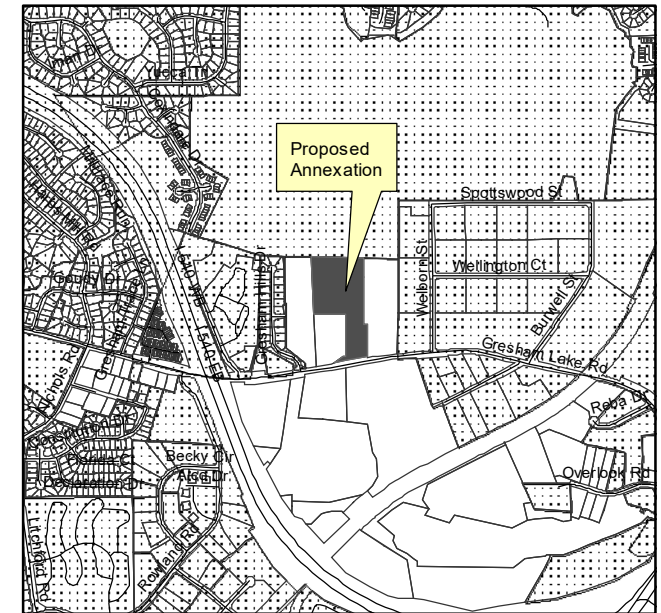







1 inch = 417 feet

**3095 GRESHAM LAKE RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 1/22/22**



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 2,083.333333 feet



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District A

Annexation Case File# AX-24-2021

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 the Raleigh City Limits



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

Section A 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"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@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.	
<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 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, page 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 type="checkbox"/>	<u>Rezoning Application</u> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	
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 E).	

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(The City reserves the right to make exceptions to this general processing schedule when necessary.)

Section C Summary Information / Metes and Bounds Descriptions**Development Project Name****Street Address**

3095 Gresham Lake Road, Raleigh NC 27615

City of Raleigh Subdivision approval #

(S- _____) or

Building Permit Transaction #

_____ or

Group Housing #

(GH- _____)

Wake County Property Identification Number(s) list below**P.I.N.**

1727276820

P.I.N.**P.I.N.****P.I.N.****P.I.N.****P.I.N.****Acres of Annexation Site**

10.850

Linear Feet of Public Streets within Annexation Boundaries

361.47'

Annexation site is requesting connection to City of Raleigh Water ☐ and/or Sewer ☐**Number of proposed dwelling units**

156

Type of Units:

Single Family _____

Townhouse _____

Condo _____

Apartment 156

Garden-Style Community

Building Square Footage of Non-Residential Space

4,934

Specific proposed use (office, retail, warehouse, school, etc.)

Multifamily Community

Projected market value at build-out (land and improvements) \$

25,270,020.00

Person to contact if there are questions about the petition

Landon Cox

Name

Landon Cox, LDG Development

Address

1469 S. 4th Street, Louisville, KY 40208

Phone

502-649-0601

Fax #

N/A

Email

lcox@ldgdevelopment.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

RECEIVED
SEP 27 2021
BY: *jm*

Section D 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 C) 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, not closer to the limits of any other municipality 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 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.160A-385.1 or 153A-344.1 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 2ND day of JULY, 2021 by the owners of the property described in Section C.

Owner's Signature(s)

Signature

Date

7/2/21

Signature

Date

Signature

Date

Signature

Date

Corporate Seal

Print owner name(s) and information

Name

Phone

Address

Name

Phone

Address

Name

Phone

Address

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 City Clerk and Treasurer _____

