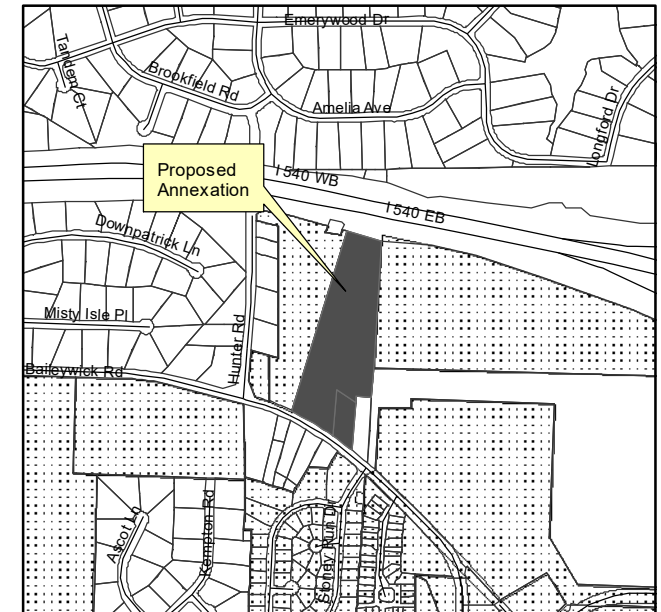







1 inch = 417 feet

**9304 & 9316 BAILEYWICK RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE TBD**



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 1,250 feet



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District A

Annexation Case File# AX-26-2021

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:

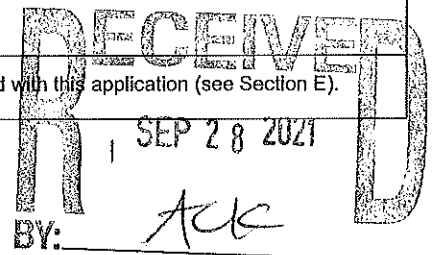
<input checked="" type="checkbox"/>	<u>Written</u> metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	<u>Electronic Word document of the written metes and bounds</u> must be e-mailed to: JP.Mansolf@raleighnc.gov	
<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 checked="" type="checkbox"/> N/A	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, 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 checked="" type="checkbox"/> N/A	Corporate Seal for property owned by a corporation.
<input checked="" 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
Magellan Charter School

Street Address
9316 and 9304 Baileywick Road

City of Raleigh Subdivision approval #
(S- n/a -) or

Building Permit Transaction #
n/a or

Group Housing #
(GH- n/a -)

Wake County Property Identification Number(s) list below

P.I.N.
a portion of 1708 06 5666 (exclude property north of 540)

P.I.N.
1708 06 5017

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site
11.65± acres

Linear Feet of Public Streets within Annexation Boundaries
0

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

Number of proposed dwelling units
None

Type of Units:

Single Family _____

Townhouse _____

Condo _____

Apartment _____

Building Square Footage of Non-Residential Space
currently unknown

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

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

Person to contact if there are questions about the petition

Name
Beth Trahos, Nelson Mullins

Address
4140 Parklake Avenue, Suite 200, Raleigh, NC 27612

Phone
919.329.3884

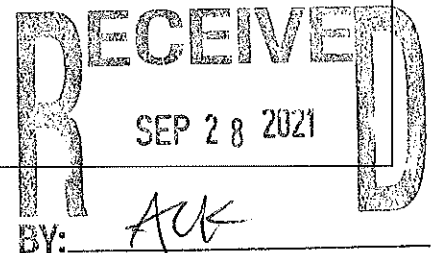
Fax #

Email
beth.trahos@nelsonmullins.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

Please see attached Exhibit A.



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 21 day of September, 20 21 by the owners of the property described in Section C.

Owner's Signature(s) Magellan Education Foundation, Inc.

