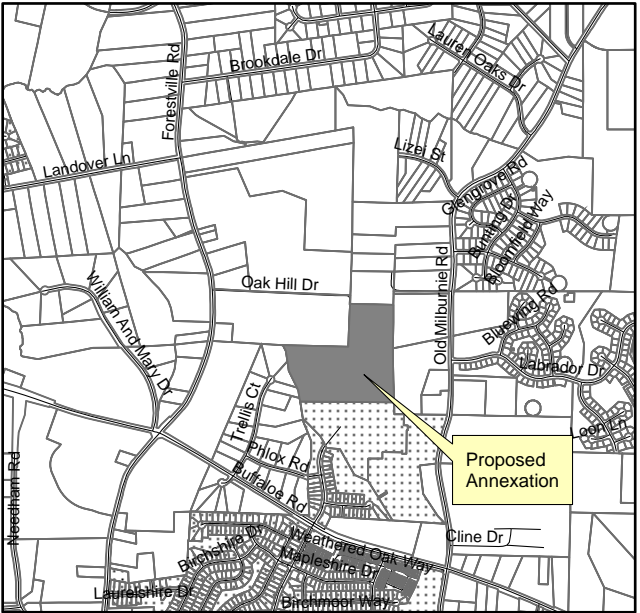







1:3,440

**7640 OAK HILL DR
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX**



1:29,872

-  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-21-2022

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.
This exhibit meets all statutory requirements for recording. _____
Planning Director / Wake County Review Officer Date

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name:

Street Address:

City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
--	--------------------------------	---

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

Acreage of Annexation Site:	Linear Feet of New Public Streets within Annexation Boundaries:
-----------------------------	---

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

Number of proposed dwelling units:

Unit Type/ Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count _____	Multi-Family – Townhouse Unit Count _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? ___Y ___N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? ___Y ___N	Will there be a community trash compactor? ___Y ___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:	
Specific proposed use (office, retail, warehouse, school, etc.): _____	
Projected market value at build-out (land and improvements): \$ _____	
Applicant Contact Information	
Property Owner(s):	
Primary Mailing Address:	
Phone:	Email:
Project Contact information (if different that property owner)	
Contact(s):	
Primary Mailing Address:	
Phone:	Email:
<p>Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: Sarah.Shaughnessy@raleighnc.gov.</p>	

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 / 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 28 day of JUNE, 2022 by the owners of the property described in Section B.

Owner's Signature(s):

Signature *Les Pippin* Date 6/28/2022
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: LES PIPPIN Phone: _____

Address: PO Box 788, WENDELL, NC 27591

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 C Annexation Petition

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

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

<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	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).

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Signed this 28 day of JUNE, 2022 by the owners of the property described in Section B.

<p>Owner's Signature(s):</p> <p>Signature <u><i>Les Pippin</i></u> Date <u>6/28/22</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p>Corporate Seal</p>
---	------------------------------

Print Owner Name(s) and Information:

Name: LES PIPPIN Phone: _____

Address: PO Box 788, WENDELL, NC 27591

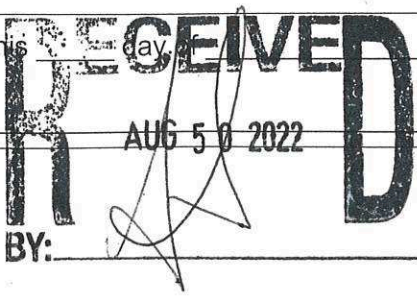
Name: _____ Phone: _____

Address: _____

Above signature(s) attested by

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

Signature of the City Clerk and Treasurer: _____



FORESTVILLE ROAD - SR 2049

FORESTVILLE ROAD - SR 2049
PUBLIC 60' R/W WIDTH
BM 2004, PG 1765

N/T
ANTHONY YELVERTON & VICKIE SMITH
YELVERTON
PIN: 1746-54-0770
DB 15038, PG 914
LOT 2D
BM 1993, PG 376

N/T
THOMAS E DAVIS
PIN: 1746-55-5115
DB 12-E, PG 1091
TRACT TWO
BM 2004, PG 645

30' ROAD SHOWN ON BOOK
OF MAPS 1966 PAGE 164
BEING APPURTENANT TO AND
FOR THE BENEFIT OF TRACTS
8, 9, 10A & 10B BOOK OF
MAPS 1966 PAGE 164

