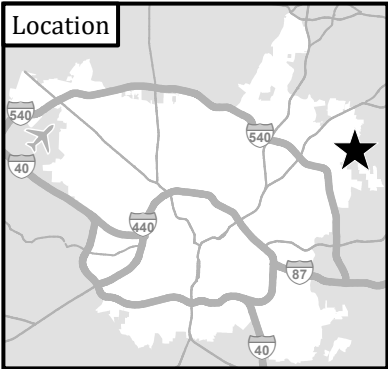


Annexation Request

AX-21-2025



Property	3101 Watkins Town Rd
Size	0.99 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: 3101 Watkins Town Road Annexation		
Street Address: 3101 Watkins Town Road		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1747818131		
Acreage of Annexation Site: 0.994 acres	Linear Feet of New Public Streets within Annexation Boundaries: 0	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
For Sewer-Only Requests:	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: 1 existing dwelling unit		

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>1</u>	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: N/A		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single-Family Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>N/A</u>			
Applicant Contact Information			
Property Owner(s): Linda Watkins Stell			
Primary Mailing Address: 3033 Watkins Town Road, Raleigh, NC 27616-8584			
Phone: <u>919-413-5254</u>	Email: <u>BENANDCINDY@BELLSOUTH.NET</u>		
Project Contact information (if different than property owner)			
Contact(s): Tyler Wilson			
Primary Mailing Address: 1010 Sync Street, Suite 600, Morrisville, NC 27560			
Phone: (984) 202-9179	Email: tyler.wilson@lennar.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 / _____ x _____ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is N/A.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 9 day of June, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Linda W. Stell Date 6/9/25

Corporate Seal

Print Owner Name(s) and Information:

Name: Linda Watkins Stell Phone: 919-413-5254

Address: 3033 Watkins Town Road, Raleigh, NC 27616-8584

Above signature(s) attested by:

Cynthia Perry

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:

JUN 11 2025

BY: [Signature]

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 checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

Annexation Legal Description

0.994 Acres

Situated in the State of North Carolina, County of Wake, Township of Wake Forest and consisting of a 0.994 acre tract conveyed to Linda Watkins Stell of record in Deed Book 2332, Page 239, and being more particularly bound and described as follows.

Beginning at iron pin found on the southerly line of said 0.994 acre tract, on the westerly right-of-way of Watkins Town Road (NC S.R. 2222), and on the northerly line of that 2.486 acre tract conveyed to Cynthia S. Perry, Trustee, of record in Deed Book 11650, Page 175, having North Carolina State Plan Coordinates (NAD 83-2011 Adjustment): Northing 770990.15, Easting 2148888.61.

Thence along the common line of said 0.994 and 2.486 acre tracts the following two (2) courses;

N 88° 56' 05" W, a distance of **143.83 feet** to an iron pin found;

N 6° 33' 34" W, a distance of **238.87 feet** to an iron pin found at the southeasterly corner of that 0.26 acre tract designated as Lot 133 of Wilson Lakes Subdivision of record in Book of Maps 1999, Page 1870, the southwesterly corner of that 0.75 acre tract conveyed to Fernando Lugo of record in Deed Book 13893, Page 2435;

Thence, **S 81° 58' 08" W**, a distance of **210.88 feet** along the common line of said 0.994 acre tract and said 0.75 acre tract, to a calculated point on the centerline of Watkins Town Road;

Thence, along the centerline of Watkins Town Road, the following four (4) courses and distances;

S 00° 33' 00" E, a distance of **28.57 feet** to a calculated point;

S 00° 27' 50" W, a distance of **107.23 feet** to a calculated point;

S 03° 47' 44" W, a distance of **60.85 feet** to a calculated point;

S 10° 28' 10" W, a distance of **14.81 feet** to a calculated point at the southeast corner of said 0.994 acre tract, the northeast corner of said 2.486 acre tract.

Thence, **N 88° 56' 05" W**, a distance of **30.41 feet** with the common line of said 0.994 and 2.486 acre tracts to the **Point of Beginning**, and containing **0.994 acres** of land of which 0.147 acres lies within the right-of-way of Watkins Town Road, more or less, as calculated by the above courses;

All deed references contained herein can be found at the Wake County Registry of Deeds. The above description as prepared by James D. Whitacre, P.L.S. L-5273 on May 16, 2025.

