



1 inch = 500 feet

**DORAN PL, ANDOR PL, ECK DR ASSEMBLAGE
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 12/7/21**



 Proposed City Limits

1 inch = 1,000 feet

 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-22-2021

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: **Skycrest Village Subdivision, Section 4**

Street Address: **please see the attached list**

City of Raleigh Subdivision approval #:
S- _____ or

Building Permit #:
_____ or

Group Housing #:
GH _____

Wake County (PINs) Property Identification Number(s): **please see the attached list**

Acreage of Annexation Site: **7.735 ac**

Linear Feet of New Public Streets within Annexation Boundaries: **none**

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

Number of proposed dwelling units: **74**

Total Breakdown of Dwelling Units

Single-Family Home

Multi-Family - Condo/Apartment

Multi-Family – Townhouse

Unit Count _____

Unit Count _____

Unit Count **74**

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:
Example
30 Studio + 1 Bath
50 1 BR + 1.5 Bath
Count Bedroom + Bath

____ + ____
____ + ____
____ + ____

Unit Type/Unit
Count:

Building Square Footage of Non-Residential Space:	
Specific proposed use (office, retail, warehouse, school, etc.): _____	
Projected market value at build-out (land and improvements): \$ <u>30,000,000.⁰⁰</u>	
Applicant Contact Information	
Property Owner(s): Doran Place LLC , <u>Stewart Corchiani</u>	
Primary Mailing Address: 1106 Harvey St.	
Phone: 919 696-9088	Email: scorchiani@gmail.com
Project Contact information (if different than property owner)	
Contact(s): Laura Siegmund	
Primary Mailing Address: Midtown Custom Homes, P.O. Box 31912, Raleigh, NC 27622	
Phone: 919 696-9088	Email: laura@midtowncustomhomes.com
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: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	

Please see the attached listing for properties to be annexed.

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).

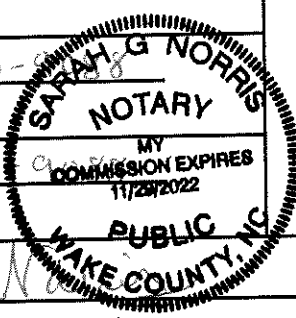
Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, ☐ is / ☒ is not (mark one) listed on any of 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 14 day of September, 2021 by the owners of the property described in Section B.

<p>Owner's Signature(s):</p> <p>Signature <u>Stewart Corchini, manager</u> Date <u>09/14/2021</u></p> <p>Signature <u>Stewart Corchini</u> Date <u>09/14/2021</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Print Owner Name(s) and Information:</p> <p>Name: <u>Doran Place LLC</u> Phone: <u>919-696-9000</u></p> <p>Address: <u>1106 Harvey St.</u></p> <p>Name: <u>Stewart Corchini</u> Phone: <u>919-696-9000</u></p> <p>Address: <u>1106 Harvey St.</u></p> <p>Above signature(s) attested by <u>Sarah A. Norris</u></p>	<p>Corporate Seal</p> 
<p>Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.</p> <p>Signature of the City Clerk and Treasurer: _____</p>	

Section D Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 8-2004 (a) and (b), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina

County of Wake

Agreement

This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, (the "City") and _____, (the "Owner");

WITNESSETH

WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;

WHEREAS, The Owner has initiated a development project at _____,

City file _____, and said development contains sewer connections with the utility system of the City; and

WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 8-2004 (a) and (b).

NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 8-2004 (a) and (b). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the

City from exercising its police powers.

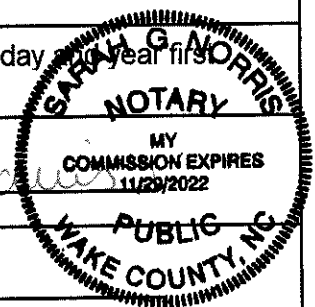
6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status or national origin with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of Raleigh City Code, Section 4- 1004, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

In Witness Whereof, the parties hereto have caused this agreement to be executed the day of _____, 2010, at _____, North Carolina.

