

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: ADCOCK HILL SUBDIVISION

Street Address: 1539 OLD MILBURNIE RD

City of Raleigh Subdivision approval #:
S- _____ or

SUB-0052-2022

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

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

1735903395

Acreage of Annexation Site:

94.4

Linear Feet of New Public Streets within Annexation Boundaries:

11,539'

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

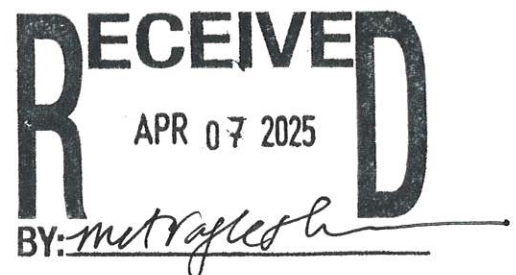
For Sewer-Only Requests:

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

Number of proposed dwelling units:

254

Continue to page two >>



Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>254</u>	Multifamily - Condo/Apartment Unit Count <u>N/A</u>	Multifamily – Townhouse Unit Count <u>N/A</u>
	Complete only for Townhome Units: <u>N/A</u>		
	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: <u>N/A</u>		
	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: <u>2000</u>		
Specific proposed use (office, retail, warehouse, school, etc.): <u>CLUBHOUSE FOR POOL</u>			
Projected market value at build-out (land and improvements): \$ <u>700,000/LOT = 179,200,000</u>			
Applicant Contact Information			
Property Owner(s): <u>CARLTON MIDYETTE JR</u>			
Primary Mailing Address: <u>8310 BANFORD WAY RALEIGH NC 27615</u>			
Phone: <u>919-571-8263</u>		Email: <u>CARLTON@CREEDMOORPARTNERS.COM</u>	
Project Contact information (if different than property owner)			
Contact(s): <u>CHRIS POOLE</u>			
Primary Mailing Address: <u>333 WADE AVE RALEIGH NC 27605</u>			
Phone: <u>919-828-4428</u>		Email: <u>CHRIS@JAECO.COM</u>	
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, _____ 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. **AA SUB-0052-2022 ATTACHED**

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 31st day of MARCH, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Carlton Midyette Sr Date 3/31/25
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: CARLTON MIDYETTE SR Phone: 919-571-8263
 Address: 8310 BANDFORD WAY RALEIGH NC 27615
 Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by

Chris L. P. PLS-5684 3/31/2025

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
 APR 07 2025
 BY: M. J. [Signature]

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) \$ 767 FY25	
<input checked="" 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 checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH- <u>SUB-52-22</u> -13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) RCMP-227-24
<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</u> MUST be filled in!	
<input checked="" type="checkbox"/>	Corporate Seal for property owned by a corporation. N/A	
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction . N/A	

7-26-2021



Administrative Approval Action

Case File / Name: SUB-0052-2022
DSLCL - ADOBE ON ADCOCK HILL

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located north of New Bern Avenue (Hwy 64), west of Old Milburnie Road at 0, 1512, 1521, 1529, 1531, 1601, 1617, 1633 Old Milburnie Road. The site is outside the city limits.

REQUEST: Development of a 98.56 acre tract consisting of several parcels for a Conventional Subdivision of detached single-family dwellings. The site is zoned CM (Conservation Management) (9.44 ac) and R-6 CU (89.12 ac), with 16.93 acres of right-of-way dedication, leaving a net area of 81.63 acres. The site development includes 282 total lots: 277 detached single-family lots, and 5 HOA Common Lots

Z-26-21 - Old Milburnie Rd Rezoning of 107.37 acres to R-6 CU & CM-CU. Adopted 11/2/21 and Effective 11/7/21.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 8, 2024 by Timmons Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities

2. A deed shall be recorded prior to construction approval (SPR) for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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4. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The Bicycle & Pedestrian Access Easements, as shown on the preliminary plan, shall be dedicated prior to, or in conjunction with, the recording of a map in any phase affected by the greenway trail/multi-use path.
2. The greenway trail/multi-use path, as shown on the preliminary plan, shall be constructed prior to, or in conjunction with, the recording of a map in any phase affected by the greenway.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.



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4. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots as shown on the preliminary subdivision plans set.
5. Provide documentation indicating a Property Owner's Association has been established for the subject development.
6. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

7. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
8. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
9. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
10. As shown on the preliminary plan a portion of the existing right-of-way for Old Milburnie Road is to be closed. After completion of the closure process, show the abandoned right-of-way to be recombined and a resolution number for the closure on all plats for recording.

Public Utilities

11. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater



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13. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
14. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
17. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
18. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
19. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

20. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 13.97 acres of tree conservation area.
21. A public infrastructure surety for 464 street trees on COR maintained streets and 81 street trees located on NCDOT right of ways shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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Stormwater

3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 464 street trees along City of Raleigh maintained streets and 96 street trees along NCDOT maintained streets.
7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: February 7, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: February 7, 2029
Record entire subdivision.



