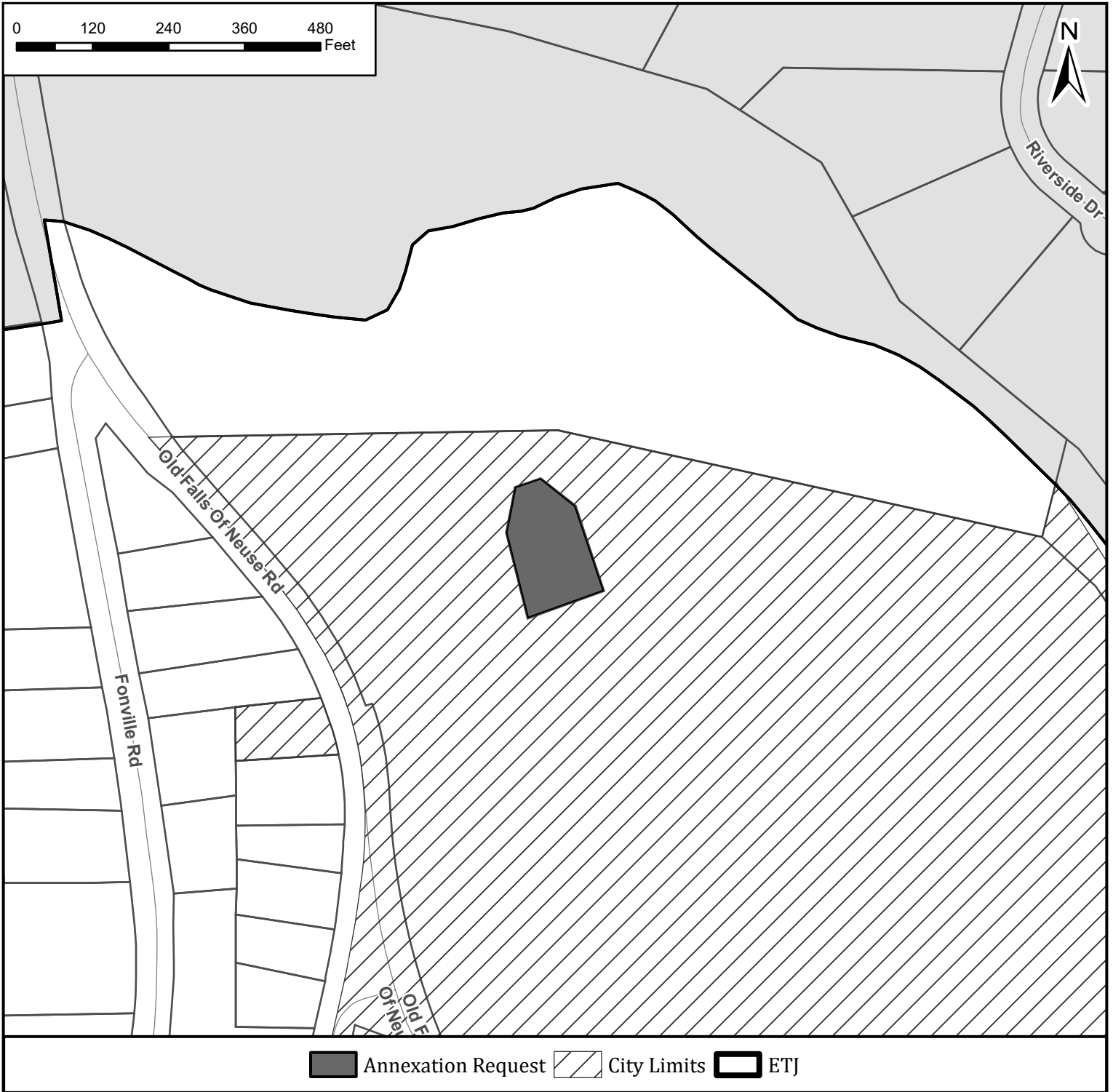
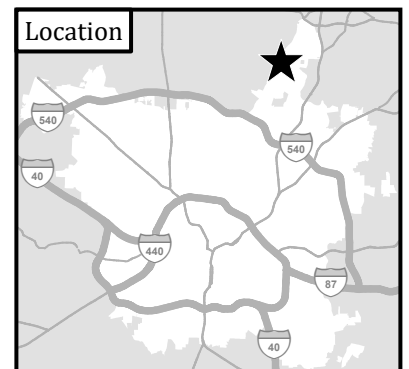


