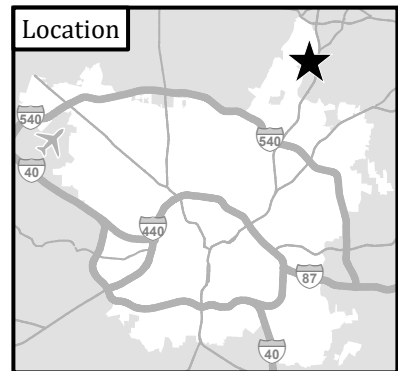


Annexation Request

AX-20-2025



Property	0, 10801 (portion) Ponderosa Service Rd (PINs: 1739465393,
Size	30.79 Petition Acres (+ 0.00 Intervening RoW Acres)
Annexation Type	Contiguous - Outside ETJ
City Council District	B



# 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: Ponderosa Service Road YardHomes

Street Address: 0 Ponderosa Service Road & 10801 Ponderosa Service Road (partial)

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

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

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

Wake County (PINs) Property Identification Number(s):  
**1739465393 & 1739375114 (partial)**

Acreage of Annexation Site:  
30.79

Linear Feet of New Public Streets within Annexation Boundaries:  
2,192 linear feet

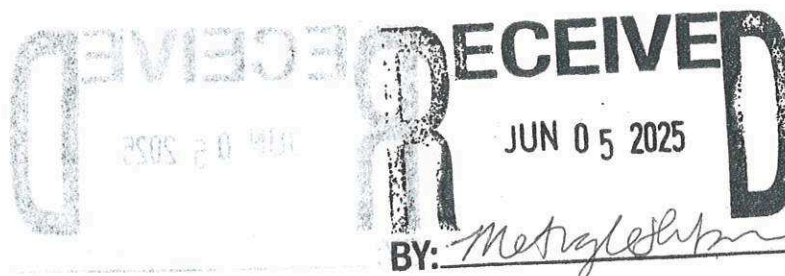
Annexation site is requesting connection to City of Raleigh Water ☒ and/or Sewer ☒

**For Sewer-Only Requests:**

Applicant has received a contract for service from Raleigh Water: ☐ Yes. ☐ No

Number of proposed dwelling units: 240

Continue to page two >>





### 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 / <sup>x</sup> \_\_\_\_\_ 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 \_\_\_\_\_ May \_\_\_\_\_, 2025 by the owners of the property described in Section B.

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

Ponderosa Mobile Home Park, Inc.,  
a North Carolina corporation

Date 6/4/25

**Corporate Seal**

By:   
Charles R. Kelly, its President

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

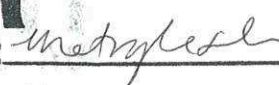
Name: Ponderosa Mobile Home Park, Inc. Phone: (919) 524-7997

Address: 10729 Ponderosa Service Road  
Wake Forest, NC 27587

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

**RECEIVED**  
JUN 05 2025  
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 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:

<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 / 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 \_\_\_\_\_.

**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 29 day of May, 2025 by the owners of the property described in Section B.

<p><b>Owner's Signature(s):</b>                  Crossroads Holdings, LLC,                  a North Carolina limited liability company</p> <p style="text-align: right;">Date <u>5/29/25</u></p> <p>By:                   Glenn Allen Boyd, Jr., Managing Member</p>	<p><b>Corporate Seal</b></p>
<p><b>Print Owner Name(s) and Information:</b></p> <p>Name: <u>Crossroads Holdings, LLC</u> Phone: <u>(252) 492-0008</u>                  Address: <u>101 North Columbia Street</u>  <u>Chapel Hill, NC 27514</u></p>	

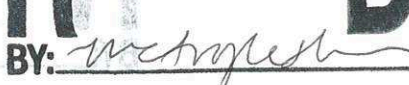
**Above signature(s) attested by**

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

RECEIVED

JUN 05 2025

BY: 

