






1 inch = 333 feet

**7700, 7708, 7716 Litchford Rd  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE 10/1/21**



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 1,000 feet



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_

Council District   A  

Annexation Case File# AX-17-2021

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 the Raleigh City Limits



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

## Section A 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:

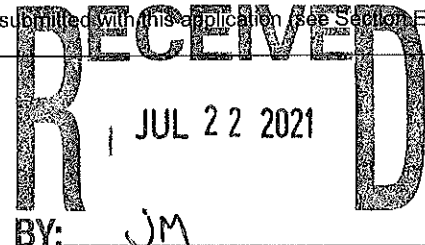
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a>	
<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.	
<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 <i>Site plan pending, attached</i>	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, dated and signed by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 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 date of signature MUST be filled in!
<input checked="" 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. <i>2-44-19 adopted 4.7.20</i>

Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.

<input checked="" type="checkbox"/>	Standard Payment Contract should be dated, signed and notarized and submitted with this application (see Section E).
-------------------------------------	--



**Section B Submittal Deadlines**

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(The City reserves the right to make exceptions to this general processing schedule when necessary.)

**Section C Summary Information / Metes and Bounds Descriptions**

**Development Project Name**  
North Ridge Point

**Street Address**  
7700, 7708 & 7716 Litchford Road

**City of Raleigh Subdivision approval #**  
(S-0043 - 2020 ) or  
*AA not yet issued*

**Building Permit Transaction #**  
\_\_\_\_\_ or \_\_\_\_\_

**Group Housing #**  
(GH-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_) \_\_\_\_\_

**Wake County Property Identification Number(s) list below**

**P.I.N.**  
1717865896

**P.I.N.**  
1717875041

**P.I.N.**

**P.I.N.**  
1717874186

**P.I.N.**

**P.I.N.**

**Acreage of Annexation Site**  
2.60

**Linear Feet of Public Streets within Annexation Boundaries**  
~ 560

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

**Number of proposed dwelling units**  
80

**Type of Units:**

Single Family \_\_\_\_\_

Townhouse 80

Condo \_\_\_\_\_

Apartment \_\_\_\_\_

**Building Square Footage of Non-Residential Space**  
0

**Specific proposed use (office, retail, warehouse, school, etc.)**  
N/A

**Projected market value at build-out (land and improvements) \$**  
30,000,000

**Person to contact if there are questions about the petition**

**Name**  
Erica Leatham, VP Land Acquisition, M/I Homes of Raleigh, LLC

**Address**  
1511 Sunday Drive, Suite 100, Raleigh, NC 27607

**Phone**  
919.233.5725

**Fax #**

**Email**  
eleatham@mihomes.com

**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: [JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

**Section D 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 C) 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, not closer to the limits of any other municipality 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).

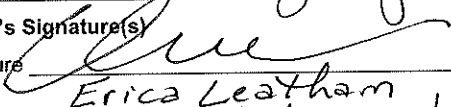
**Part 2** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

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 19th day of July, 20 21 by the owners of the property described in Section C.

Owner's Signature(s)

Signature  Date 7.19.21Signature Erica Leatham Date \_\_\_\_\_  
VP Land Acquisition

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate Seal

Print owner name(s) and information

Name M/I Homes of Raleigh, LLC Phone 919.233.5725Address 4131 Worth Avenue, Suite 500, Columbus, OH 43219

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

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 City Clerk and Treasurer \_\_\_\_\_

**Section E Standard Payment Contract**

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), 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 19<sup>th</sup> day of July, year of 2021 by and between the City of Raleigh, North Carolina, (the "City") and M/I Homes of Raleigh, LLC, (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 7700, 7708 + 7716 Litchford Road  
City file S-0043-2020, 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 10-6081(c).