Signature [Signature] Date 9/21/21

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

[Signature]

Print owner name(s) and information

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Above signature(s) attested by

[Signature]

BY:

ACK

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

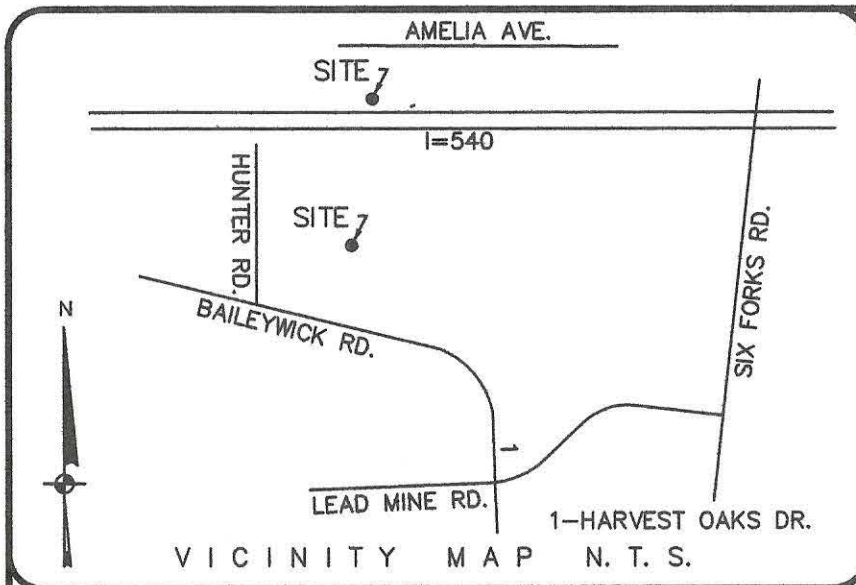
If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits,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

State of North Carolina	County of Wake	Agreement
<p>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");</p>		
W I T N E S S E T H		
<p>WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p> <p>WHEREAS, The Owner has initiated a development project at _____,</p> <p>City file _____, and said development contains sewer connections with the utility system of the City; and</p> <p>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 10-6081(c).</p> <p>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:</p> <ol style="list-style-type: none"> 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 10-6081 (c). 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 race, color, creed, national origin, gender, age, handicap, or sexual orientation 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 the City of Raleigh Ordinance 1969-889, 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. 		
<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>		
<p>Owner By _____ Attest _____</p>		

The City By _____ <div style="text-align: center;">Marchell Adams-David, City Manager</div>	Attest _____ <div style="text-align: center;">Gail G. Smith, City Clerk</div>
--	--

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>	
<div style="display: flex; justify-content: space-between;"> Notary Public Seal </div>	
Witness my hand and official seal this the _____ day of _____ in the year _____. Notary Public _____ My commission expires _____	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>

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



- LEGEND**
- LINES SURVEYED
 - LINES NOT SURVEYED
 - E.I.P. --- EXISTING IRON PIPE
 - I.P.S. --- IRON PIPE SET
 - C.M.S. --- CONCRETE MONUMENT SET
 - E.C.M. --- EXISTING CONCRETE MONUMENT
 - P.K. --- P.K. NAIL SET
 - E.P.K. --- EXISTING P.K. NAIL
 - R/W --- RIGHT OF WAY
 - D.B. --- DEED BOOK
 - P.P. --- POWER POLE
 - O.H.W. --- OVER HEAD WIRE
 - R.R.S. --- RAILROAD SPIKE (1234)
 - ADDRESSES
 - F.H. --- FIRE HYDRANT
 - M.H. --- MANHOLE
 - S.M.H. --- STORM MANHOLE
 - W.V. --- WATER VALVE
 - L --- LAMP
 - T.M.H. --- TELEPHONE MANHOLE
 - C.I. --- CURB INLET
 - F.O.V. --- FIBER OPTICS VAULT
 - W.M. --- WATER METER
 - B.F.P. --- BACKFLOW PREVENTER
 - C.O. --- CLEAN OUT
 - ⊙ --- PARKING SPACES IN BAY
 - ⊙ --- CONTROLLED ACCESS

- 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 a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.
- d. This survey is of another category, such as the recombination of 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 a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

This parcel is located in the WAKE CO. Planning jurisdiction.