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>240</u>
	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 checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" 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>\$100,000,000</u>			
Applicant Contact Information			
Property Owner(s): Crossroads Holdings, LLC & Ponderosa Mobile Home Park Inc.			
Primary Mailing Address: 101 N Columbia St, Chapel Hill, NC 27514 & 10729 Ponderosa Service Rd, Wake Forest, NC 27587			
Phone: (252) 492-0008 & (919) 524-7997		Email:	
Project Contact information (if different that property owner)			
Contact(s): Ashley Honeycutt Terrazas			
Primary Mailing Address: 301 Fayetteville St. Suite 1400			
Phone: 919-835-4043		Email: ashleyterrazas@parkerpoe.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 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 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 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 MUST be filled in!</u>	
<input checked="" type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input checked="" type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF CROSSROADS HOLDINGS, LLC, AS DESCRIBED IN DEED BOOK 16856 AT PAGE 1554 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1739465393) TOGETHER WITH A PORTION OF THAT PARCEL OF LAND NOW OR FORMERLY OF PONDEROSA MOBILE HOME PARK INC, AS DESCRIBED IN DEED BOOK 8658 AT PAGE 36 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1739375114) LYING IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

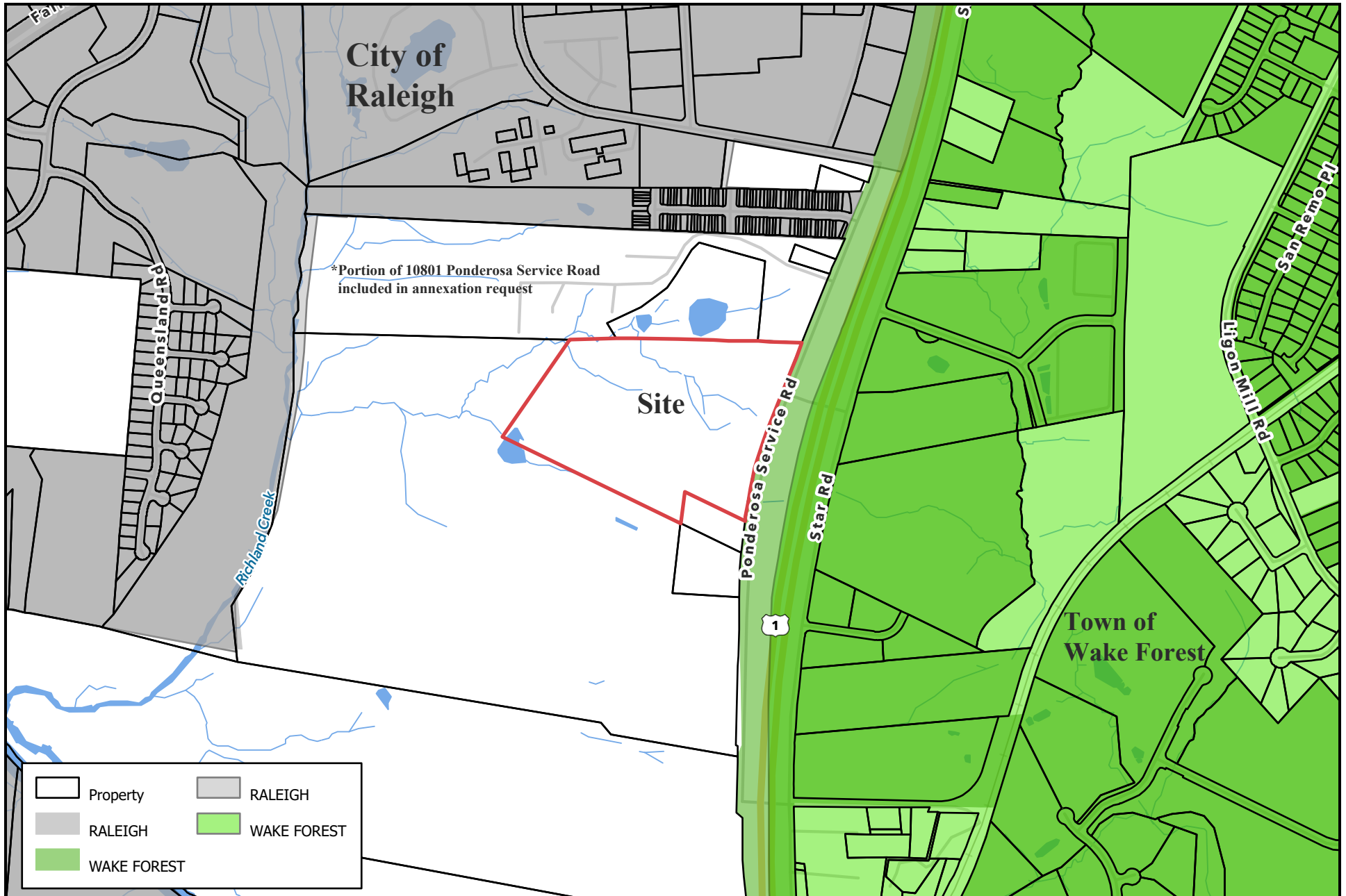