Annexation Request

AX-13-2024



Property	12054 Old Falls Of Neuse Rd
Size	0.48 Petition Acres (+ 0.00 Intervening RoW)
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: Neuse River Park

Street Address: 12054 Old Falls of Neuse Rd

City of Raleigh Subdivision approval #:
S- _____ - _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

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

1729561859

Acreage of Annexation Site:
0.48

Linear Feet of New Public Streets within Annexation Boundaries:

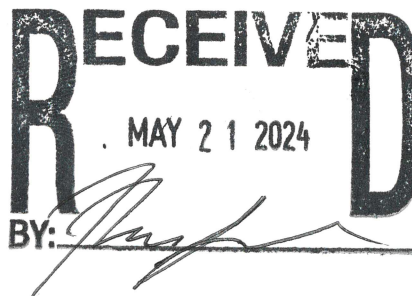
Annexation site is requesting connection to City of Raleigh Water and/or Sewer

For Sewer-Only Requests:

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

Number of proposed dwelling units: 0

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 _____
	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 ____ + _____ ____ + _____ ____ + _____
	Building Square Footage of Non-Residential Space: _____		
Specific proposed use (office, retail, warehouse, school, etc.): _____			
Projected market value at build-out (land and improvements): \$ _____			
Applicant Contact Information			
Property Owner(s): City of Raleigh - Emma Liles, Project Manager			
Primary Mailing Address: 222 W. Hargett St. Suite 601			
Phone: 919-996-4871	Email: emma.liles@raleighnc.gov		
Project Contact information (if different than property owner)			
Contact(s): _____			
Primary Mailing Address: _____			
Phone: _____	Email: _____		
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 .			

RECEIVED

MAY 21 2024

BY: _____

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 / x _____ 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 _____ day of _____, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

Signature Stephen C. Bentley Date 5/16/24

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Stephen Bentley Phone: 919-996-4784

Address: 222 W Hargett St.

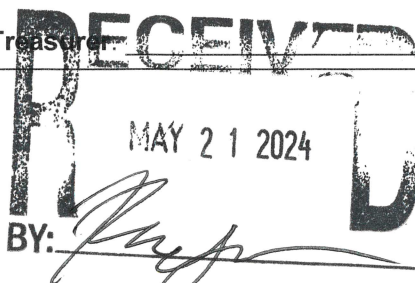
Name: _____ Phone: _____

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.

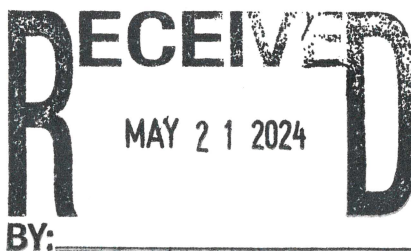
Signature of the City Clerk and Treasurer _____



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"/>	Annexation Petition Fee (see the Development Fee Guide webpage 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"/>	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 .	
<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 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 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 .	

