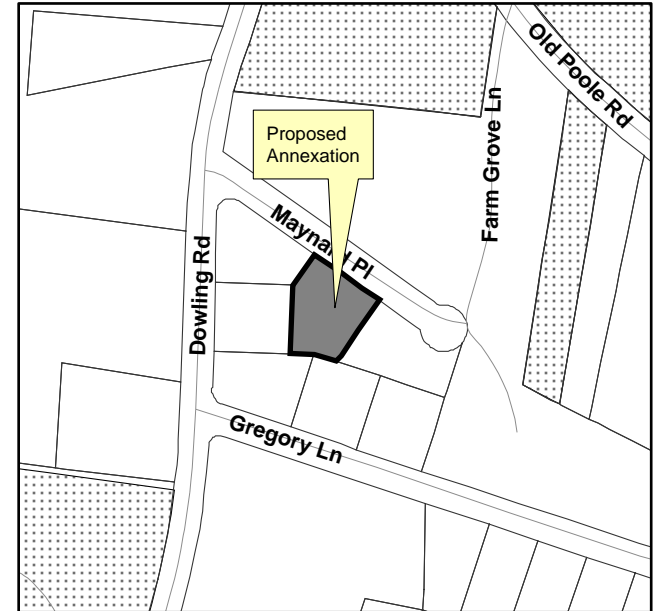







1:1,000

**4005 MAYNARD PL
NON-CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX**



1:4,500

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District C

Annexation Case File# AX-14-2023

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. _____

Planning Director / Wake County Review Officer

Date

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines			
Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.			
Section B Summary Information / Metes and Bounds Descriptions			
Development Project Name: 4005 Maynard Place			
Street Address: 4005 Maynard Place, Raleigh, NC			
City of Raleigh Subdivision approval #: S- _____ or SUB-0074-2021	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s): 1723734356			
Acreage of Annexation Site: 0.5303	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"/>			
Number of proposed dwelling units: 3			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count ³ _____	Multi-Family - Condo/Apartment Unit Count ⁰ _____	Multi-Family – Townhouse Unit Count ⁰ _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath <div style="text-align: right;"> _____ + _____ _____ + _____ _____ + _____ </div>

Building Square Footage of Non-Residential Space: single family home	
Specific proposed use (office, retail, warehouse, school, etc.): single family home	
Projected market value at build-out (land and improvements): \$	
Applicant Contact Information	
Property Owner(s): Martha Zarate Hernandez & Juan Carlos Palacios Ledezma	
Primary Mailing Address: 1400 Beichler Road, Garner, NC 27529	
Phone: 919-279-7776	Email:
Project Contact information (if different that 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 e-mailed to: Sarah.Shaughnessy@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 Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

☐

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

☒

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, ☐ is / ☐ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

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 Juan Carlos Palacios Ledezma Date 01-22-2023

Signature Martha Zarate H. Date 01/22/2023

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Martha Zarate Hernandez Phone: 919-279-7776

Address: 1400 Beichler Road, Garner, NC 27529

Name: Juan Carlos Palacios Ledezma Phone: 919-279-7776

Address: 1400 Beichler Road, Garner, NC 27529

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: _____

RECEIVED
MAR 13 2023
BY: Rafael

Section D Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 8-2004 (a) and (b), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina

County of Wake

Agreement

This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, (the "City") and _____, (the "Owner");

WITNESSETH

WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;

WHEREAS, The Owner has initiated a development project at _____,

City file _____, and said development contains sewer connections with the utility system of the City; and

WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 8-2004 (a) and (b).

NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 8-2004 (a) and (b). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the

City from exercising its police powers.

6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status or national origin with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of Raleigh City Code, Section 4-1004, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.

Owner

By _____ Attest _____

The City

By _____ Attest _____
Marchell Adams-David, City Manager Gail G. Smith, City Clerk

North Carolina

Wake

This is to certify that on the _____ day of _____ in the year _____, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Marchell Adams-David is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

Notary Public

Seal

Witness my hand and official seal this the _____ day of _____ in the year of _____.