BEGINNING AT A  $\frac{3}{4}$ " IRON PIPE FOUND ON THE SOUTHEASTERN CORNER OF THE PARCEL DESCRIBED IN DB 16856 PG 896 (PIN: 1739465393), SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 795,709.26' AND E: 2,134,728.48'; THENCE, FROM THE POINT OF BEGINNING, N63°55'46"W A DISTANCE OF 1,187.92 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, N34°52'52"E A DISTANCE OF 707.69 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, N88°38'53"W A DISTANCE OF 1,671.24 FEET TO A COMPUTED POINT; THENCE, N88°38'53"W A DISTANCE OF 20.00 FEET TO A COMPUTED POINT; THENCE, N03°49'54"E A DISTANCE OF 25.02 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 18.92 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 1,256.20 FEET TO A COMPUTED POINT; THENCE, S82°56'15"E A DISTANCE OF 100.50 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 100.00 TO A COMPUTED POINT; THENCE, N85°38'29"E A DISTANCE OF 100.50 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 330.69 FEET TO A COMPUTED POINT; THENCE, S28°47'10"E A DISTANCE OF 28.91 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, S88°38'53"E A DISTANCE OF 901.12 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, S88°38'53"E A DISTANCE OF 187.52 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, S88°49'50"E A DISTANCE OF 30.02 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°49'50"E A DISTANCE OF 24.90 FEET TO A 1" IRON REBAR FOUND ON THE WESTERN RIGHT OF WAY OF PONDEROSA SERVICE ROAD; THENCE, WITH SAID RIGHT OF WAY, S21°18'35"W A DISTANCE OF 24.72 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S21°46'45"W A DISTANCE OF 17.05 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S21°46'45"W A DISTANCE OF 395.60 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S20°10'00"W A DISTANCE OF 154.97 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S17°39'43"W A DISTANCE OF 105.50 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S15°40'06"W A DISTANCE OF 91.64 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S15°40'06"W A DISTANCE OF 11.41

FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S13°08'53"W A DISTANCE OF 106.37 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S10°55'07"W A DISTANCE OF 98.82 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S09°17'42"W A DISTANCE OF 92.59 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S07°17'58"W A DISTANCE OF 10.96 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, LEAVING SAID RIGHT OF WAY, N63°52'39"W A DISTANCE OF 394.42 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, S06°41'24"W A DISTANCE OF 191.04 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED AREA CONTAINS 1,341,443 SQUARE FEET OR 30.79 ACRES, MORE OR LESS.



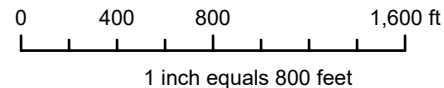
# Annexation Map



**0 and "a portion of" 10801 Ponderosa Service Road**

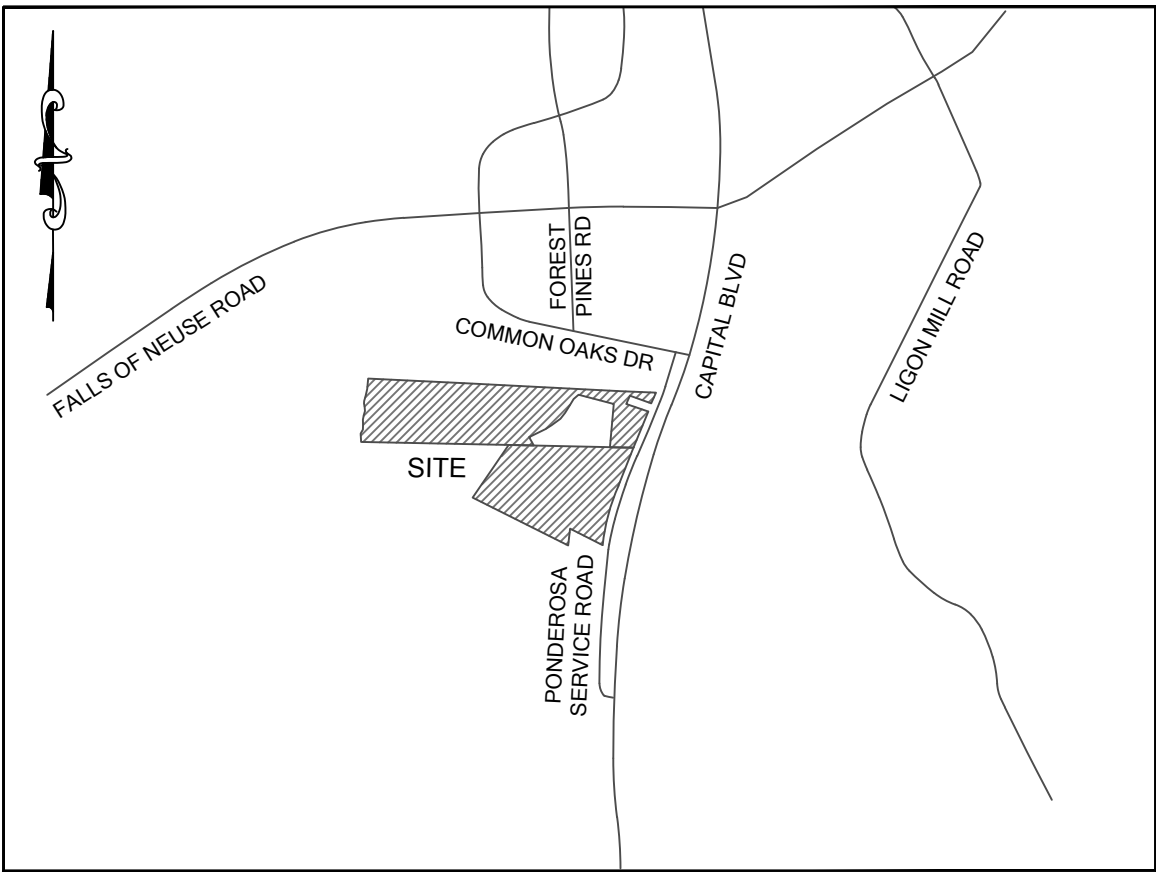
**PINs: 1739465393 & "a portion of" 1739375114**

**REIDs: 33264 & "a portion of" 11112**



## 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.



VICINITY MAP  
NOT TO SCALE

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.07  
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK  
DATES OF SURVEY: JUNE, 2024  
DATUM/EPOCH: NAD83 / NSRS 2011 / SPC  
COMBINED GRID FACTOR (CONTROL CORNER 1): 0.999933387  
UNITS: US SURVEY FEET

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. PROPERTY LIES IN ZONES "X", "AE", & "AE FLOODWAY" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3720173900K, DATED 07/19/2022. FLOOD LINES SHOWN WERE IMPORTED FROM FEMA SHAPE FILES AND ARE APPROXIMATE AT BEST
4. SITE ZONED "R-30" AND "HD" FOR WAKE COUNTY PER COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
7. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
8. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
9. ZONING LINE SHOWN WAS SCALED FROM THE WAKE COUNTY GIS WEBSITE AND DOCUMENTS REFERENCED HEREON AND IS APPROXIMATE AT BEST.
10. NO GRID MONUMENTS FOUND WITHIN 2,000 FEET
11. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PROPERTY OWNERS AT TIME OF SURVEY:  
CROSSROADS HOLDINGS, LLC  
PO BOX 911  
HENDERSON, NC 27536

