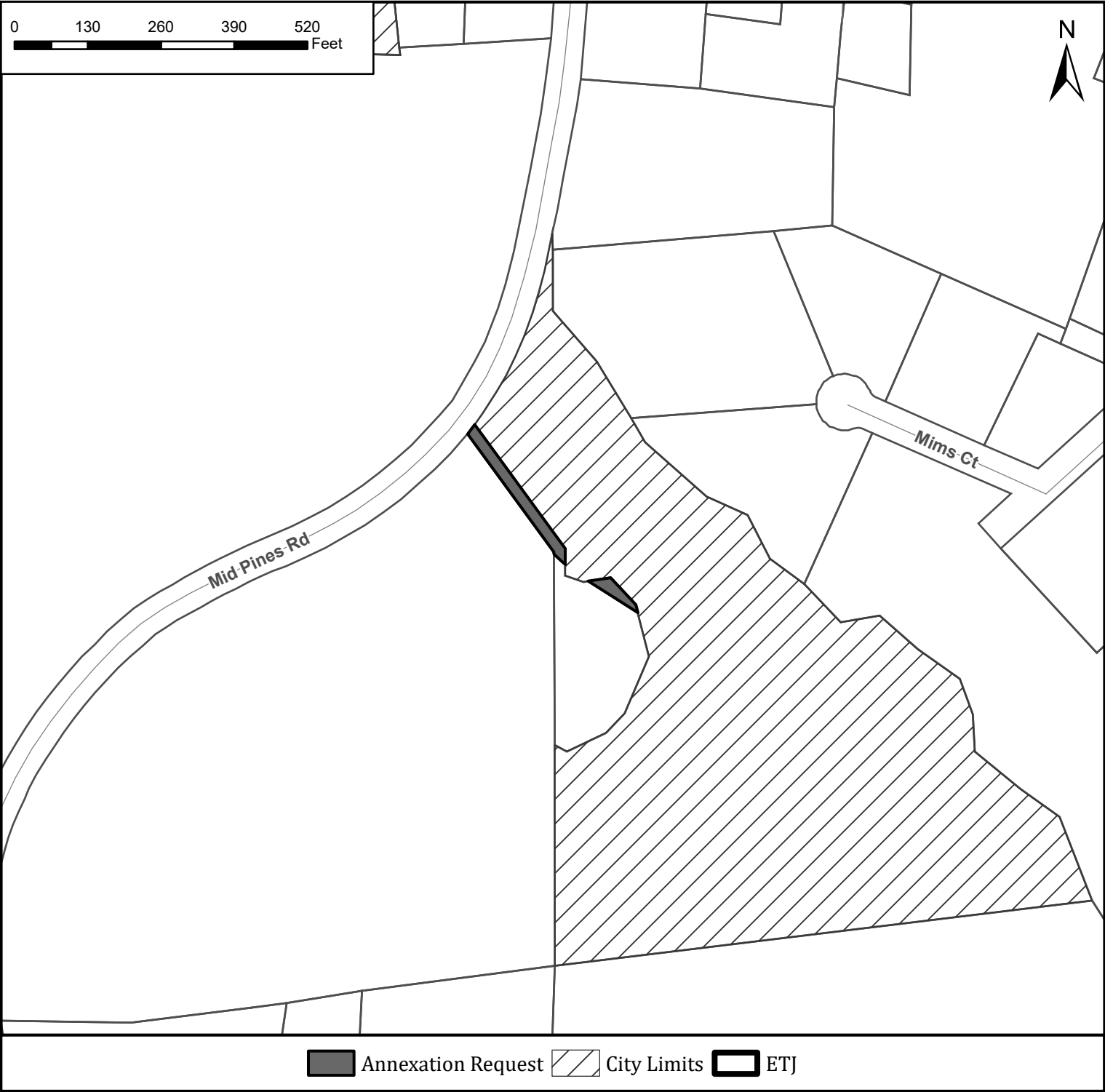
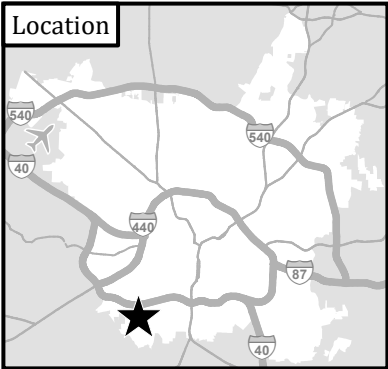


