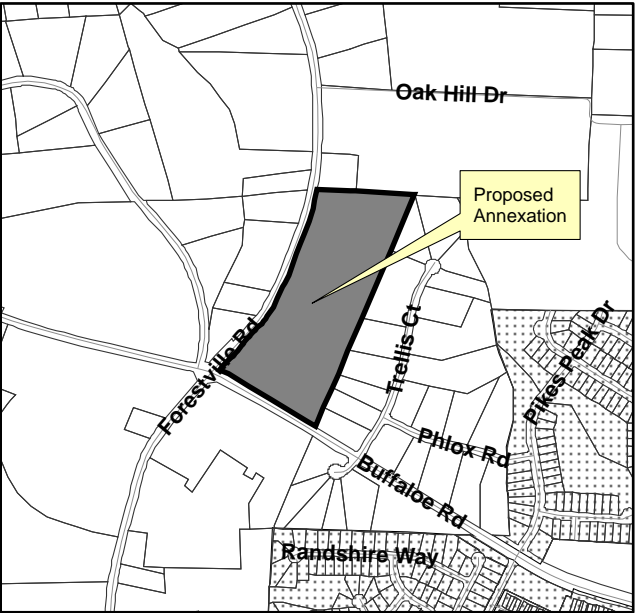







1:3,442

**5017 FORESTVILLE RD
NON-CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX**



1:15,000

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District B

Annexation Case File# AX-19-2023

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. 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: Solis Buffalo Road Multifamily

Street Address: 5017 Forestville Rd., Raleigh, NC

City of Raleigh Subdivision approval #:
S- _____ or

N/A

Building Permit #:
_____ or

N/A

Group Housing #:
GH- _____ - _____ - _____

N/A

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

1746438113

Acreage of Annexation Site:
21.74 Acres

Linear Feet of New Public Streets within Annexation Boundaries:
N/A

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: 322

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units									
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count <u>322</u>	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 checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: left;">Bedroom + Bath</td> </tr> <tr> <td style="text-align: right;">156</td> <td style="text-align: left;">1 BR + _____</td> </tr> <tr> <td style="text-align: right;">140</td> <td style="text-align: left;">2 BR + _____</td> </tr> <tr> <td style="text-align: right;">26</td> <td style="text-align: left;">3 BR + _____</td> </tr> </table>	Count	Bedroom + Bath	156	1 BR + _____	140	2 BR + _____	26
Count	Bedroom + Bath									
156	1 BR + _____									
140	2 BR + _____									
26	3 BR + _____									

Building Square Footage of Non-Residential Space:
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single Family/Multi-Family</u>
Projected market value at build-out (land and improvements): \$ <u>58,000,000</u>
Applicant Contact Information
Property Owner(s): James S. Price
Primary Mailing Address: 5017 Forestville Rd., Raleigh, NC 27616-9677
Phone: 919-231-7875
Email: pricesautobody.com
Project Contact information (if different that property owner)
Contact(s): Matthew Murphy
Primary Mailing Address: 510 Glenwood Ave. Suite 317, Raleigh, NC 27603
Phone: 704-728-9706
Email: mmurphy@terilligerpappas.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 Robert.Tate@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 / ^x 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 N/A.

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 3/24/2023, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

DocuSigned by:



C9FA9151F507422...

3/24/2023

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal**Print Owner Name(s) and Information:**Name: James S. Price Phone: 704-728-9706Address: 5017 Forestville Rd., Raleigh, NC 27616-9677

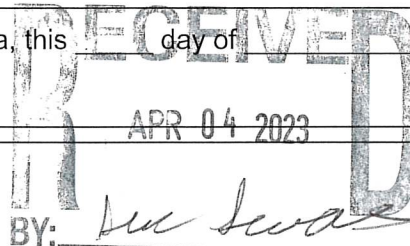
Name: _____ Phone: _____

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 the City Clerk and Treasurer: _____



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"/>	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 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 emailed to: Robert.Tate@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-_____-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, <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 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 <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 Raleigh's Extraterritorial Jurisdiction .	

Legal Description

Lying and being situate in St. Matthews Township, Wake County, North Carolina, and being all of Tract 1 and Tract 2, Book of Maps 1978, Page 15, recorded in Wake County Register of Deeds, more particularly described as follows:

Beginning at an existing railroad spike in the centerline of Forestville Rd, State Road 2049, Thence S 82°06'39" E 32.53' to an existing iron pipe in the eastern right-of-way of Forestville Road, Thence leaving said right-of-way and along the southern lines of Diane Noble Et al and the City of Raleigh S 82°06'39" E 631.26' to an existing iron pipe, a common corner with Lot 13 and Lot 14, Ivy Ridge Subdivision, Phase II recorded in Book of Maps 1994, Page 1113 Wake County Register of Deeds; Thence with the western line of Ivy Ridge Subdivision S 26°45'18" W 616.90' to the south east corner of Tract 1; Thence continuing with the line of Ivy Ridge Subdivision S 26°45'18" W 1024.28' to a new iron pipe in the northern right-of-way of Buffaloe Rd., State Road 2215; Thence S 26°45'18" W 30.27' to an existing railroad spike in the centerline of Buffaloe Rd., the south east corner of Tract 2; Thence along the centerline of Buffaloe Rd. N 55°25'30" W 764.23' to a Parker Kalon nail, said point being located N 46°03'00" E 7.5' from a Parker kalon nail in the centerline intersection of Forestville Road and Buffaloe Road; Thence along the centerline of Forestville Road the following calls:

N 46°03'00" E 181.12' to a Parker Kalon nail;

N 45°51'00" E 200.00' to a Parker Kalon nail;

N 42°50'00" E 100.00' to a Parker Kalon nail;

N 33°59'00" E 100.00' to a Parker Kalon nail;

N 30°03'40" E 150.00' to a Parker Kalon nail;

N 27°32'30" E 150.00' to a Parker Kalon nail;

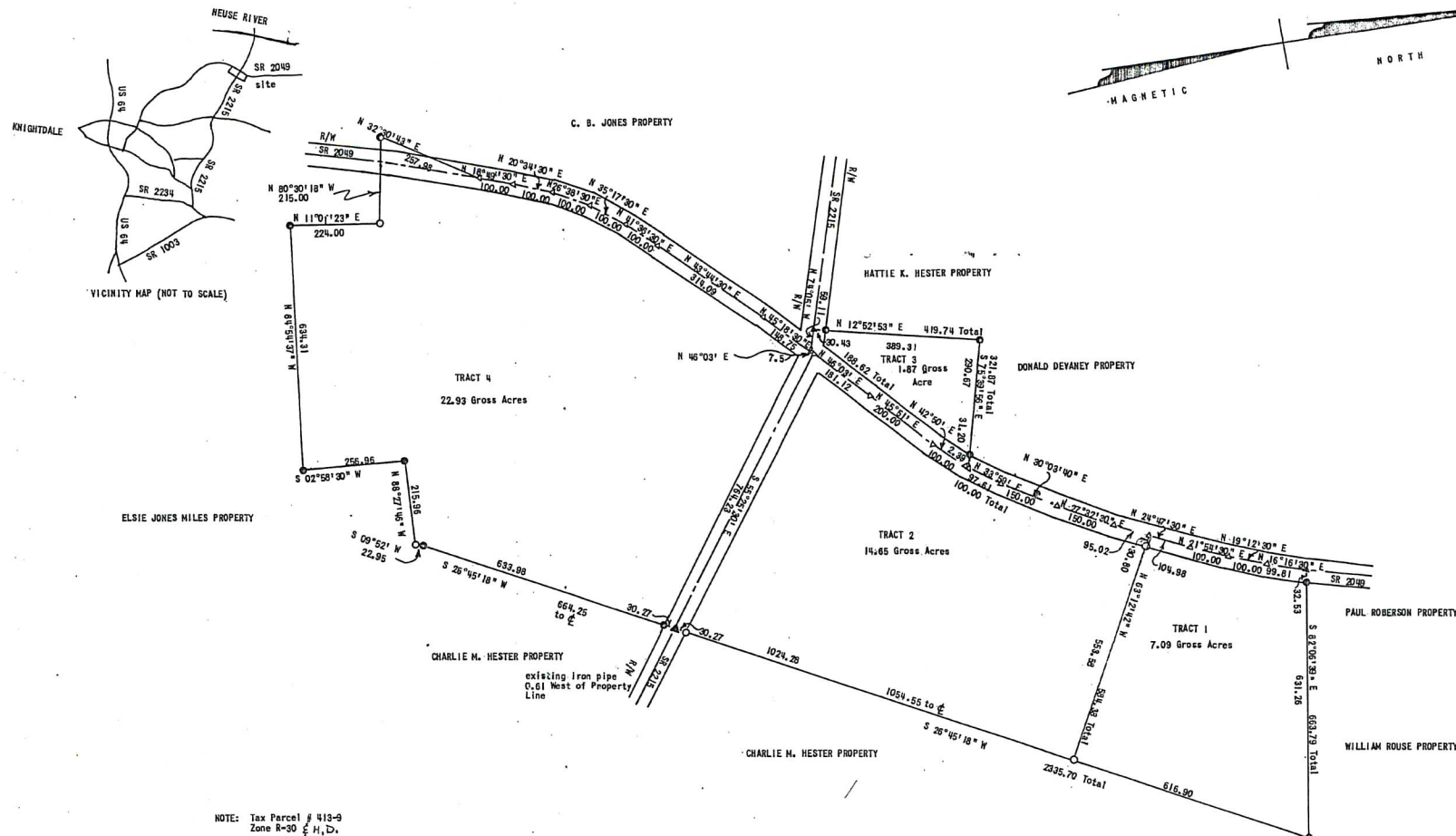
N 24°47'30" E 95.02' to a Parker Kalon nail, a common corner of Tract 1 and Tract 2;