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 10-6081 (c). 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 race, color, creed, national origin, gender, age, handicap, or sexual orientation 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 the City of Raleigh Ordinance 1969-889, 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

Erica Leatham  
VP Land Acquisition

Attest

Candice Hallows

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

**Wake**

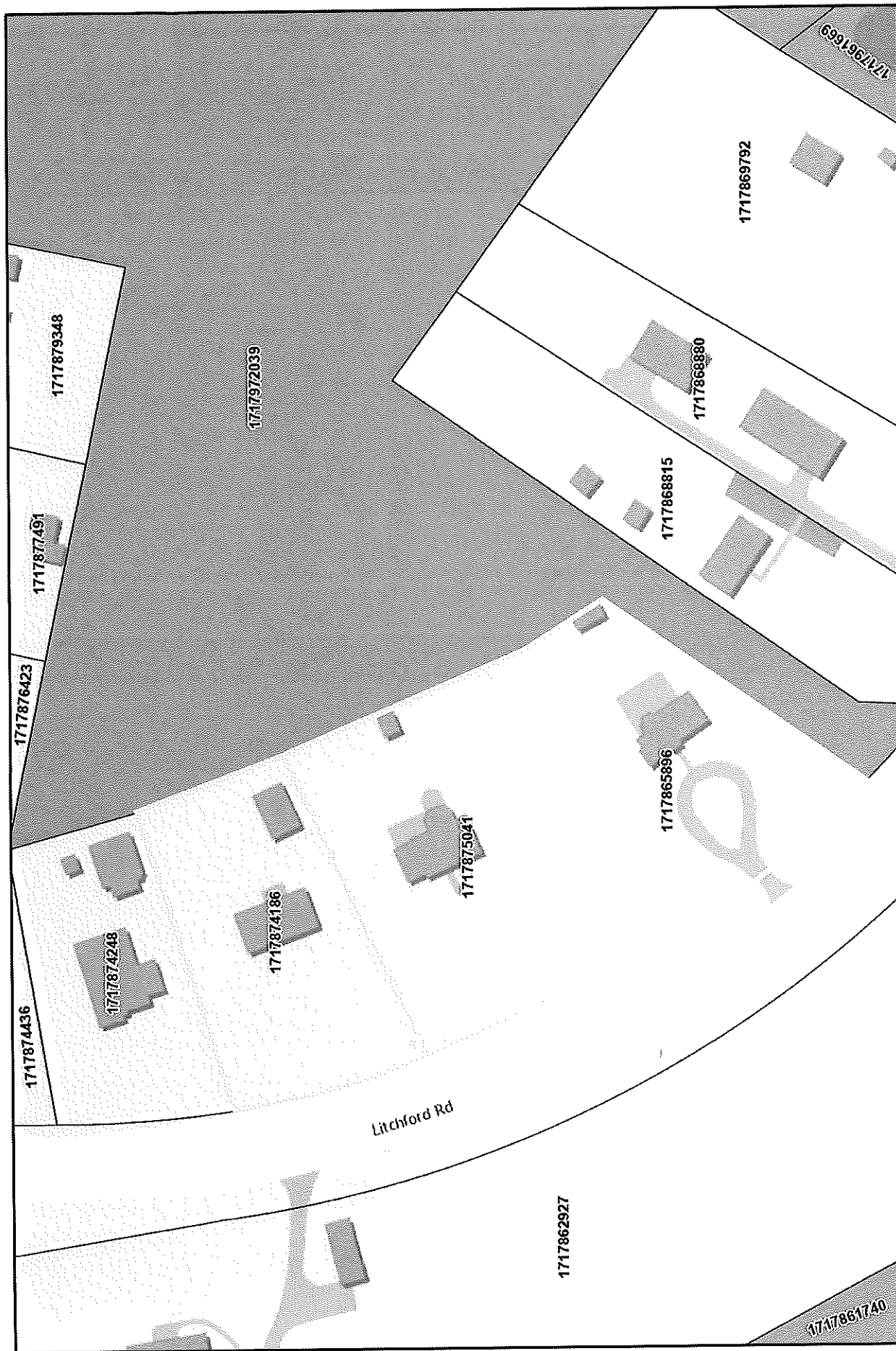
**Notary Public**

Seaf

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

