

# 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. <b>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.</b>

Section B Summary Information / Metes and Bounds Descriptions		
Development Project Name: <u>DEER PARK</u>		
Street Address: <u>3105 CLUB DRIVE, Raleigh NC 27613</u>		
City of Raleigh Subdivision approval #: S- <u>0072 - 2021</u> or	Building Permit #: <u>N/A</u> or	Group Housing #: GH- <u>N/A</u> - -
Wake County (PINs) Property Identification Number(s): <u>0798033951</u>		
Acreage of Annexation Site: <u>2.648</u>	Linear Feet of New Public Streets within Annexation Boundaries: <u>694.07</u>	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
<b>For Sewer-Only Requests:</b>	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: <u>5</u>		

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 /  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 10<sup>th</sup> day of August, 2024 by the owners of the property described in Section B.

**Owner's Signature(s):**  
 Signature Ronald Mikesch, member Agent Date 8-10-24  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

**Print Owner Name(s) and Information:**  
 Name: RONALD Mikesch Phone: 919.291.5517  
 Address: 5417 Seafarer Ct Raleigh NC 27613  
 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"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> 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"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	<b>City or County Property Map</b> with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the <b>existing and proposed city limits</b> .	
<input checked="" type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) <b>or</b>	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input 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 type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	



**VICINITY MAP**  
SCALE: N.T.S.

**PROPERTY INFORMATION**  
OWNER: THREE KIDS REALTY, LLC  
3105 CLUB DRIVE  
RALEIGH, NC 27618-1208  
NC PIN: 0718-03-3451  
ZONING: R-4  
FIRM MAP: 3120019800K (EFFECTIVE 1/19/2022)  
PARCEL AREA: 2.640 ACRES (115341 SF)  
MAX DENSITY: N/A  
PROPOSED DENSITY: 5 DU/2.66 AC = 188 DU/ACRE  
RIVER BASIN: NEUSE  
EXISTING USE: VACANT

**FLOOD CERTIFICATION**  
UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 1738 OF COMMUNITY NUMBER 310249 (CITY OF RALEIGH E-1 BEARING MAP # 3120019800K, DATED 1/19/2022), THE SUBJECT PROPERTY LIES IN ZONE "X"

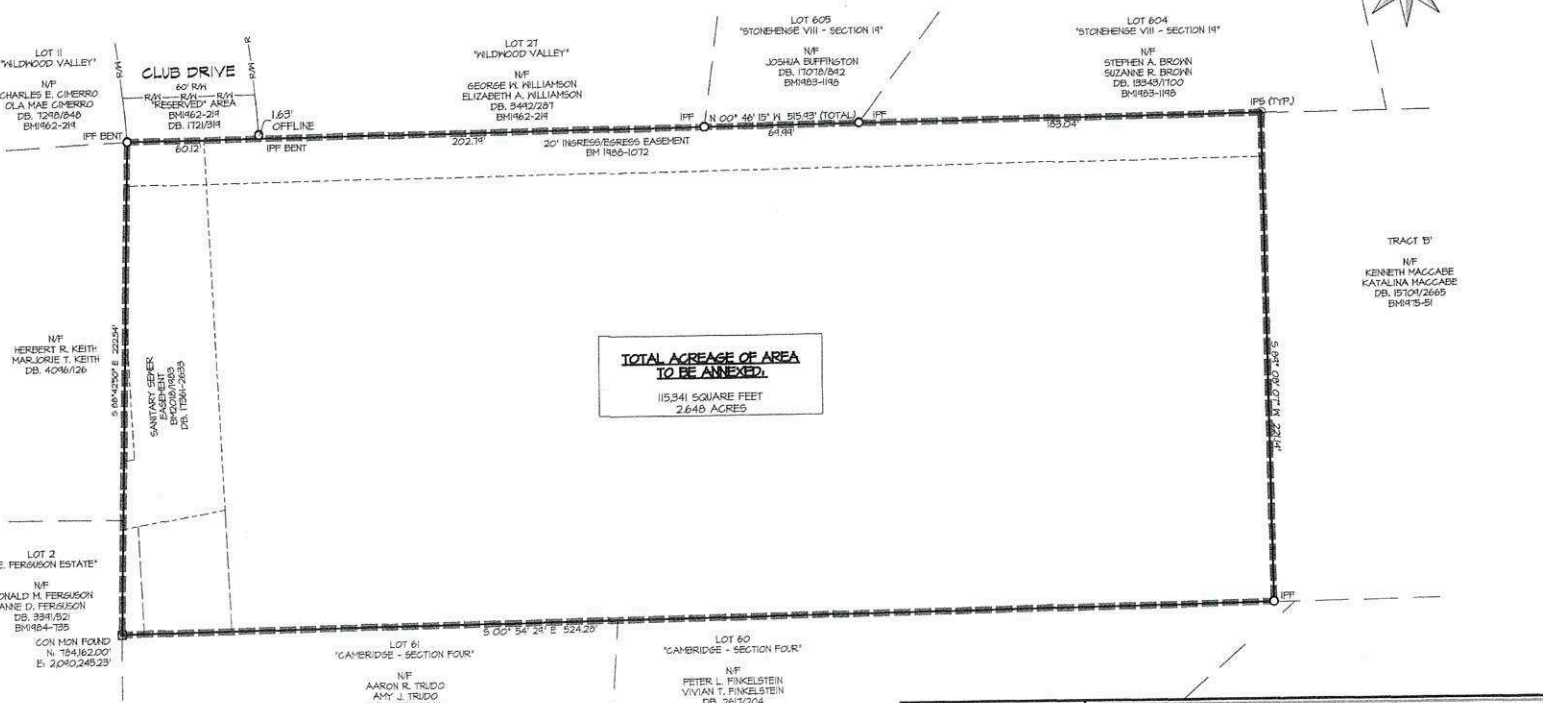
STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
A NOTARY FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY:  
THAT APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP & ANNEXATION**  
I HEREBY CERTIFY THAT I AM THE OWNER(S) OR AUTHORIZED AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ANNEX THIS PROPERTY INTO THE CORPORATE LIMITS OF CITY OF RALEIGH