Owner

By _____

Attest _____



The City

By _____

Attest _____

Marchell Adams-David, City Manager

Gail G. Smith, City Clerk

North Carolina

Wake

This is to certify that on the _____ day of _____ in the year _____, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Marchell Adams-David is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

Notary Public

Seal

Witness my hand and official seal this the _____ day of _____ in the year of _____.

Notary Public: _____

My commission expires _____

Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.

Section E 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 type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)
<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 e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@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 . Please see attached exhibit
<input type="checkbox"/>	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </div> <div style="width: 48%;"> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </div> </div>
<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 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 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 .
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.	
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).

Lot number / address / PIN number

Lot 1 – Skycrest Village – Section 4, Block 16 – 3700 Eck Dr. – PIN #: 1725516541

Lot 2 – Skycrest Village – Section 4, Block 16 – 2414 Andor Pl. – PIN #: 1725516443

Lot 3, 4, & 5 – Skycrest Village – Section 4, Block 16 – 2410 Andor Pl. – PIN #: 1725516355

Lot 6 – Skycrest Village – Section 4, Block 16 – 2406 Andor Pl. – PIN #: 1725516169

Lot 7 – Skycrest Village – Section 4, Block 16 – 2404 Andor Pl. – PIN #: 1725516173

Lot 8 – Skycrest Village – Section 4, Block 16 – 2402 Andor Pl. – PIN #: 1725516077

Lot 9 – Skycrest Village – Section 4, Block 16 – 2400 Andor Pl. – PIN #: 1725507919

Lot 1 – Skycrest Village – Section 4, Block 15 – 2322 Andor Pl. – PIN #: 1725506960

Lots 3 & 4 – Skycrest Village – Section 4, Block 15 – 2318 Andor Pl. – PIN #: 1725507704

Lot 5 – Skycrest Village – Section 4, Block 15 – 0000 Andor Pl. – PIN #: 1725507615

Lot 6 – Skycrest Village – Section 4, Block 15 – 2312 Andor Pl. – PIN #: 1725507529

Lot 22 – Skycrest Village – Section 4, Block 15 – 2301 Doran Pl – PIN #: 1725508218

Lot 21 (southern half) – Skycrest Village – Section 4, Block 15 – 2305 Doran Pl – PIN #: 1725508375

Lot 21 (northern half) – Skycrest Village – Section 4, Block 15 – 0 Doran Pl – PIN #: 1725508378

Lot 20 – Skycrest Village – Section 4, Block 15 – 2309 Doran Pl – PIN #: 1725508462

Lot 19 – Skycrest Village – 2311 Doran Pl – PIN #: 1725508468

Lot 18 – Skycrest Village – 2313 Doran Pl – PIN #: 1725508564

Lot 17 – Skycrest Village – 2315 Doran Pl – PIN #: 1725508650

Lot 16 – Skycrest Village – Section 4, Block 15 – 2317 Doran Pl – PIN #: 1725508646

Lot 15 – Skycrest Village – Section 4, Block 15 – 2319 Doran Pl – PIN #: 1725508742

Lot 14 – Skycrest Village – Section 4, Block 15 – 2321 Doran Pl – PIN #: 1725508738

Lot 13 – Skycrest Village – Section 4, Block 15 – 2323 Doran Pl – PIN #: 1725508834

Lot 12 – Skycrest Village – Section 4, Block 15 – 2325 Doran Pl – PIN #: 1725508901

Lots 19, 18 & 17 (southern half) – Skycrest Village – Section 4, Block 16 – 2401 Doran Pl –
PIN #: 1725518009

Lots 15, 16 & 17 (northern half) – Skycrest Village – Section 4, Block 16 – 2409 Doran Pl –
PIN #: 1725518201

Lot 14 – Skycrest Village – Section 4, Block 16 – 2411 Doran Pl – PIN #: 1725517392

Lots 12, & 13 – Skycrest Village – Section 4, Block 16 – 2415 Doran Pl – PIN #: 1725517482

Lots 11 – Skycrest Village – Section 4, Block 16 – 2417 Doran Pl – PIN #: 1725517570

Lots 10 – Skycrest Village – Section 4, Block 16 – 3708 Eck Dr – PIN #: 1725517568

Lots to be included in this petition:

Lot 1 – Beginning at the southwestern corner of Lot 1 Skycrest Village, Section 4, Block 16 along a northerly line S05-10-05E 60.11', along an easterly curve arc length 130.58', radius 110.0', chord bearing N28-47-25E, chord length 123.05', hence easterly along a line N62-47-31E 71.40', along a southern line S05-10-52E 93.64', along a southern line S05-10-52E 60.0' and hence along a westerly line N84-49-33E 135.00' to the point of beginning.

