

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: Eagle Crest

Street Address: 4320 Auburn Church Road
4250 Auburn Church Road and 4300 Auburn Church Road

City of Raleigh Subdivision approval #:
S-0074 - 2022 or

Building Permit #:
_____ or

Group Housing #:
GH-_____-_____-_____

Wake County (PINs) Property Identification Number(s):
1721550804 1721668487 1721564915

Acreage of Annexation Site:
68 Acres

Linear Feet of New Public Streets within Annexation Boundaries:
2984 LF

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: Zero dwelling units

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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 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: 625,000 SF			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Warehouse</u>			
Projected market value at build-out (land and improvements): \$ <u>78,000,000</u>			
Applicant Contact Information			
Property Owner(s): Sound Timber Management LLC, Attn: H Glenn Bagwell, Jr., Manager			
Primary Mailing Address: 333 Sherwee Drive, Raleigh, NC 27603			
Phone: 919-779-6868	Email: hgbjr@ix.netcom.com; David@DCInsightllc.com		
Project Contact information (if different that property owner)			
Contact(s): Alicia Tabachnick			
Primary Mailing Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607			
Phone: 919-532-3267	Email: alicia.tabachnick@timmons.com		
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .			

Section C Annexation Petition

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

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at https://raleighnc.gov/services/doing-business/assessment-liens), and that the property described in this application, including any portion thereof, _____ is / _____ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

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 5th day of July, 2024 by the owners of the property described in Section B.

Owner's Signature(s): Sound Timber Management LLC
Signature By: [Signature] Date: 7-05-2024
Signature _____ Date _____
Signature _____ Date _____
Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Sound Timber Management LLC Phone: 919-779-6868

Address: 333 Sherwee Drive, Raleigh, NC 27603

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: rezoning@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 type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input 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 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 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 MUST be filled in!</u>	
<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 .	

July 22, 2024

Metra Sheshbaradaran, MCRP
City of Raleigh
Planning and Development
One Exchange Plaza, Suite 300
Raleigh, NC 27601

Ref: RCMP-0104-2024 Annexation Petition

Dear Metra:

In regard to annexation petition review, the annexation plat was based upon the subdivision plat that we have been working through for the site that was just recorded with the county on 7/12/2024. The final condition will only be annexing the project property located at 4320 Auburn Church Road and the associated ROW identified on the annexation plat. That ROW that has now been recorded was formerly located on the two parcels #1721564915 and #1721668487.

We apologize for the confusion on this, but submitting this annexation plat was a condition of the subdivision plat approval so that is why the timing and lot lines don't exactly line up.

That being said, I believe this property will be assigned a new address on the newly created Eagle Crest Way. Our understanding is that this addressing has been completed on the City of Raleigh side but has not yet recorded with Wake County and therefore not in the GIS yet so this petition has continued to carry the 4320 Auburn Church Road address.