PONDEROSA MOBILE HOME PARK, INC  
10 KELLY PINE CT  
WAKE FOREST, NC 27587

I, F. REX COOPER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE POSITIONAL ACCURACY IS <0.10' AT 95% CONFIDENCE LEVEL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

I, FURTHER CERTIFY THAT IN ACCORDANCE WITH G.S. 47-30 THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

F. REX COOPER, PLS DATE  
NC LICENSE NO. L-4269

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

WAKE COUNTY CERTIFICATION  
I, \_\_\_\_\_, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, BECAUSE OF ITS "EXEMPT" STATUS. THE COUNTY HAS NOT REVIEWED THIS PLAT FOR COMPLIANCE WITH APPLICABLE LOT STANDARDS AND OTHER SUBDIVISION REGULATIONS (E.G., ROAD STANDARDS). PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT PLANS FOR BUILDING AND DEVELOPMENT MAY BE DENIED FOR LOTS THAT DO NOT MEET APPLICABLE COUNTY STANDARDS.

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE \_\_\_\_\_

DATE \_\_\_\_\_ PLANNING DIRECTOR/REVIEW OFFICER \_\_\_\_\_

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) \_\_\_\_\_ SHOWN ON THIS PLAT FOR \_\_\_\_\_ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) \_\_\_\_\_ SHOWN ON THIS PLAT FOR \_\_\_\_\_ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

DATE \_\_\_\_\_ NC LICENSED SOIL SCIENTIST (SEAL) \_\_\_\_\_

REFERENCES:  
DB 8542 PG 633  
DB 16856 PG 1554  
BM 1985 PG 633  
BM 2006 PG 896  
BM 2007 PG 1777  
BM 16856 PG 1554

BUILDING SETBACKS:

ZONE R-30

FRONT & CORNER: 30'  
SIDE: 10'  
REAR: 30'

ZONE HD  
FRONT & CORNER: 30'  
SIDE: 10'  
REAR: 30'

OWNER'S CERTIFICATION:

WAKE COUNTY, NORTH CAROLINA  
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THERIN AND IN THE CAPACITY INDICATED:

DATE: \_\_\_\_\_, 2024. (OFFICIAL SEAL)

PRINTED NAME: \_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER'S CERTIFICATION:

WAKE COUNTY, NORTH CAROLINA  
I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THERIN AND IN THE CAPACITY INDICATED:

DATE: \_\_\_\_\_, 2024. (OFFICIAL SEAL)

PRINTED NAME: \_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA [14-14-1,2(A-H)]

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. [14-14-1,2(A-H)]

BATEMAN CIVIL SURVEY COMPANY  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



RECOMBINATION PLAT  
FOR: CROSSROADS HOLDINGS, LLC., &  
PONDEROSA MOBILE HOME PARK INC

PINS: 1739463393 & 1739375114, REIDS: 111112 & 0033264  
AS RECORDED IN DEED BOOK 8688, PAGE 36 & DEED BOOK 16886, PAGE 1554  
0 & 10801 PONDEROSA SERVICE RD, WAKE FOREST, NC  
WAKE FOREST TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

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

DRAWN BY: ELS

CHECKED BY: FRC

SCALE: N/A

DATE: 08/19/2024

DRAWING #: 240028

SHEET 1 OF 2



SITE AREA DATA:  
NUMBER OF OLD LOTS: 2  
NUMBER OF NEW LOTS: 2

PIN: 1739465393 OLD LOT AREA: 1,295,603 / 29.74 AC  
PIN: 1739375114 OLD LOT AREA: 1,769,705 SF / 40.63 AC  
TOTAL OLD AREAS: 3,065,308 SF / 70.37 AC

