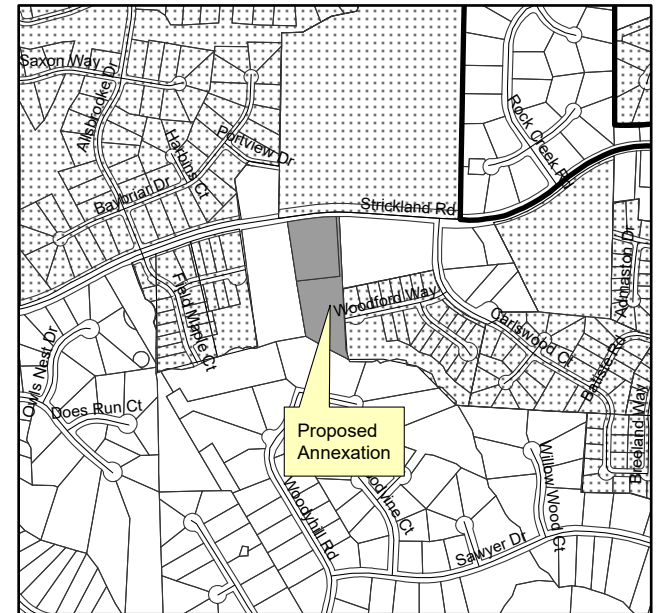





**12813, 12815 STRICKLAND RD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE 9/20/22**



1:3,011



1:14,419

-  Proposed City Limits
-  Existing City Limits
-  ETJ



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

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

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

Subdivision or Building Permit Transaction Reference Number SUB-0006-2021

Council District E

Annexation Case File# AX-18-2022

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:  
Newbury

Street Address:  
12813 and 12815 Strickland Rd Raleigh, NC 27613

City of Raleigh Subdivision approval #:  
S-\_\_\_\_\_ or  
**SUB-0006-2021**

Building Permit #:  
\_\_\_\_\_ or

Group Housing #:  
GH-\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Wake County (PINs) Property Identification Number(s):  
**0788441863 and 0788451159**

Acreage of Annexation Site:  
5.49

Linear Feet of New Public Streets within Annexation Boundaries:  
924 linear feet

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

Number of proposed dwelling units: **11**

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>11</u>	Multi-Family - Condo/Apartment Unit Count _____	Multi-Family – Townhouse Unit Count _____
	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 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  ____ + _____ ____ + _____ ____ + _____



ing Square Footage of Non-Residential Space: 62,090 sq feet	
Specific proposed use (office, retail, warehouse, school, etc.): <u>Open Space</u>	
Projected market value at build-out (land and improvements): \$ <u>13,200,000.00</u>	
<b>Applicant Contact Information</b>	
Property Owner(s): MBA2, LLC (Andrew Sandman and Michael Sandman)	
Primary Mailing Address: 7101 Creedmoor Rd, Suite 122 Raleigh, NC 27613	
Phone: 919-8445-6688	Email: andy@ccdattorneys.com
<b>Project Contact information (if different that property owner)</b>	
Contact(s): Beth Robinson/Greenpointe Development Corporation	
Primary Mailing Address: 7201 Creedmoor Rd, Suite 140 Raleigh, NC 27613	
Phone: 919-457-8402	Email: beth@greenpointelandcorp.com
<p><b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: <a href="mailto:Sarah.Shaughnessy@raleighnc.gov">Sarah.Shaughnessy@raleighnc.gov</a>.</p>	

**RECEIVED**

JUN 24 2022

BY: \_\_\_\_\_

**Section C Annexation Petition**

**State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina**

**Part 1** The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the 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:

<input checked="" type="checkbox"/>	<b>Contiguous</b> to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	<b>Not Contiguous</b> 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 22<sup>nd</sup> day of June, 2022 by the owners of the property described in Section B.