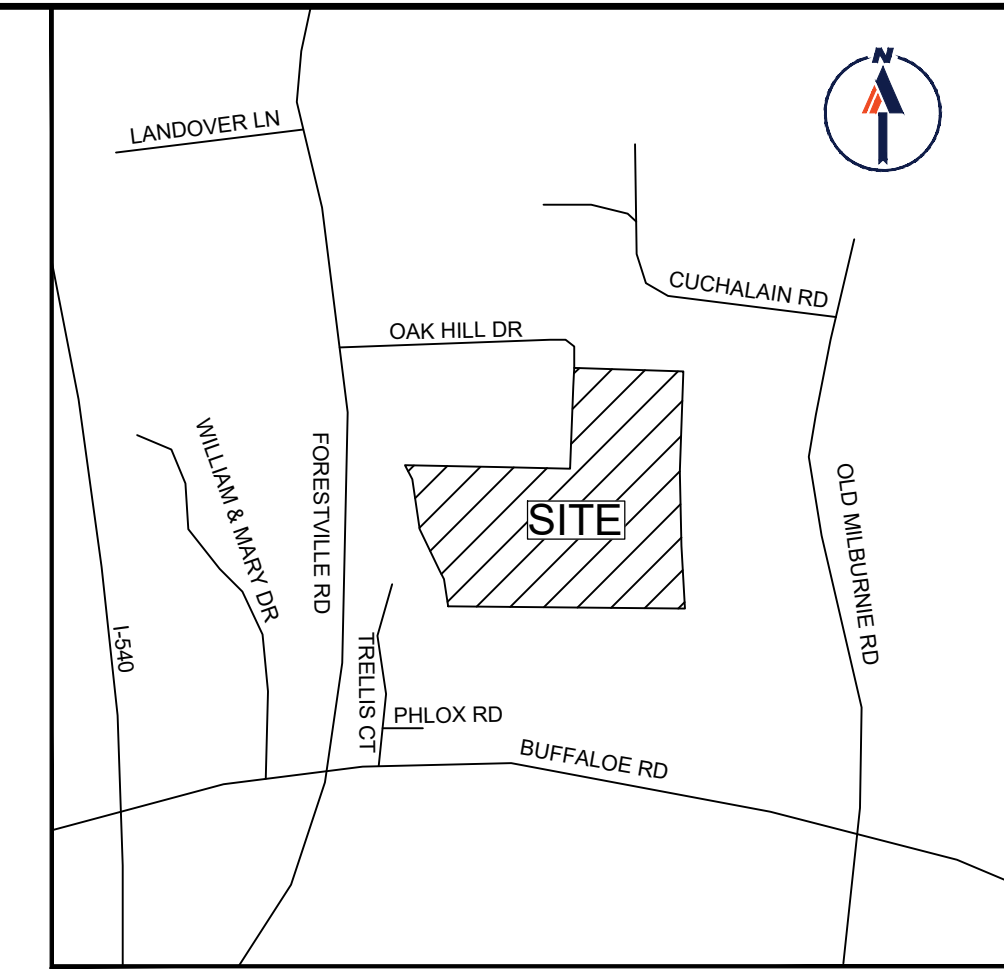
N/T
CITY OF RALEIGH
PIN: 1746-54-8112
DB 11043, PG 707
BM 2004, PG 1765

PIPPIN PROPERTIES LLC
PIN: 1746-63-5571
DB 8818, PG 671
LOTS 9 & 10A
W.I. UPCHURCH PROPERTY
BM 1966, PG 164
1,228,321 SF
OR
28,198 AC

N/T
LENNAR CAROLINAS LLC
PIN: 1746-62-6770
DB 18443, PG 453
LOT 1
BM 2021, PG 1966

N/T
GRACE BAPTIST CHURCH
OF RAL. NC
PIN: 1746-73-3575
DB 8293, PG 1103
BM 1999, PG 669

ANNEXATION MAP
THIS MAP MAY NOT BE A
CERTIFIED SURVEY AND HAS NOT
BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY
APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN
REVIEWED FOR COMPLIANCE WITH
RECORDING REQUIREMENTS FOR
PLATS.