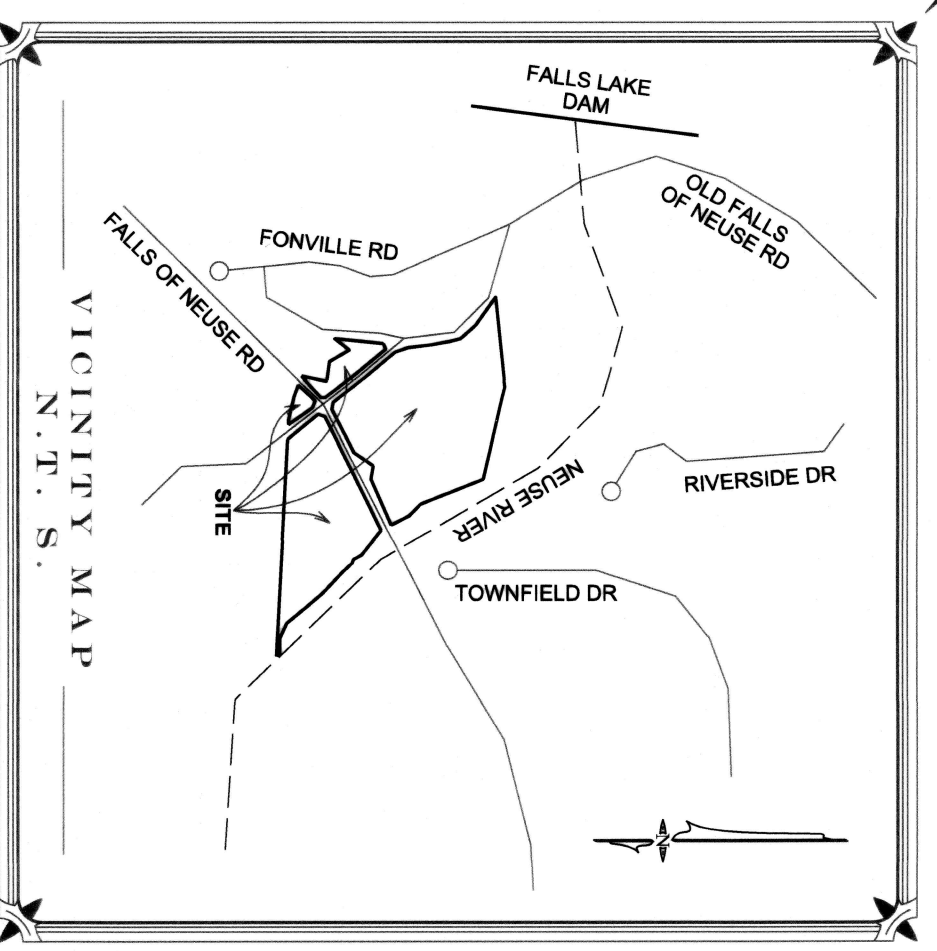


 RECEIVED
 MAY 21 2024
 BY: _____

Commencing at a point labeled "Control Corner" on sheet 1 of a survey entitled "Recombination for City of Raleigh at 12054 Old Falls of Neuse Road" prepared by City of Raleigh Engineering Services Department, Survey Section, dated November 15, 2022 and recorded in Book of Maps 2023 Page 1878, said point being a ½" iron pipe found, located on the Northwest right-of-way of Falls of Neuse Road and having North Carolina Grid Coordinates (NAD83-2011) of, N-795892.40 E-2125989.01, thence N52°04'31"W 1498.64' to a point calculated at the intersection of the Eastern right-of-way of Old Falls of Neuse Road and an existing 20' access easement as recorded in Deed Book 1952 Page 163, thence along the center of said existing 20' access easement the following calls and distances: N58°23'13"E 13.11' to a ¾" rebar found, S83°24'05"E 82.70' to a point, N73°58'08"E 94.81' to a ¾" rebar found, N43°56'26"E 91.47' to a ¾" rebar found, N74°22'22"E 53.90' to a ½" rebar found, said rebar being the POINT OF BEGINNING, thence N 10°47'05" E 21.03' to a ½" iron pipe found, thence N10°56'16"E 74.01' to a ½" rebar found, thence N71°16'51"E 42.93' to a ½" iron pipe found, thence S51°26'21"E 70.15' to a ½" iron pipe found, thence S18°34'06"E 141.64' to a ½" iron pipe found, thence S70°15'05"W 128.19' to a ½" iron pipe found. Thence N14°45'22"W 118.09' to the point and place of BEGINNING, containing 0.510 acre, and being all of that parcel of land designated as "Old Lot 2" according to the plat referenced hereunto and recorded in Book of Maps 2023 Page 1878.

SEE SHEET 2 OF 2 FOR INSETS, AREA SUMMARY TABLE, CURVE DATA, AND ADJOINER INFORMATION

THIS PLAT IS NOT TO BE RECORDED AFTER 7TH DAY OF November
ONE COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS.