Annexation Request

AX-18-2025



Property	0 Mid Pines Rd (PINs: 0782958336, 0782957444, 0782956555)
Size	0.17 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Inside ETJ
City Council District	D



# 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: Mid Pines Townhomes

Street Address: 0 Mid Pines Road

City of Raleigh Subdivision approval #:  
S-\_\_\_\_\_ or

**SUB-0047-2023**

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

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

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

**0782958336, 0782957444 and 0782956555**

Acreage of Annexation Site:  
.17

Linear Feet of New Public Streets within Annexation Boundaries:  
0

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: 0

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – 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 ____ + ____ ____ + ____ ____ + ____
Building Square Footage of Non-Residential Space: 0			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>0</u>			
Applicant Contact Information			
Property Owner(s): Mid Pines Holdings, LLC			
Primary Mailing Address: 2300 Rexwoods Drive, Suite 120 Raleigh, NC 27607			
Phone: 919-800-0460		Email:	
Project Contact information (if different than property owner)			
Contact(s): Isabel Worthy Mattox			
Primary Mailing Address: 3700 Glenwood Avenue, Suite 500 Raleigh, NC 27612			
Phone: 919-828-7171		Email: imattox@nichollscrampton.com	
<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 emailed to <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .			



## 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 \_\_\_\_\_.

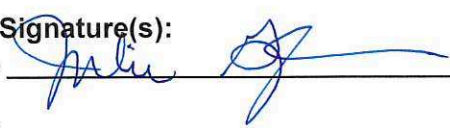
**Part 3** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

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 2 by the owners of the property described in Section B.

**Owner's Signature(s):**

Signature  Date 4/22/2025

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

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

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

**Corporate Seal**

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

Name: Mid Pines Holdings, LLC Phone: 919 800 0460

Address: 2300 Rexwoods Drive, Suite 120 Raleigh, NC 27607

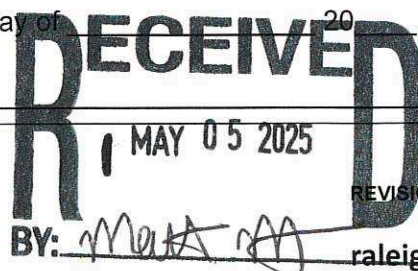
Name: Julie Garaghan Phone: 919 800 0460

Address: 2300 Rexwoods Dr. SE 120 Raleigh NC 27607

**Above signature(s) attested by** Rainey Kolar

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:** \_\_\_\_\_



REVISION 04.17.24

raleighnc.gov

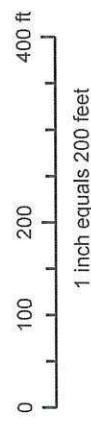


### Section D Submittal Checklist

**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"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	<b>If a request for sewer only</b> , submit a copy of the contract for service with Raleigh Water	
<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 emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@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.) <b>or</b>	<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 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 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 MUST be filled in!</u>	
<input type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<a href="#">Rezoning Application</a> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	





**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.



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL



THIS 19TH DAY OF MAY A.D. 2025.

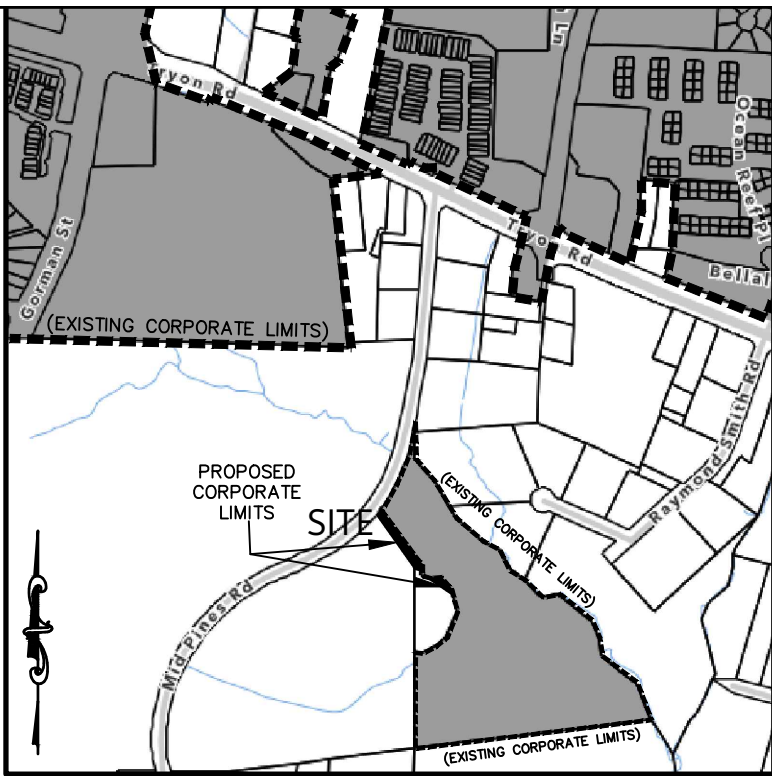
Signed by: Michael A. Moss  
83D193173200411... L-3794  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE 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. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