Annexation Boundary Map



3101 Watkins Town Road

PIN: 1747818131

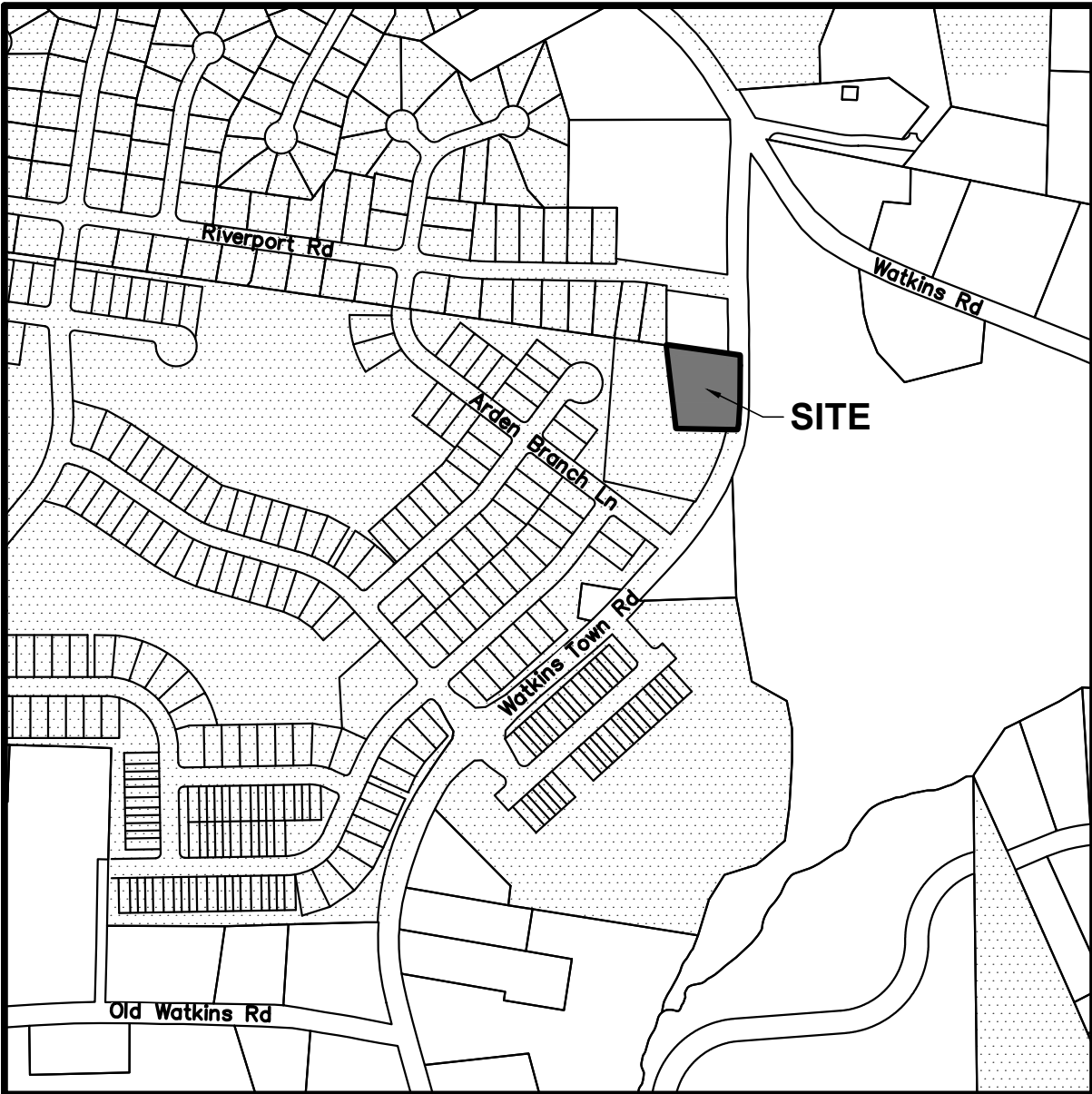
REID: 74653



0 100 200 400 ft
1 inch equals 200 feet

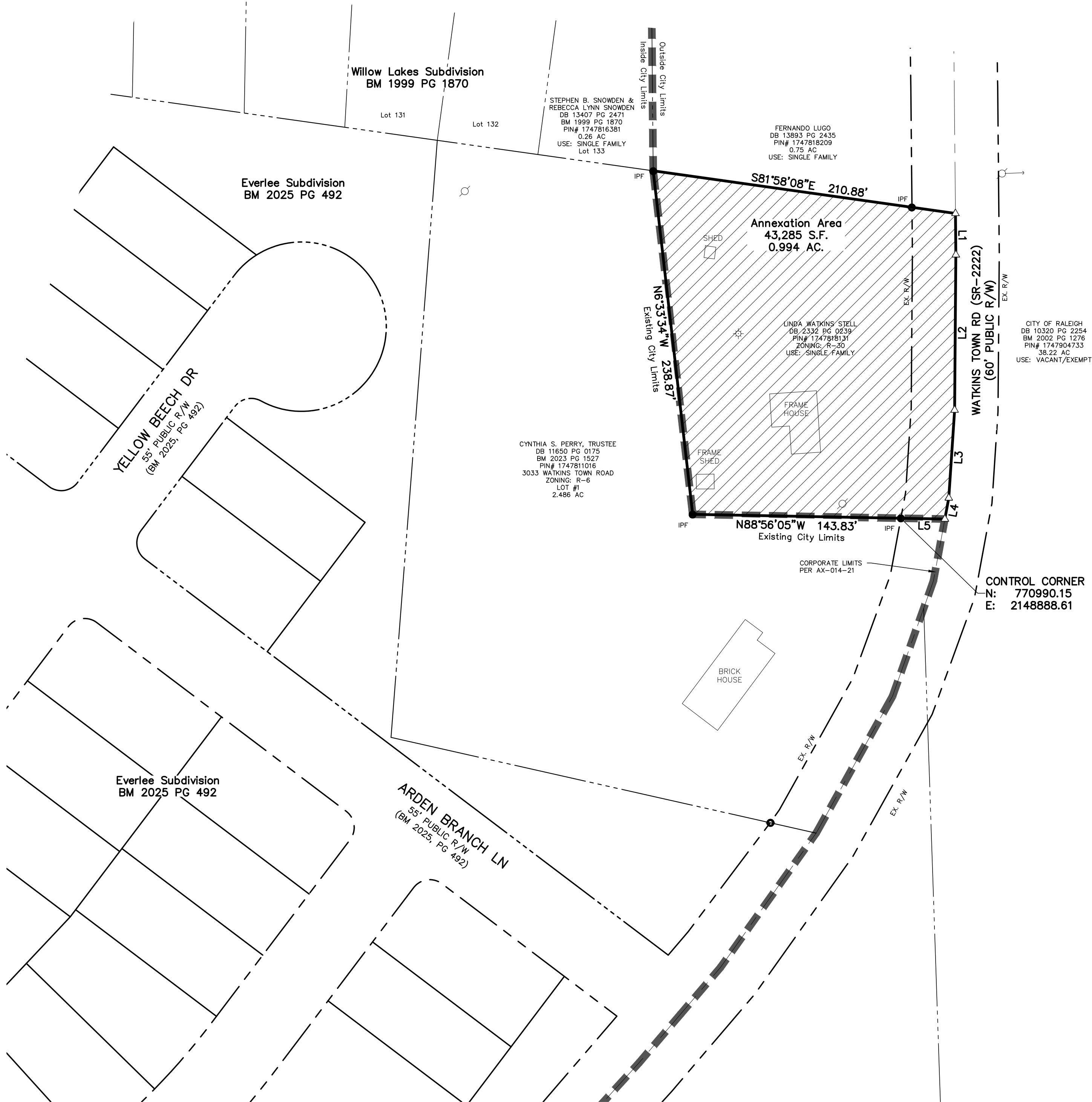
Disclaimer

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
Scale: 1" = 500'

LEGEND	
	City Limits



GENERAL NOTES

- Areas by coordinate geometry unless shown otherwise.
- All distances are horizontal ground distances.
- All bearings are based on the North Carolina State Plain Coordinate System (NAD 83, 2011 Adjusted).
- Boundary information shown hereon was prepared from an actual fields survey and from existing records referenced hereon.
- Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be present. No excavations were made during the progress of this survey to locate buried utilities/structures.
- All above ground and subsurface improvements are not necessarily shown hereon.
- This parcel may be subject to easement or rights of others that have not been disclosed on this plat.

FLOOD NOTE

The subject property is located in flood zone "X", area of minimal flooding, and flood zone "AE", areas with base flood elevations determined, as shown on National Flood Insurance Rate Map (FIRM), Wake County North Carolina, Panel 1747K, Map Number 3720174700K, effective on July 19, 2022.

Existing Site Data Table

