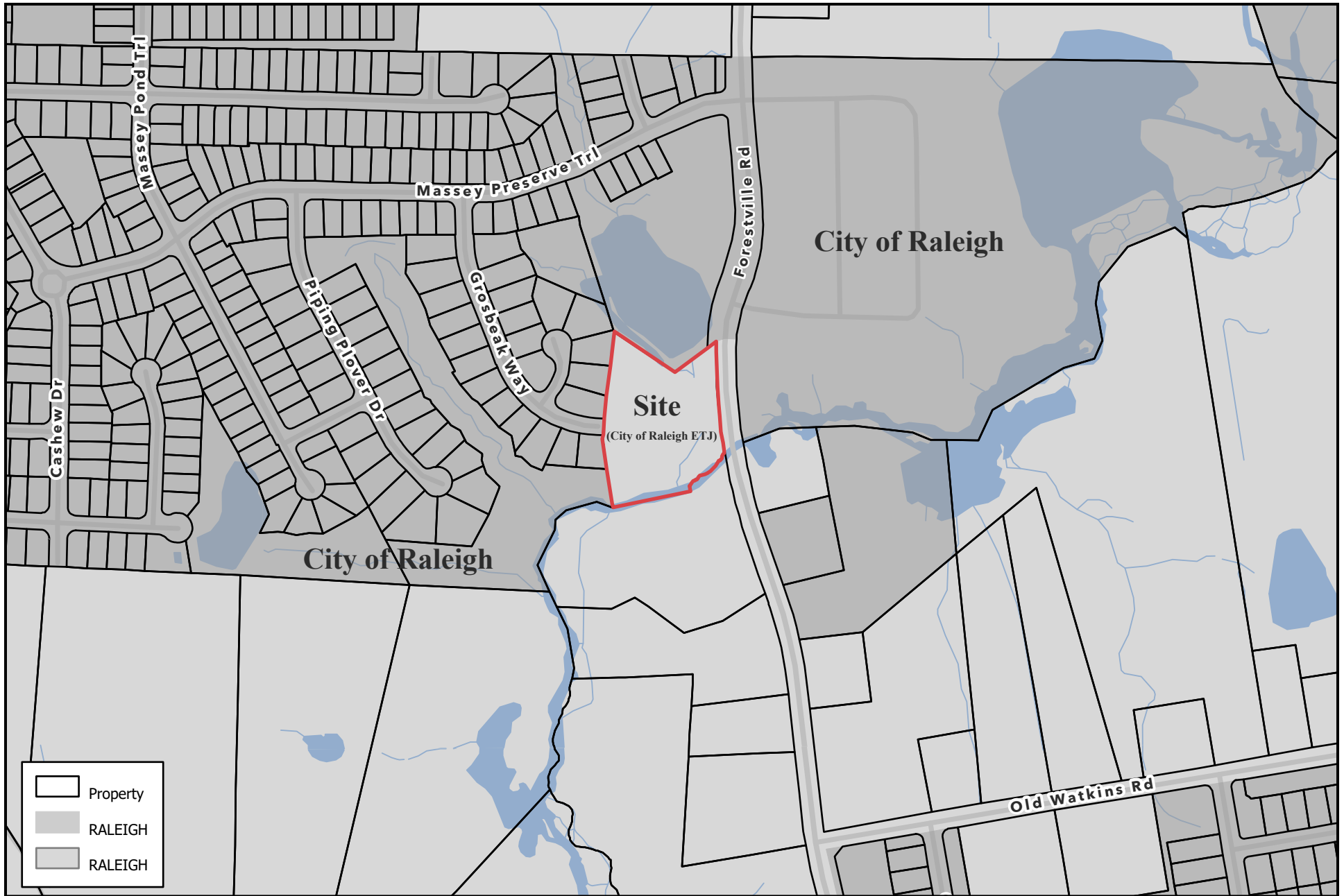
Signed by:

Sherry Nedriga

Received by the City Council of Raleigh, North Carolina, this _____ day of _____ 20____, at a Council meeting duly held.

Signature of the City Clerk and Treasurer: _____

Section D Submittal Checklist		
<p>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:</p>		
	<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)
N/A	<input type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water
	<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1
	<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .
	<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.
	<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .
N/A	<input type="checkbox"/>	<div> <div> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </div> <div> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </div> </div>
	<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.
<p>Required, but often missing information. Please make sure to include the following:</p>		
	<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</u> MUST be filled in!
N/A	<input type="checkbox"/>	Corporate Seal for property owned by a corporation.
N/A	<input type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .



4208 Forestville Road - Annexation Property Map

PIN: 1747306143

REID: 0043520

Disclaimer

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THE CAPITAL PROPERTIES OF NORTH CAROLINA LLC TRACT (PIN 1747.03-30-6143) TO BE ANNEXED INTO
THE CITY OF RALEIGH

Being all of the tract or parcel of land located
in Wake Forest Township, Wake County, North Carolina,
and more particularly described:

BEGINNING at an iron pipe found on the western property corner of the subject tract (Capital Properties of North Carolina LLC – PIN 1747.03-30-6143), said iron pipe having the following N.C. Grid Coordinates (Book of Maps 2015, Page 288 - NAD'83/2011) N=770,065.40 E=2,143,454.42, then North 05°02'55" East 10.98 feet to an iron pipe found along the eastern property line of Stephen McKenzie (PIN 1747.03-30-4022 / Lot 36, Massey Preserve South), then, across the 50' public right of way of Grosbeak Way, North 05°02'55" East 50.40 feet to an iron pipe found, then North 05°02'55" East 68.31 feet to an iron pipe found along the eastern property line of Charles E. Johnson and Tanisha N. Johnson (PIN 1747.03-30-3197 / Lot 37, Massey Preserve South), then North 05°02'55" East 88.41 feet to an iron pipe found on the eastern property line of Marcel Lindsey and Sandra Lindsey (PIN 1747.03-30-4215 / Lot 38, Massey Preserve South), then North 05°02'55" East 103.36 feet to an iron pipe found along the eastern property line of Jennifer Briel and Matt Briel (PIN 1747.03-30-4323 / Lot 39, Massey Preserve South), then South 54°13'35" East 236.01 feet to an iron pipe found along the southern property line of Massey Preserve Homeowners Association, Inc. (PIN 1747.03-30-6646 / Lot 441, Open Space, Massey Preserve), then North 52°45'09" East 145.06 feet to a rebar set on the western right of way of Forestville Road (60' Public Right of Way), then along said right of way South 02°56'15" West 11.28 feet to a computed point, then South 00°36'41" East 50.15 feet to a computed point, then South 03°31'21" East 50.97 feet to a computed point, then South 04°26'25" East 50.53 feet to a computed point, then South 06°48'03" East 51.85 feet to a computed point, then South 07°56'05" East 49.89 feet to a computed point, then South 10°01'02" East 51.24 feet to a computed point, then South 10°48'18" East 13.36 to a computed point in the centerline of Harris Creek, then, leaving the right of way of Forestville Road and following the run of Harris Creek,

South 49°44'15" West 10.97 feet to a computed point,
South 40°58'11" West 11.52 feet to a computed point,
South 54°27'47" West 22.51 feet to a computed point,
South 50°09'00" West 18.19 feet to a computed point,
South 43°26'13" West 10.90 feet to a computed point,
South 48°17'49" West 24.84 feet to a computed point,
South 50°43'29" West 34.13 feet to a computed point,
South 71°06'32" West 27.59 feet to a computed point,
South 68°53'25" West 14.73 feet to a computed point,
South 76°25'11" West 29.02 feet to a computed point,
South 79°10'35" West 18.15 feet to a computed point,
South 80°38'51" West 16.32 feet to a computed point,
South 83°07'56" West 22.50 feet to a computed point,
South 74°37'04" West 13.23 feet to a computed point,
South 69°28'29" West 20.20 feet to a computed point,
North 88°56'24" West 14.70 feet to a computed point,
South 64°47'28" West 8.13 feet to a computed point,
South 55°07'32" West 13.67 feet to a computed point,
South 68°29'11" West 28.28 feet to a computed point,
South 74°36'24" West 20.49 feet to a computed point,
then leaving the centerline of Harris Creek, along the eastern property line of Massey Preserve
Homeowners Association, Inc. (PIN 1747.03-30-0221 / Lot 48, Massey Preserve South), North 08°16'58"
West 213.10 feet to an iron pipe found, said iron pipe being the point and place of BEGINNING,
containing 3.098 Acres more or less, to be annexed into the City of Raleigh.