

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
<p>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.</p>

Section B Summary Information / Metes and Bounds Descriptions		
Development Project Name: Mid Pines Townhomes		
Street Address: 2523 Mid Pines Road		
City of Raleigh Subdivision approval #: S- _____ - _____ or SUB-0047-2023	Building Permit #: _____ or	Group Housing #: GH- _____ - _____
Wake County (PINs) Property Identification Number(s): 0792050145		
Acreage of Annexation Site: 13.09	Linear Feet of New Public Streets within Annexation Boundaries: 1,726 Linear Feet	
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: 57		

Continue to page two >>



Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>57</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 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: 0			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>23,000,000</u>			
Applicant Contact Information			
Property Owner(s): Islamic Association of Raleigh			
Primary Mailing Address: 3020 Ligon Street Raleigh, NC 27607			
Phone: _____	Email: <u>Achaudhrymd@gmail.com</u>		
Project Contact information (if different than property owner)			
Contact(s): Isabel Worthy Mattox			
Primary Mailing Address: 3700 Glenwood Avenue, Suite 500 Raleigh, NC 27612			
Phone: <u>919-828-7171</u>	Email: <u>imattox@nichollscrampton.com</u>		
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 .			

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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:

<input type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input checked="" 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 / ^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 _____.

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 13 day of September, 2024 by the owners of the property described in Section B.

<p>Owner's Signature(s): <u>AG Chaudhry</u> Signature <u>Islamic Association of Raleigh, a North Carolina non-profit Corporation</u> Date _____</p> <p>Signature By: <u>ABDUL G. CHAUDHRY</u> Date <u>09-13-2024</u> Print Name: _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p>Corporate Seal</p>
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Print Owner Name(s) and Information:

Name: Islamic Association of Raleigh Phone: _____
 Address: 3020 Ligon Street Raleigh, NC 27607

Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by [Signature] 9/13/24

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 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 type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input 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 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 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 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 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 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"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING ON THE SOUTHERN RIGHT-OF-WAY OF MID PINES ROAD (N.C.S.R#1372), SAID EXISTING IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 725663.98' E(x): 2089591.31'; THENCE ALONG MID PINES RIGHT-OF-WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 300.97', WITH A RADIUS OF 745.69', WITH A CHORD BEARING OF N 24°16'21"E, WITH A CHORD LENGTH OF 298.93'; TO A POINT; THENCE N 12°42'36"E A DISTANCE OF 68.45' TO A NEW IRON PIPE; THENCE LEAVING MID PINES RIGHT-OF-WAY S 00°24'39"E A DISTANCE OF 27.45' TO AN EXISTING IRON BAR; THENCE S 00°24'39"E A DISTANCE OF 110.33' TO A NEW IRON PIPE; THENCE S 41°14'04"E A DISTANCE OF 118.60' TO A NEW IRON PIPE; THENCE S 30°46'14"E A DISTANCE OF 166.94' TO A NEW IRON PIPE; THENCE S 48°28'49"E A DISTANCE OF 145.27' TO A NEW IRON PIPE; THENCE S 65°58'54"E A DISTANCE OF 79.79' TO A NEW IRON PIPE; THENCE S 27°24'59"E A DISTANCE OF 87.97' TO A NEW IRON PIPE; THENCE S 53°22'34"E A DISTANCE OF 76.17' TO A NEW IRON PIPE; THENCE S 42°58'33"E A DISTANCE OF 93.16' TO A NEW IRON PIPE; THENCE N 79°50'05"E A DISTANCE OF 70.04' TO A POINT; THENCE S 48°44'53"E A DISTANCE OF 90.57' TO A NEW IRON PIPE; THENCE S 54°30'09"E A DISTANCE OF 91.87' TO A NEW IRON PIPE; THENCE S 20°02'18"E A DISTANCE OF 66.86' TO A NEW IRON PIPE; THENCE S 03°53'09"E A DISTANCE OF 65.88' TO A NEW IRON PIPE; THENCE S 50°02'38"E A DISTANCE OF 103.87' TO A NEW IRON PIPE; THENCE S 54°43'40"E A DISTANCE OF 85.87' TO A NEW IRON PIPE; THENCE S 21°20'04"E A DISTANCE OF 158.44' TO A NEW IRON PIPE; THENCE S 83°01'13"W A DISTANCE OF 960.23' TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT WITH NC GRID NAD 83/2011 COORDINATE N(y): 724702.62' E(x): 2089734.10'; THENCE N 00°11'01"W A DISTANCE OF 188.22' TO AN EXISTING CONCRETE MONUMENT; THENCE N 00°11'01"W A DISTANCE OF 204.43' TO AN EXISTING IRON PIPE; THENCE S 63°30'29"E A DISTANCE OF 25.13' TO AN EXISTING IRON PIPE; THENCE N 64°10'59"E A DISTANCE OF 76.22' TO AN EXISTING IRON PIPE; THENCE N 45°04'50"E A DISTANCE OF 47.85' TO A NEW IRON PIPE; THENCE N 23°02'17"E A DISTANCE OF 110.15' TO A NEW IRON PIPE; THENCE N 14°20'11"W A DISTANCE OF 94.50' TO AN EXISTING IRON PIPE; THENCE N 43°11'23"W A DISTANCE OF 65.81' TO A NEW IRON PIPE; THENCE S 81°20'09"W A DISTANCE OF 49.00' TO AN EXISTING IRON PIPE; THENCE N 71°06'17"W A DISTANCE OF 33.84' TO AN EXISTING IRON PIPE; THENCE N 00°09'48"W A DISTANCE OF 48.47' TO A NEW IRON PIPE; THENCE N 36°07'17"W A DISTANCE OF 272.37' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 570,238 SQUARE FEET, 13.091 ACRES.