<p><b>Owner's Signature(s):</b></p> <p>Signature _____ Date <u>6-22-22</u></p> <p>Signature <u>[Signature]</u> Date <u>6-22-22</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p><b>Corporate Seal</b></p>
--	------------------------------

**Print Owner Name(s) and Information:**

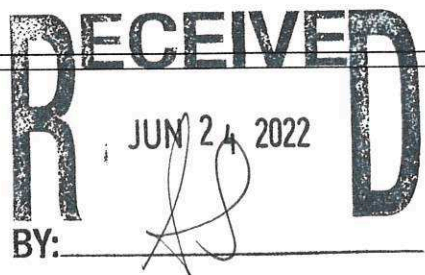
Name: Michael G Sandman Phone: 919-847-7275  
 Address: 7101 Creedmoor Rd., Ste 142, Raleigh, NC 27613

Name: Andrew Sandman Phone: 919-845-6688  
 Address: 7101-122 Creedmoor Road Raleigh NC 27613

Above signature(s) attested by [Signature] (Ryan Sandman)

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

Signature of the City Clerk and Treasurer: \_\_\_\_\_





Section D 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"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be e-mailed to: <a href="mailto:Sarah.Shaughnessy@raleighnc.gov">Sarah.Shaughnessy@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> 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"/>	<b>City or County Property Map</b> 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 <b>existing and proposed city limits</b> .	
<input checked="" type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> 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"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST</b> be filled in!	
<input type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	
<b>Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.</b>		
<input type="checkbox"/>	<b>Standard Payment Contract</b> should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

NEWBURY SUBDIVISION LEGAL

Beginning an existing iron pipe on the R/W of Strickland Rd. Said point having N.C. grid coordinates of N= 785,415.61' and E= 2,084,277.97' (NAD 83/2011) thence runs S 02-39'-16" E 446.24' to an existing 2" pipe; thence runs S 02-39'-48" E 374.67' to a 1" iron pipe; thence runs with a reference line along the bank of Haresnipe Creek N 84-16'-01" W 161.42' to a point; thence runs N 59-08'-43" W 113.46' to a leaning axle; thence runs N 08-02'-01" W 721.12' to a point set on the R/W of Strickland Rd.; thence runs with said R/W N 81-42'-30" E 58.99' to a point; thence runs N 82-37'-59" E 104.40' to a point; thence runs N 84-51'-59" E 93.06' to a point; thence runs N 88-44'-40" E 66.13' to the point and place of beginning. This tract is currently known as lot 4 Carlswood Farm as recorded in BOM 1970, pg. 2086 WCR. This tract contains 5.26 acres to the center of Haresnipe Creek. The current owner of property is MBA 2, L.L.C. as recorded in DB 18688, pg. 2381 WCR