Section E Standard Payment Contract

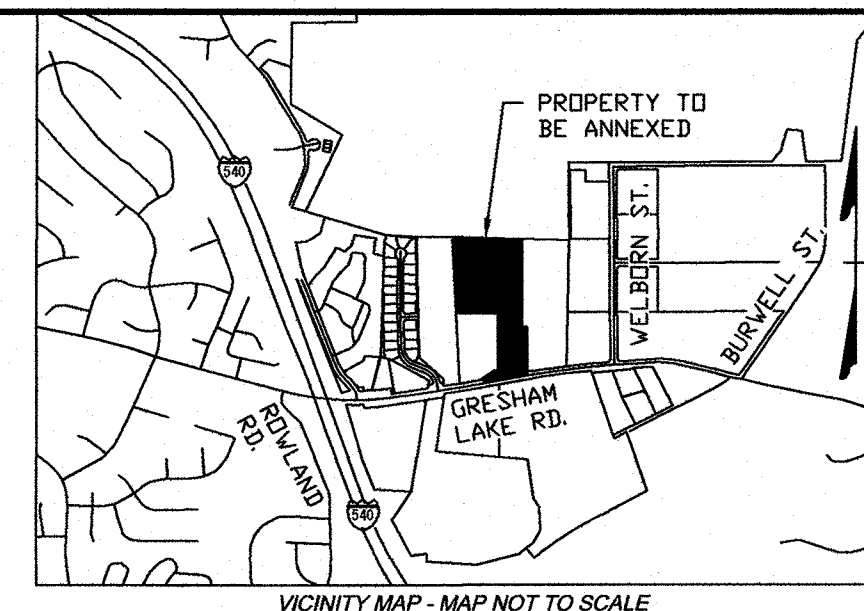
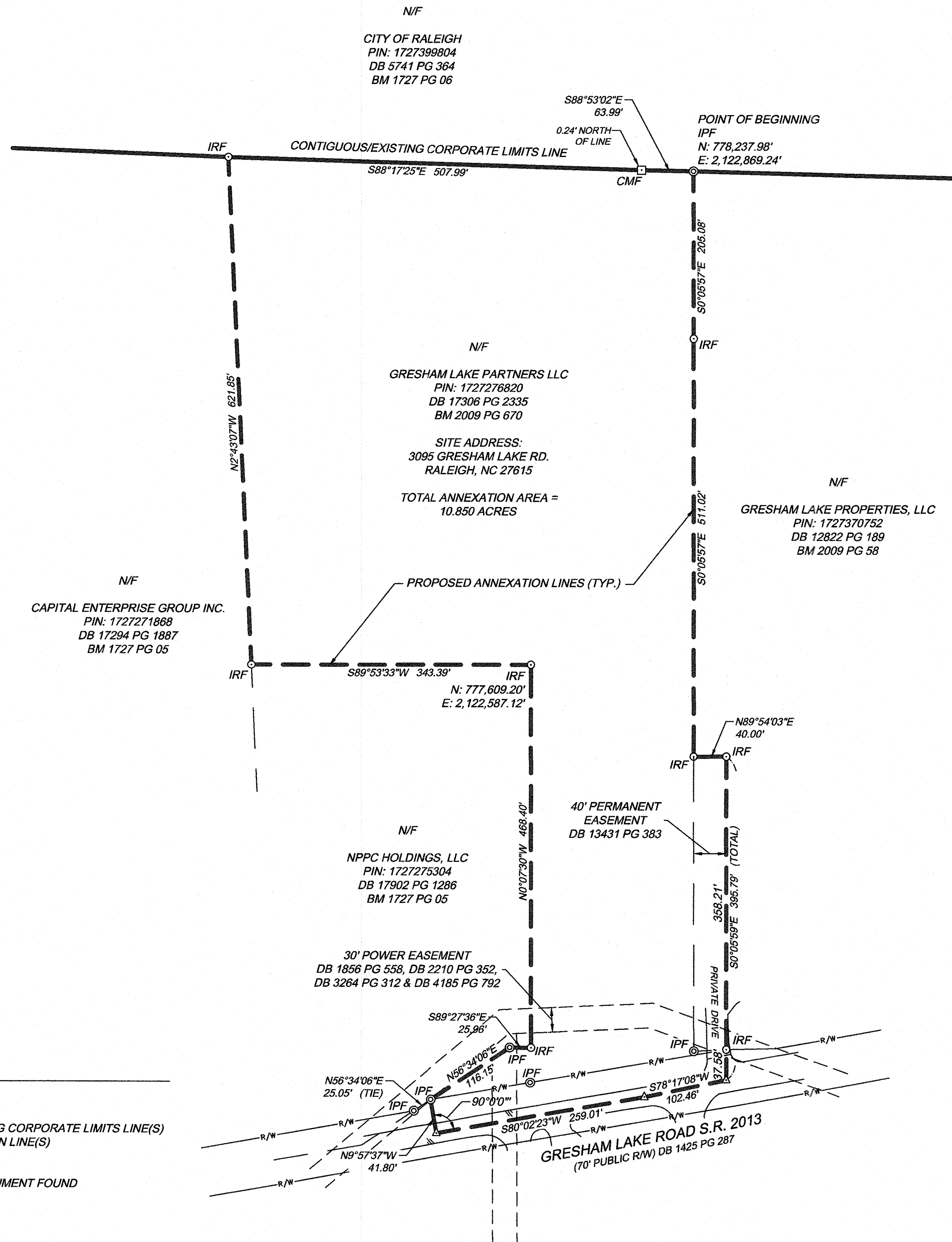
If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, 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.