VICINITY MAP
NOT TO SCALE



- REFERENCES:
- DB 8818, PG 671
 - BM 1946, PG 45
 - DB 11043, PG 707
 - BM 2004, PG 1765
 - DB 6663, PG 514
 - DB 6638, PG 318
 - DB 6745, PG 455
 - DB 7159, PG 853
 - DB 13858, PG 1207
 - BM 1999, PG 1346
 - BM 1966, PG 164
 - DB 8293, PG 1103
 - BM 1999, PG 668
 - DB 12140, PG 1344
 - BM 2017, PG 2445
 - DB 12671, PG 2199
 - BM 2000, PG 772
 - DB 3049, PG 506
 - BM 1985, PG 324
 - BM 1994, PG 1113

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

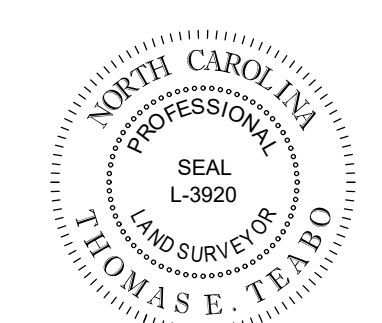
I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: 07/16/2018-02/25/2022
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99991915
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF APRIL A.D., 2022.

PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

SURVEYOR NC L-3920



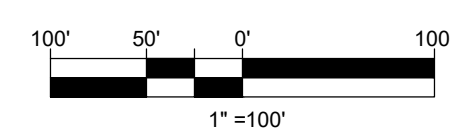
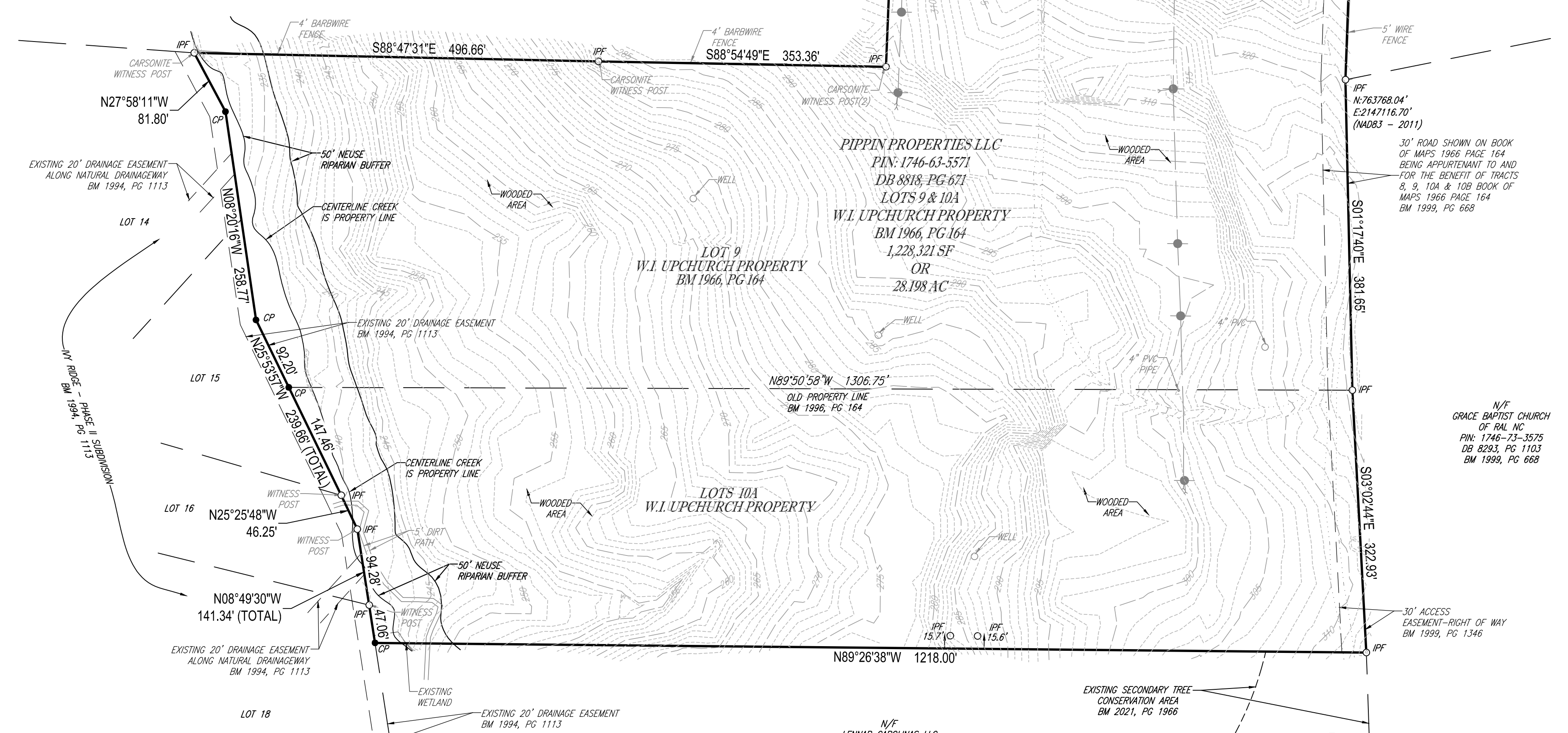
- NOTES:**
1. THE FIRM HAS RELIED UPON TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, 18-NC-24263, DATED AUGUST 1, 2018, AT 8:00 AM WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT
 2. AREAS COMPUTED BY COORDINATE METHOD.
 3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
 4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
 6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
 7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
 8. VERTICAL DATUM SHOWN HEREON IS NAVD88.
 9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746 EFFECTIVE DATE MAY 2, 2006.
 10. NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
 11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
 12. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE SURVEY.