LEGEND

- △ GPS CONTROL POINT
- MONUMENT FOUND
- IRON PIPE FOUND
- ◆ REBAR FOUND
- LINES TO BE REMOVED
- TRVERSE LINE
- LINES TO BE REMOVED
- EASEMENT (AS INDICATED)
- EASEMENT (BRAND W/RE)
- DRAINAGE PIPE (AS INDICATED)
- SANITARY SEWER LINE
- SPECIALTY
- FLOOD ZONE AEPW/FCOD(WAY)
- 50' NEUSE RIVER RIPARIAN BUFFER
- CITY OF RALEIGH CORPORATE CITY LIMITS
- R/W - RIGHT OF WAY
- R/F - RIVER FLOOD
- R/S - RIVER SPACE
- USFS (NASS2011) NORTH AMERICAN DATUM, 1983 (NATIONAL SPACIAL REFERENCE SYSTEM 2011)
- RCP - REINFORCED CONCRETE PIPE
- H/P - HIGH DENSITY POLYETHYLENE PIPE
- C/P - CHAIN
- U/P - UTILITY POLE
- GUY WIRE
- ADDRESS
- ADJOINER PROPERTY

OLD LOT 2
FORMERLY
NIF
CITY OF RALEIGH
DB 19215 P 766
REID 0184027
PIN 1729561859
VACANT
0.510 ACRES

LOT 1B
NIF
CITY OF RALEIGH
PARKS & RECREATION
DB 13888 P 452
REID 0041649
PIN 1729559875
VACANT
3.246 ACRES

MAKE COUNTY, NC 25
TAMMY L. BRUNNER
REGISTERED & RECORDED ON
10/31/2023 10:03:10
BOOK: BM2023 PAGE: 01877

STATE OF North Carolina
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 HEREIN AND IN THE CAPACITY INDICATED Mary Ann Baldwin OFFICIAL SEAL Mary Ann Baldwin Mayor
DATE: October 17, 2023

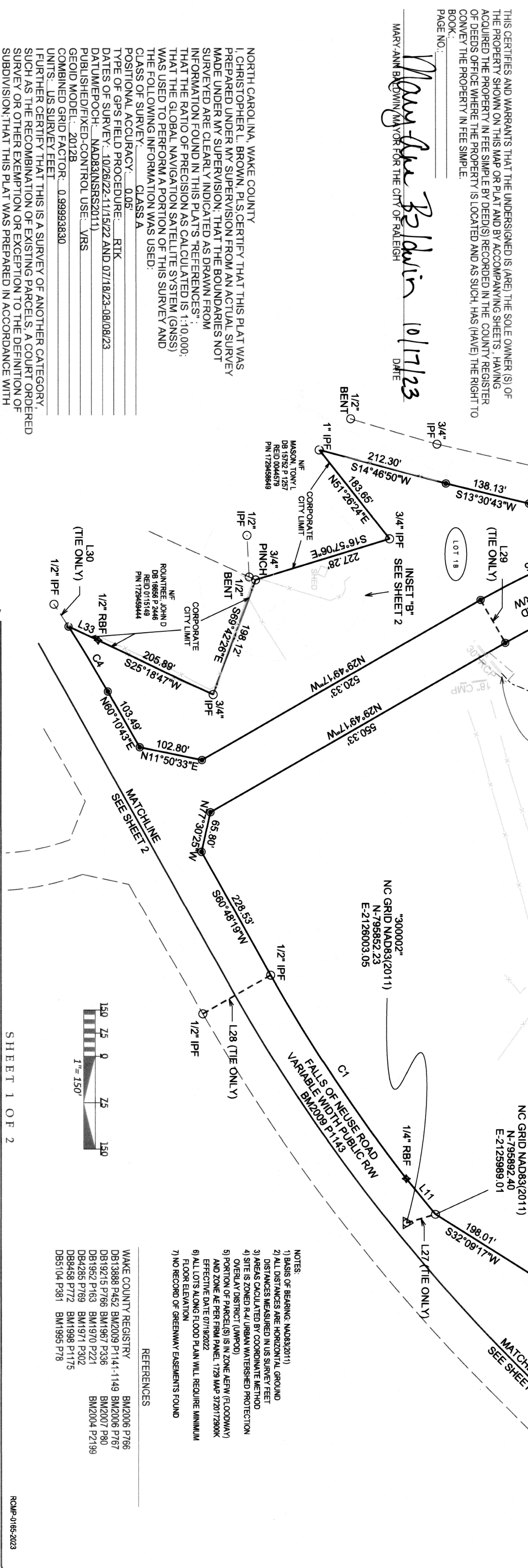
CASSIDY R. PRITCHARD
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 4-23-28

