

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: 2809 Sadie Hopkins Street

Street Address: 2809 Sadie Hopkins

City of Raleigh Subdivision approval #:
S- _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s): 0792341458

Acreage of Annexation Site: 0.27

Linear Feet of New Public Streets within Annexation Boundaries: 64

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: 1

Continue to page two >>

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Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <input style="width: 50px;" type="text" value="1"/>	Multifamily - Condo/Apartment Unit Count <input style="width: 50px;" type="text"/>	Multifamily – Townhouse Unit Count <input style="width: 50px;" type="text"/>
	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):	S & S Triangle First Home LLC, a North Carolina Limited Liability Company
Primary Mailing Address:	419 Dorothy Drive, Cary, NC 27511
Phone:	734-709-9759
Email:	sstrianglefirsthome@gmail.com
Project Contact information (if different than property owner)	
Contact(s):	Kamy Singer
Primary Mailing Address:	419 Dorothy Drive, Cary, NC 27511
Phone:	734-709-9759
Email:	sstrianglefirsthome@gmail.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, 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 22199.

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 15 day of April, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Tiberio Simoes Date 15-Apr-2025
 Signature Tiberio Simoes Date 15-04-2025
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Tiberio Simoes Phone: 919-793-8012
 Address: 6836 Woodtrace Dr, Wendell, NC 27591
 Name: Kamy Singer Phone: 734-709-9759
 Address: 419 Dorothy Dr, Cary, NC 27511

Above signature(s) attested by

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

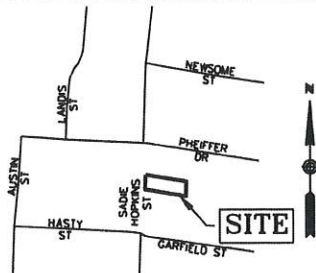
Signature of the City Clerk and Treasurer: _____

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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:

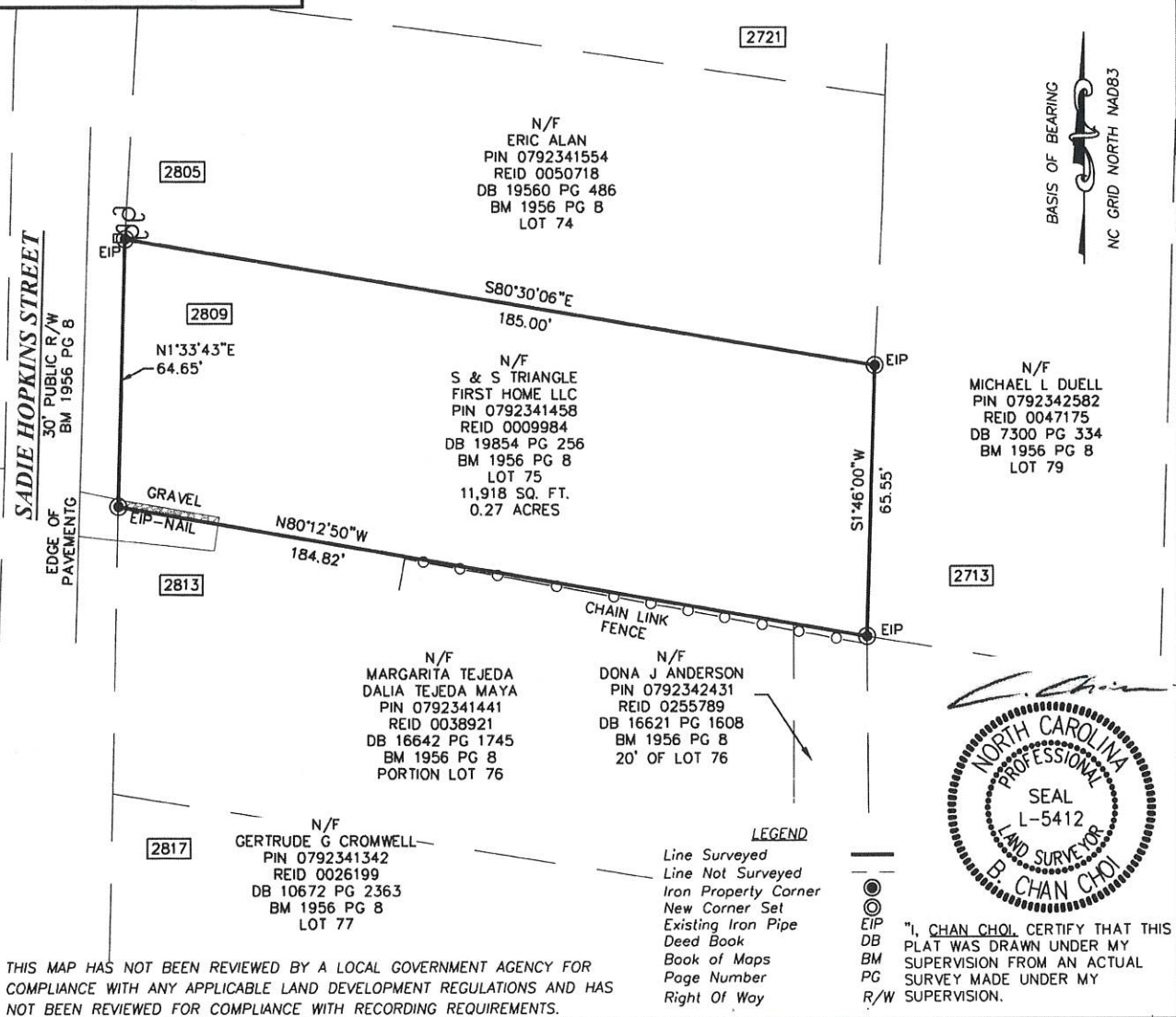
<input type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water	
<input type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input 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 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 type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input 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 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</u> MUST be filled in!	
<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> .	