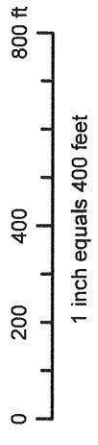
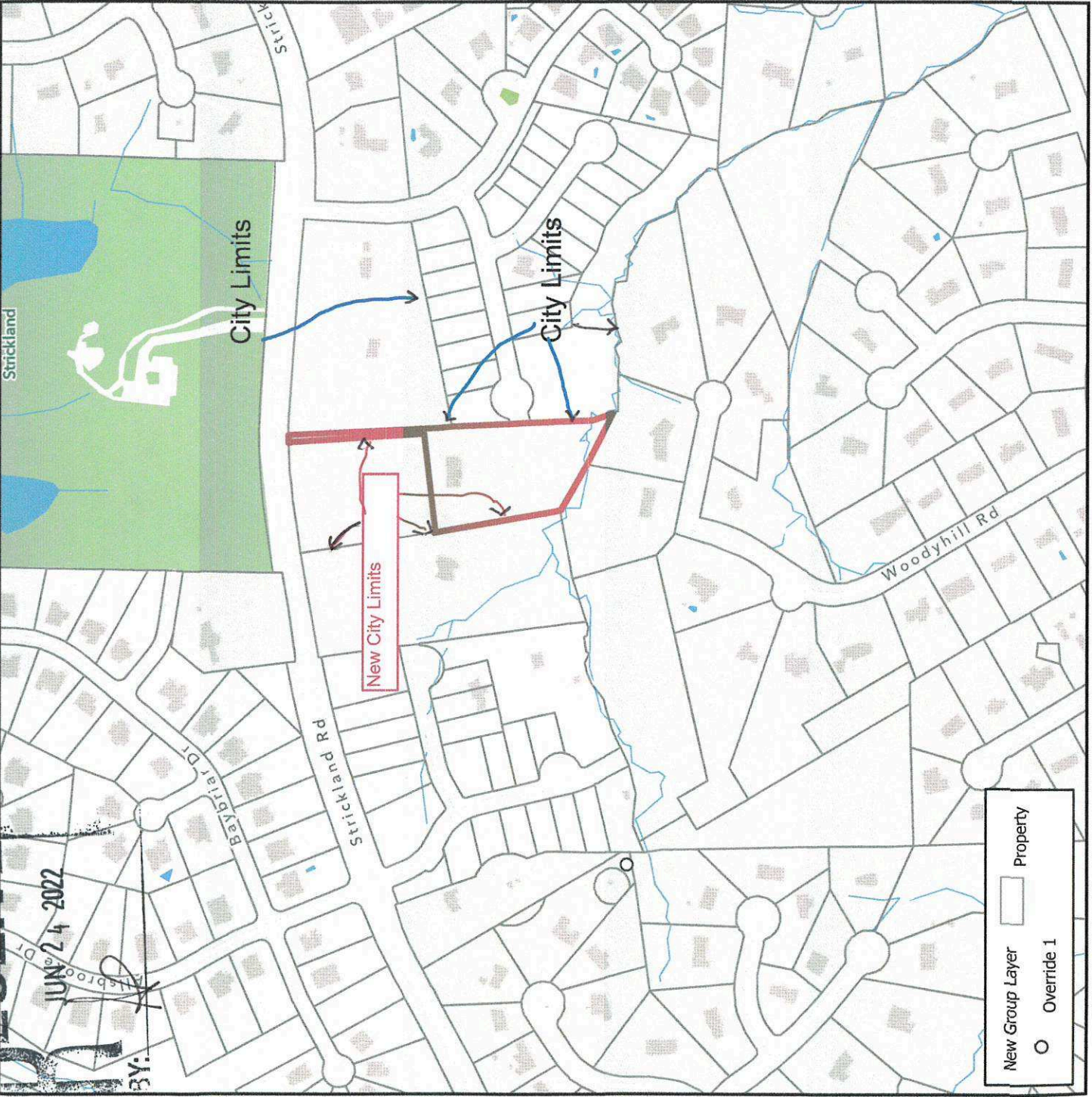
**RECEIVED**  
JUN 24 2022  
BY: 



**RECEIVED**  
JUN 24 2022  
BY: [Signature]

# 12813 and 12815 Strickland Rd

PARCEL\_PK: 256163  
REID: 0218982  
PIN\_NUM: 0788441863  
PIN\_EXT: 000  
LAND\_VAL: 367080  
BLDG\_VAL: 259650  
TOTAL\_VALUE\_ASSD: 626730  
DEED\_ACRES: 2.99  
TOTALPRICE: 600000  
SALE\_DATE: 9/9/2021  
YEAR\_BUILT: 1982  
HEATEDAREA: 2172  
TYPE\_AND\_USE: 01  
TYPE\_USE\_DECODE: SINGLFAM  
DESIGNSTYL: CVL  
DESIGN\_STYLE\_DECODE: Conventional  
PLANNING\_JURISDICTION: RA  
TOWNSHIP: 08  
TOWNSHIP\_DECODE: Leesville  
FIREDIST: 23  
OWNER: MBA2 LLC  
ADDR1: 7101 CREEDMOOR RD STE 122  
ADDR2: RALEIGH NC 27613-1684  
DEED\_BOOK: 018688  
DEED\_PAGE: 02381  
DEED\_DATE: 9/9/2021  
UNITS: 1  
LAND\_CODE: R  
LAND\_CLASS: RHS  
LAND\_CLASS\_DECODE: Residential Less Than 10 Acres  
OWNERSHIP: 1020  
ACTIVITY: 1100  
FUNCTION: 1100



