

# 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: <u>Grove Point</u>		
Street Address: <u>5901 Jeffrey's School Road &amp; 5829 Creedmoor Rd</u> <small>v Grove + MBS</small>		
City of Raleigh Subdivision approval #: S- <u>0084-2022</u> or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): <u>0796492488</u> <u>0796493377</u>		
Acreage of Annexation Site: <u>1.6391</u>	Linear Feet of New Public Streets within Annexation Boundaries: <u>Water &amp; Sewer</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>17</u>		

Continue to page two >>

**RECEIVED**  
SEP 23 2024  
BY: metroglshbmadaw

**RECEIVED**  
SEP 23 2024  
BY: \_\_\_\_\_

Total Breakdown of Dwelling Units		
Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>17</u>
Complete only for Townhome Units:		
Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Complete only for Condo/Apartment units:		
Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath  Count Bedroom + Bath <u>17</u> <u>3</u> + <u>3</u> ____ + ____ ____ + ____
Building Square Footage of Non-Residential Space: <u>0</u>		
Specific proposed use (office, retail, warehouse, school, etc.): _____		
Projected market value at build-out (land and improvements): \$ <u>14,450,000</u>		
Applicant Contact Information		
Property Owner(s): <u>Jeffery's Grove Townhouses LLC</u>		
Primary Mailing Address: <u>2721 Townedge Ct. Raleigh, NC 27612</u>		
Phone: <u>919/422-8868</u>	Email: <u>steve@satlanticgroup.com</u>	
Project Contact information (if different than property owner)		
Contact(s): <u>Steve Simpson</u>		
Primary Mailing Address: <u>2721 Townedge Court, Raleigh, NC 27612</u>		
Phone: <u>919/422-8868</u>	Email: <u>steve@satlanticgroup.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> .		

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 19 day of Sept., 2024 by the owners of the property described in Section B.

Owner's Signature(s):

Signature \_\_\_\_\_ Date 9/19/24
Signature \_\_\_\_\_ Date \_\_\_\_\_
Signature \_\_\_\_\_ Date \_\_\_\_\_
Signature \_\_\_\_\_ Date \_\_\_\_\_

Corporate Seal

Print Owner Name(s) and Information:

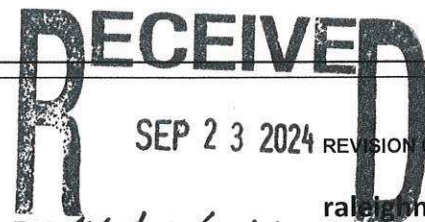
Name: Steve Simpson Phone: 919/422-8868
Address: 2721 Townedge Court, Raleigh, NC 27612

Name: \_\_\_\_\_ Phone: \_\_\_\_\_
Address: \_\_\_\_\_

Above signature(s) attested by Natalie O. Simpson

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: \_\_\_\_\_



SEP 23 2024 REVISION 04.17.24

raleighnc.gov

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 type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	<b>If a request for sewer only</b> , submit a copy of the contract for service with Raleigh Water	
<input 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 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 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 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 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 type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input 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 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 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 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</u> <b>MUST</b> be filled in!	
<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> .	

ANNEXATION DESCRIPTION

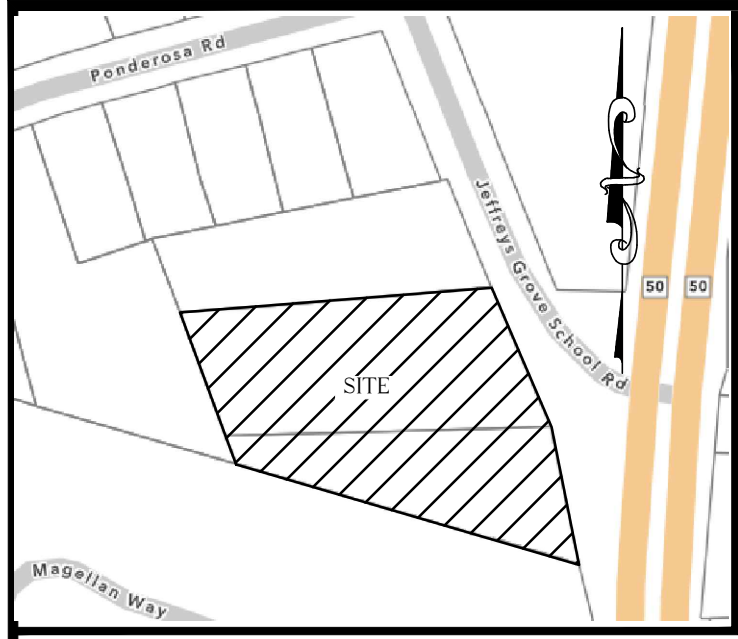
SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 1

BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID IRON BEING THE NORTHEAST CORNER OF PART OF LOT 1 AS DESCRIBED IN DB 8342, PAGE 2194 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=769,425.42' AND E=2,094,486.51' ; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY SOUTH 11° 51' 26" EAST FOR A DISTANCE OF 142.46 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 74° 01' 37" WEST FOR A DISTANCE OF 362.42 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 21° 56' 20" WEST FOR A DISTANCE OF 31.08 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88° 07' 12" EAST FOR A DISTANCE OF 330.95 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 27,661 S.F. OR 0.6350 AC.

LOT 2

BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID IRON BEING THE SOUTHEAST CORNER OF LOT AS SHOWN IN BOOK OF MAPS 1951, PAGE 15 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=769,425.42' AND E=2,094,486.51' ; THENCE FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY SOUTH 88° 07' 12" WEST FOR A DISTANCE OF 330.95 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 20° 46' 23" WEST FOR A DISTANCE OF 130.92 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 85° 04' 53" EAST FOR A DISTANCE OF 323.94 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF JEFFREY'S GROVE SCHOOL ROAD; THENCE SOUTH 21° 20' 49" EAST FOR A DISTANCE OF 149.59 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 43,738 S.F. OR 1.0041 AC.



VICINITY MAP  
NOT TO SCALE

CERTIFICATE OF SURVEY AND ACCURACY

I, JONATHAN R. CALLAHAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 19002, PAGE 712, PLAT RECORDED IN BOOK 1951, PAGE 15, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30, AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF September, A.D., 2024.

SURVEYOR  
L-4276  
LICENSE NUMBER



SURVEYOR CERTIFICATION

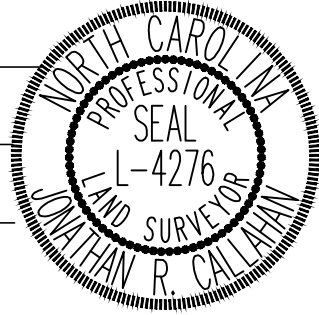
I, JONATHAN R. CALLAHAN, CERTIFY TO ONE OF THE FOLLOWING:

- 1. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- 2. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- 3. IS ONE OF THE FOLLOWING:
  - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  - THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  - THAT THE SURVEY IS A CONTROL SURVEY.
  - THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- 4. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- 5. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (1) THROUGH (4) ABOVE.

CERTIFICATE OF FLOODWAY INFORMATION

I, JONATHAN R. CALLAHAN, P.L.S., DO HEREBY CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA MAPS & INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FOR THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT THE PROPERTY  IS  IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS. PROPERTY IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER 3720079600K WITH AN EFFECTIVE DATE OF JULY 19, 2022.