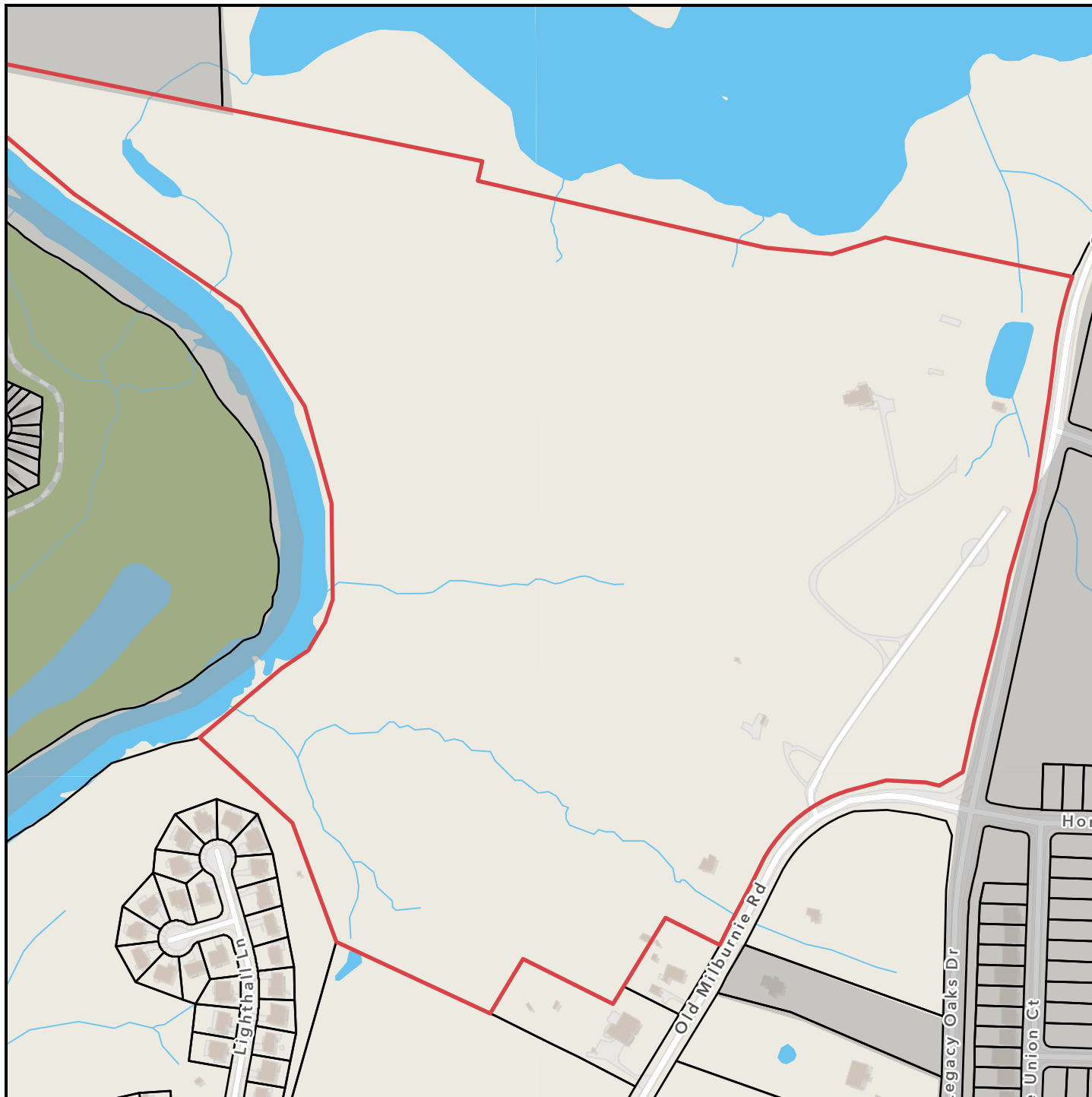
Administrative Approval Action

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I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 02/07/2024
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

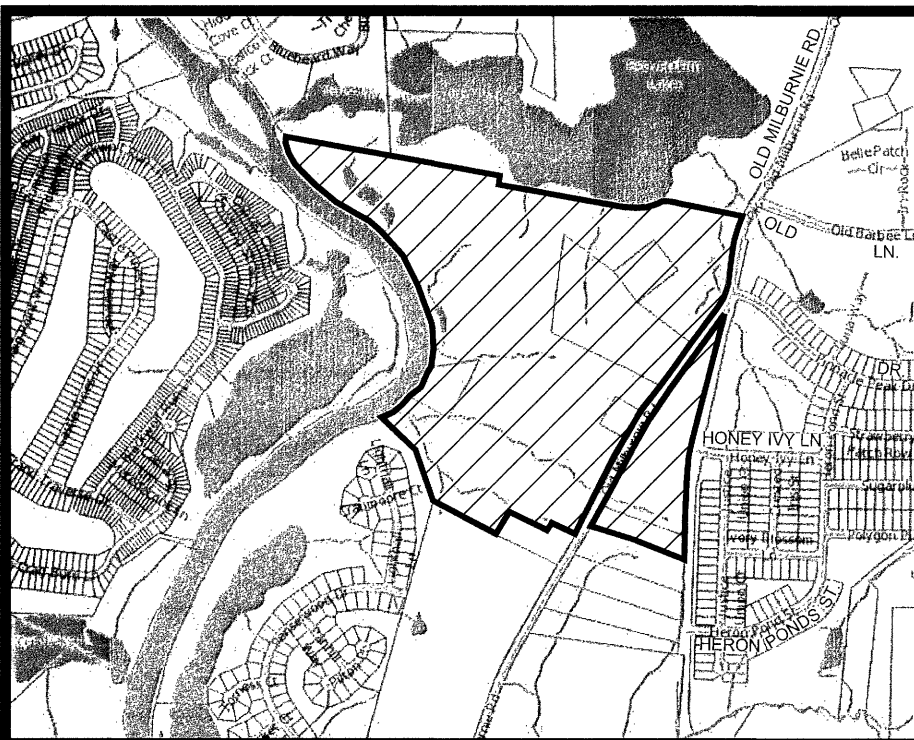


REID: 0000569
PIN: 1735903395
PIN Extension: 000
Land Value: \$3770760
Building Value: \$348130
Total Value Assessed: \$4118890
Deed Acres: 94.44
Year Built: 1979
Heated Area: 2214
Type and Use: SINGLFAM
Design Style: Conventional
Planning Jurisdiction: RA
Township: St. Matthew's
Owner: DARLINGTON ADVISORS LLC
Mailing Address 1: 8310 BANDFORD WAY
Mailing Address 2: RALEIGH NC 27615-2752
Deed Book: 018931
Deed Page: 01165
Deed Date: 2/24/2022
Land Class: Acres Greater Than 10 With House
Map Name: 1735 04
Billing Class: Business
Property Description: LO1 DARLINGTON
ADVISORS LLC BM2025 -00255
Address: 1539 OLD MILBURNIE RD
Street Name: OLD MILBURNIE RD
Old Parcel Number: --
Units: 1
Total Structures: 1
Total Units: 1
ZIP: 27604
TYPE_AND_USE: 01
DESIGNSTYL: CVL
TOWNSHIP: 17