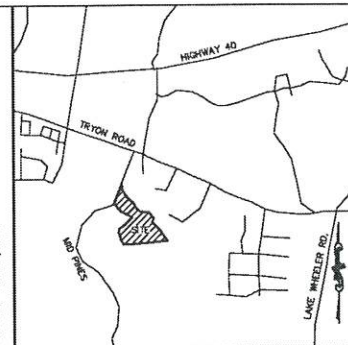
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 17TH DAY OF SEPTEMBER A.D. 2024.

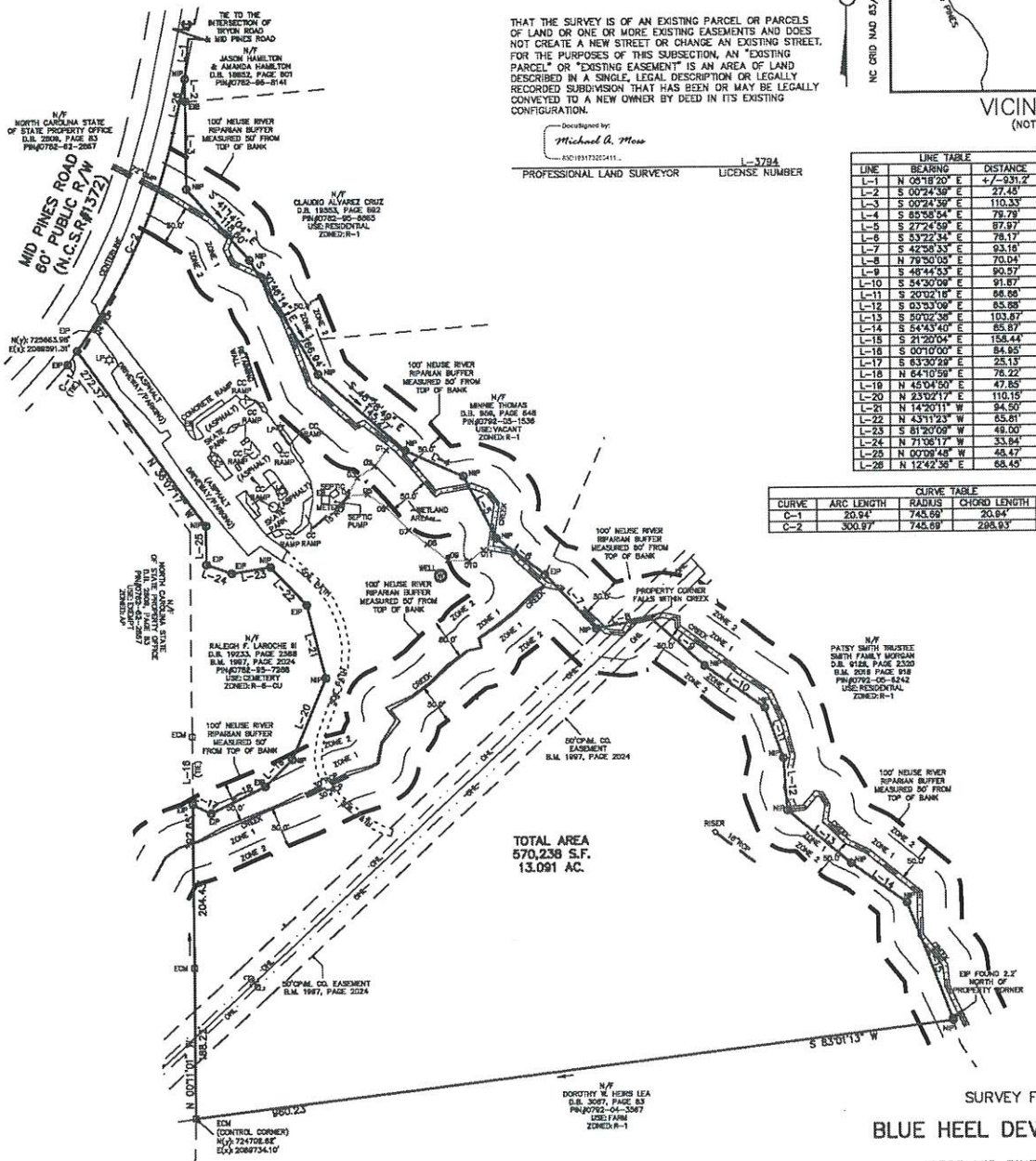
Deed signed by:
Michael A. Moss
 L-3794
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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.