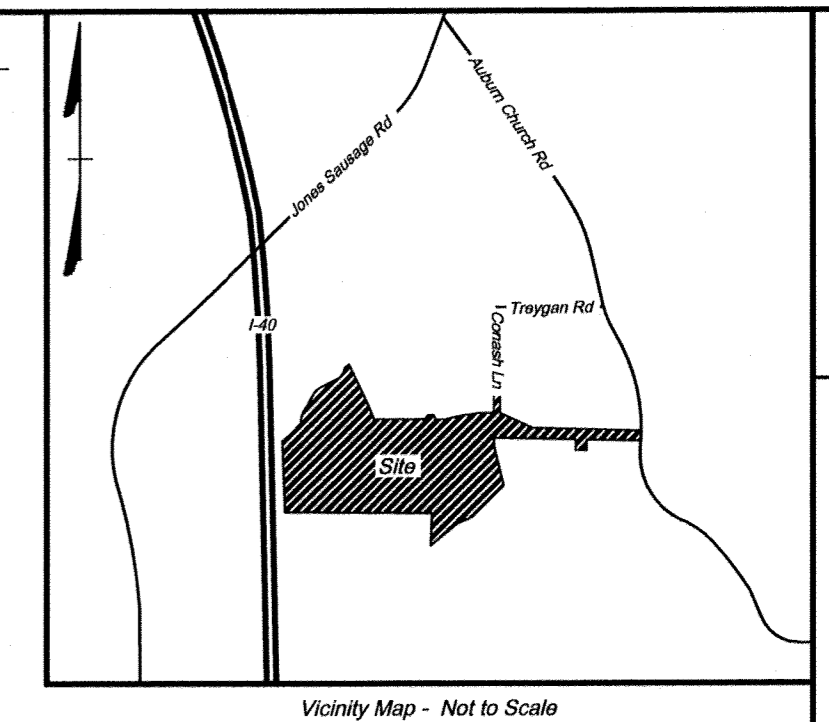
Sincerely,

Nick Callahan, PE, PMP
Project Manager
Development & Construction Insight, LLC

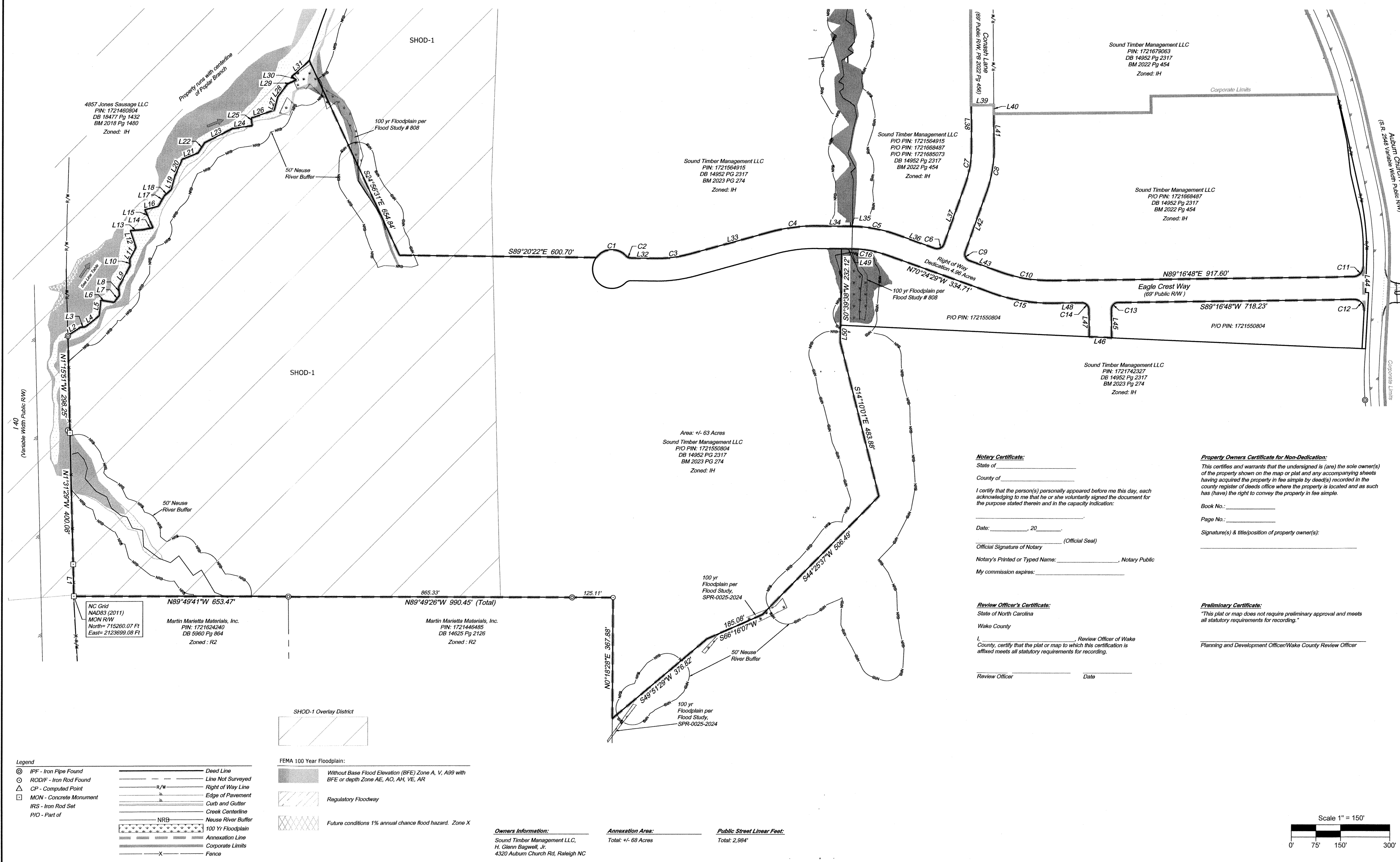
NC GRID NAD83 (2011)