Signed by: Michael A. Moss  
83D193173200411... L-3794  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 3720-0782-00K WITH AN EFFECTIVE DATE OF JULY 19, 2022 & PANEL NUMBER 3720-0792-00J WITH AN EFFECTIVE DATE OF MAY 2, 2006.



VICINITY MAP  
(NOT TO SCALE)

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS
---	EXISTING CORPORATE LIMITS

LEGEND:

EIP - EXISTING IRON PIPE  
EIB - EXISTING IRON BAR  
BEIP - BENT IRON PIPE  
BEIB - BENT IRON BAR  
CM - CONCRETE MONUMENT  
EPK - EXISTING PK NAIL  
SPK - SET PK NAIL  
NIP - NEW IRON PIPE SET  
NIP - NEW IRON PIPE SET  
R/W - RIGHT OF WAY  
CATV - CABLE TV BOX  
EB - ELECTRIC BOX  
TEL - TELEPHONE PEDESTAL  
PP - POWER POLE  
OHL - OVERHEAD LINE  
LP - LIGHT POLE  
WM - WATER METER  
WV - WATER VALVE  
CO - SEWER CLEAN-OUT  
CC - CONCRETE  
CB - CATCH BASIN  
MH - MANHOLE  
FH - FIRE HYDRANT  
RTW - RETAINING WALL  
CP - COMPUTED POINT

TOTAL AREA TO BE ANNEX  
7,259 S.F./0.166 AC.

TOTAL AREA#1  
4,976 S.F.  
0.114 AC.

TOTAL AREA#2  
667 S.F.  
0.015 AC.

TOTAL AREA#3  
1,616 S.F.  
0.037 AC.

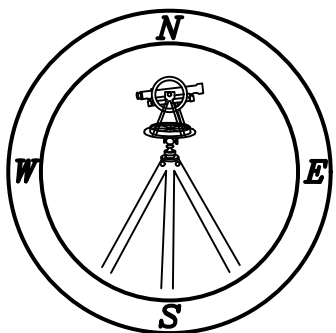
NOTE:  
- THIS BOUNDARY SURVEY SHOWS THE NEW BOUNDARY OF A COMBINED PARCEL WHICH IS COMPRISED OF (A) PROPERTY PREVIOUSLY OWNED BY THE ISLAMIC ASSOCIATION OF RALEIGH AND HAVING A PIN OF 0792-05-0145, CONVEYED TO MID PINES HOLDINGS, LLC BY DEED RECORDED IN BOOK 19801, PAGE 134, WAKE COUNTY REGISTRY AND (B) PROPERTY PREVIOUSLY OWNED BY RALEIGH LAROCHE AND BEING A PORTION OF THE PARCEL WITH A HISTORICAL PIN OF 0782-95-7288, CONVEYED TO BLUE HEEL DEVELOPMENT, LLC BY DEED RECORDED IN BOOK 19801, PAGE 138, WAKE COUNTY REGISTRY AND SUBSEQUENTLY CONVEYED BY DEED FROM BLUE HEEL DEVELOPMENT, LLC TO MID PINES HOLDINGS LLC, RECORDED IN BOOK 19803, PAGE 2590, WAKE COUNTY REGISTRY. THESE PARCELS WERE FORMALLY COMBINED BY THAT INSTRUMENT OF COMBINATION RECORDED IN BOOK 019861, PAGE 0921, WAKE COUNTY REGISTRY.