**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.

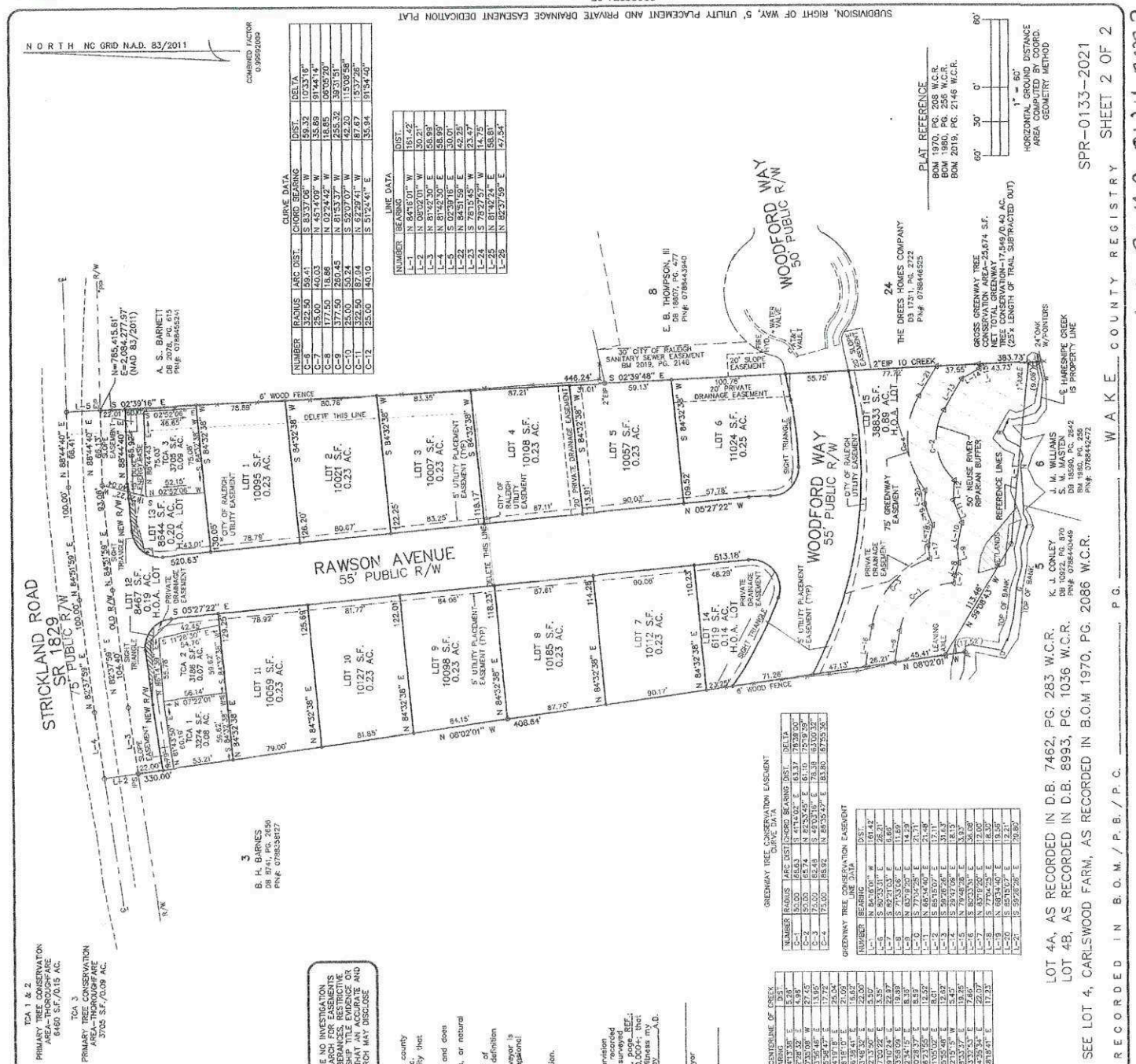


DATE: 05-19-22  
 REVISION:  
 SURVEYED BY: BLS  
 FILED: 05-19-22

BARRY L. SCOTT  
 LAND SURVEYING  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 12483  
 RALEIGH, NORTH CAROLINA 27609  
 TEL. 919-599-0464  
 JOB NO.: 22-05-01

TOWNSHIP: LEEVILLE  
 COUNTY: WAKE  
 TAX MAP: R-4  
 PARCEL(S):  
 PIN(S): 0788441863 & 0788441519  
 STATE OF NORTH CAROLINA, U.S.A.