The City	
By _____	Attest _____
Marchell Adams-David, City Manager	Gail G. Smith, City Clerk

North Carolina	Wake
<p>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.</p>	
Notary Public	Seal
<p>Witness my hand and official seal this the _____ day</p> <p>of _____ in the year _____.</p> <p>Notary Public _____</p> <p>My commission expires _____</p>	

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

Y:\90247392-Gresham_Lake\DWG\Sheet47392-V-PANINX.dwg | Plotted on 6/29/2021 9:45 AM | by Martin Webb



SURVEY NOTES:

1. ANNEXATION SURVEY FOR LDG DEVELOPMENT.
2. THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 3720172700J, PANEL 1727 WITH EFFECTIVE DATE OF MAY 02, 2006.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS. ALL DISTANCES ARE GROUND DISTANCES.
4. NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.
5. AREA COMPUTATION IS BY THE COORDINATE METHOD.
6. THIS SURVEY WAS COMPLETED USING CURRENT RECORD DOCUMENTS AND METRO TITLE COMPANY TITLE COMMITMENT NUMBER MET2021-00600.

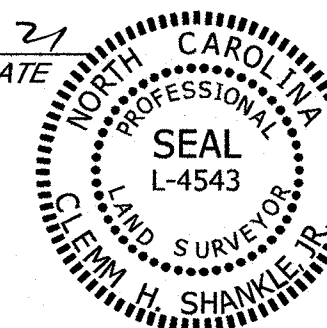
SURVEYOR CERTIFICATION

I, CLEMM H. SHANKLE, JR., PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR OTHER REFERENCE SOURCES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAW FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1: 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: NCVRS
- (4) DATE OF SURVEY: 3/31/2021
- (5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99993377
- (9) UNITS: US SURVEY FEET

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.

CLEMM H. SHANKLE, JR., PLS L-4543 DATE 6-29-21



CORPORATE LIMIT
ANNEXATION MAP
OWNER: GRESHAM LAKE PARTNERS LLC
DB 17306 PG 2335
3095 GRESHAM LAKE RD
RALEIGH, NORTH CAROLINA

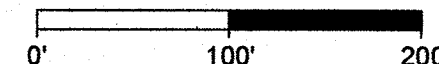
LEGEND

- LINE NOT SURVEYED
- EDGE OF PAVEMENT
- CONTIGUOUS / EXISTING CORPORATE LIMITS LINE(S)
- - - PROPOSED ANNEXATION LINE(S)
- ⊙ IPF - IRON PIPE FOUND
- ⊙ IRF - IRON ROD FOUND
- CMF - CONCRETE MONUMENT FOUND
- △ CP - COMPUTED POINT