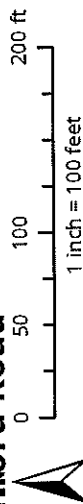
**REVISION 12.15.20**



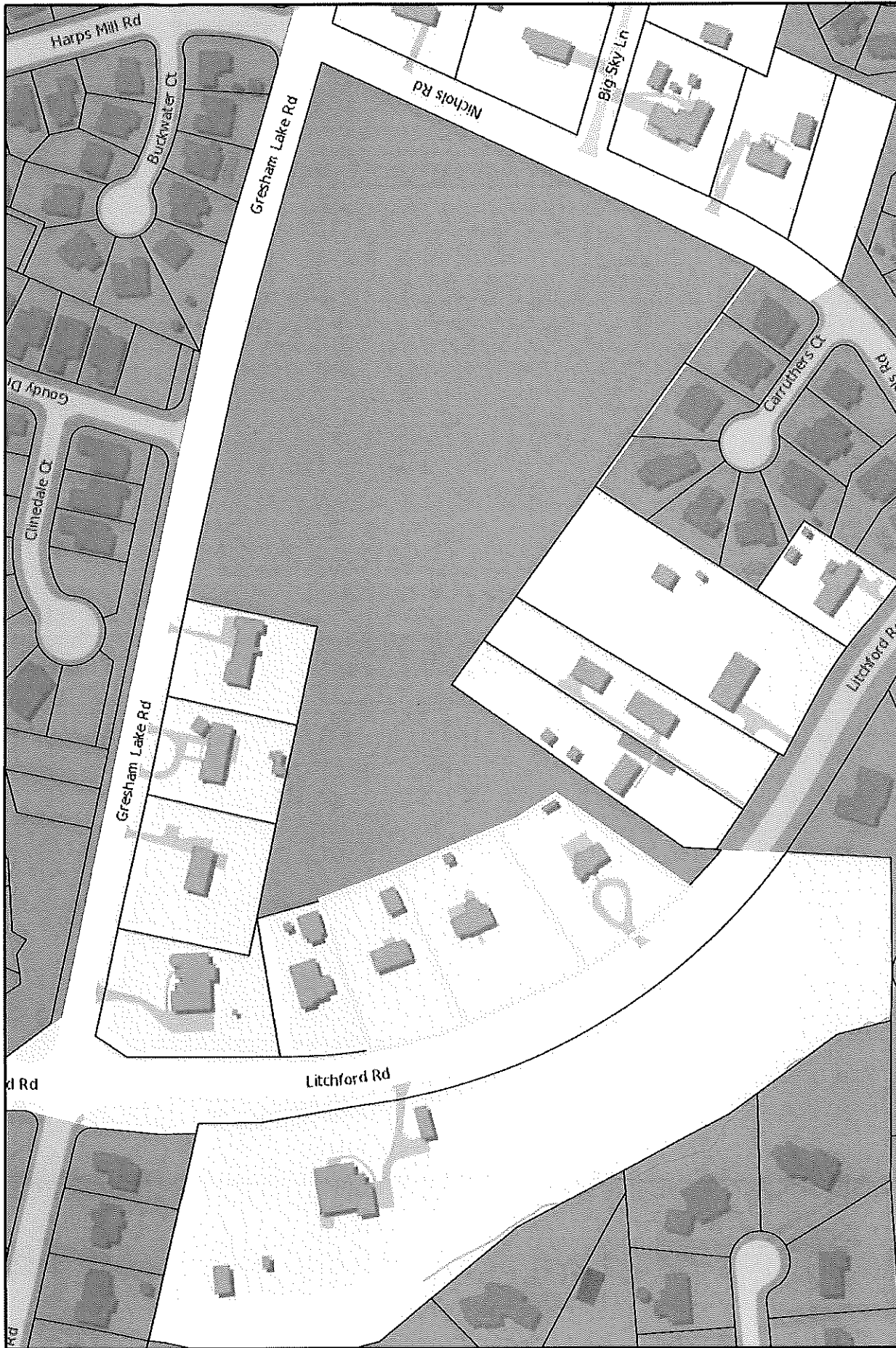
# Petition for Annexation 7700, 7708 and 7716 Litchford Road

## 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.



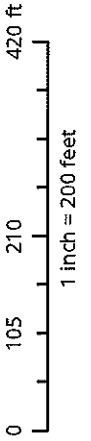




# Petition for Annexation 7700, 7708 and 7716 Litchford Road

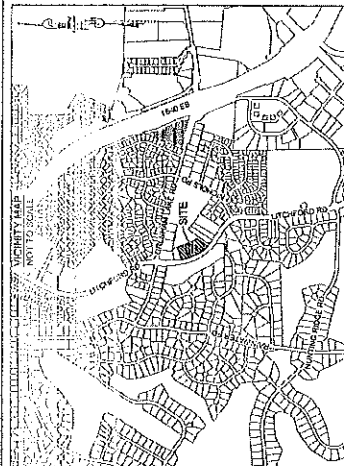
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CURVE DATA			
CURVE	LENGTH	BEARING	CHORD
C1	120.52'	S41.47°W	101.11'
C2	12.00'	S41.47°W	12.02'
C3	98.53'	N11°50'43"W	85.45'