Lot 2 - Beginning at the southwestern corner of Lot 2 Skycrest Village, Section 4, Block 16 along a northerly line N05-03-06W 60.0', along an easterly line N84-49-33E 135.00', along a southerly line S 05-03-48E 59.90' and hence along a westerly line N84-47-06E 135.01' to the point of beginning.

Lots 3, 4, & 5 - Beginning at the southwestern corner of Lots 3, 4 & 5 Skycrest Village, Section 4, Block 16 along a northerly line N05-12-25W 59.97', along a northerly line N05-03-06W 60.00', along a northerly line N05-03-06W 59.99', along an easterly line N84-47-06E 135.01', along a southerly line S05-11-54E 59.85', along a southerly line S04-59-15E 60.19', along a southerly line S05-05-51E 59.95' and hence along a westerly line N84-47-47E 134.98' to the point of beginning.

Lot 6 - Beginning at the southwestern corner of Lot 6 Skycrest Village, Section 4, Block 16 along a northerly line N05-00-33W 59.92', along an easterly line N84-47-47E 134.98', along a southerly line S05-05-51E 60.08', and hence along a westerly line N84-51-42E 135.08' to the point of beginning.

Lot 7 - Beginning at the southwestern corner of Lot 7 Skycrest Village 53-59, Section 4, Block 16 along a northerly line N05-25-09W 60.37', along an easterly line N84-51-42E 135.08', along a southerly line S05-05-51E 30.05', along a southerly line S05-05-51E 30.05', and hence along a westerly line N84-45-01E 134.74' to the point of beginning.

Lot 8 - Beginning at the southwestern corner of Lot 8 Skycrest Village, Section 4, Block 16 along a northerly line N05-04-50W 59.85', along an easterly line N84-45-01E 134.74', along a southerly line S05-05-51E 59.77', and hence along a westerly line N84-43-01E 134.75' to the point of beginning.

Lot 9 - Beginning at the southwestern corner of Lot 9 Skycrest Village, Section 4, Block 16 along a northerly line N05-14-30W 29.90', along a northerly line N05-04-50W 59.85', along an easterly line N84-43-01E 134.75', along a southerly line S05-22-13E 60.03', and hence along a westerly line N84-48-31E 134.99' to the point of beginning.

Lot 1 - Beginning at the southwestern corner of Lot 1 Skycrest Village, Section 4, Block 15 along a northerly line N05-12-58W 60.06', along a northerly line N05-14-30W 29.90', along an easterly line N84-48-31E 134.99', along a southerly line S05-06-14E 29.93', along a southerly line S05-16-23E 60.24', and hence along a westerly line N84-53-53E 134.97' to the point of beginning.

Lot 2 - not a part of this petition

Lots 3 & 4 - Beginning at the southwestern corner of Lots 3 & 4 Skycrest Village, Section 4, Block 15 along a northerly line N05-00-21W 60.04', along a northerly line N05-03-39W 60.08', along an

easterly line N84-53-25E 135.04', along a southerly line S05-07-18E 60.01', along a southerly line S05-07-18E 60.01', and hence along a westerly line N84-50-47E 135.22' to the point of beginning.

Lot 5 - Beginning at the southwestern corner of Lot 5 Skycrest Village, Section 4, Block 15 along a northerly line N05-29-40W 60.14', along an easterly line N84-50-47E 135.22', along a southerly line S05-07-18E 60.01', and hence along a westerly line N84-47-32E 134.83' to the point of beginning.

Lot 6 - Beginning at the southwestern corner of Lot 6 Skycrest Village, Section 4, Block 15 along a northerly line N04-55-24W 59.88', along an easterly line N84-47-32E 134.83', along a southerly line S05-07-18E 60.01', and hence along a westerly line N84-50-51E 135.04' to the point of beginning.