SURVEYOR  
L-4276  
LICENSE NUMBER  
September 5, 2024  
DATE



I JONATHAN R. CALLAHAN, 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: H: 0.05 US SURVEY FEET
- (3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)
- (4) DATE OF SURVEY: 09-19-2019
- (5) VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83(2011) NC GRID EPOCH: 2010.00
- (6) PUBLISHED/FIXED CONTROL USE: NAME: RALEIGH DOT CORS ARP LAT: 35° 45' 49.50795 LONG: 78° 34' 44.39448 PID: DG4687 CORS ID: NCRD
- (7) GEOID MODEL: GEOID12B
- (8) COMBINED GRID FACTOR: 0.99990429
- (9) UNITS: US SURVEY FEET

NOTES:

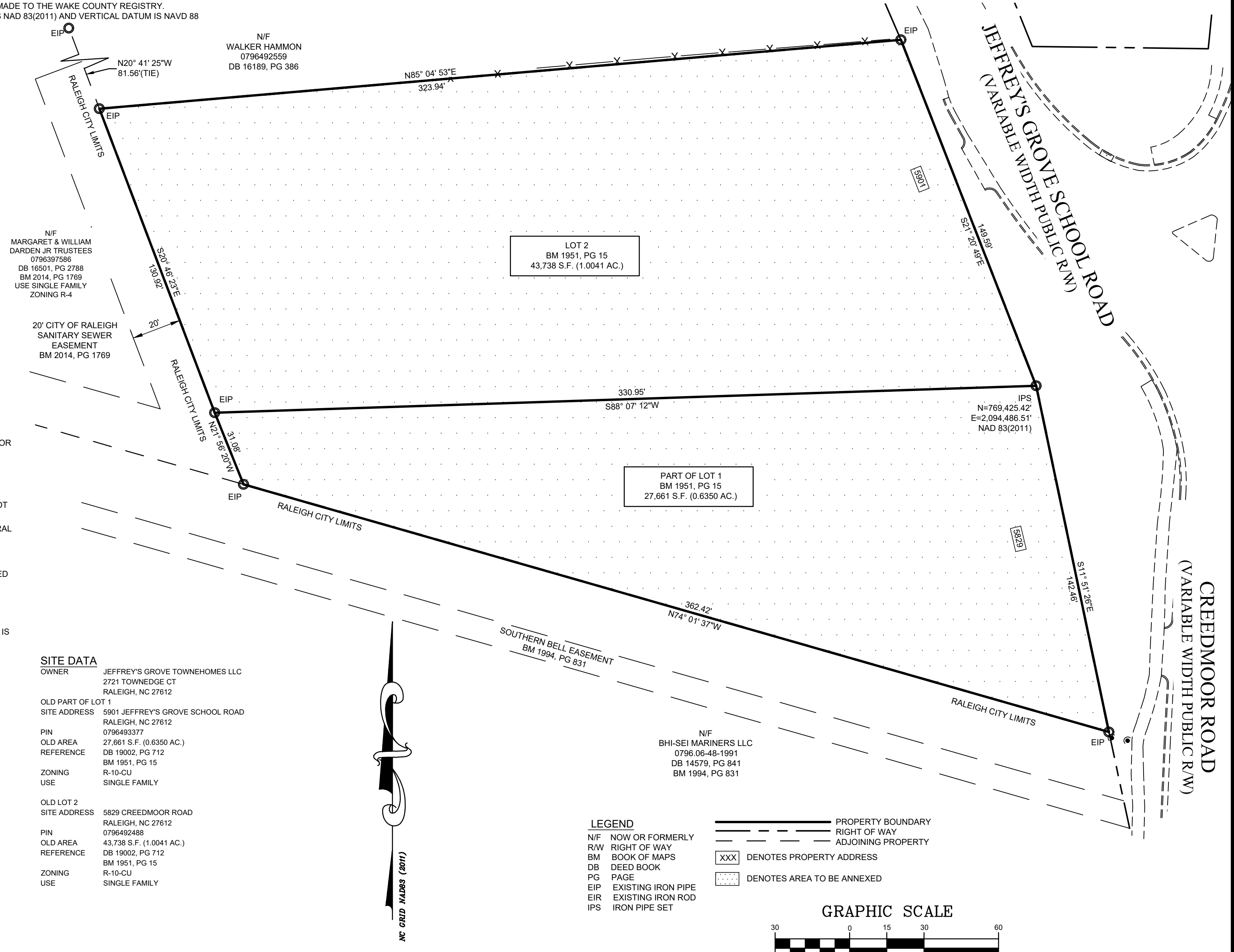
1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88