FIRST AMERICAN TITLE INSURANCE COMPANY
DATE ISSUED: AUGUST 1, 2018
COMMITMENT FILE NO.: 18-NC-24263
SCHEDULE B - PART II

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER.
2. TAXES OR ASSESSMENTS FOR THE YEAR 2019, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
NOT A SURVEY MATTER.
3. BUILDING RESTRICTION LINES, EASEMENTS, RIGHTS OF WAY OR ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1966, PAGE 164, WAKE COUNTY REGISTRY, AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN ON SURVEY.
4. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE OR QUANTITY OF GROUND. SUBJECT PROPERTY SQUARE FOOTAGE AND ACREAGE IS SHOWN ON THE SURVEY.
5. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES. ALL SURVEYED PROPERTY LINES ARE SHOWN HEREON, BASED ON FOUND MONUMENTS AND DEEDS AND MAPS OF RECORD.
6. THIS POLICY SPECIFICALLY EXCLUDES ANY CLOSING PROTECTION SERVICES (COVERAGE OR INSURANCE) AS THEY APPLY TO THIS TRANSACTION.
NOT A SURVEY MATTER.

LEGEND

	LINE SURVEYED		WATER MANHOLE
	LINE NOT SURVEYED		SIGN
	FENCE		UTILITY POLE
	OVERHEAD WIRES		EXISTING CONCRETE MONUMENT
	TREE LINE		IRON PIPE FOUND
	GUY WIRE		IRON PIPE SET
	WATER VALVE		COMPUTED POINT



TO: CAPITAL PROPERTIES OF RALEIGH, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2022.

PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

THOMAS E. TEABO, PLS DATE

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
PIPPIN PROPERTIES, LLC
PIN: 1746-63-5571
DB 8818, PG 671
BM 1966, PG 164
SITE ADDRESS: 7640 OAK HILL DRIVE
CITY OF RALEIGH, ST. MATTHEW'S TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

FILE NO. NSR182088
DATE 04/06/2022
FIELD DATE 02/25/2022

CREW CHIEF JBT/AS
DRAWN BPS/DET
REVIEWED JT/TET
APPROVED TET
SCALE 1" = 100'
DWG. NO. 1 OF 1

4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612-9159 578.9300
www.bohlerengineering.com

UPSTATE NEW YORK BOSTON NEW YORK METRO WARREN, NJ PHILADELPHIA SOUTHERN VA LEHIGH VALLEY PA SOUTHEASTERN PA BALTIMORE MD SOUTHERN MARYLAND NORTHERN VIRGINIA WASHINGTON, DC CENTRAL VIRGINIA CHARLOTTE, NC RALEIGH, NC

NSR06LS-P-1132

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