Lots 7, 8, 9 – not a part of this petition

Lots 22 - Beginning at the southwestern corner of Lot 22 Skycrest Village, Section 4, Block 15 along a northerly line N05-17-51W 83.99', along an easterly line N84-57-50E 134.68', along a southerly line S05-00-18E 60.00', along an easterly line N84-51-34E 135.31', along a southerly line S05-15-47E 96.14', along a westerly line S43-44-10W 34.66, along a westerly line N85-00-45W 222.66', and hence along a westerly line N48-31-27W 35.82' to the point of beginning.

Lot 21 - Beginning at the southwestern corner of Lot 21 Skycrest Village, Section 4, Block 15 along a northerly line N05-00-18W 60.00', along an easterly line N84-51-20E 135.18', along a southerly line S05-15-47E 60.02', and hence along a westerly line N84-51-34E 135.31' to the point of beginning.

Lot 20 - Beginning at the southwestern corner of Lot 19 Skycrest Village along a northerly line N05-00-18W 60.26', along an easterly line N84-57-08E 134.77', along a southerly line S05-15-47E 60.22', and hence along a westerly line N84-51-05E 135.04' to the point of beginning.

Lot 19 - Beginning at the southwestern corner of Lot 19 Skycrest Village along a northerly line N05-07-18W 60.01', along an easterly line N84-51-48E 134.91', along a southerly line S04-59-11E 60.22', and hence along a westerly line N84-57-08E 134.77' to the point of beginning.

Lot 18 - Beginning at the southwestern corner of Lot 18 Skycrest Village along a northerly line N05-07-18W 60.01', along an easterly line N84-47-01E 135.03', along a southerly line S05-00-59E 60.20', and hence along a westerly line N84-51-48E 134.91' to the point of beginning.

Lot 17 - Beginning at the southwestern corner of Lot 17 Skycrest Village along a northerly line N05-07-18W 60.01', along an easterly line N84-45-29E 134.95', along a southerly line S05-11-29E 60.07', and hence along a westerly line N84-47-01E 135.03' to the point of beginning.

Lot 16 - Beginning at the southwestern corner of Lot 16 Skycrest Village, Section 4, Block 15 along a northerly line N05-07-18W 60.01', along an easterly line N84-43-57E 134.88', along a southerly line S05-11-29E 60.07', and hence along a westerly line N84-45-29E 134.95' to the point of beginning.

Lot 15 - Beginning at the southwestern corner of Lot 15 Skycrest Village, Section 4, Block 15 along a northerly line N05-07-18W 60.01', along an easterly line N84-49-22E 134.98', along a southerly

line S05-01-33E 59.80', and hence along a westerly line N84-43-57E 134.88' to the point of beginning.

Lot 14 - Beginning at the southwestern corner of Lot 14 Skycrest Village, Section 4, Block 15 along a northerly line N05-07-18W 60.01', along an easterly line N84-51-04E 134.93', along a southerly line S05-10-09E 59.95', and hence along a westerly line N84-49-22E 134.98' to the point of beginning.

Lot 13 - Beginning at the southwestern corner of Lot 13 Skycrest Village, Section 4, Block 15 along a northerly line N05-07-18W 60.01', along an easterly line N84-52-47E 134.88', along a southerly line S05-10-09E 59.95', and hence along a westerly line N84-51-04E 134.93' to the point of beginning.

Lot 12 - Beginning at the southwestern corner of Lot 12 Skycrest Village, Section 4, Block 15 along a northerly line N05-16-23W 60.24', along an easterly line N84-48-53E 135.32', along a southerly line S04-51-15E 60.40', and hence along a westerly line N84-52-47E 134.88' to the point of beginning.

Lots 17 (southern half), 18 & 19 - Beginning at the southwestern corner of Lot 19 Skycrest Village, Section 4, Block 16 along a northerly line N05-22-13W 60.03', along a northerly line N05-05-51W 59.77', along a northerly line N05-05-51W 30.05', along an easterly line N84-48-21E 135.17', along a southerly line S05-05-48E 29.92', along a southerly line S05-14-18E 59.94', along a southerly line S05-14-18E 59.94', and hence along a westerly line N84-47-01E 135.18' to the point of beginning.