NORTH CAROLINA
WAKE COUNTY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 12228, page 2403 etc.) (other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, page REF.; that the ratio of position or positional accuracy as calculated is 1:10,000+; that this plat was prepared in accordance with NCGS 47-30 amended. Witness my original signature, registration number and seal this 25th day of June, A.D. 2020

SURVEYOR'S CERTIFICATION
This survey is made for the benefit of:

MAGELLAN EDUCATION FOUNDATION, INC., a North Carolina non-profit corporation;
FIRST BANK, its successors and/or assigns as their interests may appear;
METEO TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standard Detail Requirements for 2016 ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on June 9, 2020

Date of Plat or Map: June 10, 2020
Revised: June 25, 2020

Barry L. Scott
Professional Land Surveyor
Registration No. L-3156



LEGAL DESCRIPTION

Parcel I:
Wake County PIN: 1708065666
Address: 9316 Baileywick Road, Raleigh, NC 27615

Tract 1:
BEGINNING at a Control Corner located South 71°11'58" East 325.16 feet from a nail in the centerline intersection of S.R. 1830 and Hunter Road, thence North 22°01'28" East 1225.84 feet to an existing iron pipe; thence South 70°00'00" East 238.55 feet; South 09°00'59" West 1017.20 feet to an existing iron pipe; thence North 80°41'45" West 99.62 feet to an existing iron pipe; thence South 09°11'59" West 40.43 feet to an existing iron pipe; thence North 49°51'53" West 161.12 feet to an existing iron pipe; thence South 09°20'18" West 314.00 feet to a new iron pipe; thence North 51°25'48" West 36.79 feet; thence North North 51°06'41" West 53.59 feet; thence North 52°23'03" West 52.69 feet; thence North 54°02'57" West 55.32 feet; thence North 56°17'59" West 55.49 feet; thence 56°54'29" West 50.57 feet to a Control Corner, the point and place of Beginning, containing 9.765 acres more or less.

Tract 2:
From a Control Corner located South 71°11'58" East 325.16 feet from a nail in the centerline intersection of S.R. 1830 and Hunter Road, thence North 22°01'28" East 1225.84 feet to an existing iron pipe; thence North 22°01'28" East 355.69 across I-540 to the point and place of BEGINNING; thence North 22°01'28" East 67.40 feet to an existing iron pipe; thence South 85°32'49" East 139.39 feet to an existing iron pipe; thence South 09°00'59" West 92.06 feet; thence North 75°18'49" West 154.87 feet to the point and place of Beginning, containing .266 acres, more or less.

Parcel II:
Wake County PIN: 1708065017
Address: 9304 Baileywick Road, Raleigh, NC 27615
Beginning in the North right of way line of S.R. 1830, .63 miles West of its intersection with S.R. 1005, thence North 49°51' West 161.50 feet with the right of way line of S.R. 1830 to a point; thence North 09°17' East 314.23 feet to a point; thence South 49°51' East 161.50' to the line of property now or formerly owned by Leonie Harris; thence with the Harris line, South 09°17' West 314.23 feet to the point and place of Beginning, containing 1.00 acre, also shown on a map recorded in Book of Maps 1980, Page 479 Wake County Registry.

Parcel III:
NOT THE FOCUS OF THIS 'SURVEY'

NUMBER	BEARING	DIST.
L-1	N 89°52'53" W	30.09'
L-2	S 21°59'43" W	31.88'
L-3	S 09°11'59" W	40.43'
L-4	N 51°25'48" W	36.79'
L-5	N 51°06'41" W	53.59'
L-6	N 52°23'03" W	52.69'
L-7	N 54°02'57" W	55.32'
L-8	N 56°17'59" W	55.49'
L-9	N 56°54'29" W	50.57'
L-10	N 22°01'28" E	67.40'
L-11	S 09°00'59" W	92.06'

MAGELLAN EDUCATION
FOUNDATION INC
DB 11813, PG. 1475
BM 2006, PG. 1834

- 1-POWER POLE
- 2-CATV VAULT
- 3-FIBER OPTICS VAULT
- 4-MANHOLE
- 5-STORM MANHOLE
- 6-FIRE HYDRANT

NAIL IN THE
CENTERLINE
INTERSECTION
OF S.R. 1830
AND HUNTER
ROAD

N=786,129.40'
E=2,100,169.28'
(NAD83/2011)

BAILEYWICK ROAD
S.R. 1830
60' PUBLIC R/W

100' CAROLINA POWER &
LIGHT COMPANY
RIGHT OF WAY

M. A. READ
DB 11293, PG. 357
BM 1978, PG. 463

M. L. UNTI
DB 14694, PG. 1737

N.C.D.O.T.
DB 7586, PG. 249

TRACT 2
11572 S.F.
0.27 AC.