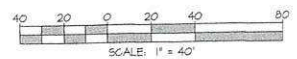
OWNER / COMPANY / LLC NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEY NOTES**

- THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE A NON-CONTIGUOUS ANNEXATION PLAT ON AN EXISTING PARCEL. BEARING NC PIN 0718-03-3451, WITH DEED AND MAP REFERENCES AS SHOWN HEREON AND BEING RECORDED IN THE WAKE COUNTY REGISTRY.
- NO NESS MONUMENT OF SUITABLE ORDER FOUND WITHIN 2000' OF SUBJECT PROPERTY.
- HORIZONTAL DATUM IS NAD 83/2011 NC STATE PLANE COORDINATES.
- AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
- ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING:
  - UNDERGROUND UTILITIES & STORAGE FACILITIES
  - WETLANDS
  - GRAVES, CEMETERIES, OR BURIAL GROUNDS
- MORRIS & RITCHE ASSOCIATES OF NC, PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL NC ONE CALL CENTER BEFORE DIGGING AT 811. SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY, UNLESS OTHERWISE NOTED HEREON.



I, ADAM D. YASCAYAGE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GROUND (CONVENTIONAL) MADE UNDER MY SUPERVISION THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1/100000. THAT THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 59-6002). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF AUGUST, A.D., 2024.



**ABBREVIATIONS**

- AC ACRES
- AG ABOVE GROUND
- BG BELOW GROUND
- CLR CENTERLINE OF ROAD
- DB DEED BOOK
- EX EXISTING
- IFF IRON PIPE FOUND
- IPS IRON PIPE SET
- IRF IRON REBAR FOUND
- IRS IRON REBAR SET
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- FB FLAT BOOK
- PS PAGE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