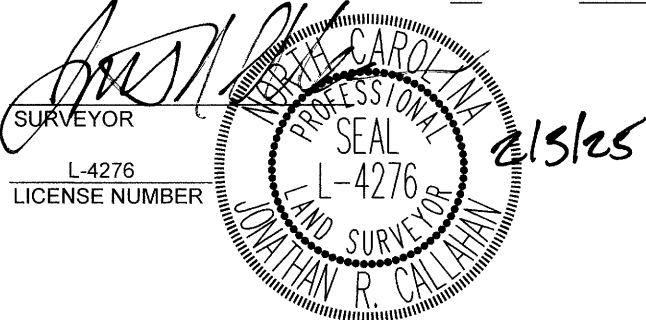
0 200 400 800 ft
1 inch equals 400 feet

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.*



CERTIFICATE OF SURVEY AND ACCURACY

I, JONATHAN R. CALLAHAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 18931, PAGE 1165, PLAT RECORDED IN BOOK OF MAPS 2023, PAGE 1034, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30, AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800), WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3rd DAY OF February, A.D., 2025.



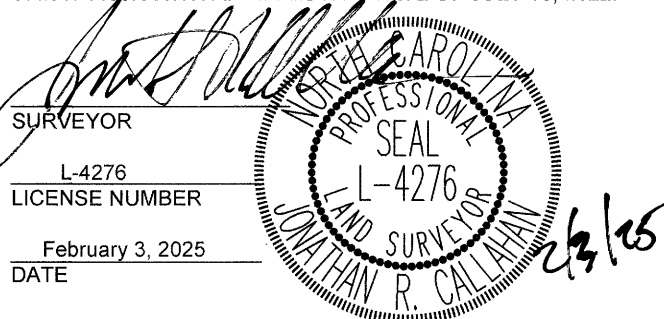
SURVEYOR CERTIFICATION

I, JONATHAN R. CALLAHAN, CERTIFY TO ONE OF THE FOLLOWING:

- ☐ 1. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ 2. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ 3. IS ONE OF THE FOLLOWING:
- ☐ THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
- ☐ THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
- ☐ THAT THE SURVEY IS A CONTROL SURVEY.
- ☐ THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☒ 4. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- ☐ 5. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (1) THROUGH (4) ABOVE.

CERTIFICATE OF FLOODWAY INFORMATION

I, JONATHAN R. CALLAHAN, P.L.S., DO HEREBY CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA MAPS & INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FOR THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT THE PROPERTY ☒ IS ☐ IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS. PROPERTY IS LOCATED IN ZONE "X" AND "AE" AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBERS 3720173500K, 3720174500K, 3720173400K & 3720174400K WITH AN EFFECTIVE DATE OF JULY 19, 2022.



I, JONATHAN R. CALLAHAN, P.L.S. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

(1) CLASS OF SURVEY: CLASS A

(2) POSITIONAL ACCURACY: H: 0.05' US SURVEY FEET

(3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)

(4) DATE OF SURVEY: 10-20-2023

(5) VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83(NSRS 2011)
NC GRID
EPOCH: 2010.00

(6) PUBLISHED/FIXED CONTROL USE:
NAME: RALEIGH DOT CORRS ARP
LAT: 35° 45' 49.50795 LONG: 78° 34' 44.39448
PID: DG4687 CORS ID: NCRD

(7) GEOID MODEL: GEOID CONUS 2018

(8) COMBINED GRID FACTOR: 0.99990429

(9) UNITS: US SURVEY FEET

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.
8. A PORTION OF THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" AND "X" BY FEMA FIRM PANELS 3720173500K, 3720174500K, 3720173400K AND 3720174400K WITH AN EFFECTIVE DATE OF JULY 19, 2022. COMMUNITY ID: 3720243
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
10. RECOMBINED PROPERTIES ARE SUBJECT TO ARTICLE 9.2 OF THE UDO

NEUSE RIVER BUFFER STATEMENT

THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER (AND/OR UNDISTURBED, UNMANAGED OPEN SPACE) SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR 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) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

FLOOD PLAIN ORDINANCE

☒ FEMA MAPPED AREA 3720173500K
3720174500K, 3720173400K, 3720174400K

☐ OTHER _____

APPROVED BY S. Eggebein / PLS

DEDICATION CERTIFICATE

"I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 14th DAY OF Feb. IN THE YEAR 2025, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

Peggy F. Sooder
PLANNING AND DEVELOPMENT OFFICER / WAKE COUNTY REVIEW OFFICER
2/14

THIS PLAT IS NOT TO BE RECORDED
AFTER 30th DAY OF Feb. 2025
ONE (1) COPY TO BE RETAINED FOR
THE CITY.
THIS PLAT IS X IN _____ OUT OF
THE CITY LIMITS.