NEW LOT AREA: 1,341,443 SF / 39.58 AC  
NEW LOT AREA: 1,723,865 SF / 39.79 AC  
TOTAL NEW AREAS: 3,065,308 SF / 70.37 AC

LOT 1 (PIN: 1739465393)

EXISTING 29.74 AC  
COMBINED FROM PIN 1739375114 1.05 AC  
TOTAL RECOMBINED 30.79 AC

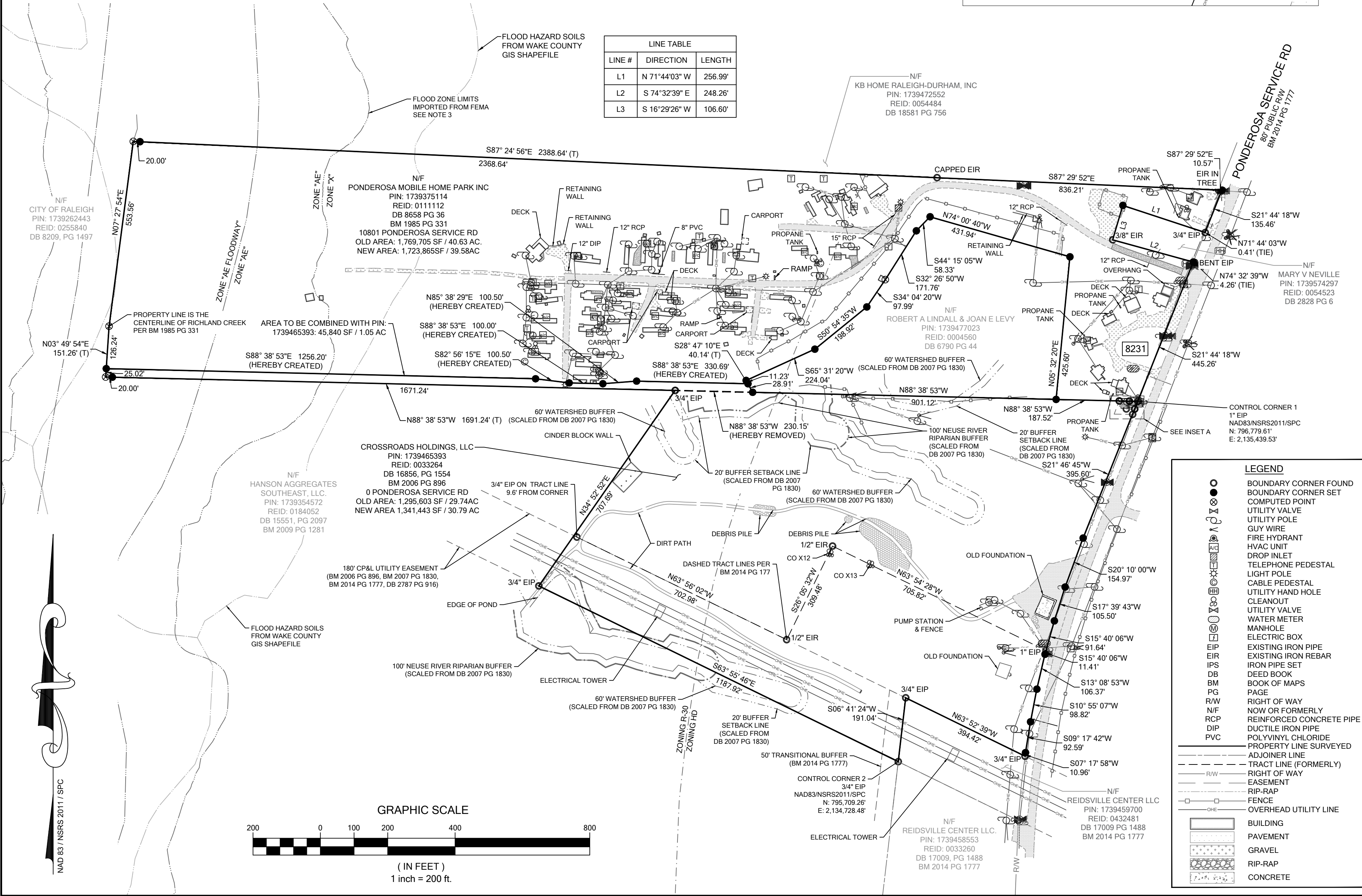
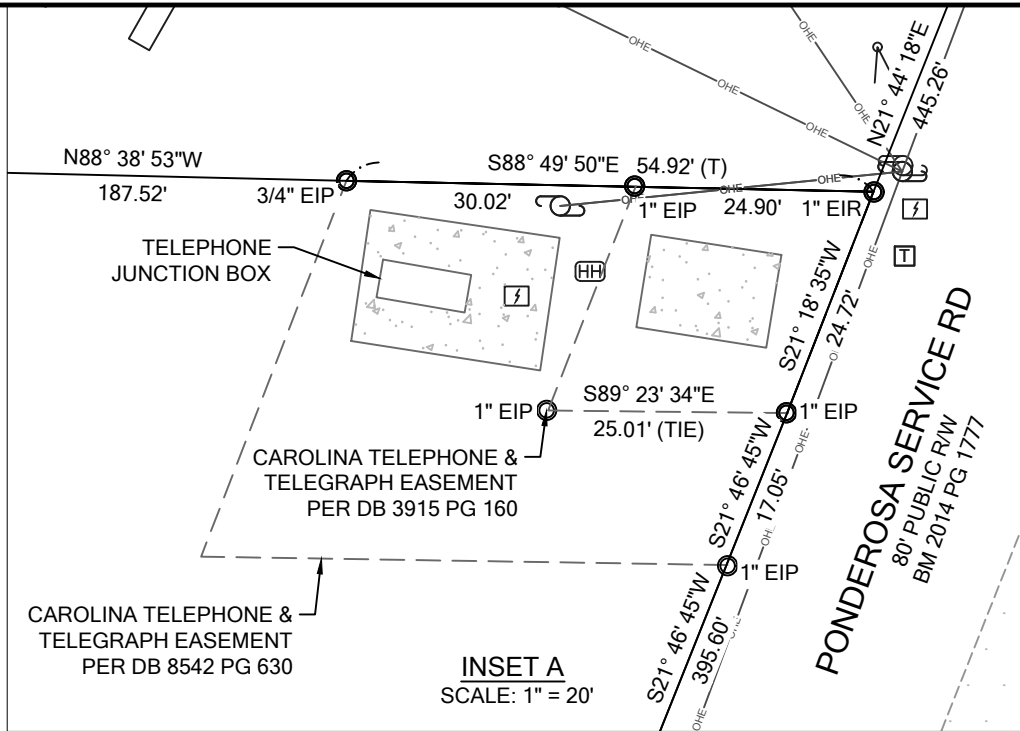
LOT 2 (PIN: 1739375114)