**LEGEND**

⊗	PROPERTY CORNER SET
○	PROPERTY CORNER FOUND
■	CONCRETE MONUMENT FOUND
⊖	FIBER OPTIC MARKER

**LEGEND**

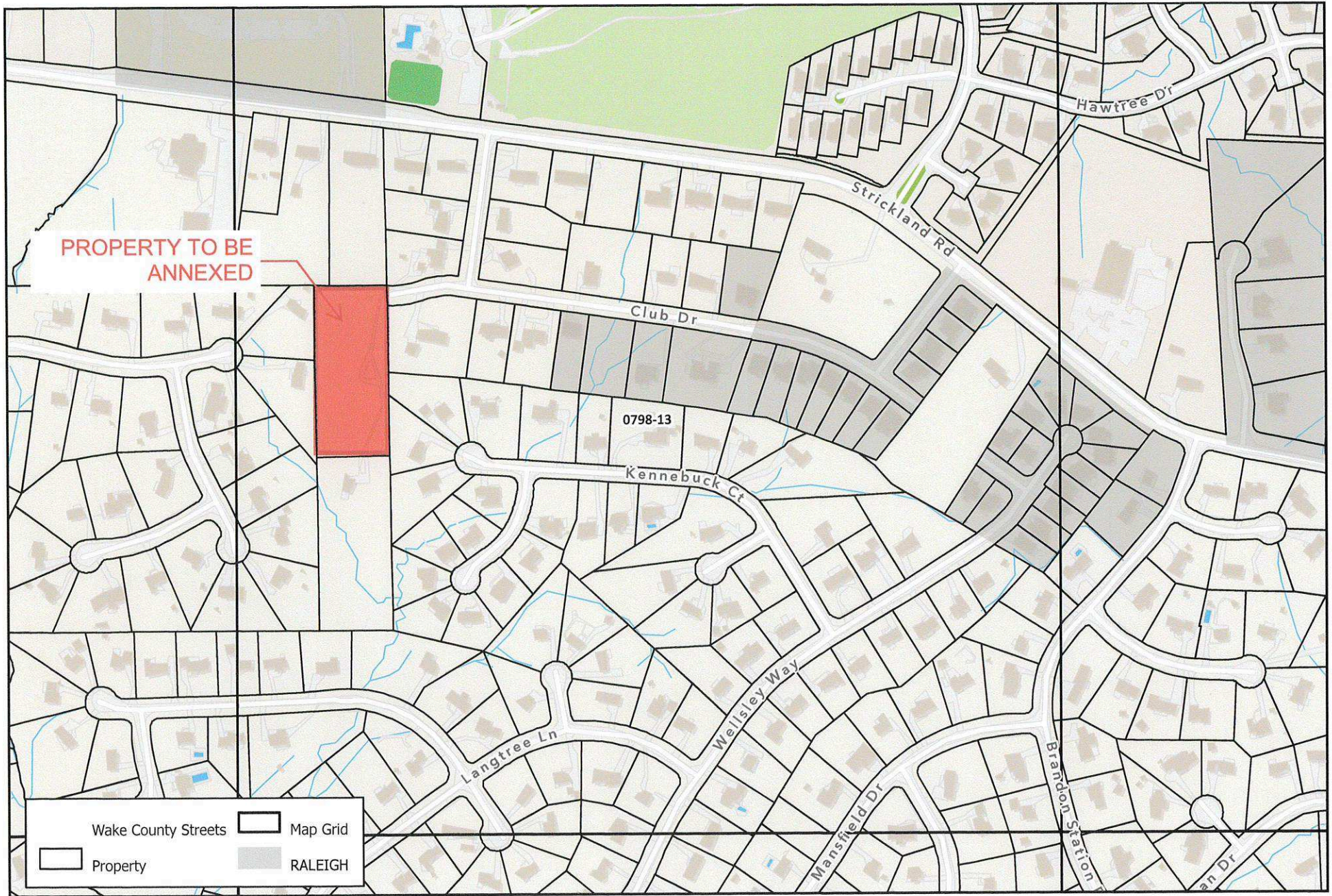
---	SURVEYED PROPERTY LINE
- - - -	PROPERTY LINE NOT SURVEYED
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	ANNEXATION LINE

JOB NO.: 21806  
SCALE: 1"=40'  
DATE: 8-9-2024  
DRAWN BY: ADY  
REVIEW BY: CTG

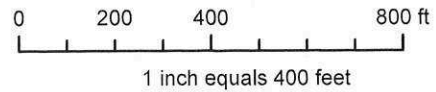


**NON-CONTIGUOUS ANNEXATION PLAT FOR CITY OF RALEIGH**  
FOR: DEER PARK  
CLUB DRIVE  
RALEIGH, NC 27613  
LEESVILLE TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

**MORRIS & RITCHE ASSOCIATES OF NC, PC**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
530 HINTON POND RD., STE 104  
KNIGHTDALE, NC 27545  
(984) 200-2103  
LICENSE # C-4182  
WWW.MRAGTA.COM  
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## Deer Park Annexation



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**VICINITY MAP**  
SCALE: N.T.S.