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

Peggy F. Sooder
PLANNING AND DEVELOPMENT OFFICER / WAKE COUNTY REVIEW OFFICER

WAKE COUNTY, NC 87
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/14/2025 13:46:18

BOOK: BM2025 PAGE: 00254

PROPERTY OWNER CERTIFICATE

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE 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 FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

BOOK NO.: 18931
PAGE NO.: 1165

W. Carlton Midyette
DARLINGTON ADVISORS LLC
BY: W. CARLTON MIDYETTE, MANAGER

STATE OF North Carolina
COUNTY OF Johnston

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: W. CARLTON MIDYETTE, MANAGER
DATE: Feb. 2, 2025. DARLINGTON ADVISORS LLC

Signature: Tracy Bairigh
Printed name: Tracy Bairigh, Notary Public
My commission expires: 5-23-28

SITE DATA

OLD LOT 1
OWNER DARLINGTON ADVISORS LLC
SITE ADDRESS 1617 OLD MILBURNIE ROAD
RALEIGH, NC 27604
PIN 1735908493
REFERENCES: DB 18931, PG 1165
BM 2023, PG 1034
ZONING R-6-CU
AREA 436,329 S.F. (10.0167 AC.)
USE VACANT

SITE DATA

OLD LOT 2
OWNER DARLINGTON ADVISORS LLC
SITE ADDRESS 1633 OLD MILBURNIE ROAD
RALEIGH, NC 27604
PIN 1745000797
REFERENCES: DB 18931, PG 1165
BM 2023, PG 1034
ZONING R-6-CU
AREA 87,122 S.F. (2.0000 AC.)
USE SINGLE FAMILY

SITE DATA

OLD LOT 4
OWNER DARLINGTON ADVISORS LLC
SITE ADDRESS 1531 OLD MILBURNIE ROAD
RALEIGH, NC 27604
PIN 1735902366
REFERENCES: DB 18931, PG 1165
BM 2023, PG 1034
ZONING R-6-CU/CM
AREA 3,280,097 S.F. (75.3007 AC.)
USE VACANT

SITE DATA

OLD LOT 6
OWNER DARLINGTON ADVISORS LLC
SITE ADDRESS 1529 OLD MILBURNIE ROAD
RALEIGH, NC 27604
PIN 1734897943
REFERENCES: DB 18931, PG 1165
BM 2023, PG 1034
ZONING R-6-CU/CM
AREA 85,598 S.F. (1.9651 AC.)
USE VACANT

SITE DATA

OLD LOT 7
OWNER DARLINGTON ADVISORS LLC
SITE ADDRESS 1600 OLD MILBURNIE ROAD
RALEIGH, NC 27604
PIN 1744092545
REFERENCES: DB 18931, PG 1165
BM 2023, PG 1034
ZONING R-6-CU
AREA 404,245 S.F. (9.2802 AC.)
USE VACANT

LOT AREA CHART

OLD AREA:
OLD LOT 1 436,329 S.F. (10.0167 AC.)
OLD LOT 2 87,122 S.F. (2.0000 AC.)
OLD LOT 4 3,280,097 S.F. (75.3007 AC.)
OLD LOT 6 85,598 S.F. (1.9651 AC.)
OLD LOT 7 404,245 S.F. (9.2802 AC.)
TOTAL 4,293,391 S.F. (98.5627 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY ABANDONMENT
72,108 S.F. (1.6554 AC.)


OLD MILBURNIE ROAD RIGHT OF WAY DEDICATION
34,655 S.F. (0.7956 AC.)

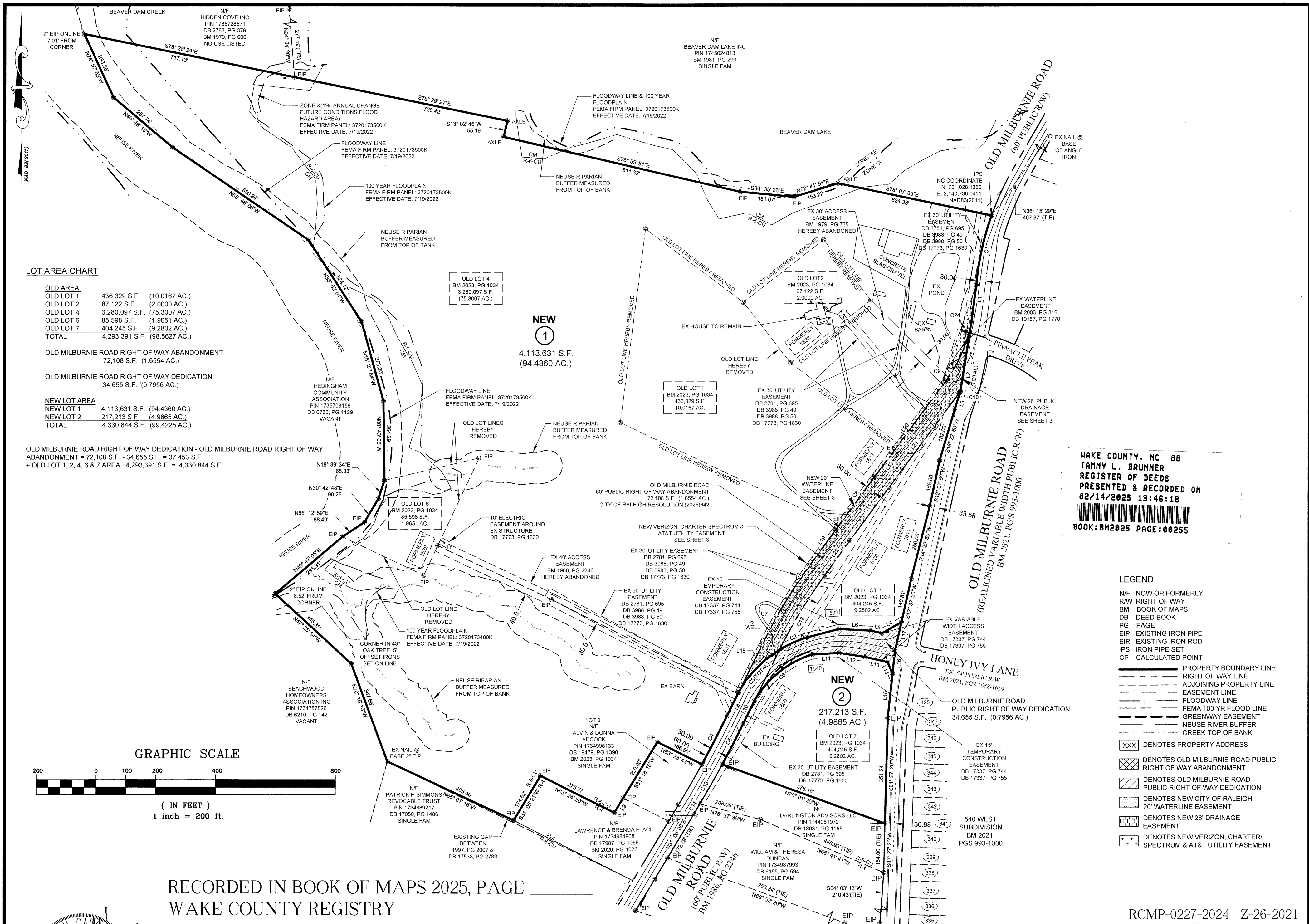
NEW LOT AREA
NEW LOT 1 4,113,631 S.F. (94.4360 AC.)
NEW LOT 2 217,213 S.F. (4.9865 AC.)
TOTAL 4,330,844 S.F. (99.4225 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY DEDICATION - OLD MILBURNIE ROAD RIGHT OF WAY ABANDONMENT = 72,108 S.F. - 34,655 S.F. = 37,453 S.F.
+ OLD LOT 1, 2, 4, 6 & 7 AREA 4,293,391 S.F. = 4,330,844 S.F.