**NEWBURY SUBDIVISION**



COMBINED FACTOR 0.99992098

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.	DELTA
C-4	322.50	56.41	S 83°37'06\"	W 59.32	10°33'16\"
C-7	25.00	46.03	N 45°17'09\"	W 58.88	91°54'30\"
C-8	177.50	269.45	N 81°53'37\"	W 258.32	58°03'51\"
C-9	177.50	269.45	N 81°53'37\"	W 258.32	58°03'51\"
C-10	322.50	56.41	S 83°37'06\"	W 59.32	10°33'16\"
C-11	322.50	56.41	S 83°37'06\"	W 59.32	10°33'16\"
C-12	25.00	46.03	S 83°37'06\"	W 59.32	10°33'16\"

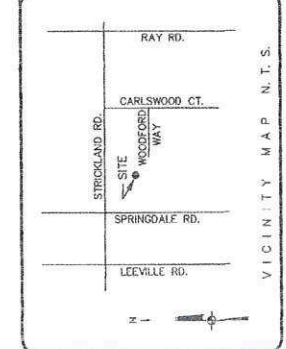
  

NUMBER	BEARING	LINE DATA	DIST.
L-1	N 84°15'01\"	W	151.42
L-2	N 08°32'01\"	W	50.21
L-3	N 81°45'30\"	E	58.89
L-4	S 81°45'30\"	E	58.89
L-5	S 0°39'31\"	E	50.01
L-6	N 84°15'01\"	E	42.29
L-7	S 81°45'30\"	E	23.47
L-8	S 79°27'57\"	W	14.78
L-9	N 84°15'01\"	E	42.29
L-10	N 84°15'01\"	E	42.29

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.	DELTA
G-1	52.00	66.63	S 47°12'02\"	E 63.37	78°29'00\"
G-2	52.00	66.63	S 47°12'02\"	E 63.37	78°29'00\"
G-3	75.00	82.48	S 49°03'10\"	E 78.38	62°03'32\"
G-4	75.00	82.48	S 49°03'10\"	E 78.38	62°03'32\"

NUMBER	BEARING	LINE DATA	DIST.
H-1	N 84°16'01\"	W	161.42
H-2	N 08°32'01\"	W	50.21
H-3	N 81°45'30\"	E	58.89
H-4	S 81°45'30\"	E	58.89
H-5	S 0°39'31\"	E	50.01
H-6	N 84°15'01\"	E	42.29
H-7	S 81°45'30\"	E	23.47
H-8	S 79°27'57\"	W	14.78
H-9	N 84°15'01\"	E	42.29
H-10	N 84°15'01\"	E	42.29



**LEGEND**  
 UNITS SURVEYED  
 E.I.P. IRON PIPE SET  
 D.I.P. DIAMOND SET  
 C.M. CONCRETE MONUMENT  
 P.M. PINE MONUMENT  
 P.S. PINE SET  
 F.V. FENCE VERTICALLY  
 R/W RIGHT OF WAY  
 D.B. DEED BOOK  
 O.H.W. OVER HEAD WIRE  
 R.R.S. RAILROAD SPIKE  
 (125#) ADDRESSES

**SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR ENCUMBRANCES.**  
 COVENANTS, EASEMENTS, OR OTHER RIGHTS OR INTERESTS IN THE PROPERTY ARE NOT SHOWN HEREON.  
 ANY OTHER FACTS THAT AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE.

This survey was made within the area of a county or municipality that requires a plat to be recorded in the public records of the county or municipality in which the land is located. This survey is of an existing parcel or parcels of land and does not include any other interests in the land, such as a watercourse, or easement, or other right or interest in the land.

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of a subdivision.

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 (a) through (e) above.

This parcel is located in the B.L. 8828A Planning jurisdiction, WAKE COUNTY, NORTH CAROLINA.

I, J.S. SURVEY, being duly sworn, depose and say that this is a true and correct copy of the original survey made by me, and that the boundaries and distances are true and correct as shown on the attached plat, and that the plat was prepared in accordance with N.C.S. 47-30 amended. Witness my hand and the seal of my office this 19th day of MAY, 2022.