ANNEXATION DESCRIPTION

SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 1 BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID IRON BEING THE NORTHEAST CORNER OF PART OF LOT 1 AS DESCRIBED IN DB 8342, PAGE 2194 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=769,425.42' AND E=2,094,486.51'; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY SOUTH 11° 51' 26" EAST FOR A DISTANCE OF 142.46 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 74° 01' 37" WEST FOR A DISTANCE OF 362.42 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 21° 56' 20" WEST FOR A DISTANCE OF 31.08 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88° 07' 12" EAST FOR A DISTANCE OF 330.95 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 27.661 S.F. OR 0.6350 AC.

LOT 2 BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID IRON BEING THE SOUTHEAST CORNER OF LOT AS SHOWN IN BOOK OF MAPS 1951, PAGE 15 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=769,425.42' AND E=2,094,486.51'; THENCE FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY SOUTH 88° 07' 12" WEST FOR A DISTANCE OF 330.95 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 20° 46' 23" WEST FOR A DISTANCE OF 130.92 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 85° 04' 53" EAST FOR A DISTANCE OF 323.94 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF JEFFREY'S GROVE SCHOOL ROAD; THENCE SOUTH 21° 20' 49" EAST FOR A DISTANCE OF 149.59 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF CREEDMOOR ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 43,738 S.F. OR 1.0041 AC.



SITE DATA

OWNER JEFFREY'S GROVE TOWNHOMES LLC  
2721 TOWNEDGE CT  
RALEIGH, NC 27612

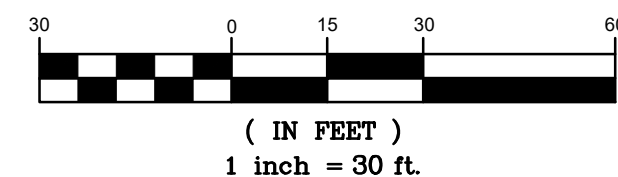
OLD PART OF LOT 1  
SITE ADDRESS 5901 JEFFREY'S GROVE SCHOOL ROAD  
RALEIGH, NC 27612  
PIN 0796493377  
OLD AREA 27,661 S.F. (0.6350 AC.)  
REFERENCE DB 19002, PG 712  
BM 1951, PG 15  
ZONING R-10-CU  
USE SINGLE FAMILY

OLD LOT 2  
SITE ADDRESS 5829 CREEDMOOR ROAD  
RALEIGH, NC 27612  
PIN 0796492488  
OLD AREA 43,738 S.F. (1.0041 AC.)  
REFERENCE DB 19002, PG 712  
BM 1951, PG 15  
ZONING R-10-CU  
USE SINGLE FAMILY

LEGEND

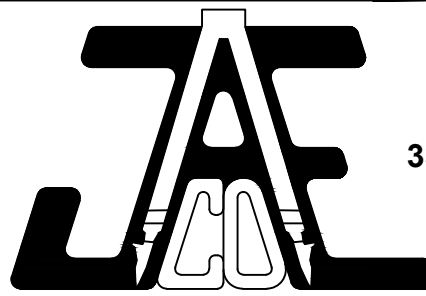
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- IPS IRON PIPE SET
- PROPERTY BOUNDARY
- RIGHT OF WAY
- ADJOINING PROPERTY
- XXX DENOTES PROPERTY ADDRESS
- DENOTES AREA TO BE ANNEXED

GRAPHIC SCALE



RECORDED IN BOOK OF MAPS 2024, PAGE \_\_\_\_\_ WAKE COUNTY REGISTRY

DATE	REVISION	BY



**JAECO**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

SCALE: 1" = 30'	DATE: 9/9/24
FLD. BK. & PAGE	DRAWN BY: ZCS
FILE NO.	CHECKED BY: JAE, JR.

SURVEY OF:		
5829 CREEDMOOR ROAD & 5901 JEFFREY'S GROVE SCHOOL ROAD		
RALEIGH	WAKE COUNTY	NORTH CAROLINA
ANNEXATION PLAT		

SHEET	1
OF	1