- NOTES:
1. THE PROPERTY LIES IN ZONE 17, FLOOD INSURANCE PREMIUM FLOOD.
  2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY, UNLESS OTHERWISE NOTED.
  3. THE PROPERTY LIES IN ZONE 17, FLOOD INSURANCE PREMIUM FLOOD.
  4. THE PROPERTY LIES IN ZONE 17, FLOOD INSURANCE PREMIUM FLOOD.
  5. THE PROPERTY LIES IN ZONE 17, FLOOD INSURANCE PREMIUM FLOOD.
  6. THE PROPERTY LIES IN ZONE 17, FLOOD INSURANCE PREMIUM FLOOD.
  7. THE PROPERTY LIES IN ZONE 17, FLOOD INSURANCE PREMIUM FLOOD.

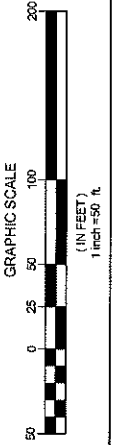
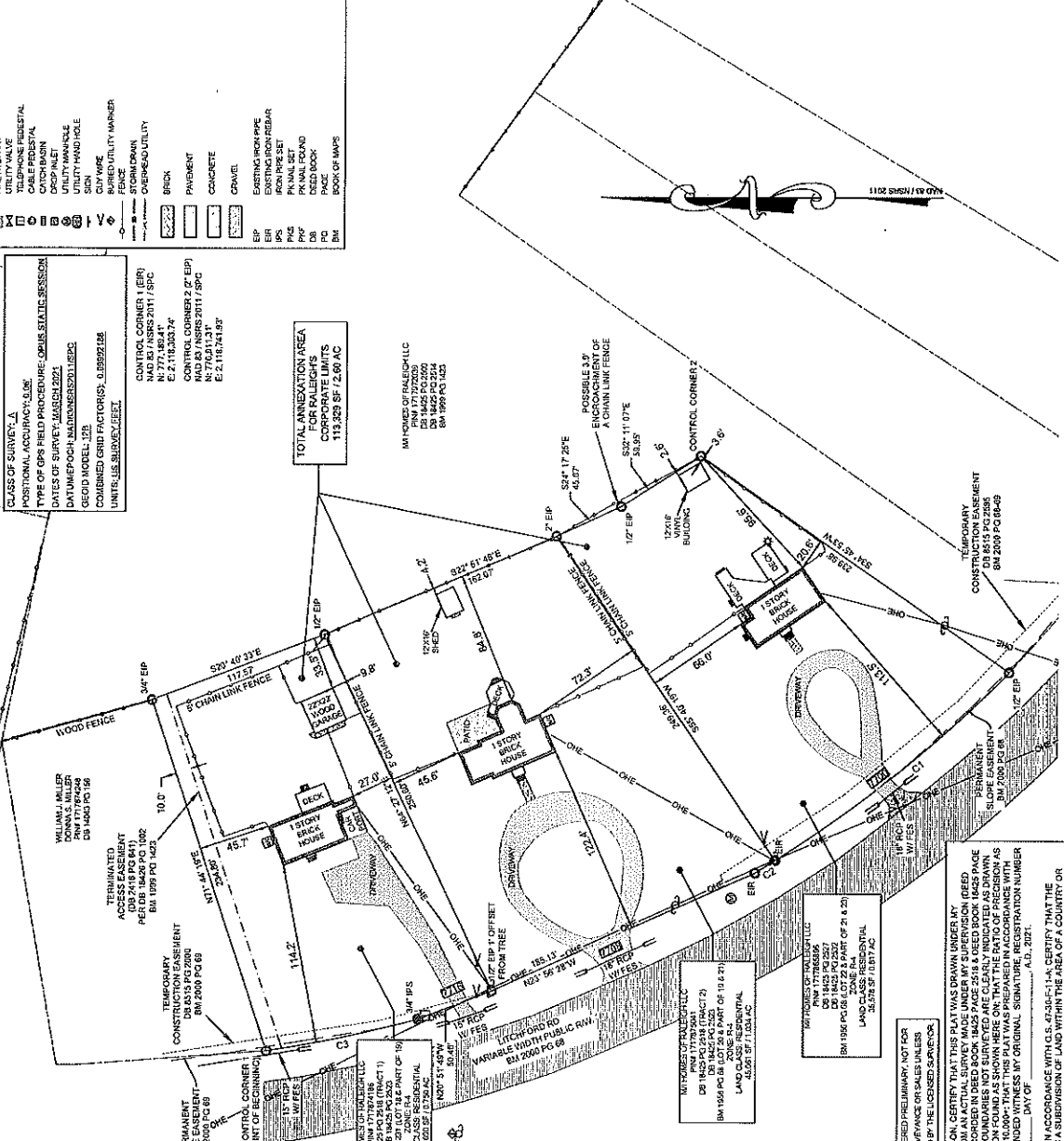
CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.02  
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC (RTK)  
DATE OF SURVEY: MARCH 2021  
DATE OF POSSESSION: MARCH 2021  
GEOD MODEL: 12B  
COMBINED GRID FACTORS: 0.0000128  
UNIT: US SURVEY FEET