EXISTING 40.63 AC  
REMOVED TO PIN 1739375114 1.05 AC  
TOTAL REMAINING 39.58 AC

#### IMPERVIOUS AREA CALCULATIONS

PIN: 1739375114		PIN: 1739465393	
IMPERVIOUS TYPE	AREA	IMPERVIOUS TYPE	AREA
STRUCTURES	54,154 SF	OLD FOUNDATIONS	4,329 SF
PORCHES, RAMPS, PATIOS & DECKS	4,979 SF	UTILITY PADS	4,125 SF
HVAC PADS & MISC. CONCRETE	967 SF		
RETAINING WALLS	136 SF		
DRIVEWAYS & PARKING	24,084 SF		
PAVED ACCESS ROAD	53,980 SF		
GRAVEL ACCESS ROAD	6,502 SF		
CONCRETE ACCESS ROAD	3,996 SF		
TOTAL	148,798 SF	TOTAL	8,454 SF
NEW PARCEL AREA	1,723,865 SF	NEW PARCEL AREA	1,341,433 SF
% IMPERVIOUS	8.63%	% IMPERVIOUS	0.36%

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 71°44'03" W	256.99'
L2	S 74°32'39" E	248.26'
L3	S 16°29'26" W	106.60'



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**IMPERVIOUS SURFACE SURVEY**  
EXCLUSIVELY FOR: URBAN MOMENT DEVELOPMENT  
PIN: 1739375114, REID: 111112  
AS RECORDED IN DEED BOOK 8658, PAGE 36  
OWNER: PONDEROSA MOBILE HOME PARK, INC.  
WAKE FOREST TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS	
1.	
2.	
3.	
4.	
DRAWN BY: ELS	
CHECKED BY: FRC	
SCALE: 1" = 200'	
DATE: 08/19/2024	
DRAWING #: 240028	
SHEET 2 OF 2	

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF CROSSROADS HOLDINGS, LLC, AS DESCRIBED IN DEED BOOK 16856 AT PAGE 1554 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1739465393) TOGETHER WITH A PORTION OF THAT PARCEL OF LAND NOW OR FORMERLY OF PONDEROSA MOBILE HOME PARK INC, AS DESCRIBED IN DEED BOOK 8658 AT PAGE 36 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1739375114) LYING IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A  $\frac{3}{4}$ " IRON PIPE FOUND ON THE SOUTHEASTERN CORNER OF THE PARCEL DESCRIBED IN DB 16856 PG 896 (PIN: 1739465393), SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 795,709.26' AND E: 2,134,728.48'; THENCE, FROM THE POINT OF BEGINNING, N63°55'46"W A DISTANCE OF 1,187.92 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, N34°52'52"E A DISTANCE OF 707.69 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, N88°38'53"W A DISTANCE OF 1,671.24 FEET TO A COMPUTED POINT; THENCE, N88°38'53"W A DISTANCE OF 20.00 FEET TO A COMPUTED POINT; THENCE, N03°49'54"E A DISTANCE OF 25.02 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 18.92 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 1,256.20 FEET TO A COMPUTED POINT; THENCE, S82°56'15"E A DISTANCE OF 100.50 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 100.00 TO A COMPUTED POINT; THENCE, N85°38'29"E A DISTANCE OF 100.50 FEET TO A COMPUTED POINT; THENCE, S88°38'53"E A DISTANCE OF 330.69 FEET TO A COMPUTED POINT; THENCE, S28°47'10"E A DISTANCE OF 28.91 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, S88°38'53"E A DISTANCE OF 901.12 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, S88°38'53"E A DISTANCE OF 187.52 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, S88°49'50"E A DISTANCE OF 30.02 FEET TO A 1" IRON PIPE FOUND; THENCE, S88°49'50"E A DISTANCE OF 24.90 FEET TO A 1" IRON REBAR FOUND ON THE WESTERN RIGHT OF WAY OF PONDEROSA SERVICE ROAD; THENCE, WITH SAID RIGHT OF WAY, S21°18'35"W A DISTANCE OF 24.72 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S21°46'45"W A DISTANCE OF 17.05 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S21°46'45"W A DISTANCE OF 395.60 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S20°10'00"W A DISTANCE OF 154.97 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S17°39'43"W A DISTANCE OF 105.50 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S15°40'06"W A DISTANCE OF 91.64 FEET TO A 1" IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S15°40'06"W A DISTANCE OF 11.41



FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S13°08'53"W A DISTANCE OF 106.37 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S10°55'07"W A DISTANCE OF 98.82 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S09°17'42"W A DISTANCE OF 92.59 FEET TO A  $\frac{3}{4}$ " IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S07°17'58"W A DISTANCE OF 10.96 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, LEAVING SAID RIGHT OF WAY, N63°52'39"W A DISTANCE OF 394.42 FEET TO A  $\frac{3}{4}$ " IRON PIPE FOUND; THENCE, S06°41'24"W A DISTANCE OF 191.04 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED AREA CONTAINS 1,341,443 SQUARE FEET OR 30.79 ACRES, MORE OR LESS.