ABBREVIATIONS

- DB - DEED BOOK
- BM - BOOK OF MAPS
- PG - PAGE
- SF - SQUARE FEET
- AC - ACRE(S)
- R/W - RIGHT-OF-WAY
- NTS - NOT TO SCALE

SCALE 1" = 100'



REVISIONS:	NEUSE TOWNSHIP	WAKE COUNTY, NC
	DATE: 06/07/2021	SCALE: 1" = 100'
	SHEET 1 OF 1	J.N.: 47392
	DRAWN BY: MWW	CHECK BY: CHS
	FIELD EDIT BY: AY on 03/31/2021	
	MAP CHECKED BY: GC on 06/04/2021	

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 TRINITY ROAD, SUITE 102 | RALEIGH, NC 27607
TEL 919.866.4951 FAX 919.855.5663 WWW.TIMMONS.COM
NORTH CAROLINA LICENSE NUMBER C-1652

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology



ANNEXATION OF 10.850 ACRES
PROPERTY OF GRESHAM LAKE PARTNERS LLC (DB 17306 PG 2335)
3095 GRESHAM LAKE ROAD, RALEIGH, NC 27615

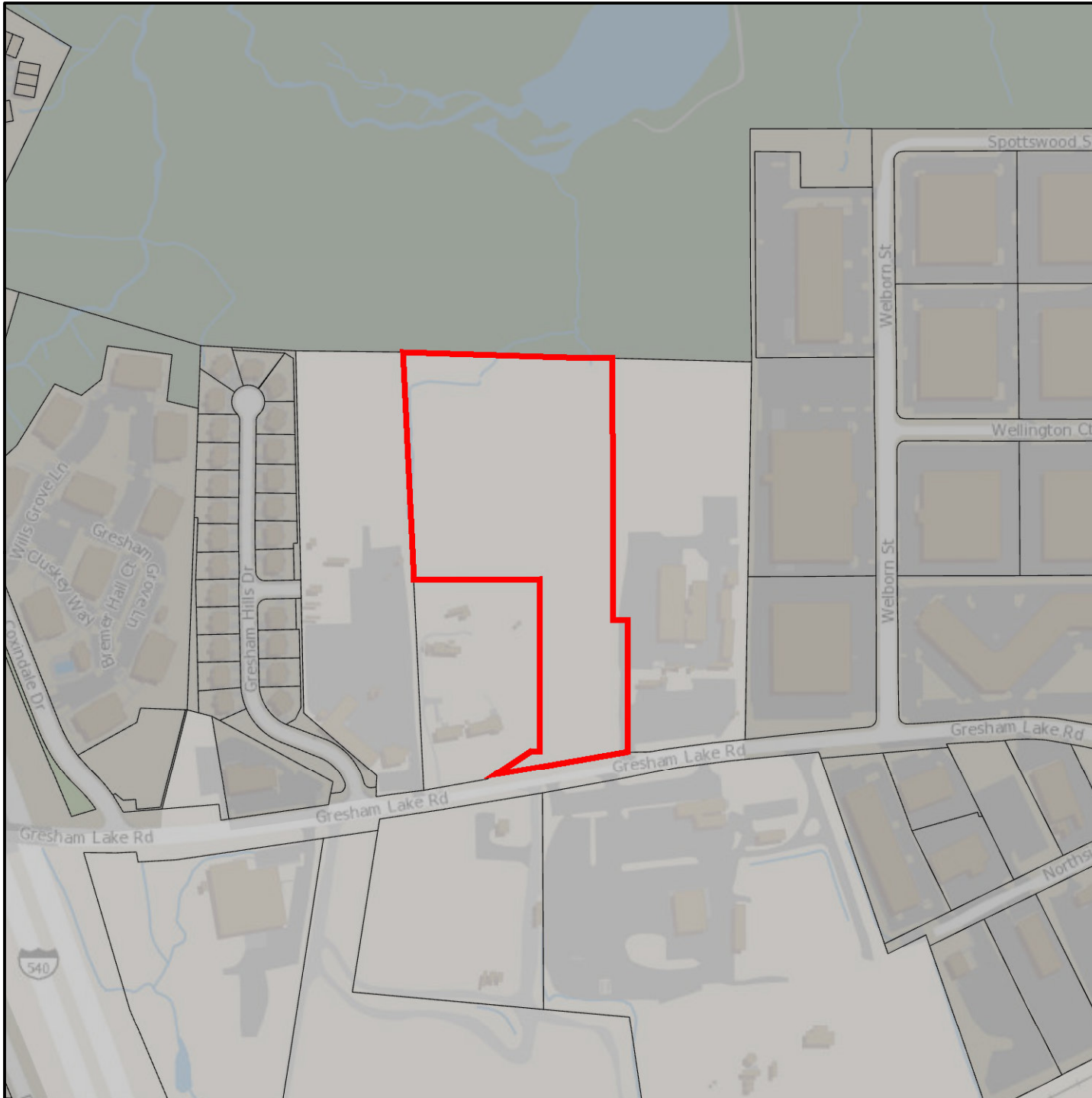
BEGINNING at an Iron Pipe, being the northeastern property corner of Gresham Lake Partners LLC (DB 17306 PG 2335) having North Carolina State Plane Coordinates of N: 778,237.98' E: 2,122,869.24'; thence South 0°05'57" East, 205.08 feet to an Iron Rod; thence South 0°05'57" East, 511.02 feet to an Iron Rod; thence North 89°54'03" East, 40.00 feet to an Iron Rod; thence South 0°05'59" East, 395.79 feet to a point in the center of Gresham Lake Road (S.R. 2013); thence along and with the center of Gresham Lake Road (S.R. 2013) the following courses and distances:
South 78°17'08" West, 102.46 feet to a point; thence South 80°02'23" West, 259.01 feet to a point; thence North 09°57'37" West, 41.80 feet to an Iron Pipe;