Line Table		Line Table		Line Table		Curve Table					
Line	Length	Direction	Line	Length	Direction	Curve	Length	Radius	Delta	Chord Bearing	Chord
L1	97.24	N17°23'46"W	L16	27.16	N85°33'30"E	C1	103.27	59.00	100°17'47"	N89°35'21"E	80.58
L2	44.04	N57°15'09"E	L17	40.51	N18°22'11"E	C2	16.88	21.00	48°34'20"	S89°18'12"E	16.44
L3	14.81	N84°08'31"E	L18	98.71	N23°10'53"E	C3	162.67	365.50	16°08'40"	N82°36'48"E	162.33
L4	54.78	N51°25'40"E	L19	52.15	N87°58'03"E	C4	150.14	534.50	18°08'39"	N82°50'53"E	149.05
L5	46.61	N87°38'09"E	L20	36.91	N32°58'00"E	C5	135.30	408.50	18°08'39"	S79°52'31"E	134.69
L6	41.22	S81°16'32"E	L21	95.24	N82°59'50"E	C6	32.89	21.00	90°00'00"	N84°35'31"E	29.70
L7	26.08	N37°28'08"E	L22	36.91	N32°58'00"E	C7	119.48	340.50	20°08'05"	N9°32'29"E	118.65
L8	25.69	N5°25'05"W	L23	23.25	N7°51'38"W	C8	143.67	409.50	20°08'05"	S9°32'29"W	142.83
L9	72.71	N28°14'41"E	L24	73.51	N70°54'12"E	C9	32.89	21.00	90°00'00"	S25°24'29"E	29.70
L10	21.04	N2°49'19"W	L25	41.81	N44°53'59"E	C10	165.02	465.50	20°18'43"	S20°33'50"E	164.16
L11	39.05	N28°21'18"E	L26	46.89	N38°48'44"E	C11	47.75	31.00	88°18'46"	N45°08'55"E	43.17
L12	53.92	N16°45'28"W	L27	30.40	N53°09'38"E	C12	50.75	31.00	88°18'46"	N44°16'58"W	45.27
L13	36.54	N85°34'50"E	L28	17.07	N55°52'23"W	C13	32.89	21.00	89°59'26"	S44°16'31"W	29.70
L14	33.37	N70°00'18"E	L29	72.63	N47°31'03"E	C14	32.89	21.00	90°00'00"	N45°42'55"W	29.70
L15	60.72	N23°57'25"W	L30	76.68	S89°20'22"E	C15	189.49	534.50	20°18'43"	N80°31'50"W	188.50
L16	42.28	N75°59'27"E	L31	25.54	N74°33'59"E	C16	112.50	340.50	18°38'50"	N79°52'32"W	111.89
L17	36.44	N29°40'12"E	L32	86.85	S89°20'22"E						

Deed and Map Reference:
 Book of Maps 2022 Page 453-456
 Book of Maps 2023 Page 274
 Deed Book 14952 Page 2317
 Book of Maps Page



- Survey Notes:**
- This site was under active construction at time of survey fieldwork.
 - This survey was completed without benefit of a title search, all encumbrances may not be shown.
 - Prepared for Sound Timber Management.
 - This property lies in Zone AE and X flood hazard areas per FIRM 372017200K, Panel 1721, effective date July 19, 2022. Floodplain shown is approximate.
 - Horizontal control is based on NC State Grid, NAD83 (2011) as determined by GPS.
 - Not all improvements to this property have been shown.
 - Area computation is by the coordinate method. Lands where boundary is to centerline of creek area is approximate.
 - Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plan.
 - Right-of-way information is based on NC DOT map entitled "Proposed Improvements S.R. 2546" dated Feb. 78, July 89, Jan. 90 and 4/12/99, and "Proposed Improvements S.R. 2546-A" WO No. 6.402347 dated Aug. 09 and is approximate.
 - Property boundary information is based on Deed Book 14952 Page 2317 Book of Maps 2022 Pages 453 through 456, and Book of Maps 2023 Page 274.
 - Property shown hereon is subject to all rights-of-way, easements and restrictions of record.
 - Boundary information is based in part, on deeds and maps of record, and in part, by an actual field survey by this firm.
 - Wetlands were not investigated nor noted on this site.



Notary Certificate:
 State of _____
 County of _____
 I certify that the person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the document for the purpose stated therein and in the capacity indicated.
 Date: _____, 20____
 Official Signature of Notary (Official Seal)
 Notary's Printed or Typed Name: _____, Notary Public
 My commission expires: _____

Property Owners Certificate for Non-Dedication:
 This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple.
 Book No.: _____
 Page No.: _____
 Signature(s) & Title/Position of property owner(s): _____

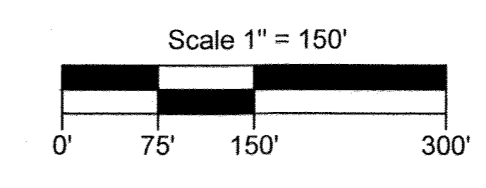
Surveyor Certification:
 I, Alicia M. Tabachnick, PLS, hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, as described in deeds and maps of record or other referenced sources; that the positional accuracy is calculated to be greater than 0.10' 2-sigma (class a), that the boundaries not surveyed are shown as broken lines plotted from information of record; that this map was prepared in accordance with G.S. 47-32 as amended.
 That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or to the definition of subdivision.
 Witness my original signature, license number and seal this 27th day of June, A.D., 2024.