PRINTED NAME: Cassidy R. Pritchard
MY COMMISSION EXPIRES: 4-23-28

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

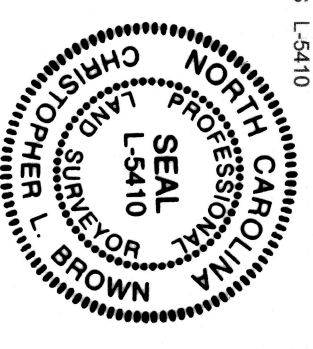
*Areas identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their natural or unimpaired condition. No person, entity, shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures or add any additional impervious surface; nor allow animal grazing or watering or any other agricultural use on such protected areas without written authorization of the Division of Water Quality (DWQ) in compliance with the Riparian Buffer Protection Rules (15A NCAC 02C.0203 or 02C.0204) and all other applicable laws, rules, and regulations binding on the Owner, and all parties claiming under it.



THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER (S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND BY ACQUIRING SHEETS, HAVING ACQUIRED THE PROPERTY IN FEESIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEESIMPLE.
BOOK NO.:
PAGE NO.:
Mary Ann Baldwin Mayor for the City of Raleigh
DATE: 10/17/23
MARY ANN BALDWIN

NORTH CAROLINA, WAKE COUNTY
CHASIDY R. PRITCHARD, REGISTERED & RECORDED ON 10/31/2023 10:03:10
BOOK: BM2023 PAGE: 01877

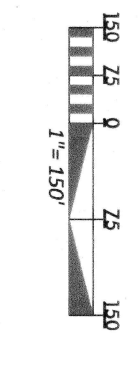
CHRISTOPHER L. BROWN, PLS. L-5410



FLOOD PLAIN ORDINANCE
APPROVED BY Mary Ann Baldwin

CITY OF RALEIGH ENGINEERING SERVICES DEPARTMENT
SURVEY SECTION

222 W HARGETT ST
RALEIGH, NC
NEUSE TOWNSHIP
WAKE COUNTY
RECOMBINATION FOR CITY OF RALEIGH AT
12054 OLD FALLS OF NEUSE ROAD
DATE OF SURVEY: NOVEMBER 15, 2022
DRAWN BY: CLB
PC: DB
(919)-996-3030



SHEET 1 OF 2

RCP# 0185-2023

SEE SHEET 1 OF 2 FOR CERTIFICATIONS, NOTES, LEGEND, VICINITY MAP, AND REFERENCES

OLD LOT 2
FORMERLY 12034
N/E CITY OF RALEIGH DB 19215 P 766 REID 0184027 PIN 1729561859 VACANT 0.510 ACRES

LOT 1C
12030
N/E CITY OF RALEIGH PARKS & RECREATION DB 13888 P 452 REID 0041649 PIN 1729559875 VACANT 1.228 ACRES

AREA SUMMARY

LOT 1:	1,653,617 SQ. FT.	37,962 ACRES
-LOT 1A (CALCULATED TO TRAVERSE LINE)	141,391 SQ. FT.	3,246 ACRES
-LOT 1B	53,500 SQ. FT.	1,228 ACRES
-LOT 1C (CALCULATED TO TRAVERSE LINE)	1,809,770 SQ. FT.	41,547 ACRES
OLD LOT 2:	22,223 SQ. FT.	0.510 ACRES
RECOMBINED NEW LOT 1 TOTAL	3,680,501 SQ. FT.	84,493 ACRES