**BATEMAN CIVIL SURVEY COMPANY**  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APT. 203, NC 27603  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCEBS FIRM# C-2378



**ANNEXATION PLAT**  
FOR THE CITY OF RALEIGH  
AS RECORDED IN DEED BOOK 18425 PAGE 2527  
& DEED BOOK 18425 PAGE 2518  
PIN# 17708/7710 LITCHFIELD RD, RALEIGH, NC  
NEUSE TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

DESIGNED BY: N/A  
DRAWN BY: C.M.  
CHECKED BY: SFC  
SCALE: 1" = 50'  
DATE: 07/15/2021  
DRAWING #: 210257  
SHEET 1 OF 1

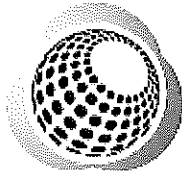


**PRELIMINARY**  
STEVEN P. CARSON, PLS  
NC LICENSE NO. 14712

THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS ANNEXATION PLAT WAS PREPARED IN ACCORDANCE WITH THE STATUTORY REQUIREMENTS FOR RECORDING AND THAT THE CITY OF RALEIGH HAS REVIEWED AND ACCEPTED THE PLAT FOR RECORDING. THE CITY OF RALEIGH HAS REVIEWED AND ACCEPTED THE PLAT FOR RECORDING. THE CITY OF RALEIGH HAS REVIEWED AND ACCEPTED THE PLAT FOR RECORDING.

SIGNATURE(S) & TITLE(POSITION OF PROPERTY OWNER(S))  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



**BCSC**  
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Company, PC  
2524 Reliance Ave  
Apex, NC 27539

Phone: (919) 577-1080  
Fax: (919) 577-1081  
info@batemancivilsurvey.com

SURVEYED OUTER BOUNDARY LEGAL DESCRIPTION

ALL THAT CERTAIN PARCELS OF LAND, SITUATED IN RALEIGH, NORTH CAROLINA, BEING AS PIN# 1717874186, 1717875041, & 1717865896, WAKE COUNTY RECORDS, AND BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON REBAR ON THE EASTERN RIGHT OF WAY OF LITCHFORD ROAD, SAID POINT BEING THE NORTH-WESTERN PROPERTY CORNER OF M/I HOMES OF RALEIGH LLC (AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS - DEED BOOK 18425 PG 2521 - PIN# 1717874186) AND HAVING NC STATE PLANE COORDINATES (NAD83 / NSRS 2011) OF N: 777,189.41' & E: 2,118,363.74' AND RUNNING THE FOLLOWING CALLS AROUND THE OUTER BOUNDARY FROM THE POINT OF BEGINNING:

- (1) N71°44'19"E A DISTANCE OF 234.80' TO A ¾" IRON PIPE; THENCE,
  - (2) S20°40'33"E A DISTANCE OF 117.57' TO A ½" IRON PIPE; THENCE,
  - (3) S22°51'48"E FOR A DISTANCE OF 162.07' TO A 2" IRON PIPE; THENCE,
  - (4) S24°17'25"E FOR A DISTANCE OF 45.67' TO A ½" IRON PIPE; THENCE,
  - (5) S32°11'07"E FOR A DISTANCE OF 59.95' TO A 2" IRON PIPE; THENCE,
  - (6) S34°45'53"W FOR A DISTANCE OF 239.98' TO A IRON PIPE ON THE EASTERN RIGHT OF WAY OF LITCHFORD ROAD; THENCE, ALONG THE EASTERN RIGHT OF WAY OF SAID ROAD,
  - (7) ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 191.52', A RADIUS OF 841.47, AND A CHORD WITH A BEARING OF N38°49'21"W FOR A DISTANCE OF 191.11' TO A IRON REBAR; THENCE,
  - (8) ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 15.00', A RADIUS OF 841.47, AND A CHORD BEARING OF N32°18'24"W FOR A DISTANCE OF 15.00' TO AN IRON REBAR; THENCE,
  - (9) N23°56'28"W A DISTANCE OF 185.13' TO A ½" IRON PIPE; THENCE,
  - (10) N20°51'49"W A DISTANCE OF 50.46' TO ¾" IRON PIPE ; THENCE,
  - (11) ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 99.52', A RADIUS OF 841.47, AND A CHORD BEARING OF N11°50'43"W FOR A DISTANCE OF 99.46' TO THE POINT OF BEGINNING.
- CONTAINING 2.60 ACRES AND BEING ALL OF PARCEL PIN#S 1717874186, 1717875041, & 1717865896.

AS SHOWN ON BATEMAN CIVIL SURVEY MAP TITLED "ANNEXATION PLAT" AND DATED 07/16/2021.



**Bateman Civil Survey Company, PC**

2524 Reliance Ave  
Apex, NC 27539

Phone: (919) 577-1080

Fax: (919) 577-1081

info@batemancivilsurvey.com

**SURVEYED OUTER BOUNDARY LEGAL DESCRIPTION**

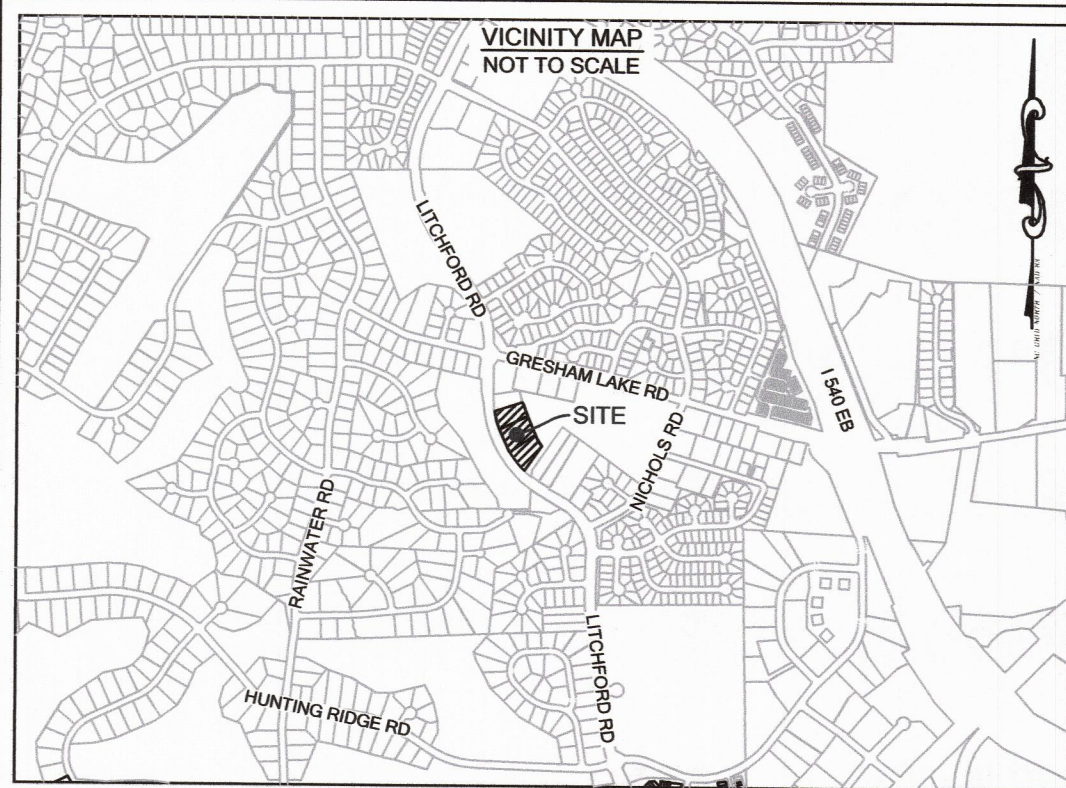
ALL THAT CERTAIN PARCELS OF LAND, SITUATED IN RALEIGH, NORTH CAROLINA, BEING AS PIN# 1717874186, 1717875041, & 1717865896, WAKE COUNTY RECORDS, AND BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON REBAR ON THE EASTERN RIGHT OF WAY OF LITCHFORD ROAD, SAID POINT BEING THE NORTH-WESTERN PROPERTY CORNER OF M/I HOMES OF RALEIGH LLC (AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS - DEED BOOK 18425 PG 2521 - PIN# 1717874186) AND HAVING NC STATE PLANE COORDINATES (NAD83 / NSRS 2011) OF N: 777,189.41' & E: 2,118,363.74' AND RUNNING THE FOLLOWING CALLS AROUND THE OUTER BOUNDARY FROM THE POINT OF BEGINNING:

- (1) N71°44'19"E A DISTANCE OF 234.80' TO A ¾" IRON PIPE; THENCE,
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- CONTAINING 2.60 ACRES AND BEING ALL OF PARCEL PIN#S 1717874186, 1717875041, & 1717865896.

AS SHOWN ON BATEMAN CIVIL SURVEY MAP TITLED "ANNEXATION PLAT" AND DATED 07/16/2021.





CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	191.52'	841.47'	N38° 49' 21"W	191.11'
C2	15.00'	841.47'	N32° 18' 24"W	15.00'
C3	99.52'	841.47'	N11° 50' 43"W	99.46'

#### NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720171700J, DATED 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. SITE ZONED "R-4" PER WAKE COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. NO CEMETERIES WERE OBSERVED AS A RESULT OF THIS SURVEY.
7. BUILDING AND STRUCTURES ARE AS SHOWN ON THIS SURVEY.

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.06'  
TYPE OF GPS FIELD PROCEDURE: OPUS STATIC SESSION  
DATES OF SURVEY: MARCH 2021  
DATUM/EPOCH: NAD83/NSRS2011/SPC  
GEOID MODEL: 12B  
COMBINED GRID FACTOR(S): 0.99992188  
UNITS: US SURVEY FEET

CONTROL CORNER 1 (EIR)  
NAD 83 / NSRS 2011 / SPC  
N: 777,189.41'  
E: 2,118,363.74'  
CONTROL CORNER 2 (2" EIP)  
NAD 83 / NSRS 2011 / SPC  
N: 776,911.31'  
E: 2,118,741.93'

#### LEGEND

- EXISTING BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- LIGHT POLE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- UTILITY HAND HOLE
- SIGN
- GUY WIRE
- BURIED UTILITY MARKER
- FENCE
- STORM DRAIN
- OVERHEAD UTILITY
- BRICK
- PAVEMENT
- CONCRETE
- GRAVEL
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- IPS IRON PIPE SET
- PKS PK NAIL SET
- PKF PK NAIL FOUND
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS

"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 DAY OF IN THE YEAR 2021, 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."