**PRELIMINARY PLAT**  
 NOT FOR RECORPTION  
 SALES OR CONVEYANCES

**RECEIVED**  
 CLASS OF SURVEY: A  
 DATE OF SURVEY: 05-19-22  
 TYPE OF FIELD PROCEDURE: RTK  
 DATE OF SURVEY: 05-19-22  
 DATUM: NAD 83  
 ELEVATION: 2022  
 COMBINED FACTOR(S): 0.99992098  
 UNITS: J.S. SURVEY

LOT 4A, AS RECORDED IN D.B. 7462, PG. 283 W.C.R.  
 LOT 4B, AS RECORDED IN D.B. 8993, PG. 1036 W.C.R.  
 SEE LOT 4, CARLSWOOD FARM, AS RECORDED IN B.O.M. 1970, PG. 2086 W.C.R.

WAKE COUNTY REGISTRY SHEET 2 OF 2  
 FILE# RCMP-0134-2022



**BARRELL L. SCOTT**  
PROFESSIONAL LAND SURVEYOR  
EXPIRES 12/31/2025  
Raleigh, North Carolina 27601  
TEL: 919/959-0464  
JOB NO: 22-05-01

TOWNSHIP: LEFSEVILLE  
ZONED: R-4  
COUNTY: WAKE  
PARCEL(S): 0788441893 & 0788451159  
STATE OF NORTH CAROLINA, U.S.A.

**NEWBURY SUBDIVISION**

PROPERTY OF

SUBMISSION, RIGHT OF WAY, UTILITY PLACEMENT AND PRIVATE DRAINAGE EASEMENT DEDICATION PLAN

COVERED FACTOR  
0.99892009

7. The undersigned Planning and Development Officer of the City of Raleigh, and  
as provided by the City Code, on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at  
not occurred for the City of Raleigh the dedication as shown thereon.  
to open or maintain the same until it is in the public interest to do so.  
Planning and Development Officer/Wake County Review Officer

"This plat or map is not a subdivision, but a recombination of privately  
plotted property, and meets all statutory requirements for recording."  
Planning and Development Officer/Wake County Review Officer

"This plat or map does not require preliminary approval,  
and meets all statutory requirements for recording."  
Planning and Development Officer/Wake County Review Officer

THIS PLAT NOT TO BE RECORDED  
AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_  
1 COPY TO BE RETAINED FOR THE \_\_\_\_\_  
THIS PLAT IS \_\_\_\_\_ IN \_\_\_\_\_ OUT OF \_\_\_\_\_  
THE CITY LIMITS.

BY: 

**RECEIVED**  
JUN 24 2022

**PLAT REFERENCE**  
BOOK 1888, PAGE 283 W.C.R.  
BOOK 1888, PAGE 283 W.C.R.  
BOOK 2019, PAGE 2146 W.C.R.

NUMBER OF LOTS 15  
NUMBER OF BUILDING LOTS 11  
AREA IN BUILDING LOTS 10093 S.F. / 0.23 AC.  
MIN. BUILDING LOT SIZE 10007 S.F. / 0.23 AC.  
AREA IN H.O.A. LOTS (12-15)  
62060 S.F. / 1.42 AC. R/W. 9754 S.F. / 0.22 AC.  
AREA IN OLD R/W. 55332 S.F. / 1.27 AC.

TOTAL AREA 236042 S.F. / 5.48 AC.  
AREA IN TREE CONSERVATION AREA:  
27714 S.F. / 0.64 AC.

TREE CONSERVATION AREA PLAT STATEMENT  
by the City of Raleigh. No act or deed  
disturbing activity shall take place within  
to vegetative cover, stabilization of a structure  
or fence, road or driveway construction, tree  
removal, or any other activity that would  
open application, permanent or temporary  
equipment or materials.

Area Identified as Mares River Riparian Buffer shall  
be maintained in perpetuity in their natural or mitigated  
condition. No person or entity shall fill, grade, excavate,  
remove, or harm any vegetation; not construct any  
structures nor use any additional impervious surfaces,  
agriculture use on such protected areas without  
written authorization of the Division of Water Quality  
Management. This plat is subject to the Division of Water  
Quality Management Rule 156A, NCGS 28.0233 or 0239. This covenant  
is to run with the land, and shall be binding on the  
Owner, and all parties claiming under it.