thence North 56°34'06" East, 116.15 feet to an Iron Pipe; thence South 89°27'36" East, 25.96 feet to an Iron Rod; thence North 0°07'30" West, 468.40 feet to an Iron Rod;
thence South 89°53'33" West, 343.39 feet to an Iron Rod; thence North 2°43'07" West, 621.85 feet to an Iron Rod; thence South 88°17'25" East, 507.99 feet to a Concrete Monument, located 0.24 feet North of line; thence South 88°53'02" East, 63.99 feet to the **POINT OF BEGINNING** containing 10.850 acres, more or less.

541o Trinity Rd. Suite 102 | Raleigh, NC 27607

TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology

www.timmons.com



Jurisdictions (Planning and City Limits)

PIN: 1727276820
 PIN Ext: 000
 Real Estate ID: 0052587
 Map Name: 1727 06
 Owner: GRESHAM LAKE PARTNERS LLC
 Mail Address 1: 1201 EDWARDS MILL RD STE 300
 Mail Address 2: RALEIGH NC 27607-3625
 Mail Address 3:
 Deed Book: 017306
 Deed Page: 02335
 Deed Acres: 10.51
 Deed Date: 11/30/2018
 Building Value: \$0
 Land Value: \$1,138,813
 Total Value: \$1,138,813
 Biling Class: Business
 Description: LO1 PROP ST WOOTEN CORP
 BM2009 -00670
 Heated Area:
 Street Name: GRESHAM LAKE RD
 Site Address: 3095 GRESHAM LAKE RD
 City:
 Planning Jurisdiction: RA
 Township: Neuse
 Year Built:
 Sale Price: \$140,000
 Sale Date: 1/31/1994
 Use Type:



0 215 430 860 ft
 1 inch = 400 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.*