N 24°47'30" E 104.98' to a Parker Kalon nail;

N 21°54'30" E 100.00' to a Parker Kalon nail;

N 19°12'30" E 100.00' to a Parker Kalon nail;

Thence N 16°16'30" E 99.81' to the point of beginning, containing a gross area of 946,994 S.F. or 21.74 Acres, all according to a survey by Mullen & Williams, P.A. Registered Land Surveyors, titled "Property Survey For Minnie Clyde Hester Estate", dated December 8, 1977 and recorded in Book of Maps 1978, Page 15 in the Wake County Register of Deeds.



I hereby certify that this record plat has been found to comply with the Subdivision Ordinance of Wake County, North Carolina, and that this plat has been approved for recording in the Register of Deeds of Wake County.

13 Jan 78
Date

John B. Smith, Jr.
Director of Planning

CITY HERE GUARANTEED 4-77

RECORDED WAKE COUNTY BOOK 1978 Vol. 2 Page 15

LEGEND
● existing iron pipe (control)
○ new iron pipe
△ PK nail
▲ Railroad spike



I, ROBERT G. WILLIAMS, certify that under my direction and supervision this map was drawn from an actual field survey; that the error of closure of the survey as calculated by latitudes and departures is 1:5,000; that this map was prepared in accordance with G. S. 47-30 as amended.

Witness my hand and seal this 8 day of December, 1977.

R.G.S. L-1417 Robert G. Williams
Sworn to and subscribed before me this 8 day of December, 1977.
My commission expires 12-10-77
Brunner R. Taylor
NOTARY PUBLIC

SEAL

SEAL

PROPERTY SURVEY FOR
MINNIE CLYDE HESTER ESTATE
SAINT MATTHEW'S TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

MULLEN & WILLIAMS, P.A.
REGISTERED LAND SURVEYORS
ZEBULON, NORTH CAROLINA

DRAWN BY: WCH & TMW
CHECKED BY: RGW
DATE: 12-8-77
SCALE: 1" = 200'

NORTH CAROLINA-WAKE COUNTY
The foregoing certificate of Brunetta R. Taylor
(are) certified to be correct. This instrument was presented for registration and recorded in the office in Book 1978, Page 15.
This 13 day of Jan 1978.
R. B. McKendry, Jr., Register of Deeds
By: R. B. McKendry, Jr.
Deputy Register of Deeds



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.

TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10-07-2021 AT 13:36:10
STATE OF NC REAL ESTATE
EXCISE TAX: \$2,000.00
BOOK: 018737 PAGE: 00025 - 00026

Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Wake County Register of Deeds. GS 47-14 (a 1) (5).

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,000.00

Parcel Identifier No. 0030400 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Andrew S. Martin, Attorney, 1026 Washington Street, Raleigh, NC 27605

Brief description for the Index: Tract 4, Minnie Clyde Hester Estate Lands

THIS DEED made this 27th day of September, 20 21, by and between

GRANTOR

BETH WATKINS YOUNG and spouse,
ARTHUR B. YOUNG JR.

11512 Jordan Rd
Raleigh, NC 27603

GRANTEE

JAMES S. PRICE

5017 Forestville Rd
Raleigh, NC 27616

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Tract 1, containing 7.00 acres, more or less; Tract 2, containing 14.65 acres, more or less; and Tract 3, containing 1.87 acres, more or less, as shown on map entitled "Property Survey for Minnie Clyde Hester Estate," dated 12-8-77, and recorded in Book of Mas 1978, Volume 1, Page 15, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14243 page 303.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1978 page 15.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Restrictions, easements and rights of way of record, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

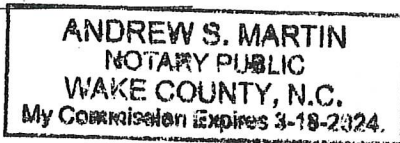
(Entity Name) Beth Watkins Young (SEAL)
Beth Watkins Young
By: Arthur B. Young, Jr. (SEAL)
Name & Title: Arthur B. Young, Jr.

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Beth Watkins Young personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of September, 2021.

Andrew S. Martin
Signature of Notary

My Commission Expires: _____

(Affix Seal)



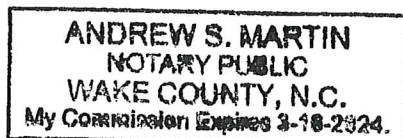
Notary's Printed or Typed Name

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Arthur B. Young, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of Sept, 2021.

Andrew S. Martin
Signature of Notary

My Commission Expires: 3/18/24

(Affix Seal)



Notary's Printed or Typed Name