RECORDED IN BOOK OF MAPS 2025, PAGE _____ WAKE COUNTY REGISTRY

RCMP-0227-2024 Z-26-2021

			 <div>JOHN A. EDWARDS & COMPANY Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com</div>	SCALE: NO SCALE	DATE: 12-16-2024	SURVEY FOR: DARLINGTON ADVISORS LLC 1529, 1531, 1600 & 1617 OLD MILBURNIE ROAD RALEIGH WAKE COUNTY NORTH CAROLINA PUBLIC RIGHT OF WAY DEDICATION, RIGHT OF WAY ABANDONMENT, EASEMENT & RECOMBINATION PLAT	SHEET 1 OF 3
				FLD. BK. & PAGE	DRAWN BY: CLP / ZCS		
				FILE NO:	CHECKED BY: JRC		
2/3/2025	COR & NCDOT Comments	CLP					
1/29/2025	COR Comments	CLP					
DATE	REVISION	BY					



LOT AREA CHART

OLD AREA:		
OLD LOT 1	436,329 S.F.	(10.0167 AC.)
OLD LOT 2	87,122 S.F.	(2.0000 AC.)
OLD LOT 4	3,280,097 S.F.	(75.3007 AC.)
OLD LOT 6	85,598 S.F.	(1.9651 AC.)
OLD LOT 7	404,245 S.F.	(9.2802 AC.)
TOTAL	4,293,391 S.F.	(98.5627 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY ABANDONMENT
72,108 S.F. (1.6554 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY DEDICATION
34,655 S.F. (0.7956 AC.)

NEW LOT AREA		
NEW LOT 1	4,113,631 S.F.	(94.4360 AC.)
NEW LOT 2	217,213 S.F.	(4.9865 AC.)
TOTAL	4,330,844 S.F.	(99.4225 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY DEDICATION - OLD MILBURNIE ROAD RIGHT OF WAY
ABANDONMENT = 72,108 S.F. - 34,655 S.F. = 37,453 S.F.
+ OLD LOT 1, 2, 4, 6 & 7 AREA, 4,293,391 S.F. = 4,330,844 S.F.

GRAPHIC SCALE



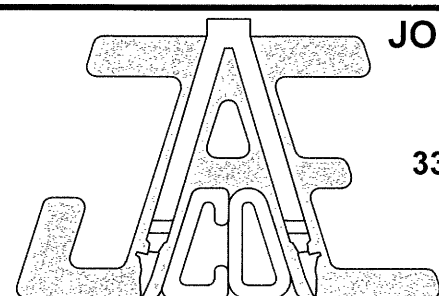
(IN FEET)
1 inch = 200 ft.

WAKE COUNTY, NC 88
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/14/2025 13:46:18
BOOK: BM2025 PAGE: 00255

LEGEND

- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- IPS IRON PIPE SET
- CP CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- - - FLOODWAY LINE
- - - FEMA 100 YR FLOOD LINE
- - - GREENWAY EASEMENT
- - - NEUSE RIVER BUFFER
- - - CREEK TOP OF BANK
- XXX DENOTES PROPERTY ADDRESS
- XXXX DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY ABANDONMENT
- XXXX DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY DEDICATION
- XXXX DENOTES NEW CITY OF RALEIGH 20' WATERLINE EASEMENT
- XXXX DENOTES NEW 26' DRAINAGE EASEMENT
- XXXX DENOTES NEW VERIZON, CHARTER/ SPECTRUM & AT&T UTILITY EASEMENT

RECORDED IN BOOK OF MAPS 2025, PAGE _____
WAKE COUNTY REGISTRY



JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE:	DATE:
1" = 200'	12-16-2024
FLD. BK. & PAGE	DRAWN BY:
	CLP / ZCS
FILE NO.	CHECKED BY:
	JRC