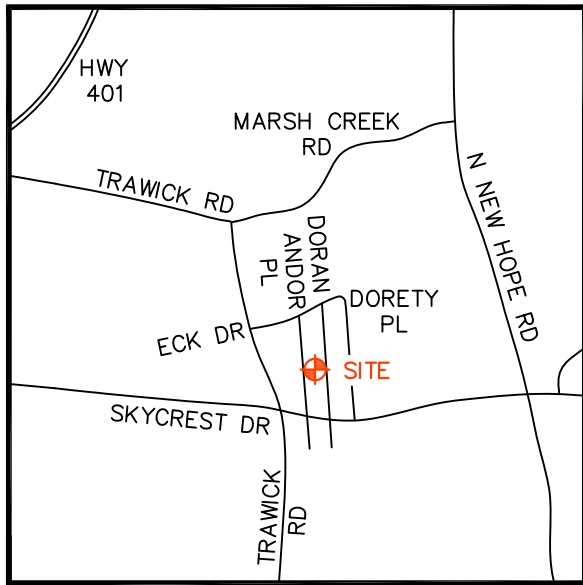
Lots 15, 16, & 17 (northern half) - Beginning at the southwestern corner of Lot 17 Skycrest Village, Section 4, Block 16 along a northerly line N05-05-51W 30.05', along a northerly line N05-05-51W 60.08', along a northerly line N05-05-51W 59.95', along an easterly line N84-49-31E 135.11', along a southerly line S05-02-58E 59.88', along a southerly line S05-12-23E 60.23', along a southerly line S05-05-48E 29.92', and hence along a westerly line N84-48-21E 135.17' to the point of beginning.

Lot 14 - Beginning at the southwestern corner of Lot 14 Skycrest Village, Section 4, Block 16 along a northerly line N04-59-15W 60.19', along an easterly line N84-57-20E 135.04', along a southerly line S05-02-58E 59.88', and hence along a westerly line N84-49-31E 135.11' to the point of beginning.

Lots 12 & 13 - Beginning at the southwestern corner of Lots 12 & 13 Skycrest Village, Section 4, Block 16 along a northerly line N05-11-54W 59.85', along a northerly line N05-03-48W 59.90', along an easterly line N84-49-33E 135.04', along a southerly line S05-05-38E 59.95', along a southerly line S05-10-05E 60.11', and hence along a westerly line N84-57-20E 135.04' to the point of beginning.

Lot 11 - Beginning at the southwestern corner of Lot 11 Skycrest Village, Section 4, Block 16 along a northerly line N05-10-52W 60.00', along an easterly line N84-43-15E 135.12', along a southerly line S05-06-14E 60.25', and hence along a westerly line N84-49-33E 135.04' to the point of beginning.

Lot 10 - Beginning at the southwestern corner of Lot 10 Skycrest Village, Section 4, Block 16 along a northerly line N05-10-52W 93.64', along an easterly line N62-47-31E 71.50', along an easterly curve arc length 97.92', radius 50.0', chord bearing S61-20-25E, chord length 83.00', hence along a southerly line S05-06-14E 74.00', and hence along a westerly line N84-43-15E 135.12' to the point of beginning.



VICINITY MAP (NOT TO SCALE)

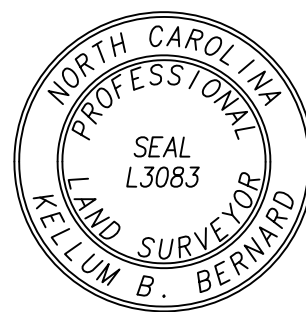
- ☐ a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. This survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☒ c. This survey is of an existing parcel or parcels of land.
- ☐ d. This survey is of another category, such as the recombination or existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- ☐ e. The information available to the surveyor is such that the surveyor is unable to make determinations to the best of his or her professional ability as to provisions contained in (a) through (d) above.

Kellum B. Bernard
Professional Land Surveyor

This parcel is located in the RALEIGH/WAKE Planning Jurisdiction.