LOT 4A, AS RECORDED IN D.B. 7462, PG. 283 W.C.R.  
LOT 4B, AS RECORDED IN D.B. 8993, PG. 1036 W.C.R.  
SEE LOT 4, CARLSWOOD FARM, AS RECORDED IN B.O.M. 1970, PG. 2086 W.C.R.

WAKE COUNTY REGISTRY SHEET 1 OF 2  
File# RCMP-0134-2022

**CERTIFICATE OF OWNERSHIP**  
I, the undersigned, certify that the undersigned is (are)  
and the accompanying sheets having acquired this property  
office where the property is located and on such has (have) the  
right to convey the property in fee simple.

18885-18688 \_\_\_\_\_ Book No.  
2375-2381 \_\_\_\_\_ Page No.  
Signature(s) of property owner(s)

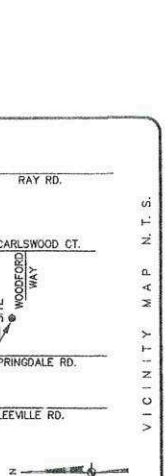
STATE OF NORTH CAROLINA  
COUNTY OF WAKE  
I, certify that the following person(s) personally appeared before me this day,  
being duly sworn, and acknowledged to me the foregoing instrument,  
document, for the purpose stated therein and in the capacity indicated:

Date: \_\_\_\_\_, 2022

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

Notary Public

**OWNERS**  
UWA3 LLC  
7101 CREEDBROOK RD. SITE 122  
RALEIGH, N.C. 27613  
DB 18988, PG. 2375  
DB 19050, PG. 2381



**LEGEND**  
--- LINES SURVEYED  
--- EASING  
--- IRON PIPE SET  
--- P.O.S.  
--- EXISTING CONCRETE MONUMENT  
P.K. MARK SET  
P.K. MARK SET  
P.K. MARK SET  
--- RIGHT OF WAY  
--- DEED BOOK  
--- OVER HEAD WIRE  
--- R.R.S.  
--- RAILROAD SPIKE  
(1254) --- ADJUSTED RAILROAD  
--- CONVERSE  
--- SANITARY SEWER EASEMENT

SURVEYOR HAS MADE NO INVESTIGATION  
OF RECORD, ENCUMBRANCES, RESTRICTIONS,  
OR OTHER FACTS THAT AN ACCURATE AND  
CURRENT TITLE SEARCH MAY DISCLOSE

O.A. This survey creates a subdivision of land within the limits of a county  
(as created under the laws of the State of North Carolina) into two (2) parcels of land.  
O.B. This survey is located in a portion of a county or municipality that  
is unincorporated within the limits of the State of North Carolina.  
O.C. I, the surveyor, certify that the survey is of an existing parcel or parcels of land and does  
not create a new parcel of land.  
O.D. This survey is of an existing building or other structure, or natural  
feature, such as a watercourse, or  
O.E. This survey is of another category, such as the recombination of  
existing parcels, a court-ordered survey, or other exception to the definition  
of a subdivision as set forth in the North Carolina General Statutes.  
O.F. 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 problems contained in (a) through (g) above.

This parcel is located in the BLEIGH Planning Jurisdiction.  
NORTH CAROLINA  
WAKE COUNTY

Professional Land Surveyor  
Registration Number: \_\_\_\_\_

CLASS OF SURVEY: A. 0.05 U.S. SURVEY FEET  
POSITIONAL ACCURACY: 0.02 U.S. SURVEY FEET  
DATE OF SURVEY: 09-24-2020  
DATUM/EPOCH: NAD 83/2011  
CONTROL POINTS: \_\_\_\_\_  
COMBINED GRID FACTOR(S): 0.99892009  
UNITS: U.S. SURVEY FEET

**PRELIMINARY PLAT**  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCES

NOTES:  
1. PROPERTY IS NOT LOCATED IN A SPECIAL ROAD  
HAZARD AREA ACCORDING TO FEMA MAP # 57601-46000  
EFFECTIVE DATE: MAY 2, 2006  
2. ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER  
MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS  
ASSOCIATION

THIS PLAT RECORDED IN B.O.M. / P.B. / P.C. \_\_\_\_\_, P.G. \_\_\_\_\_