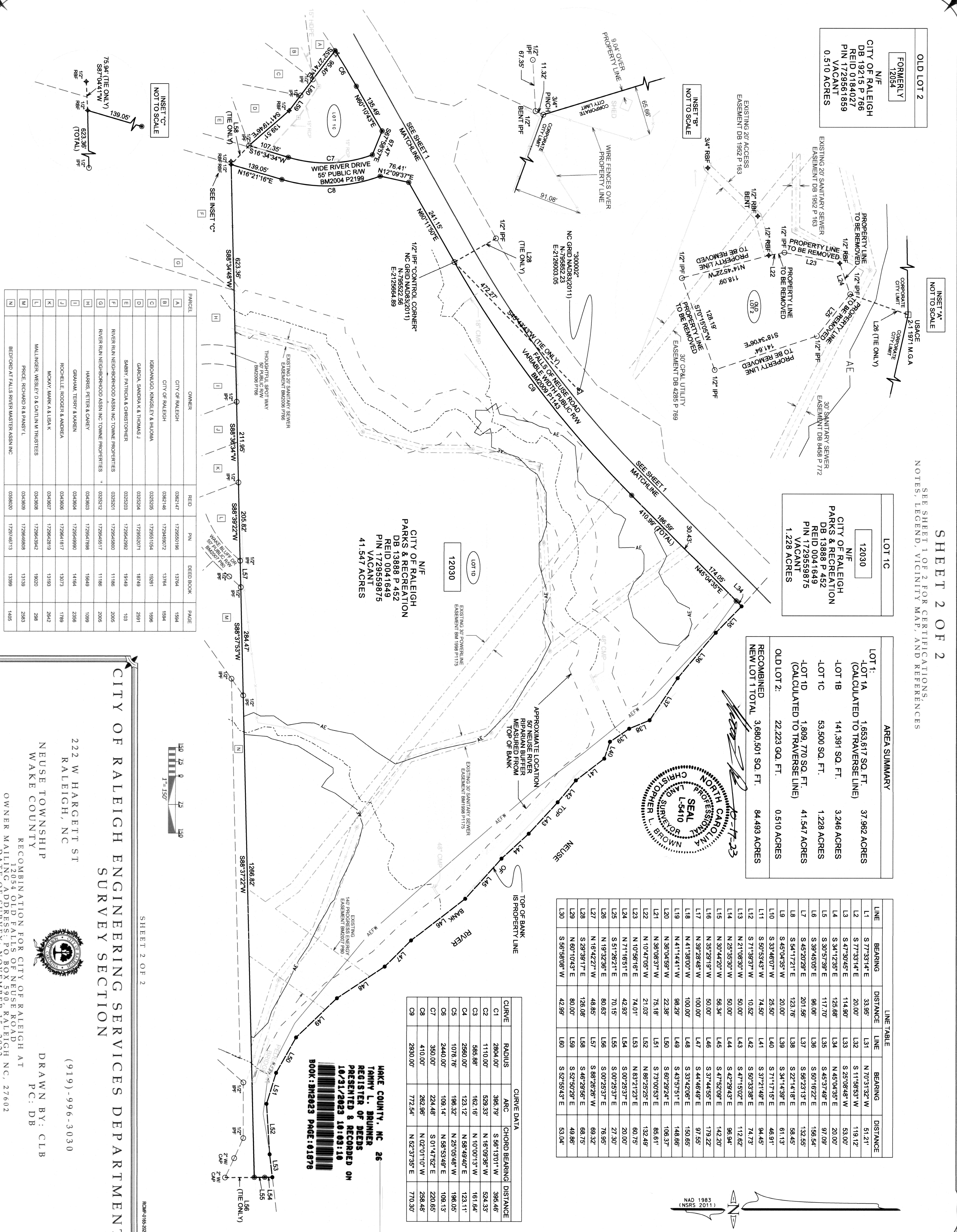
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 77°33'14" E	33.95	L31	N 70°31'32" W	51.21'
L2	S 77°33'14" E	20.00'	L32	S 11°58'53" W	119.12'
L3	S 47°30'45" E	114.90'	L33	S 25°08'48" W	53.00'
L4	S 34°12'35" E	125.68'	L34	N 45°04'35" E	20.00'
L5	S 30°57'39" E	117.70'	L35	S 45°37'49" E	97.09'
L6	S 39°45'05" E	96.06'	L36	S 50°16'22" E	156.54'
L7	S 45°20'29" E	201.56'	L37	S 56°23'13" E	132.55'
L8	S 54°17'21" E	123.76'	L38	S 22°14'18" E	58.45'
L9	S 45°04'35" W	20.00'	L39	S 34°14'39" E	61.13'
L10	S 33°46'07" W	25.50'	L40	S 71°17'15" E	46.91'
L11	S 50°53'43" W	74.50'	L41	S 37°21'49" E	94.45'
L12	S 71°39'37" W	10.52'	L42	S 50°33'39" E	74.73'
L13	N 21°08'30" W	50.00'	L43	S 47°15'02" E	112.62'
L14	N 25°35'30" W	50.00'	L44	S 42°29'43" E	96.94'
L15	N 30°44'20" W	56.34'	L45	S 47°52'09" E	142.20'
L16	N 35°29'19" W	50.00'	L46	S 37°44'55" E	179.22'
L17	N 39°28'48" W	100.00'	L47	S 44°46'49" E	97.55'
L18	N 41°38'00" W	100.00'	L48	S 33°42'06" E	150.65'
L19	N 41°14'41" W	98.29'	L49	S 43°57'51" E	148.66'
L20	N 38°04'59" W	22.38'	L50	S 60°29'24" E	106.37'
L21	N 38°08'37" W	75.18'	L51	S 73°00'53" E	85.61'
L22	N 10°47'05" W	21.03'	L52	N 86°25'25" E	132.48'
L23	N 10°56'16" E	74.01'	L53	N 83°21'23" E	60.75'
L24	N 71°16'51" E	42.93'	L54	S 00°29'37" E	20.00'
L25	S 51°26'21" E	70.15'	L55	S 00°25'37" E	27.30'
L26	N 19°32'36" E	80.63'	L56	S 00°25'37" E	76.95'
L27	N 16°42'27" W	48.85'	L57	S 88°28'28" W	69.32'
L28	S 29°39'17" E	126.08'	L58	S 46°29'56" E	68.75'
L29	N 60°10'43" E	80.00'	L59	S 52°50'29" E	49.86'
L30	S 56°58'08" W	42.99'	L60	S 52°55'43" E	53.04'