Deed signed by:
Michael A. Moss
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 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



VICINITY MAP
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L-1	N 09°18'20" E	47.931.2
L-2	S 00°24'59" E	27.45
L-3	S 00°24'59" E	110.33
L-4	S 85°58'54" E	78.79
L-5	S 27°24'59" E	87.97
L-6	S 33°22'54" E	78.17
L-7	S 42°58'53" E	83.16
L-8	N 79°50'05" E	70.04
L-9	S 48°44'53" E	80.57
L-10	S 54°30'04" E	91.87
L-11	S 20°32'17" E	68.99
L-12	S 03°33'09" E	85.99
L-13	S 50°02'36" E	103.87
L-14	S 54°43'40" E	85.87
L-15	S 21°20'04" E	158.44
L-16	S 00°10'00" E	84.95
L-17	S 63°30'29" E	25.13
L-18	N 64°10'59" E	78.22
L-19	N 45°04'50" E	47.85
L-20	N 23°02'17" E	110.15
L-21	N 14°20'11" W	94.50
L-22	N 43°11'23" W	65.81
L-23	S 81°20'09" W	49.30
L-24	N 71°06'17" W	33.94
L-25	N 00°09'48" W	48.47
L-26	N 12°42'36" E	88.45

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	20.94'	745.69'	20.84'	N 38°38'22" E
C-2	300.97'	745.69'	288.93'	N 24°16'21" E

- LEGEND:**
- EP - EXISTING IRON PIPE
 - ES - EXISTING IRON BAR
 - BP - BENT IRON PIPE
 - BB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PLY NAIL
 - SPK - SET PLY NAIL
 - NP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PIP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - CC - CONCRETE
 - CB - CATCH BASIN
 - MB - MANHOLE
 - PH - FIRE HYDRANT
 - R/W - RETAINING WALL
 - MB - MAILBOX

TOTAL AREA
 570,238 S.F.
 13.091 AC.

**SURVEY FOR
 BLUE HEEL DEVELOPMENT**

2523 MID PINES ROAD
 OWNER: ISLAMIC ASSOCIATION OF RALEIGH
 REF: D.B 15810 PAGE 377
 REF: B.M 1997 PAGE 2024
 SWIFT CREEK TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA



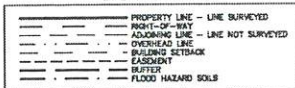
SCALE 1"=100'

JUNE 7, 2023
 REVISED SEPTEMBER 17, 2024
 ZONED R-6-CU (SWPOD)
 PIN #0792-05-0145

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCDS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

LINE TYPE LEGEND



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