I, KELLUM B. BERNARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK XXX, PAGE XX); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK XX, PAGE XX; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS XX DAY OF XX, A.D., 2020.

Kellum B. Bernard
KELLUM B. BERNARD, PLS-3083



FOR THE FIRM
BOUNDARY ZONE, INC.
FIRM NUMBER: C-3534

BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTIES IN QUESTION IS WITHIN FLOOD HAZARD ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 3720172500J, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2006, WAKE COUNTY, NORTH CAROLINA.

ZONING INFORMATION:

R-6

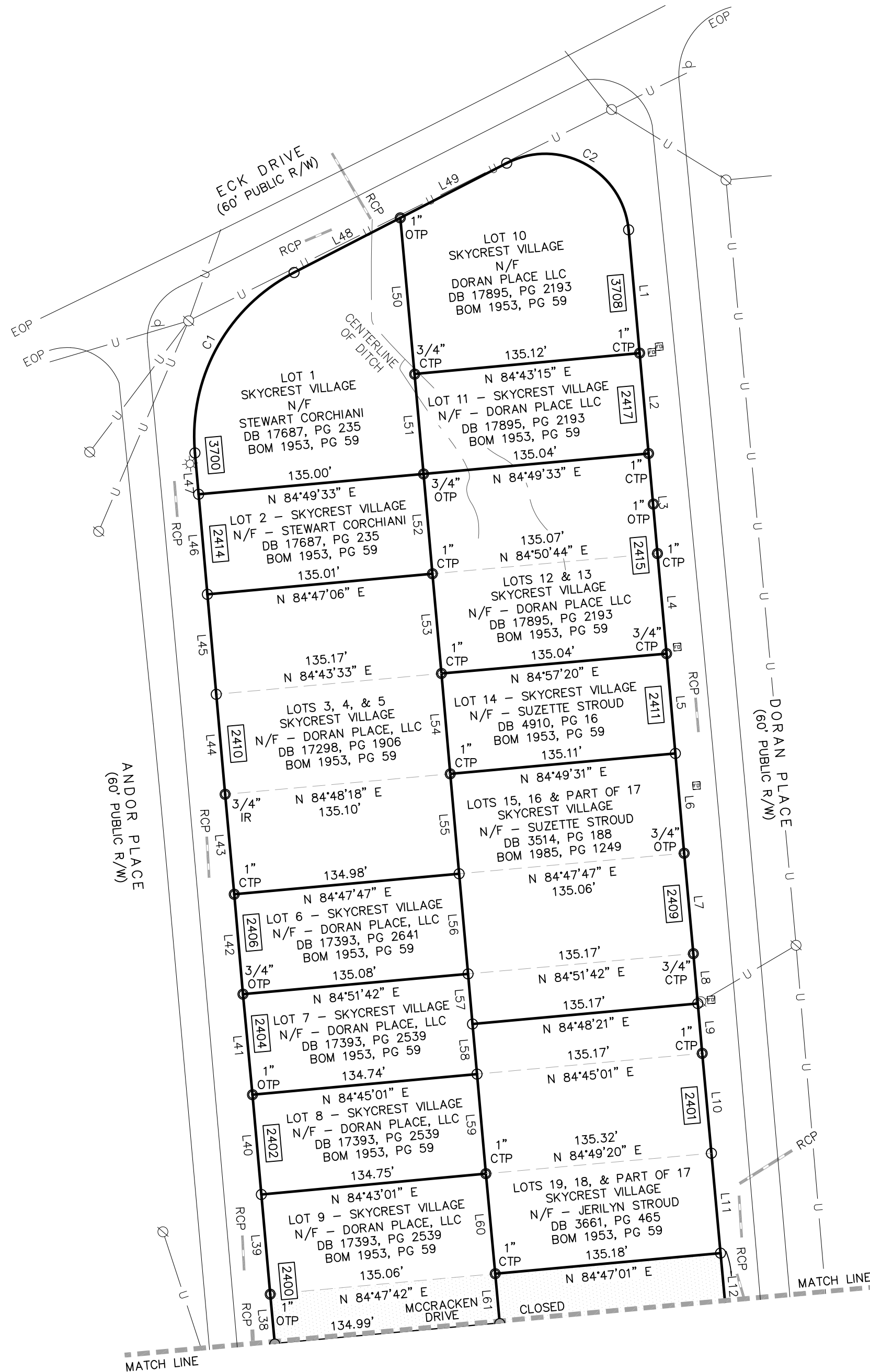
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM THE WAKE COUNTY PLANNING AND ZONING DEPARTMENT.