**SURVEY NOTES**

- THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE A MAJOR SUBDIVISION ON AN EXISTING PARCEL BEARING NC PIN 0710-03-081 WITH DEED AND MAP REFERENCES AS SHOWN HEREON AND BEING RECORDED IN THE MAKE COUNTY REGISTRY.
- NO GAGE MONUMENT OF SUITABLE ORDER FOUND WITHIN 3000' OF SUBJECT PROPERTY.
- HORIZONTAL DATUM IS NAD 83/2011 NC STATE PLANE COORDINATES.
- AREA COMPUTED BY COORDINATE METHOD, ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
- ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING:
  - UNDERGROUND UTILITIES & STORAGE FACILITIES
  - WETLANDS
  - GRAVES, CEMETERIES, OR BURIAL GROUNDS
- MORRIS & RITCHE ASSOCIATES OF NC, PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL N.C. ONE CALL BEFORE DIGGING AT 811. SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
- THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL MINIMUM BUILDING SETBACK REQUIREMENTS WITH THE BUILDING INSPECTION DEPARTMENT PRIOR TO CONSTRUCTION.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY, UNLESS OTHERWISE NOTED HEREON.
- MINIMUM BUILDING SETBACKS:
  - FRONT, 20'
  - SIDE, 10'
  - REAR, 30'

\*TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS, INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTIONS, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.\*

**CITY LIMITS CERTIFICATION:**  
THIS PLAT IS NOT TO BE RECORDED AFTER THE DAY OF 1/2024. (1) COPY TO BE RETURNED FOR THE CITY OF RALEIGH. THIS PLAT IS A PART OF THE CITY LIMITS.

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES OR SALES

ADAM D. YASCAVAGE, PLS NC REG. NO. 1-19444

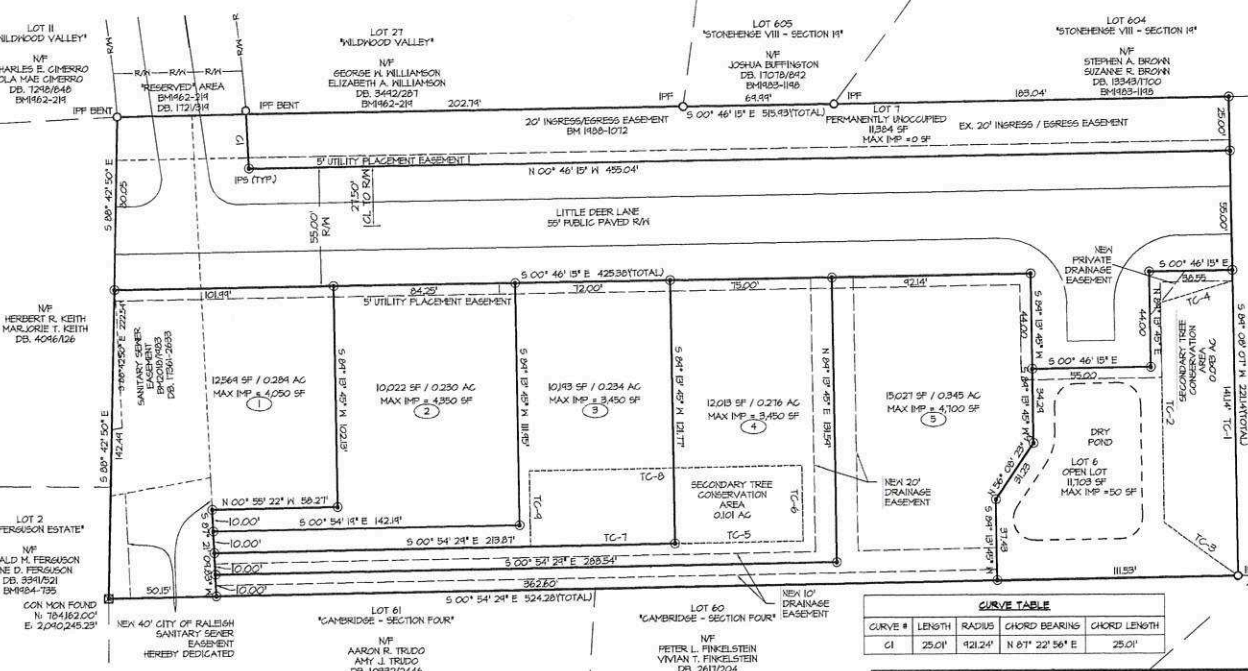
**PROPERTY INFORMATION**  
OWNER: THREE KIDS REALTY, LLC  
3025 CLUB DRIVE  
RALEIGH, NC 27613-1208  
NC PIN: 0710-03-081  
ZONING: R-4  
FRM MAP: 1720074800K (EFFECTIVE 1/1/2022)  
PARCEL AREA: 2.65 ACRES (115,941 SF)  
MAX DENSITY: N/A  
PROPOSED DENSITY: 5 DU/2.66 AC = 1.88 DU/AC  
RIVER BASIN: NEUSE  
EXISTING USE: VACANT IMPERVIOUS AREA  
EXISTING: 8,712 SF  
PROPOSED: 30,682 SF (35.4%)  
TREE CONSERVATION AREA REQUIRED: 0.1424 AC (6,261 SF)  
TREE CONSERVATION AREA PROVIDED: 0.621 SF  
TOTAL LOT AREA: 1379 AC (59,224 SF)  
TOTAL OPEN LOT AREA: 0.2950 AC (12,901 SF)  
TOTAL DEDICATED R/W AREA: 0.744 AC (32,490 SF)  
SITE PLAN REFERENCE: 5/8-0072-2021