VICINITY MAP
(NOT TO SCALE)

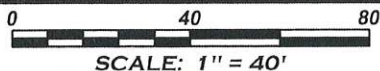
GENERAL NOTES

1. THIS MAP IS FOR DESCRIPTIVE AND REFERENCE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF PROPERTY, EASEMENTS, OR RIGHT OF WAY.
2. THIS MAP WAS PREPARED FROM AN ACTUAL GPS (VRS) RTK SURVEY. CLASS OF SURVEY: CLASS A, POSITIONAL ACCURACY: H 0.05' US SURVEY FEET, HORIZONTAL DATUM: NAD83(2011)
3. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
4. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FIRM PANEL 3720079200J EFFECTIVE DATE 5/2/2006.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
6. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
7. WETLANDS WERE NEITHER INVESTIGATED NOR DETERMINED AS PART OF THIS SURVEY.
8. THE SUBJECT PARCEL IS ZONED R-4, PER WAKE COUNTY GIS.



THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS.

LOT EXHIBIT



**META
GEOMATICS**

7314 Self Storage Rd Apex, NC - 27523
(919) 612 - 1187 NC FIRM # P-2567

PREPARED FOR:

S & S TRIANGLE FIRST HOME LLC
2809 SADIE HOPKINS STREET
RALEIGH, NC 27603

TOWNSHIP: SWIFT CREEK

COUNTY: WAKE

DATE: 04/14/2025

SURVEY DATE: 04/10/2025

SURVEYED BY: RB

PROJ ID: C25167

From General Warranty Deed

Exhibit "A"

That certain tract or parcel of land beginning on the East Side of Chavis Drive said point being 355.60 feet South of the control part as set out in the R. W. King subdivision; running thence South 77 degrees 33 minutes East 185 feet with the dividing line between lots 74 and 75; running thence South 5 degrees 24 minutes West 65 feet to a point; running thence North 78 degrees 40 minutes West 185 feet with the dividing line between Lots 75 and 76 to a point on Chavis Drive; running thence North 5 degrees 24 minutes East 65 feet to a place and point of beginning and being Lot 75 of the R. W. King property as surveyed by J. L. Castleberry, Jr. Registered Engineer.

For title reference, please see deed recorded in Deed Book 19726, Page 377, Wake County Registry; for additional references, see the Estate of James T. Bunch, Sr. in File no. 98E001331-910, the Estate of James T. Bunch, Jr. in File No. 20E000246-910 and the Estate of Betty H. Zimmerman f/k/a Betty H. Spivey in File No. 23E000331-910.