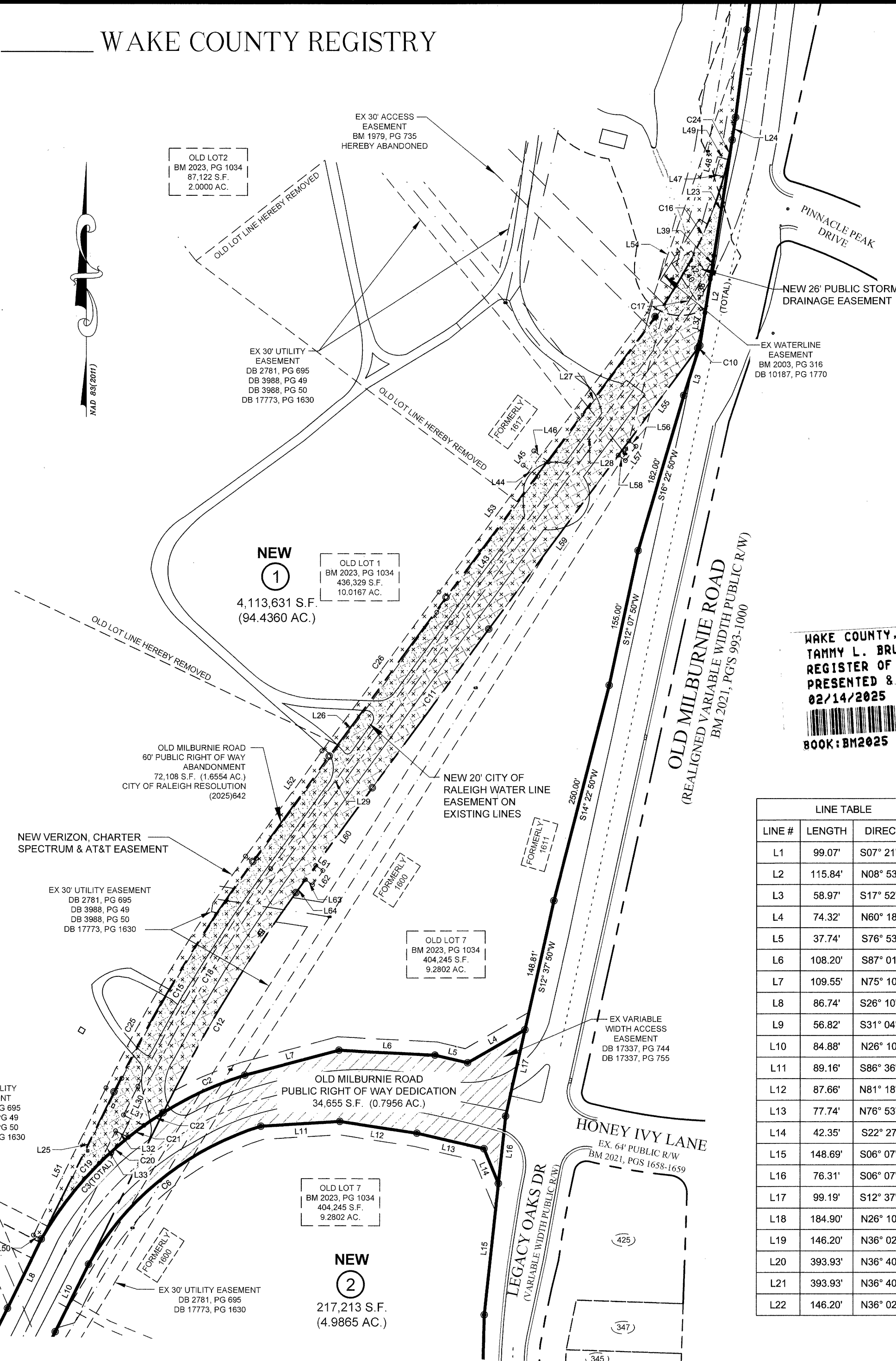
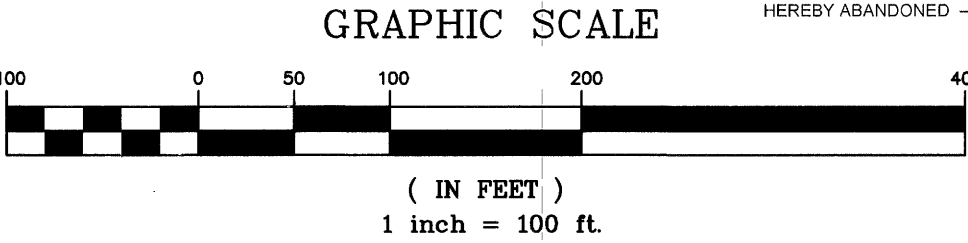
SURVEY FOR:	DARLINGTON ADVISORS LLC 1529, 1531, 1600 & 1617 OLD MILBURNIE ROAD	SHEET 2
RALEIGH	WAKE COUNTY	OF
PUBLIC RIGHT OF WAY DEDICATION, RIGHT OF WAY ABANDONMENT, EASEMENT & RECOMBINATION PLAT		3

RCMP-0227-2024 Z-26-2021

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	238.87'	952.24'	S12° 23' 52"W	238.25'
C2	101.72'	401.00'	S65° 22' 32"W	101.45'
C3	199.62'	401.05'	S43° 50' 51"W	197.57'
C4	180.77'	3894.33'	N27° 29' 48"E	180.75'
C5	151.18'	3954.33'	N27° 15' 44"E	151.17'
C6	254.53'	341.00'	S51° 15' 31"W	248.66'
C7	303.03'	1759.18'	N31° 06' 06"E	302.66'
C8	221.70'	19924.64'	N36° 21' 19"E	221.69'
C9	218.72'	477.43'	N23° 33' 01"E	216.81'
C10	3.85'	537.43'	N36° 28' 09"E	3.85'
C11	221.03'	19864.64'	N36° 21' 19"E	221.03'
C12	289.36'	1699.18'	N31° 09' 29"E	289.01'
C13	151.84'	3954.33'	N29° 27' 27"E	151.83'
C14	37.44'	3954.33'	N30° 49' 43"E	37.44'
C15	290.53'	1716.83'	S31° 25' 59"W	290.18'
C16	176.38'	498.66'	N25° 41' 23"E	175.46'
C17	95.32'	479.00'	N31° 13' 18"E	95.16'
C18	287.14'	1696.83'	S31° 25' 59"W	286.80'
C19	107.92'	401.05'	N37° 17' 50"E	107.60'
C20	43.68'	401.05'	N48° 07' 37"E	43.66'
C21	22.23'	401.05'	N52° 50' 07"E	22.23'
C22	25.78'	401.05'	N56° 15' 55"E	25.78'
C24	22.45'	498.66'	N11° 58' 09"E	22.45'
C25	304.76'	1769.18'	S31° 06' 06"W	304.38'
C26	221.81'	19934.64'	S36° 21' 19"W	221.81'