FOUNDATION OF
RALEIGH INC.
DB 13061 PG. 298
BM 2004 PG. 740

VARIABLE WIDTH PUBLIC R/W

NCDOT CONC. MON.

S 70°00'00" E
238.55'

S 09°00'59" W
92.06'

100' CAROLINA POWER &
LIGHT COMPANY
RIGHT OF WAY

PARCEL I
TRACT 1
425354 S.F.
9.76 AC.

GUT 2012
IRREVOCABLE TRUST
DB 15075, PG. 1062

DUKE ENERGY
PROGRESS, INC.
DB 2180, PG. 77

H. L. HARRIS, JR.
M. H. HOOKER
DB 1068 PG. 465

S 85°32'49" E
139.39'

S 09°11'59" W
40.43'

S 71°11'58" E
325.16'

S 09°20'18" W
161.12'

S 80°41'45" W
99.62'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

S 09°11'59" W
40.43'

NOTES:

- 1) Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 3720170800J, with a date of identification of 5/2/2006, for Community Panel No. 1708 in Wake County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 2) Parcel I, Tract 1 has direct physical access to Baileywick Road, a 60' Public R/W
Parcel I, Tract 2 has no direct physical access to a Public R/W
Parcel II has direct physical access to Baileywick Road, a 60' Public R/W
- 3) The total number of striped parking spaces located on the subject property is 0 including 0 designated as handicapped spaces.
- 4) The property described hereon is the same as the property described in Commitment No. MET2020-01256 with a effective date of May 7, 2020 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property
- 5) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of North Carolina,
- 7) There is no evidence of recent street or sidewalk construction or repair. Site is not being used as a solid waste dump, sump or sanitary landfill. There are no delineated wet lands on the property. There is no evidence of recent earth moving, building construction, or building additions observed in the process of conducting the fieldwork

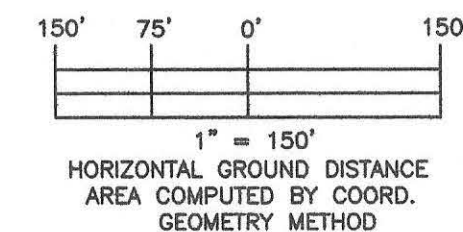
NO NCGS CONTROL
WITHIN 2000'

METRO TITLE COMPANY
COMMITMENT NUMBER: MET2020-01256
EXCEPTIONS:

- 1) Any defect, lien, encumbrance, adverse claim, or other matters that appear for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (no matters supplied to surveyor)
- 2) Not a matter of survey
- 3) Easements, setback lines and any other matters shown on plat recorded in Plat Book 1980, Page 479 of the Wake County Registry. (Parcel II)(all matters shown on 'Survey')
- 4) Does not effect property-Parcel III
- 5) Easement(s) in favor of Carolina Power and Light Company as recorded in Book 2116, Page 34 and Book 2292, Page 639, of the Wake County Registry. (Parcel I & Parcel II)(100' Right of Way can not be plotted from deeds, surveyor not supplied with drawings RW-D-3033 or RW-A-4448)
- 6) Right of way Agreements in favor of State Highway Commission as recorded in Book 1580, Page 563 and Book 1977, Page 425 of the Wake County Registry. (Parcel I & Parcel II) (60' right of way on S.R. 1830-Baileywick Road-shown on the 'Survey')
- 7) Not a matter of survey
- 8) Condemnation Action by the Department of Transportation, filed in 97CVS0759, which includes a Memorandum of Action recorded in Book 7305, Page 375 and Consent Judgement recorded in Book 8190, Page 2422, Wake County Registry. (Parcel I)(I-540 right of way shown on 'Survey')
- 9) Title to that portion of the land lying within the bounds of Highway 540; and/or rights of the public and others entitled thereto in and to the use of that portion of the insured premises with in the bounds of street or roadway, if any. (Parcel I)(no titles provided to surveyor)
- 10) Rights of others, if any, in and to soil path. (Parcel I)(soil path shown on 'Survey')
- 11) Easement(s) in favor of Carolina Power & Light Company as recorded in Book 1939, Page 336, Wake County Registry. (Parcel I, Parcel II & Parcel III)(can not be plotted from deed)
- 12) Not a matter of survey-Parcel III
- 13) Controlled access to Interstate Highway 540. (Parcel III)(controlled access effects Parcel I-shown on 'Survey')
- 14) Not a matter of survey-Parcel III
- 15) Not a matter of survey-Parcel III
- 16) Not a matter of survey-Parcel III
- 17) Does not effect 'Property'-Parcel III
- 18) Does not effect 'Property'-Parcel III
- 19) Does not effect 'Property'-Parcel III
- 20) Does not effect 'Property'-Parcel III