Notary Public: _____

My commission expires _____

Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.

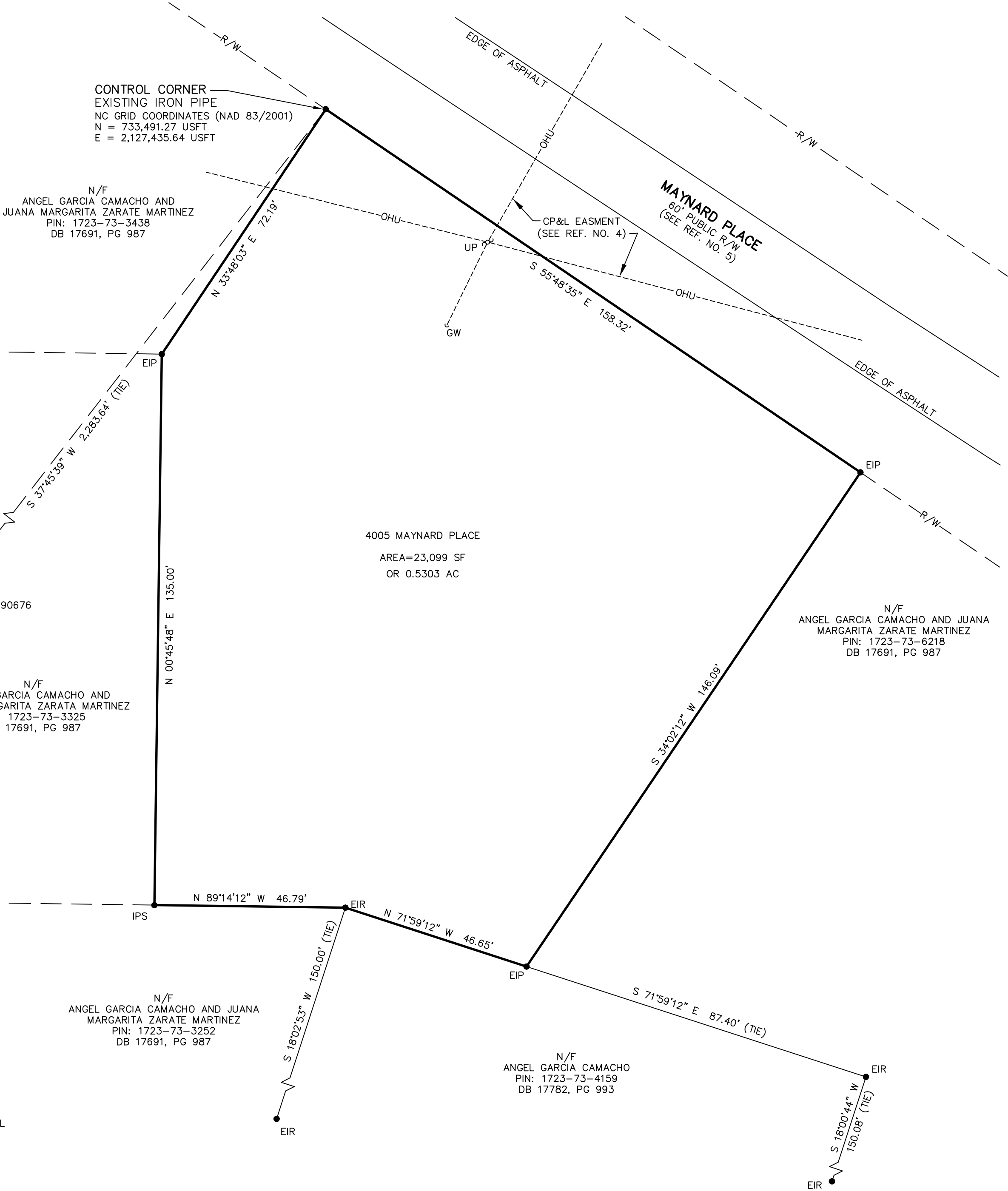
Section E Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