Owner:	Linda Watkins Stell
Address:	3101 Watkins Town Rd
PIN #:	1747-81-8131
Tract Data:	D.B. 2332, Pg. 239
Map Data:	N/A
Lot Area (square feet):	43,285
Lot Area (acres):	0.994

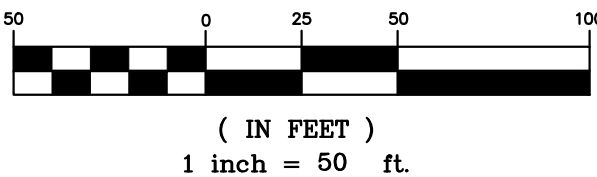
LEGEND

- Iron Pipe Found
- Iron Pin Set
- △ Calculated Point
- Light Pole
- ✉ Mailbox
- △ Traverse Point
- ✕ PK Set
- ⊙ Sign

LINE TABLE		
LINE	DISTANCE	BEARING
L1	28.57'	S00°33'00"E
L2	107.23'	S00°27'50"W
L3	60.85'	S03°47'44"W
L4	14.81'	S10°28'10"W
L5	30.41'	N88°56'05"W



GRAPHIC SCALE



I, James D. Whitacre, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this Plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat. That the ratio of precision as calculated from coordinates is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from cited references, and that this plat was prepared in accordance with G.S. 47-30 as amended.

I further certify that the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

Witness my hand and official seal this ____ day of _____, 2025.

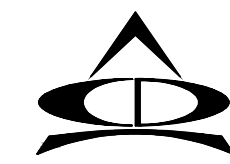


Professional Surveyor L-5273

Annexation Plat for LINDA WATKINS STELL

WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph **919.481.6290**
fax 919.336.5127
Firm License # C-2798

ENGINEERS SURVEYORS

DRAWN BY: CMR

CHECKED BY: JDW

SCALE: 1" = 50'

DATE: 5/19/2025

SHEET 1 / 1