INFORMATION WAS OBTAINED ON 04/23/2021.

FRONT: 10'
SIDE: 5'
REAR: 20'

LINE	BEARING	DISTANCE
L1	S 05°06'14" E	74.00'
L2	S 05°06'14" E	60.25'
L3	S 05°05'38" E	59.95'
L4	S 05°10'05" E	60.11'
L5	S 05°02'58" E	59.88'
L6	S 05°02'58" E	59.88'
L7	S 05°12'23" E	60.23'
L8	S 05°05'48" E	29.92'
L9	S 05°05'48" E	29.92'
L10	S 05°14'18" E	59.94'
L11	S 05°14'18" E	59.94'
L12	S 05°14'18" E	59.94'
L38	N 05°14'30" W	29.90'
L39	N 05°04'50" W	59.85'
L40	N 05°04'50" W	59.85'
L41	N 05°25'09" W	60.37'
L42	N 05°00'33" W	59.92'
L43	N 05°12'25" W	59.97'
L44	N 05°03'06" W	60.00'
L45	N 05°03'06" W	59.99'
L46	N 05°03'06" W	60.00'
L47	N 05°03'06" W	24.80'
L48	N 62°47'31" E	71.40'
L49	N 62°47'31" E	71.50'
L50	S 05°10'52" E	93.64'
L51	S 05°10'52" E	60.00'
L52	S 05°03'48" E	59.90'
L53	S 05°11'54" E	59.85'
L54	S 04°59'15" E	60.19'
L55	S 05°05'51" E	59.95'
L56	S 05°05'51" E	60.08'
L57	S 05°05'51" E	30.05'
L58	S 05°05'51" E	30.05'
L59	S 05°05'51" E	59.77'
L60	S 05°22'13" E	60.03'
L61	S 05°06'14" E	29.93'

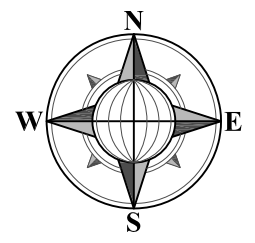
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	130.58'	110.00'	N 28°47'25" E	123.05'
C2	97.92'	50.00'	S 61°20'25" E	83.00'



AREA TABLE

TOTAL AREA	8.572 ACRES 373,405 SQ. FEET
ADDRESS	LOT SIZE
2302	0.279 ACRES 12,150 SQ. FEET
2304	0.372 ACRES 16,200 SQ. FEET
2312	0.186 ACRES 8,089 SQ. FEET
0000	0.186 ACRES 8,112 SQ. FEET
2318	0.372 ACRES 16,224 SQ. FEET
2320	0.186 ACRES 8,103 SQ. FEET
2322	0.279 ACRES 12,155 SQ. FEET
2400	0.278 ACRES 12,126 SQ. FEET
2402	0.185 ACRES 8,059 SQ. FEET
2404	0.187 ACRES 8,126 SQ. FEET
2406	0.186 ACRES 8,102 SQ. FEET
2410	0.558 ACRES 24,311 SQ. FEET
2414	0.186 ACRES 8,094 SQ. FEET
2301	0.695 ACRES 30,276 SQ. FEET
2305	0.093 ACRES 4,058 SQ. FEET
0000	0.093 ACRES 4,054 SQ. FEET
2309	0.186 ACRES 8,113 SQ. FEET
2311	0.186 ACRES 8,106 SQ. FEET
2313	0.186 ACRES 8,112 SQ. FEET
2315	0.186 ACRES 8,105 SQ. FEET
2317	0.186 ACRES 8,101 SQ. FEET
2319	0.186 ACRES 8,083 SQ. FEET
2321	0.186 ACRES 8,094 SQ. FEET
2325	0.186 ACRES 8,091 SQ. FEET
MCCRACKEN DRIVE	0.186 ACRES 8,102 SQ. FEET
2401	0.465 ACRES 20,262 SQ. FEET
2409	0.465 ACRES 20,274 SQ. FEET
2411	0.186 ACRES 8,109 SQ. FEET
2415	0.372 ACRES 16,194 SQ. FEET
2417	0.186 ACRES 8,122 SQ. FEET
3700	0.369 ACRES 16,069 SQ. FEET
3708	0.346 ACRES 15,077 SQ. FEET