Preliminary Certificate:
 This plat or map does not require preliminary approval and meets all statutory requirements for recording.
 Planning and Development Officer/Wake County Review Officer
 Alicia M. Tabachnick, NC PLS NO. L-5452



Contiguous Annexation Plat
 "Eagle Crest"
 Prepared for
 Sound Timber Management
 P/O PIN: 1721550804
 4320 Auburn Church Road, North Carolina

St. Mary's Township	Wake County
Date: October 25, 2022	Scale: 1" = 150'
Sheet 1 of 1	J.No.: 55689
Drawn By: GC	Check By: AMT
Issued to client for review 5-29-2024	
Issued to City of Raleigh for review 6-24-2024	
Issued signed and sealed, City of Raleigh comments addressed 6-27-2024	



Legend

IPF - Iron Pipe Found	Deed Line	SHOD-1 Overlay District
RODF - Iron Rod Found	Line Not Surveyed	FEMA 100 Year Floodplain:
CP - Computed Point	R/W	Without Base Flood Elevation (BFE) Zone A, V, A99 with BFE or depth Zone AE, AO, AH, VE, AR
MON - Concrete Monument	Edge of Pavement	Regulatory Floodway
IRS - Iron Rod Set	Curb and Gutter	Future conditions 1% annual chance flood hazard, Zone X
PIO - Part of	Creek Centerline	
	Neuse River Buffer	
	100 Yr Floodplain	
	Annexation Line	
	Corporate Limits	
	Fence	

Owners Information:
 Sound Timber Management LLC,
 H. Glenn Bagwell, Jr.,
 4320 Auburn Church Rd, Raleigh NC

Annexation Area:
 Total: +/- 69 Acres

Public Street Linear Feet:
 Total: 2,984'

This drawing prepared at the
Raleigh Office
 5410 Trinity Road, Suite 102, Raleigh, NC 27607
 Tel 919.866.9551 Fax 919.859.5663 www.timmons.com
 North Carolina License Number C-1652

YOUR VISION ACHIEVED THROUGH OURS

TIMMONS GROUP

Description of Annexation for Eagle Crest

All that certain parcel of land situated in the Township of St. Mary's, County of Wake, State of North Carolina, being more particularly bound and described as follows:

Beginning on a concrete monument, being on the eastern margin of Interstate-40, a public right-of-way, having a North Carolina Grid coordinate value of North 715,260.07 Feet, East 2,123,699.08 Feet; Thence continuing along the eastern margin of Interstate-40, the following three (3) courses and distances:

- 1) North 01 Degrees 23 Minutes 46 Seconds West, 97.24 Feet to a concrete monument;
- 2) North 01 Degrees 31 Minutes 29 Seconds West, 400.08 Feet to a concrete monument;
- 3) North 01 Degrees 15 Minutes 51 Seconds West, 298.25 Feet to an iron pipe found, near the centerline of Poplar Branch;

Thence leaving the eastern margin of Interstate-40, and continuing along the centerline of Poplar Branch, as it meanders, the following Thirty (30) courses and distance:

- 1) North 57 Degrees 15 Minutes 09 Seconds East, 44.84 Feet to a computed point;
- 2) North 84 Degrees 06 Minutes 31 Seconds East, 14.81 Feet to a computed point;
- 3) North 51 Degrees 25 Minutes 49 Seconds East, 54.75 Feet to a computed point;
- 4) North 05 Degrees 38 Minutes 09 Seconds East, 46.61 Feet to a computed point;
- 5) South 81 Degrees 16 Minutes 32 Seconds East, 41.22 Feet to a computed point;
- 6) North 37 Degrees 28 Minutes 08 Seconds East, 26.66 Feet to a computed point;
- 7) North 05 Degrees 25 Minutes 05 Seconds West, 25.69 Feet to a computed point;
- 8) North 28 Degrees 14 Minutes 41 Seconds East, 72.71 Feet to a computed point;
- 9) North 02 Degrees 49 Minutes 19 Seconds West, 21.04 Feet to a computed point;
- 10) North 28 Degrees 21 Minutes 19 Seconds East, 39.85 Feet to a computed point;
- 11) North 18 Degrees 45 Minutes 26 Seconds West, 53.92 Feet to a computed point;
- 12) North 85 Degrees 34 Minutes 50 Seconds East, 36.54 Feet to a computed point;
- 13) North 79 Degrees 00 Minutes 18 Seconds East, 33.37 Feet to a computed point;
- 14) North 23 Degrees 57 Minutes 25 Seconds West, 60.72 Feet to a computed point;
- 15) North 75 Degrees 59 Minutes 27 Seconds East, 42.28 Feet to a computed point;
- 16) North 29 Degrees 40 Minutes 12 Seconds East, 36.44 Feet to a computed point;
- 17) North 48 Degrees 33 Minutes 39 Seconds East, 27.16 Feet to a computed point;
- 18) North 15 Degrees 22 Minutes 11 Seconds East, 40.51 Feet to a computed point;
- 19) North 23 Degrees 10 Minutes 53 Seconds East, 58.71 Feet to a computed point;
- 20) North 67 Degrees 58 Minutes 05 Seconds East, 52.15 Feet to a computed point;
- 21) North 32 Degrees 58 Minutes 00 Seconds East, 36.91 Feet to a computed point;
- 22) North 62 Degrees 59 Minutes 56 Seconds East, 95.24 Feet to a computed point;
- 23) North 81 Degrees 54 Minutes 13 Seconds East, 60.71 Feet to a computed point;
- 24) North 07 Degrees 01 Minutes 38 Seconds West, 23.25 Feet to a computed point;
- 25) North 70 Degrees 54 Minutes 12 Seconds East, 73.51 Feet to a computed point;
- 26) North 14 Degrees 53 Minutes 59 Seconds East, 41.91 Feet to a computed point;
- 27) North 36 Degrees 48 Minutes 44 Seconds East, 48.89 Feet to a computed point;
- 28) North 63 Degrees 09 Minutes 38 Seconds East, 30.40 Feet to a computed point;
- 29) North 55 Degrees 50 Minutes 23 Seconds West, 17.07 Feet to a computed point;
- 30) North 47 Degrees 31 Minutes 03 Seconds East, 72.63 Feet to a computed point;