WAKE COUNTY, NC 89
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/14/2025 13:46:18
BOOK:BM2025 PAGE:00256

- LEGEND**
- N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
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 - CP CALCULATED POINT
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 - XXX DENOTES PROPERTY ADDRESS
 - DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY ABANDONMENT
 - DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY DEDICATION
 - DENOTES NEW CITY OF RALEIGH 20' WATERLINE EASEMENT
 - DENOTES NEW 26' DRAINAGE EASEMENT
 - DENOTES NEW VERIZON, CHARTER/ SPECTRUM & AT&T UTILITY EASEMENT



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	99.07'	S07° 21' 29"W	L23	131.62'	N08° 53' 31"E	L45	20.00'	N36° 59' 55"E
L2	115.84'	N08° 53' 31"E	L24	25.56'	N08° 53' 31"E	L46	17.76'	N53° 00' 05"W
L3	58.97'	S17° 52' 50"W	L25	202.49'	S26° 35' 07"W	L47	12.19'	N75° 40' 44"W
L4	74.32'	N60° 18' 57"E	L26	342.80'	S36° 16' 52"W	L48	20.00'	N14° 19' 16"E
L5	37.74'	S76° 53' 39"E	L27	203.10'	S36° 36' 32"W	L49	12.22'	S75° 40' 44"E
L6	108.20'	S87° 01' 48"E	L28	413.61'	N36° 36' 32"E	L50	10.00'	N63° 49' 59"W
L7	109.55'	N75° 10' 29"E	L29	342.74'	N36° 16' 52"E	L51	184.90'	N26° 10' 01"E
L8	86.74'	S26° 10' 01"W	L30	36.05'	N26° 35' 07"E	L52	146.20'	N36° 02' 12"E
L9	56.82'	S31° 04' 17"W	L31	25.86'	N63° 02' 54"W	L53	393.93'	N36° 40' 27"E
L10	84.88'	N26° 10' 01"E	L32	16.03'	S63° 02' 54"E	L54	335.30'	N19° 23' 04"E
L11	89.16'	S86° 36' 13"W	L33	40.71'	N26° 35' 07"E	L55	130.07'	S36° 40' 27"W
L12	87.66'	N81° 18' 34"W	L34	67.22'	S33° 25' 44"E	L56	10.00'	S53° 19' 33"E
L13	77.74'	N76° 53' 39"W	L35	26.00'	S56° 34' 16"W	L57	20.00'	S36° 40' 27"W
L14	42.35'	S22° 27' 13"E	L36	38.67'	N33° 25' 44"W	L58	10.00'	N53° 19' 33"W
L15	148.69'	S06° 07' 50"W	L37	36.99'	N08° 53' 31"E	L59	243.87'	S36° 40' 27"W
L16	76.31'	S06° 07' 50"W	L38	38.62'	N08° 53' 31"E	L60	108.18'	S36° 02' 12"W
L17	99.19'	S12° 37' 50"W	L39	27.09'	N08° 53' 31"E	L61	10.00'	S53° 57' 48"E
L18	184.90'	N26° 10' 01"E	L40	67.22'	S33° 25' 44"E	L62	20.00'	S36° 02' 12"W
L19	146.20'	N36° 02' 12"E	L41	26.00'	S56° 34' 16"W	L63	10.00'	N53° 57' 48"W
L20	393.93'	N36° 40' 27"E	L42	38.67'	N33° 25' 44"W	L64	18.02'	S36° 02' 12"W
L21	393.93'	N36° 40' 27"E	L43	190.62'	S36° 36' 32"W			
L22	146.20'	N36° 02' 12"E	L44	17.75'	N53° 00' 05"W			



2/3/2025	COR & NCDOT Comments	CLP
1/29/2025	COR Comments	CLP
DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
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SCALE: 1" = 100'	DATE: 12-16-2024
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FILE NO.	CHECKED BY: JRC

SURVEY FOR: **DARLINGTON ADVISORS LLC**
1529, 1531, 1600 & 1617
OLD MILBURNIE ROAD
RALEIGH WAKE COUNTY NORTH CAROLINA
PUBLIC RIGHT OF WAY DEDICATION, RIGHT OF WAY
ABANDONMENT, EASEMENT & RECOMBINATION PLAT