**PROPERTY OWNER CERTIFICATE FOR DEDICATION**  
THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED (I/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 SUCH HAVE HAD/HAVE THE RIGHT TO CONVEY THE PROPERTY WHO/EVEN EXPECTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP LINE DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS, AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND IRON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS, OR CONDITIONS OF THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.  
BOOK NO. \_\_\_\_\_  
PAGE NO. \_\_\_\_\_  
SIGNATURE(S) AND TITLE/ POSITION OF PROPERTY OWNER(S) \_\_\_\_\_

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
PLANNING AND DEVELOPMENT OFFICER/ MAKE COUNTY REVIEW OFFICER \_\_\_\_\_

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 STATE THEREIN AND IN THE CAPACITY INDICATION.  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE: \_\_\_\_\_ 20\_\_\_\_  
OFFICIAL SIGNATURE OF NOTARY \_\_\_\_\_  
NOTARY'S PRINTED OR TYPED NAME: \_\_\_\_\_ NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
DEDICATION CERTIFICATE  
I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH AND REVIEW OFFICER FOR MAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_ APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS APPEARED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.  
PLANNING AND DEVELOPMENT OFFICER/ MAKE COUNTY REVIEW OFFICER \_\_\_\_\_

**STORMWATER STATEMENT**  
AREAS IDENTIFIED AS PERMANENTLY PROTECTED OR UNDISTURBED OPEN SPACE SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES, NOR CUT, REMOVE, OR HARM ANY VEGETATION, NOR CONSTRUCT ANY STRUCTURES, NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRASSING OR WATERING, OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS. THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.\*



TRACT 51  
NF  
KENETH MACCABE  
KATALINA MACCABE  
DB. 157042665  
184975-51

TREE CONSERVATION LINE TABLE		
LINE #	BEARINGS	DISTANCE
TC-1	N 04° 00' 00" E	156.14'
TC-2	S 04° 14' 14" N	101.61'
TC-3	S 39° 41' 03" N	42.08'
TC-4	N 16° 32' 21" N	34.81'
TC-5	S 00° 54' 24" E	51.91'
TC-6	N 04° 13' 12" E	35.00'
TC-7	S 00° 54' 24" E	66.91'
TC-8	N 00° 54' 24" N	126.91'
TC-1	S 04° 13' 12" N	35.00'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARINGS	CHORD LENGTH
CV-1	25.01'	121.24'	N 81° 22' 56" E	25.01'

CASE NUMBER: SUB-0072-2021  
RCMP-0158-2024  
SPR-0041-2023

**ABBREVIATIONS**

- AC ACRES
- AG ABOVE GROUND
- BG BELOW GROUND
- CLR CENTERLINE OF ROAD
- DEE DEED BOOK
- EX EXISTING
- IRF IRON PIPE FOUND
- IRP IRON PIPE SET
- IRB IRON REBAR FOUND
- IRS IRON REBAR SET
- MNF MAS NAIL FOUND
- MNS MAS NAIL SET
- PLB PLAT BOOK
- PL PAGE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