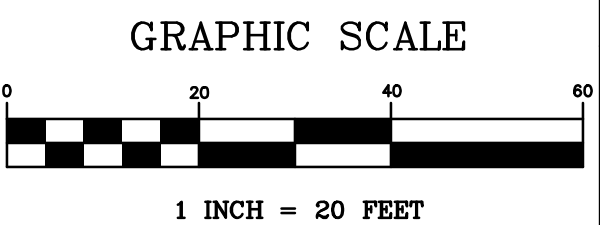
<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: Sarah.Shaughnessy@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<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-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S- SUB-0074-2021_____-13, etc.)
<input 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 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 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 <u>Raleigh's Extraterritorial Jurisdiction</u> .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.		
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

Beginning at an existing iron pipe located on the southern edge of the Maynard Place right-of-way, said iron pipe being located N 37°45'39" E a distance of 2,283.64' from NCGS Monument "Dispose", said monument having grid (NAD 83/2001) coordinates of N = 731,686.05 sFT, E = 2,126,037.35 sFT; thence following the southern edge of the Maynard Place right-of-way S 55°48'35" E a distance of 158.32' to a new iron pipe set; thence leaving the southern edge of the Maynard Place right-of-way S 34°02'12" W a distance of 146.09' to an existing iron pipe; thence N 71°59'12" W a distance of 46.65' to an existing concrete monument; thence N 89°14'12" W a distance of 46.79' to an existing iron pipe; thence N 00°45'48" E a distance of 135.00' to an existing iron pipe; thence N 33°48'03" E a distance of 72.19' to an existing iron pipe located on the southern edge of the Maynard Place right-of-way, said iron pipe being the point and place of Beginning; the property described here having an area of 23,099 square feet, or 0.530 acres.

- LEGEND**
- AC ACRES
DB DEED BOOK
EIP EXISTING IRON PIPE
EIR EXISTING IRON ROD
GW GUY WIRE
IPS IRON PIPE SET
N/F NOW OR FORMERLY
PG PAGE
PIN PARCEL IDENTIFICAION NUMBER
R/W RIGHT-OF-WAY
SF SQUARE FEET
UP UTILITY POLE
- OHU- OVERHEAD UTILITY LINES



- REFERENCES**
- WAKE COUNTY DEED BOOK 18035, PAGE 2421
 - WAKE COUNTY DEED BOOK 17691, PAGE 987
 - WAKE COUNTY DEED BOOK 13046, PAGE 479
 - WAKE COUNTY DEED BOOK 1283, PAGE 439 (CPL BLANKET EASEMENT)
 - WAKE COUNTY BOOK OF MAPS 1962, PAGE 177