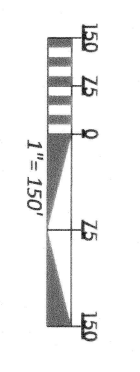
CURVE DATA

CURVE	RADIUS	ARC	CHORD BEARING	DISTANCE
C1	2804.00'	395.79'	S 56°13'01" W	395.46'
C2	1110.00'	529.33'	N 16°09'36" W	524.33'
C3	585.88'	162.16'	N 10°00'13" W	161.64'
C4	2560.00'	123.12'	N 58°49'40" E	123.11'
C5	1076.76'	196.32'	N 25°05'48" W	196.05'
C6	2440.00'	108.14'	N 58°53'49" E	109.13'
C7	350.00'	224.48'	S 01°47'52" E	220.65'
C8	410.00'	262.96'	N 02°01'10" W	258.48'
C9	2930.00'	772.54'	N 52°37'35" E	770.30'

WAKE COUNTY, NC 26
TAMMY L. BRUNNER
REGISTERED & RECORDED
PRESENTED & RECORDS
10/31/2023 10:09:10
BOOK: BM2023 PAGE: 01878



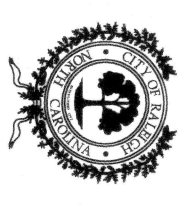
PARCEL	OWNER	REID	PIN	DEED BOOK	PAGE
A	CITY OF RALEIGH	0362147	172956186	13764	1594
B	CITY OF RALEIGH	0362146	172954972	13764	1594
C	IGBOANUNGO, KINGISLEY & HILUMA	0325205	172956154	19261	1666
D	GARCIA, SANDRA K & THOMAS J	0325204	1729552071	18748	2391
E	SABRY, PATRICIA & CHRISTOPHER	0325203	1729542992	19449	103
F	RIVER RUN NEIGHBORHOOD ASSN INC TOWNE PROPERTIES	0325201	1729545600	11186	2005
G	RIVER RUN NEIGHBORHOOD ASSN INC TOWNE PROPERTIES	0325202	1729545517	11186	2005
H	HARRIS, PETER & CAREY	0343603	1729547888	15449	1099
I	ROCHELLE, RODGER & ANDREA	0343604	1729549990	14164	2356
J	MCKAY, MARK A & LISAK	0343607	1729542819	13193	2642
K	MALLINGER, WESLEY D & CATHLIN M TRUSTEES	0343608	1729549342	18020	298
L	PRICE, RICHARD R & PANSYL	0343609	1729546608	13139	2583
M	BEDFORD AT FALLS OF RIVER MASTER ASSN INC	0358620	17291746713	13989	1405