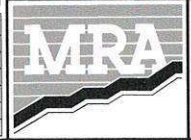
**LEGEND**

- PROPERTY CORNER SET
- ⊙ PROPERTY CORNER FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊞ FIBER OPTIC MARKER

**LEGEND**

- SURVEYED PROPERTY LINE
- - - PROPERTY LINE NOT SURVEYED
- R/W—R/W—R/W— RIGHT OF WAY LINE
- OHE—OHE— OVERHEAD ELECTRIC LINE
- - - EASEMENT LINE
- ▬▬▬ EDGE OF PAVEMENT

JOB NO.: 21306  
SCALE: 1"=40'  
DATE: 8-9-2024  
DRAWN BY: ADY  
REVIEW BY: CTC  
SHEET 1 OF 1



**DEER PARK SUBDIVISION, RIGHT OF WAY DEDICATION, EASEMENTS & TREE CONSERVATION AREA PLAT**  
FOR: DEER PARK CLUB DRIVE  
RALEIGH, NC 27613  
CITY OF RALEIGH - LEEVILLE TOWNSHIP - MAKE COUNTY - NORTH CAROLINA

**MORRIS & RITCHE ASSOCIATES OF NC, PC**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
530 HINTON POND RD., STE 104  
KNIGHTDALE, NC 27545  
(919) 200-2103  
LICENSE # C-4192  
WWW.MRA-GA.COM  
© 2024 MORRIS & RITCHE ASSOCIATES, INC.

**Legal Description – Existing Parcel**  
**2.648 Acres**  
**Lands of Three Kids Realty, LLC**  
**Leesville Township –Wake County, North Carolina**

All that certain parcel of land lying at the west terminus of Club Drive and, being located in Leesville Township, Wake County, North Carolina and being more particularly described as follows:

**Beginning** at a concrete monument, said monument having NAD83-2011 coordinates of N:784,162.00' and E:2,090,245.23', being a common corner with Lot 61 of Cambridge-Section Four of BM 1976 PG 86 and Lot 2 of A.E. Ferguson Estate of BM1984 PG 735; and said point being the POINT OF BEGINNING; thence, S 88°42'50" W a distance of 222.54 feet to a found bent iron pipe, and being a common corner as described in DB 4096 PG 126, now or formally owned by Herbert and Marjorie Keither and Lot II of Wildwood Valley of BM 1962 PG 219; thence 00°46'15" E a distance of 515.93 feet, passing a found bent iron pipe at 60.12 feet, a found iron pipe at 262.91 feet, and a found iron pipe at 332.90 feet to a set iron pipe, and being a common corner with Lot 604 of Stonehenge VIII – Section 19 of BM 1983 PG 1198 and Tract B of BM 1975 PG 51, thence, S 89°08'07" W a distance of 221.14 feet to a found iron pipe, and being a common corner with Lot 60 of Cambridge- Section Four of BM 1976 PG 86; thence N 00°54'29" W a distance of 524.28 feet to the point of beginning. Containing **2.65 AC±**.



<b>Unit Type/Unit Count:</b>	<b>Total Breakdown of Dwelling Units</b>		
	Single-Family Home Unit Count <u>5</u>	Multifamily - Condo/Apartment Unit Count <u>0</u>	Multifamily – Townhouse Unit Count <u>0</u>
	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: <u>0</u>		
Specific proposed use (office, retail, warehouse, school, etc.): <u>0</u>			
Projected market value at build-out (land and improvements): \$ <u>5,600,000.00</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): <u>Three Kids Realty LLC</u>			
Primary Mailing Address: <u>5417 Seafarer Ct. Raleigh NC 27613</u>			
Phone: <u>919.291.5517</u>	Email: <u>Ronmikesk@gmail.com</u>		
<b>Project Contact information (if different than property owner)</b>			
Contact(s): <u>Ron Mikesk</u>			
Primary Mailing Address: <u>5417 Seafarer Ct. Raleigh NC 27613</u>			
Phone: <u>919.291.5517</u>	Email: <u>Ronmikesk@gmail.com</u>		
<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> .			