PLAT REFERENCE

- BM 1978, PG. 463 W.C.R.
- BM 1979, PG. 446 W.C.R.
- BM 1980, PG. 479 W.C.R.
- BM 2004, PG. 740 W.C.R.
- BM 2006, PG. 1834 W.C.R.
- BM 2007, PG. 1507 W.C.R.
- HM0003, PG. 165 W.C.R.



B. L. SCOTT
LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12493
RALEIGH, NORTH CAROLINA 27605
TEL: 919/866-0664
JOB NO.: 20-06-03

MAGELLAN EDUCATION FOUNDATION, INC.
A NORTH CAROLINA NON-PROFIT CORPORATION

PIN(S): 1708065666 & 1708065017
STATE OF NORTH CAROLINA, U.S.A.

PARCEL ID: WAKE
COUNTY: WAKE

TAX MAP: BARTON'S CREEK
ZONED: R-40W
TOWNSHIP: BARTON'S CREEK

DATE: 06-10-20
FIELD BK: M707/7
SURVEYED BY: CP
REVISED
DATE: 06-25-20
DATE:

Parcel 1:

Wake County PIN: 1708065666

Address: 9216 Baileywick Road, Raleigh, NC 27615

Tract 1:

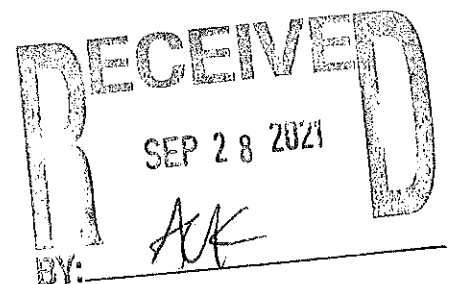
BEGINNING at a Control Corner located South 71°11'58" East 325.16 feet from a nail in the centerline intersection of S.R. 1830 and Hunter Road, thence North 22° 01' 28" East 1225.84 feet to an existing iron pipe; thence South 70° 00' 00" East 238.55 feet South 09° 00' 59" West 1017.20 feet to an existing iron pipe; thence North 80° 41' 45" West 99.62 feet to on existing Iron pipe; thence South 09° 11' 59" West 40.43 feet to on existing iron pipe; thence North 49° 51' 53" West 181.12 feet to an existing iron pipe; thence South 09° 20' 18" West 314.00 feet to a new Iron pipe; thence North 51° 25' 48" West 36.79 feet; thence North 51° 06' 41" West 53.59 feet thence North 52° 23' 03" West 52.69 feet thence North 54° 02' 57" West 55.32 feet thence North 56° 17' 59" West 55.49 feet; thence 56° 54' 29" West 50.57 feet to a Control Corner, the point and place of Beginning, containing 9.765 acres more or less as shown on that survey entitled "Property of Magellan Education Foundation, Inc." dated June 10, 2020 by B. L. Scott Land Surveying.