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

#### ANNEXATION LEGAL DESCRIPTION FOR PIN# 1717874186, 1717875041, & 1717865896

ALL THAT CERTAIN PARCELS OF LAND, SITUATED IN RALEIGH, NORTH CAROLINA, BEING AS PIN# 1717874186, 1717875041, & 1717865896, WAKE COUNTY RECORDS, AND BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON REBAR ON THE EASTERN RIGHT OF WAY OF LITCHFORD ROAD, SAID POINT BEING THE NORTH-WESTERN PROPERTY CORNER OF M/I HOMES OF RALEIGH LLC (AS RECORDED IN WAKE COUNTY REGISTER OF DEEDS - DEED BOOK 18425 PG 2521 - PIN# 1717874186) AND HAVING NC STATE PLANE COORDINATES (NAD83 / NSRS 2011) OF N: 777,189.41' & E: 2,118,363.74' AND RUNNING THE FOLLOWING CALLS AROUND THE OUTER BOUNDARY FROM THE POINT OF BEGINNING:

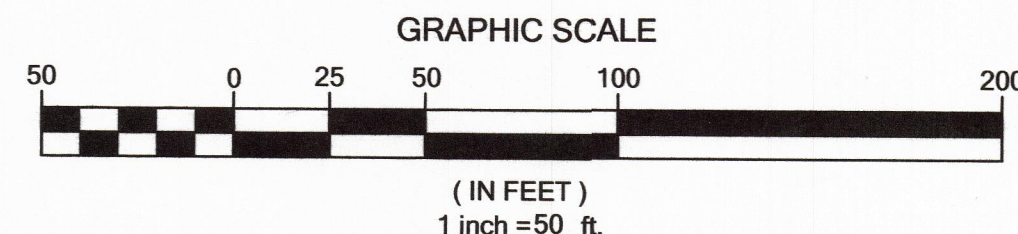
- (1) N71°44'19"E A DISTANCE OF 234.80' TO A 3/4" IRON PIPE; THENCE,
  - (2) S20°40'33"E A DISTANCE OF 117.57' TO A 1/2" IRON PIPE; THENCE,
  - (3) S22°51'48"E FOR A DISTANCE OF 162.07' TO A 2" IRON PIPE; THENCE,
  - (4) S24°17'25"E FOR A DISTANCE OF 45.67' TO A 1/2" IRON PIPE; THENCE,
  - (5) S32°11'07"E FOR A DISTANCE OF 59.95' TO A 2" IRON PIPE; THENCE,
  - (6) S34°45'53"W FOR A DISTANCE OF 239.98' TO A IRON PIPE ON THE EASTERN RIGHT OF WAY OF LITCHFORD ROAD; THENCE, ALONG THE EASTERN RIGHT OF WAY OF SAID ROAD,
  - (7) ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 191.52', A RADIUS OF 841.47', AND A CHORD WITH A BEARING OF N38°49'21"W FOR A DISTANCE OF 191.11' TO A IRON REBAR; THENCE,
  - (8) ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 15.00', A RADIUS OF 841.47', AND A CHORD BEARING OF N32°18'24"W FOR A DISTANCE OF 15.00' TO AN IRON REBAR; THENCE,
  - (9) N23°56'28"W A DISTANCE OF 185.13' TO A 1/2" IRON PIPE; THENCE,
  - (10) N20°51'49"W A DISTANCE OF 50.46' TO 3/4" IRON PIPE; THENCE,
  - (11) ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 99.52', A RADIUS OF 841.47', AND A CHORD BEARING OF N11°50'43"W FOR A DISTANCE OF 99.46' TO THE POINT OF BEGINNING.
- CONTAINING 2.60 ACRES AND BEING ALL OF PARCEL PIN#S 1717874186, 1717875041, & 1717865896.

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 18425 PAGE 2518 & DEED BOOK 18425 PAGE 2527); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27 DAY OF JULY, A.D., 2021.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-A; CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTRY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STEVEN P. CARSON, PLS  
NC LICENSE NO. L-4752  
DATE  
7/27/21



#### ANNEXATION PLAT

FOR THE CITY OF RALEIGH  
AS RECORDED IN DEED BOOK 18425 PAGE 2527  
& DEED BOOK 18425 PAGE 2518  
PIN# 1717865896, 1717875041, & 1717874186  
7700 / 7708 / 7716 LITCHFORD RD, RALEIGH, NC  
NEUSE TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

#### REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.

DESIGNED BY: N/A  
DRAWN BY: C.JM  
CHECKED BY: SPC  
SCALE: 1" = 50'  
DATE: 07/16/2021  
DRAWING #: 210257  
SHEET 1 OF 1

BATEMAN CIVIL SURVEY COMPANY  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
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INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378