NOTE: THE EASTERN HALF OF MCCRACKEN DRIVE IS DIVIDED IN HALF AND 30' ON EITHER SIDE IS GIVEN TO THE TWO ADJACENT PARCELS, BUT THE ADJACENT DEEDS TO NOT REFLECT THIS DIVISION. IT IS SHOWN HEREON AS A SEPARATE LOT BUT IT MAY BE INCLUDED WITH THE ADJACENT DEEDS.

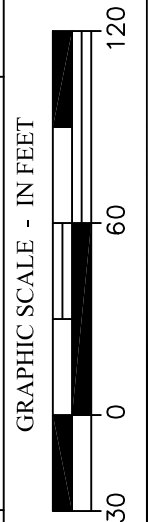


NORTH
NC GRID
NAD 83 (2011)

SCALE: 1"=60'

PLAT PREPARED BY:
KELLUM B. BERNARD
L-3083
BOUNDARY ZONE INC.
FIRM NUMBER
C-3534

DATE	REVISION	NO.
	1	1
	2	2
	3	3
	4	4
	5	5



ANNEXATION PLAT

PREPARED FOR: MIDTOWN CUSTOM HOMES
SKYCREST VILLAGE SUBDIVISION - SECTION 4
CITY OF RALEIGH, ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA - 04/28/2021

© COPYRIGHT 2021
BOUNDARY ZONE, INC.
THIS DRAWING AND ITS
REPRODUCTIONS ARE
THE PROPERTY OF THE
SURVEYOR AND MAY
NOT BE REPRODUCED,
PUBLISHED OR USED IN
ANY WAY WITHOUT THE
WRITTEN PERMISSION OF
BOUNDARY ZONE, INC.

PROJECT
R21113-01

SHEET
1 OF 1

LEGEND :

PROPERTY CORNER	POWER POLE	MANHOLE	FENCE LINE	C.B. CATCH BASIN
FOUND (AS NOTED)	LIGHT POLE	CLEAN OUT	920-CONTOUR LINE	TOB TOP OF BANK
5/8" REBAR WITH CAP SET	POWER METER	JUNCTION BOX	RB IRON REBAR	N/F NOW OR FORMERLY
R/W MONUMENT	POWER BOX	DRAINAGE INLET	OTP OPEN TOP PIPE	FFE FINISHED FLOOR ELEVATION
COMPUTED POINT	A/C UNIT	W-WATER LINE	BSL BUILDING SETBACK LINE	BFE BASEMENT FLOOR ELEVATION
FIRE HYDRANT	GAS METER	U-OVERHEAD UTILITY LINE	OH OVERHANG	GFE GARAGE FLOOR ELEVATION
WATER METER	GAS VALVE	S-SEWER LINE	CONC.CONCRETE	R/W RIGHT-OF-WAY
WATER VALVE	TELEPHONE BOX	G-GAS LINE	EOP EDGE OF PAVEMENT	BOM BOOK OF MAPS
	CABLE BOX	C-CABLE LINE	CNT. CANTILEVER	DB DEED BOOK
	SIGN	T-TELEPHONE LINE	O.H. OVERHANG	PG PAGE
			IR IRON ROD	

BOUNDARY REFERENCES: SEE ABOVE
FIELDWORK PERFORMED ON 04/21/2021.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 111,437 FEET.

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,000+ FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY
zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

RALEIGH OFFICE
8024 GLENWOOD AVE.,
SUITE 109
RALEIGH, NC 27612

CORPORATE OFFICE
454 SATELLITE BLVD.,
SUITE 200
SAWANEE, GA 30024