Thence leaving the centerline of Poplar Branch, South 24 Degrees 56 Minutes 31 Seconds East, 654.84 Feet to an iron rod set; Thence South 89 Degrees 20 Minutes 22 Seconds East, 600.70 Feet to an iron rod set, being a point on the margin of Eagle Crest Way; Thence, along the northern margin of Eagle Crest Way, along a non-tangent curve to the right having a radius of 59.00 Feet, an arc length of 103.27 Feet, with a long chord having a bearing of North 86 Degrees 35 Minutes 21 Seconds East for a distance of 90.58 Feet to an iron rod set; Thence, along a curve to the left with a radius of 21.00 Feet, arc length of 16.89 Feet, with a long chord having a bearing of South 66 Degrees 18 Minutes 12 Seconds East for a distance of 16.44 Feet to an iron rod set; Thence South 89

Degrees 20 Minutes 22 Seconds East, 76.66 Feet to an iron rod set; Thence, along a tangent curve to the left with a radius of 365.50 Feet, arc length of 102.67 Feet, with a long chord having a bearing of North 82 Degrees 36 Minutes 48 Seconds East for a distance of 102.33 Feet to an iron rod set; Thence North 74 Degrees 33 Minutes 59 Seconds East, 253.54 Feet to an iron rod set; Thence, along a non-tangent curve to the right having a radius of 534.5 Feet, an arc length of 150.14 Feet, with a long chord having a bearing of North 82 Degrees 36 Minutes 53 Seconds East for a distance of 149.65 Feet to an iron rod set; Thence South 89 Degrees 20 Minutes 22 Seconds East, 98.85 Feet to an iron rod set; Thence South 89 Degrees 20 Minutes 22 Seconds East, 5.62 Feet to an iron rod set; Thence, along a non-tangent curve to the right having a radius of 409.50 Feet, an arc length of 135.30 Feet, with a long chord having a bearing of South 79 Degrees 52 Minutes 31 Seconds East for a distance of 134.69 Feet to an iron rod set; Thence South 70 Degrees 24 Minutes 29 Seconds East, 126.89 Feet to an iron rod set, being a point of curvature; Thence, along a tangent curve, connect Eagle Crest Way to Conash Lane to the left, with a radius of 21.00 Feet, an arc length of 32.99 Feet, with a long chord having a bearing of North 64 Degrees 35 Minutes 31 Seconds East for a distance of 29.70 Feet to an iron rod set; Thence North 19 Degrees 35 Minutes 31 Seconds East, 191.71 Feet to an iron rod set; Thence, along a tangent curve to the left with a radius of 340.50 Feet, arc length of 119.46 Feet, with a long chord having a bearing of North 09 Degrees 32 Minutes 29 Seconds East for a distance of 118.85 Feet to an iron rod set; Thence North 00 Degrees 30 Minutes 34 Seconds West, 126.89 Feet to an iron rod set; Thence, crossing Conash Lane, North 89 Degrees 29 Minutes 26 Seconds East, 69.00 Feet to an iron rod set, being the eastern margin of Conash Lane; Thence, continuing along the eastern margin of Conash Lane, South 00 Degrees 30 Minutes 34 Seconds East, 26.26 Feet to an iron rod set; Thence South 00 Degrees 30 Minutes 34 Seconds East, 100.63 Feet to an iron rod set; Thence, along a tangent curve to the right with a radius of 409.50 Feet, arc length of 143.67 Feet, with a long chord having a bearing of South 09 Degrees 32 Minutes 29 Seconds West for a distance of 142.93 Feet to an iron rod set; Thence South 19 Degrees 35 Minutes 31 Seconds West, 191.71 Feet to an iron rod set, being a point of curvature; Thence along a tangent curve, connecting Conash Lane to Eagle Crest Way to the left, with a radius of 21.00 Feet, arc length of 32.99 Feet, with a long chord having a bearing of South 25 Degrees 24 Minutes 29 Seconds East for a distance of 29.70 Feet to an iron rod set; Thence South 70 Degrees 24 Minutes 29 Seconds East, 