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCSS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 5) SITE IS SUBJECT TO THE SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT REGULATIONS OF THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT ORDINANCE.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 10°08'27" W	+/-1286.4'
L-2	S 00°09'48" E	28.34'
L-3	N 00°10'00" W	3.59'
L-4	N 00°10'00" W	34.06'
L-5	S 00°09'48" E	20.13'
L-6	S 71°06'17" E	33.84'
L-7	N 81°20'09" E	8.78'
L-8	N 81°20'09" E	40.22'
L-9	S 43°11'23" E	65.81'
L-10	S 14°20'11" E	14.65'
L-11	N 57°36'03" W	104.73'
L-12	S 14°20'11" E	79.85'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	27.21'	362.00'	27.21'	N 47°42'27" W
C-2	20.94'	745.69'	20.94'	N 36°38'22" E



**CMP**

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

OWNERS CONTACT INFO:

MID PINES HOLDINGS, LLC  
2300 REXWOODS DR STE 102  
RALEIGH, NC 27607

CONTIGUOUS ANNEXATION MAP FOR

BLUE HEEL DEVELOPMENT

0 MID PINES ROAD  
OWNER: MID PINES HOLDINGS, LLC  
REF: D.B 19803 PAGE 2590  
REF: B.M 1997 PAGE 2024  
REF: B.M 2009 PAGES 834-836  
SWIFT CREEK TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=50'

JUNE 7, 2023

REVISED APRIL 23, 2025

REVISED MAY 19, 2025

ZONED R-6 CU & AP (SWPOD)

PIN# 0782-95-8336

PIN# 0782-95-7444

PIN#0782-95-6555

## **CMP Professional Land Surveyors**

---

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

### **LEGAL DESCRIPTION**

#### **AREA#1:**

BEGINNING AT AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING ON THE EASTERN RIGHT-OF-WAY OF MID PINES ROAD (N.C.S.R.#1372), SAID EXISTING IRON PIPE BEING LOCATED S 10°08'27"W MORE OR LESS A DISTANCE OF 1,286.40' FROM THE INTERSECTION OF TRYON ROAD AND MID PINES ROAD, SAID EXISTING IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 725663.98' E(x): 2089591.31'; THENCE LEAVING MID PINES ROAD RIGHT-OF-WAY S 36°07'17"E A DISTANCE OF 238.18' TO A POINT; THENCE S 00°10'00"E A DISTANCE OF 34.06' TO A POINT; THENCE N 36°07'17"W A DISTANCE OF 259.55' TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING LOCATED BACK ON MID PINES ROAD EASTERN RIGHT-OF-WAY; THENCE ALONG RIGHT-OF-WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.94', WITH A RADIUS OF 745.69', WITH A CHORD BEARING OF N 36°38'22"E, WITH A CHORD LENGTH OF 20.94',; TO AN EXISTING IRON PIPE, WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,976 SQUARE FEET, 0.114 ACRES.

#### **AREA#2:**

BEGINNING AT AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATES N(y):725437.55' E(x):2089731.85'; THENCE N 00°10'00"W A DISTANCE OF 34.06' TO A COMPUTED POINT; THENCE S 36°07'17"E A DISTANCE OF 34.19' TO A COMPUTED POINT; THENCE S 00°09'48"E A DISTANCE OF 28.34' TO A NEW IRON PIPE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.21', WITH A RADIUS OF 362.00', WITH A CHORD BEARING OF N 47°42'27"W, WITH A CHORD LENGTH OF 27.21',; TO A NEW IRON PIPE; THENCE N 00°10'00"W A DISTANCE OF 3.59' TO AN EXISTING IRON PIPE, WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 667 SQUARE FEET, 0.015 ACRES.

#### **AREA#3:**

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):725385.89' E(x):2089792.73'; THENCE N 81°20'09"E A DISTANCE OF 40.22' TO A COMPUTED POINT; THENCE S 43°11'23"E A DISTANCE OF 65.81' TO A COMPUTED POINT; THENCE S 14°20'11"E A DISTANCE OF 14.65' TO A POINT; THENCE N 57°36'03"W A DISTANCE OF 104.73' TO A NEW IRON PIPE, WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,616 SQUARE FEET, 0.037 ACRES.