DATE	REVISION



Finch & Associates
309 North Boylan Avenue
Raleigh, NC 27603-1402

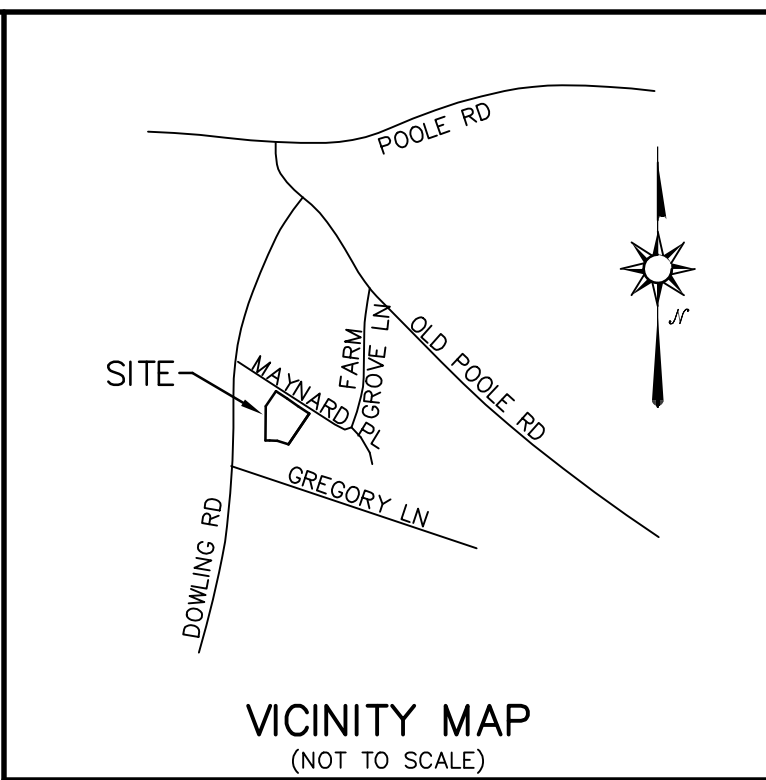
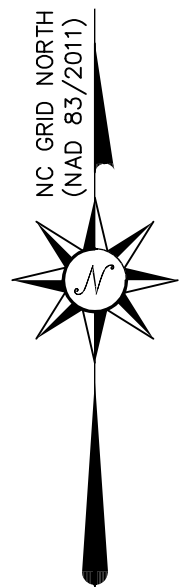
T 919 | 833-1212
F 919 | 834-3203

NCBELS Lic. No. P-1845

BOUNDARY SURVEY FOR
**MARTHA ZARATE HERNANDEZ &
JUAN CARLOS PALACIOS LEDEZMA**
RALEIGH - RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

4005 MAYNARD PLACE; LOT 11 W.C. MAYNARD SUBDIVISION

DATE	03/28/2023
SCALE	1" = 20'
CADFILE	20059BND
DWG. NO.	20059-S01-C
DRAWN BY	SRL
SHEET	1 OF 1

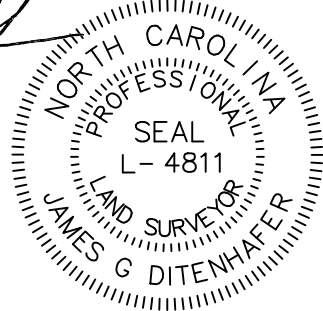


I, JAMES G. DITENHAFF, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, COMPLETED ON 01/04/2021, AND IS BASED UPON REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BEING TAKEN FROM REFERENCES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:86,586; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO CERTIFY THAT THIS SURVEY IS 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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 28th DAY OF MARCH, 2022

James G. Ditenhafer
JAMES G. DITENHAFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4811



NOTES

- TOTAL AREA: 23,099 SF OR 0.5303 AC
- ZONING: R-6
- PIN: 1723-73-4356
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED BY FEMA FLOOD INSURANCE RATE MAP NO. 3720172300K, EFFECTIVE DATE, 07/19/2022.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENT (US SURVEY FEET).
- AREAS ARE BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY LINES SHOWN DASHED ARE TAKEN FROM REFERENCES SHOWN HEREON AND ARE NOT A PART OF THIS SURVEY.
- THERE IS A POSSIBILITY OF EXISTING UNDERGROUND UTILITY LINES WITHIN THE PROPERTY SHOWN HEREON. THE EXACT LOCATIONS OF THESE LINES, IF ANY EXIST, HAVE NOT BEEN DETERMINED AND HAVE NOT BEEN INCLUDED AS A PART OF THIS SURVEY. PRIOR TO ANY EXCAVATION, UNDERGROUND UTILITY LOCATION SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA ONE CALL CENTER, INC. (1-800-632-4949)
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.

SITE INFORMATION

OWNERS:
MARTHA ZARATE HERNANDEZ &
JUAN CARLOS PALACIOS LEDEZMA
(FOR ADDRESS, SEE REF. NO. 1)

PIN: 1723-73-4356
ZONING: R-6
TOTAL AREA: 23,099 SQ FT OR 0.5303 AC



4005 Maynard Place



0 200 400 800 ft
1 inch equals 400 feet

Disclaimer
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