96.82 Feet to an iron rod set; Thence, along a tangent curve to the left with a radius of 465.50 Feet, arc length of 165.02 Feet, with a long chord having a bearing of South 80 Degrees 33 Minutes 50 Seconds East for a distance of 164.16 Feet to an iron rod set; Thence North 89 Degrees 16 Minutes 48 Seconds East, 917.60 Feet to an iron rod set; Thence, along a tangent curve to the left with a radius of 31.00 Feet, arc length of 47.75 Feet, with a long chord having a bearing of North 45 Degrees 08 Minutes 55 Seconds East for a distance of 43.17 Feet to an iron rod set, being on the western margin of Auburn Church Road; Thence, along Auburn Church Road, South 01 Degrees 16 Minutes 06 Seconds East, 132.13 Feet to an iron rod set, being on the northern margin of Eagle Crest Way; Thence, continuing along the northern margin of Eagle Crest Way, along a non-tangent curve to the left having a radius of 31.00 Feet, an arc length of 50.75 Feet, with a long chord having a bearing of North 43 Degrees 48 Minutes 58 Seconds West for a distance of 45.27 Feet to an iron rod set; Thence South 89 Degrees 16 Minutes 48 Seconds West, 718.23 Feet to an iron rod set, being a point of curvature; Thence along a non-tangent curve, connecting Eagle Crest Way to a stub road to the left, with a radius of 21.00 Feet, an arc length of 32.99 Feet, with a long chord having a bearing of South 44 Degrees 16 Minutes 31 Seconds West for a distance of 29.70 Feet to an iron rod set; Thence South 00 Degrees 43 Minutes 12 Seconds East, 86.31 Feet to an iron rod set; Thence North 87 Degrees 29 Minutes 56 Seconds West, 69.11 Feet to an iron rod set; Thence North 00 Degrees 43 Minutes 12 Seconds West, 82.43 Feet to an iron rod set, being a point of curvature; Thence, along a non-tangent curve, connecting a stub road to Eagle Crest to the left, with a radius of 21.00 Feet, an arc length of 32.99 Feet, with a long chord having a bearing of North 45 Degrees 42 Minutes 55 Seconds West for a distance of 29.70 Feet to an iron rod set; Thence South 89 Degrees 16 Minutes 48 Seconds West, 89.69 Feet to an iron rod set; Thence, along a tangent curve to the right with a radius of 534.50 Feet, arc length of 189.49 Feet, with a long chord having a bearing of North 80 Degrees 33 Minutes 50 Seconds West for a distance of 188.50 Feet to an iron rod set; Thence North 70 Degrees 24 Minutes 29 Seconds West, 334.71 Feet to an iron rod set; Thence, along a non-tangent curve to the left having a radius of 340.50 Feet, an arc length of 112.50 Feet, with a long chord having a bearing of North 79 Degrees 52 Minutes 32 Seconds West for a distance of 111.99 Feet to an iron rod set; Thence North 89 Degrees 20 Minutes 22 Seconds West, 32.24 Feet to an iron rod set; Thence, leaving Eagle Crest Way, South 00 Degrees 39 Minutes 38 Seconds

West, 232.12 Feet to an iron rod set; Thence South 00 Degrees 39 Minutes 38 Seconds West, 52.07 Feet to an iron rod set; Thence South 14 Degrees 10 Minutes 01 Seconds East, 483.88 Feet to an iron rod set; Thence South 44 Degrees 25 Minutes 37 Seconds West, 506.49 Feet to an iron rod set; Thence South 66 Degrees 16 Minutes 07 Seconds West, 185.08 Feet to an iron rod set; Thence South 49 Degrees 51 Minutes 29 Seconds West, 376.82 Feet to an iron rod set; Thence North 00 Degrees 18 Minutes 28 Seconds East, 367.88 Feet to an iron rod found; Thence North 89 Degrees 49 Minutes 26 Seconds West, 990.45 Feet to an iron pipe found, passing through an iron pipe found at 125.11 Feet; Thence North 89 Degrees 49 Minutes 41 Seconds West, 653.47 Feet to a concrete monument; being the **Point of Beginning**.