SHEET 2 OF 2

CITY OF RALEIGH ENGINEERING SERVICES DEPARTMENT
SURVEY SECTION

222 W HARGETT ST
RALEIGH, NC



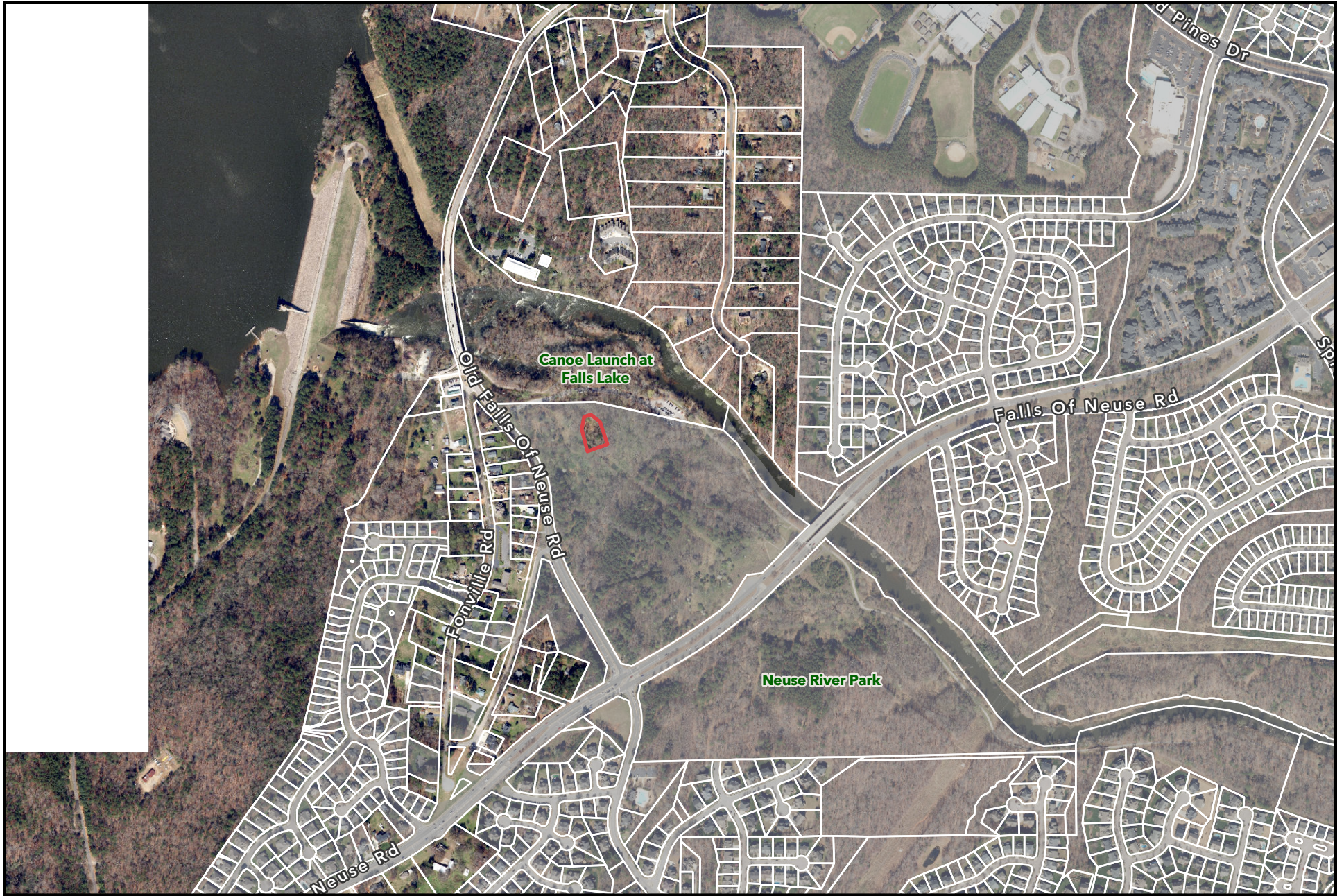
NEUSE TOWNSHIP
WAKE COUNTY

RECOMBINATION FOR CITY OF RALEIGH AT
12054 OLD FALLS OF NEUSE ROAD
MAILING ADDRESS: PO BOX 590, RALEIGH NC, 27602
DATE OF SURVEY: NOVEMBER 15, 2022

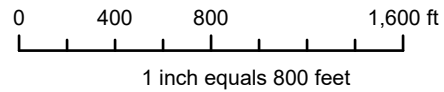
DRAWN BY: CLB
P.C.: DB

(919) - 996-3030

RDMP-0165-3023



12054 Old Falls of Neuse Rd



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.