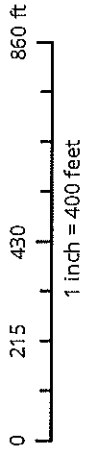
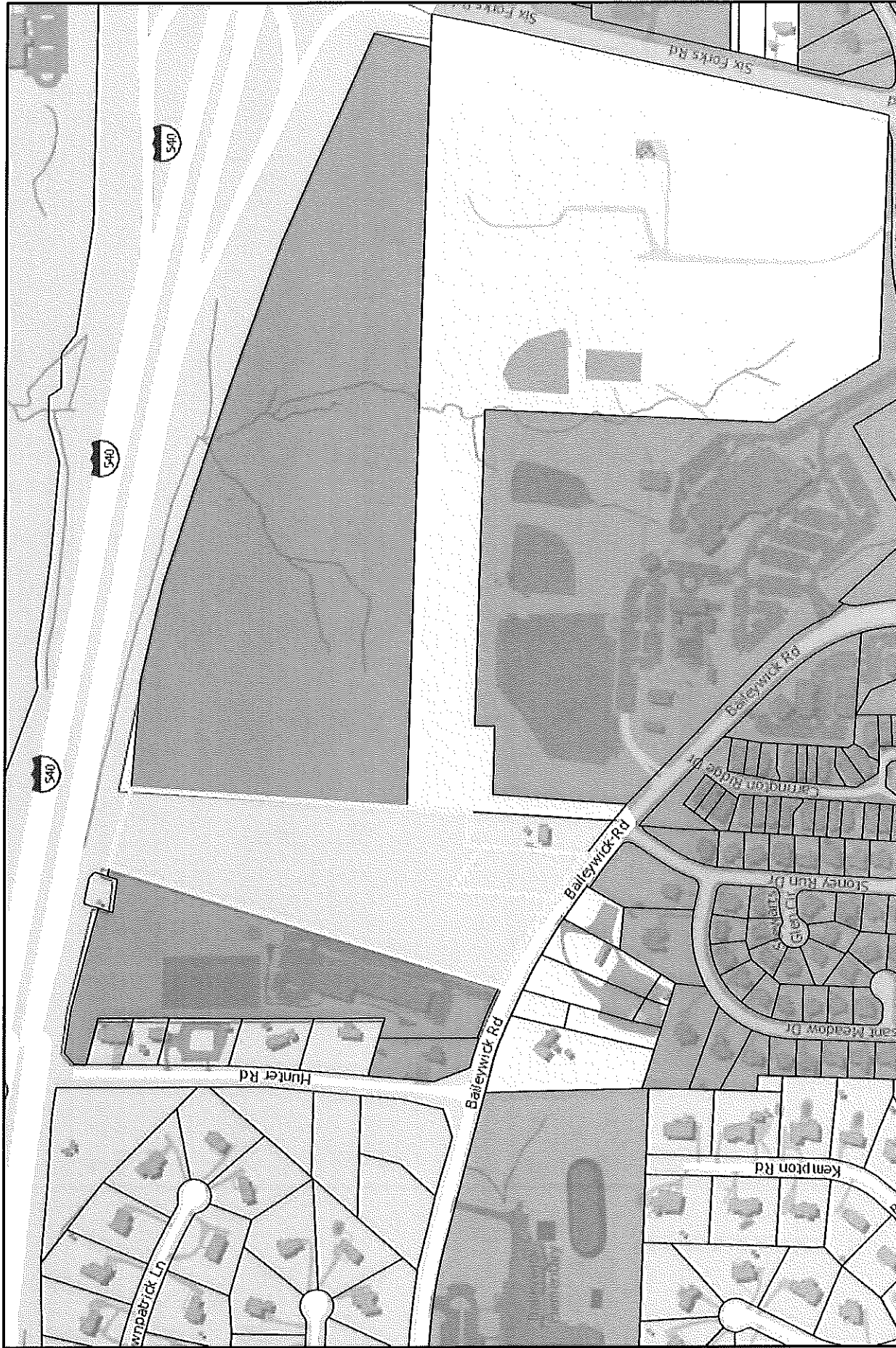
Parcel II:

Wake County PIN: 1708065017

Address 9304 Baileywick Road, Raleigh, NC 27615

Beginning in the North right of way line of S.R. 1830, .63 miles West of its Intersection with S.R. 1005, thence North 49° 48' 51" West 161.50 feet with the right of way line of S.R. 1830 to a point; thence North 09° 20' 18" East 314.00 feet to a point thence South 49°51' 53" East 161.12' to the line of property now or formerly owned by Leonia Harris: thence with the Harris line, South 09° 17' 26" West 314.32 feet to the point and place of Beginning, containing 1.00 acre, also shown on a map recorded in Book of Maps 1980, Page 479 Wake County Registry, as shown on that survey entitled "Property of Magellan Education Foundation, Inc." dated June 10, 2020 by B. L. Scott Land Surveying.





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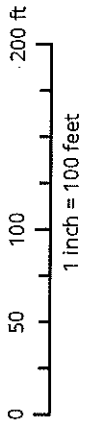
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Baileywick Rd

1708154632



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