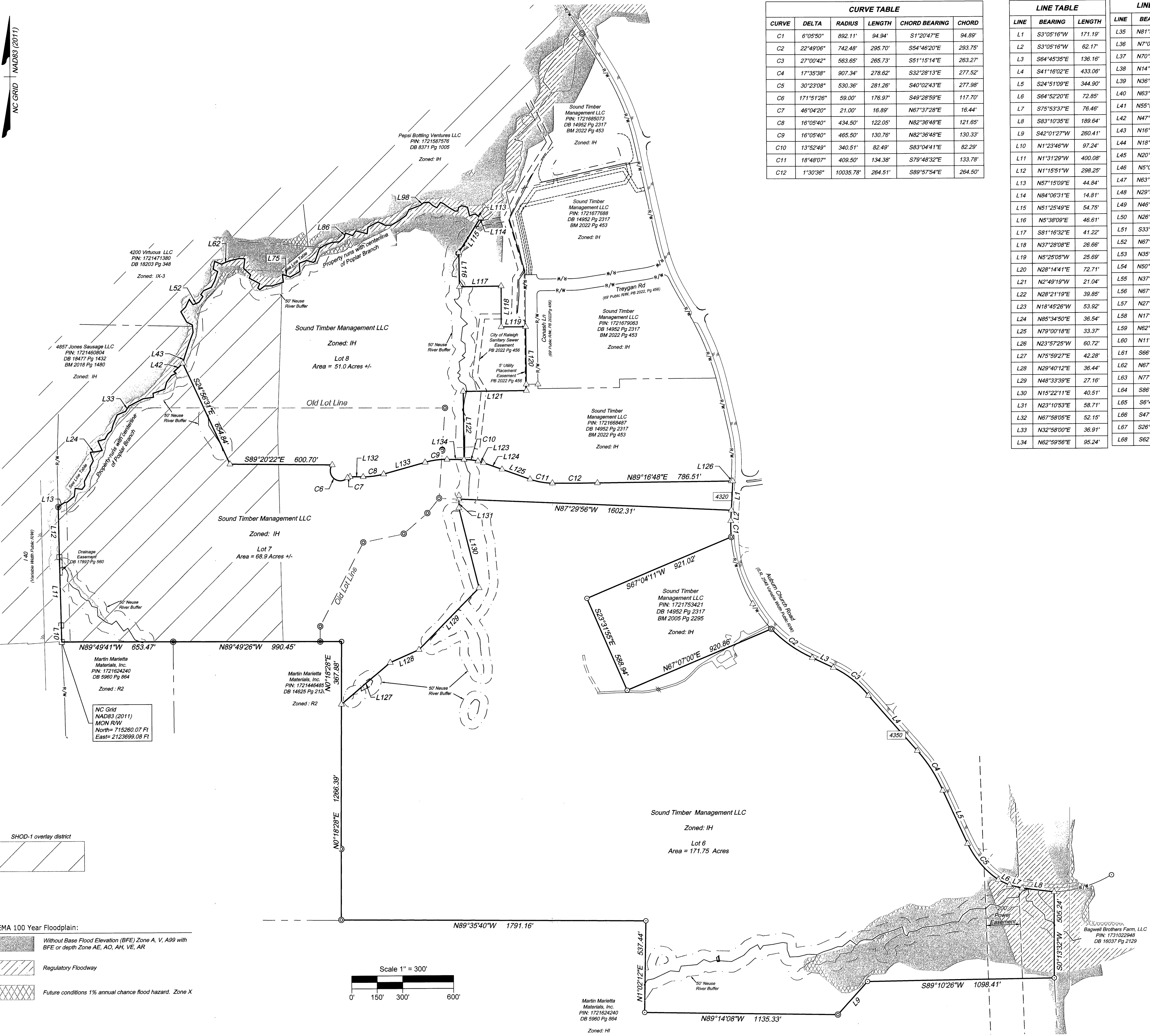
Containing: 2,963,655 square feet or 68 acres of land, more or less.

Deed Reference: DB 14952 Page 2317

Plat Reference: BM 2022 Page 453-456, BM 2023 Page 274

Subject to all covenants and agreements of record.

NC GRID NAD83 (2011)



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists curves C1 through C12.

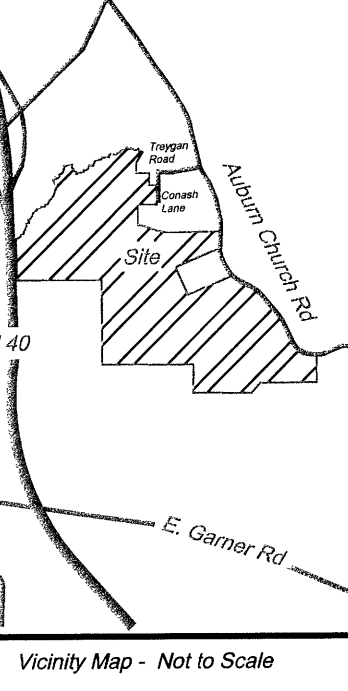
LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L134.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L135 through L140.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L141 through L146.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L147 through L152.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L153 through L158.