SHEET	3
OF	3

RCMP-0227-2024 Z-26-2021

ANNEXATION DESCRIPTION

SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 BOOK OF MAPS 2025, PG 255

BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD MILBURNIE ROAD, SAID IRON BEING THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 2025, PAGE 255 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=751,028.14' AND E=2,140736.04' ; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 238.87 FEET, A RADIUS OF 952.24 FEET, AND A CHORD BEARING SOUTH 12° 23' 52" WEST FOR A DISTANCE OF 238.25 FEET TO A POINT; THENCE SOUTH 07° 21' 29" WEST FOR A DISTANCE OF 99.07 FEET TO A POINT; THENCE SOUTH 08° 53' 31" WEST FOR A DISTANCE OF 259.87 FEET TO A POINT; THENCE SOUTH 17° 52' 50" WEST FOR A DISTANCE OF 58.97 FEET TO A POINT; THENCE SOUTH 16° 22' 50" WEST FOR A DISTANCE OF 182.00 FEET TO A POINT; THENCE SOUTH 12° 07' 50" WEST FOR A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 14° 22' 50" WEST FOR A DISTANCE OF 250.00 FEET TO A POINT; THENCE SOUTH 12° 37' 50" WEST FOR A DISTANCE OF 148.81 FEET TO A POINT; THENCE SOUTH 60° 18' 57" WEST FOR A DISTANCE OF 74.32 FEET TO A POINT; THENCE NORTH 76° 53' 39" WEST FOR A DISTANCE OF 37.74 FEET TO A POINT; THENCE NORTH 87° 01' 48" WEST FOR A DISTANCE OF 108.20 FEET TO A POINT; THENCE SOUTH 75° 10' 29" WEST FOR A DISTANCE OF 109.55 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 101.72 FEET, A RADIUS OF 401.00 FEET, AND A CHORD BEARING SOUTH 65° 22' 32" WEST FOR A DISTANCE OF 101.45 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 199.62 FEET, A RADIUS OF 401.05 FEET, AND A CHORD BEARING SOUTH 43° 50' 51" WEST FOR A DISTANCE OF 197.57 FEET TO A POINT; THENCE SOUTH 26° 10' 01" WEST FOR A DISTANCE OF 86.74 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 180.77 FEET, A RADIUS OF 3894.33 FEET, AND A CHORD BEARING SOUTH 27° 29' 48" WEST FOR A DISTANCE OF 180.75 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 63° 23' 43" WEST FOR A DISTANCE OF 166.55 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 31° 18' 18" WEST FOR A DISTANCE OF 220.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 31° 04' 17" WEST FOR A DISTANCE OF 56.82 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 63° 24' 20" WEST FOR A DISTANCE OF 275.77 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 31° 05' 21" WEST FOR A DISTANCE OF 174.62 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 65° 01' 16" WEST FOR A DISTANCE OF 465.40 FEET TO A NAIL AT THE BASE OF AN EXISTING IRON PIPE; THENCE NORTH 20° 18' 13" WEST FOR A DISTANCE OF 347.66 FEET TO A 43" OAK TREE; THENCE NORTH 47° 25' 54" WEST FOR A DISTANCE OF 345.35 FEET TO A POINT ON THE RIVER BANK, PASSING THROUGH AN EXISTING IRON 6.52 FEET FROM THE ACTUAL CORNER; THENCE ALONG THE NEUSE RIVER, NORTH 49° 47' 05" EAST FOR A DISTANCE OF 293.91 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 56° 12' 59" EAST FOR A DISTANCE OF 88.49 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 30° 42' 48" EAST FOR A DISTANCE OF 90.25 FEET TO A POINT; THENCE NORTH 18° 39' 34" EAST FOR A DISTANCE OF 65.33 FEET TO A POINT; THENCE NORTH 00° 43' 06" WEST FOR A DISTANCE OF 264.29 FEET TO A POINT; THENCE NORTH 15° 27' 54" WEST FOR A DISTANCE OF 275.30 FEET TO A POINT; THENCE NORTH 33° 02' 01" WEST FOR A DISTANCE OF 324.12 FEET TO A POINT; THENCE NORTH 55° 46' 06" WEST FOR A DISTANCE OF 550.94 FEET TO A POINT; THENCE NORTH 49° 46' 15" WEST FOR A DISTANCE OF 257.74 FEET TO A POINT; THENCE NORTH 24° 57' 53" WEST FOR A DISTANCE OF 233.35 FEET TO A POINT; THENCE LEAVING SAID NEUSE RIVER, SOUTH 78° 28' 24" EAST, PASSING THROUGH AN IRON 7.01 FEET FROM THE ACTUAL CORNER FOR A TOTAL DISTANCE OF 717.13 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 78° 29' 27" EAST FOR A DISTANCE OF 726.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 13° 02' 46" WEST FOR A DISTANCE OF 55.19 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 76° 55' 51" EAST FOR A DISTANCE OF 811.32 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84° 35' 26" EAST FOR A DISTANCE OF 181.07 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 72° 41' 51" EAST FOR A DISTANCE OF 153.22 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 78° 07'

36" EAST FOR A DISTANCE OF 524.38 FEET TO AN IRON PIPE SET, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 4,113,631 S.F. OR 94.4360 AC.

LOT 2 BOOK OF MAPS 2025, PG 255

BEGINNING AT AN EXISTING IRON PIPE ON THE EASTERN RIGHT OF WAY OF OLD MILBURNIE ROAD, SAID IRON BEING THE WESTERNMOST CORNER OF LOT 2 AS SHOWN ON BOOK OF MAPS 2025, PAGE 255 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=749,196.67' AND E=2,139,837.39' ; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 151.18 FEET, A RADIUS OF 3954.33 FEET, AND A CHORD BEARING NORTH 27° 15' 44" EAST FOR A DISTANCE OF 151.17 FEET TO A POINT; THENCE NORTH 26° 10' 01" EAST FOR A DISTANCE OF 84.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 254.53 FEET, A RADIUS OF 341.00 AND A CHORD BEARING OF NORTH 51° 15' 31" EAST FOR A DISTANCE OF 248.66 FEET TO A POINT; THENCE NORTH 86° 36' 13" EAST FOR A DISTANCE OF 89.16 FEET TO A POINT; THENCE SOUTH 81° 18' 34" EAST FOR A DISTANCE OF 87.66 FEET TO A POINT; THENCE SOUTH 76° 53' 39" EAST FOR A DISTANCE OF 77.74 FEET TO A POINT; THENCE SOUTH 22° 27' 13" EAST FOR A DISTANCE OF 42.35 FEET TO A POINT ON THE WESTERN LIMITS OF LEGACY OAKS DRIVE; THENCE ALONG SAID RIGHT OF WAY, SOUTH 06° 07' 50" WEST FOR A DISTANCE OF 148.69 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01° 27' 20" WEST FOR A DISTANCE OF 351.24 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 70° 01' 25" WEST FOR A DISTANCE OF 578.16 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 404,245 S.F. OR 9.2802 AC.