Survey Notes:

- 1. This site was under active construction at time of survey fieldwork.
2. This survey was completed without benefit of a title search, all encumbrances may not be shown.
3. Prepared for Sound Timber Management.
4. This property lies in Zone AE and X flood hazard areas per FIRM 37201200K, Panel 1721, effective date July 19, 2022. Floodplain shown is approximate.
5. Horizontal control is based on NC State Grid, NAD83 (2011) as determined by GPS.
6. Not all improvements to this property have been shown.
7. Area computation is by the coordinate method. Lands where boundary is to centerline of creek area is approximate.
8. Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plat.
9. Right-of-way information is based on NC DOT map entitled 'Proposed Improvements S.R. 2546' dated Feb. 78, July 89, Jan. 90 and 4/12/96, and 'Proposed Improvements S.R. 2546-A' WO No. 6402347 dated Aug. 89 and is approximate.
10. Property boundary information is based on Deed Book 14952 Page 2317, Book of Maps 2002 Page 1068, Book of Maps 2005 Page 952, Book of Maps 2009 Page 2295, Book of Maps 2007 Page 409, Book of Maps 2018 Page 1490, Book of Maps 2021 Page 1183 through 1185 and Book of Maps 2022 Pages 453 through 456.
11. Tree conservation areas shown are approximate and are based on Book of Maps 2022 Pages 453 through 456.
12. Property shown hereon is subject to all rights-of-way, easements and restrictions of record.
13. Boundary information is based in part, on deeds and maps of record, and in part, by an actual field survey by this firm.
14. Wetlands were not investigated nor noted on this site.

Property Owners Certificate:

This certifies and warrants that the undersigned is/are the sole owner(s) of the property shown on the map or plat and its accompanying sheets having acquired the property in fee simple by deed(s) recorded in the Wake County Register of Deeds Office where the property is located and as such has (have) the right to convey the property in fee simple. Book No.: 14952; Page No.: 2317.

By: Sound Timber Management LLC
Property owner(s):
Signature(s): [Signature]
Name: H. Glenn Bagwell, Jr.
Title: Manager
Date: 1-10-2023

Notary Statement:

State of North Carolina
County of Wake
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.
H. Glenn Bagwell, Jr.
Date: 1/10/23

Recombination Certificate:

This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

Planning and Development Officer/Wake County Review Officer Date

Surveyor Certification:

I, Alicia M. Tabachnick, P.L.S., hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, as described in deeds and maps of record or other referenced sources; that the positional accuracy is calculated to be greater than 0.10' 2-sigma (class a), that the boundaries not surveyed are shown as broken lines plotted from information of record; that this map was prepared in accordance with G.S. 47-30 as amended.
That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exemption to the definition of subdivision.
Witness my original signature, license number and seal this 10th day of January, A.D., 2023.

[Signature] 1/10/2023
Alicia M. Tabachnick, NC PLS NO. L-5452



Recombination Plat 'Eagle Crest' Prepared for Sound Timber Management

PIN: 1721741405, PIN: 1721458914 & PIN: 1721565995 Auburn Church Road, North Carolina

Table with columns: ST. Mary's Township, Wake County, Date: October 25, 2022, Scale: 1" = 300', Sheet: I of I, J.No.: 55689, Drawn by: AMT, Check By: AMT, Issued for City of Raleigh Review 10/25/2022, Issued for City of Raleigh 1st round comments addressed 11/21/2022, Issued for City of Raleigh 2nd round comments addressed 12/16/2022, Issued signed and sealed 1/6/2023.

FLOOD PLAIN ORDINANCE
[] FIRM PANEL, 37201200K, Panel 1721
[] OTHER
Approved by: [Signature]

WAKE COUNTY, NC 26
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/15/2023 10:13:18
BOOK: BM2023 PAGE: 00274

City Limits Certification:

THIS PLAT IS NOT TO BE RECORDED AND FILED AS A DAY OF Feb. 10, 2023. ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN X OUT OF THE CITY

Owners Information:

Sound Timber Management LLC, H. Glenn Bagwell, Jr., 4300 Auburn Church Rd, Raleigh NC 4320 Auburn Church Rd, Raleigh NC 4350 Auburn Church Rd, Raleigh NC

Deed and Map Reference:

Book of Maps 2002 Page 1068, Book of Maps 2005 Page 952, Book of Maps 2009 Page 2295, Book of Maps 2007 Page 409, Book of Maps 2021 Page 1183-1185, Book of Maps 2021 Page 564-566, Book of Maps 2022 Page 453-456, Deed Book 14952 Page 2317

This drawing prepared at the Raleigh Office 5410 Trinity Road, Suite 102 | Raleigh, NC 27607 Tel 919.866.9551 Fax 919.859.5663 www.timmons.com North Carolina License Number C-1652

YOUR VISION ACHIEVED THROUGH OURS

TIMMONS GROUP