

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



AX-26-24

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: Phi Lambda Educational Foundation		
Street Address: 3956 Durham Drive Raleigh, NC 27603		
City of Raleigh Subdivision approval #: S- _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1701592044		
Acreage of Annexation Site: 0.455 .46 P.L.S.	Linear Feet of New Public Streets within Annexation Boundaries:	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input 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:		

Continue to page two >>

RECEIVED
SEP 27 2024
BY: Metraffellona

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 27th day of September, 2024 by the owners of the property described in Section B.

Owner's Signature(s):

Corporate Seal

Signature: Orrin Haywood, Jr. Date: 9/27/24
Signature: Percy L. Taylor Date: 9/27/24
Signature: _____ Date: _____
Signature: _____ Date: _____

Print Owner Name(s) and Information:

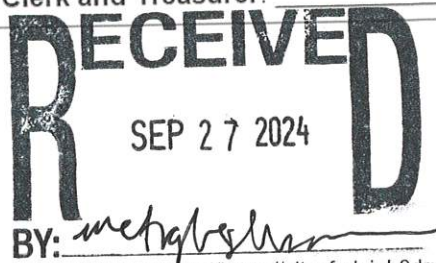
622-3498

Name: Orrin Haywood Phone: 919-511-3609
Address: 3956 Durham Drive Raleigh, NC 27603
Name: Percy L. Taylor Phone: 919-630-8367
Address: 12419 Penrose Trail Raleigh, NC 27614

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 the City Clerk and Treasurer: _____



REVISION 04.17.24
raleighnc.gov

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 checked="" 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 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 emailed to: rezoning@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 .	
<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 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 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 .	

WAKE COUNTY, NC 142
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/02/2014 AT 13:37:39
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$342
BOOK:015548 PAGE:01503 - 01506

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$342.00	Recording Time, Book and Page:
Tax Map No. 0067401	Parcel Identifier No:

Mail after recording to: **Grantee**
This instrument was prepared by: **Nathaniel Currie, 805 New Bern Avenue; Suite 200, Raleigh, NC 27601**

THIS DEED made this 31st day of December, 2013 by and between

GRANTOR

Neil Walters and wife, Nancy K. Walters
Mailing Address: 7004 Scarlett Lane Garner NC 27529

GRANTEE

Phi Lambda Educational Foundation, Inc.
Property Address: 3956 Durham Drive, Raleigh, NC 27603
Mailing Address: P. O. Box 276411 Raleigh NC 27611

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 7360, Page 354, Wake County Registry.

A map showing the above described property is recorded in Plat Book 1957, Page 39, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

3K015548PG01504

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

2014 ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (Entity Name) Neil Walters (SEAL)

By: _____
Nancy K. Walters (SEAL)
 Title: _____
 Nancy K. Walters

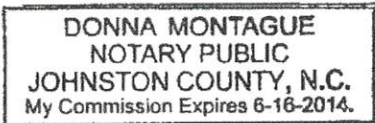
By: _____ (SEAL)
 Title: _____

_____ (SEAL)

NORTH CAROLINA WAKE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Neil Walters and wife, Nancy K. Walters. Witness my hand and official stamp or seal, this the 31 day of December, 2013

My Commission Expires:



Donna Montague
 Notary Public
 Print Notary Name: Donna Montague

NORTH CAROLINA WAKE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____ . Witness my hand and official stamp or seal, this the _____ day of _____, _____

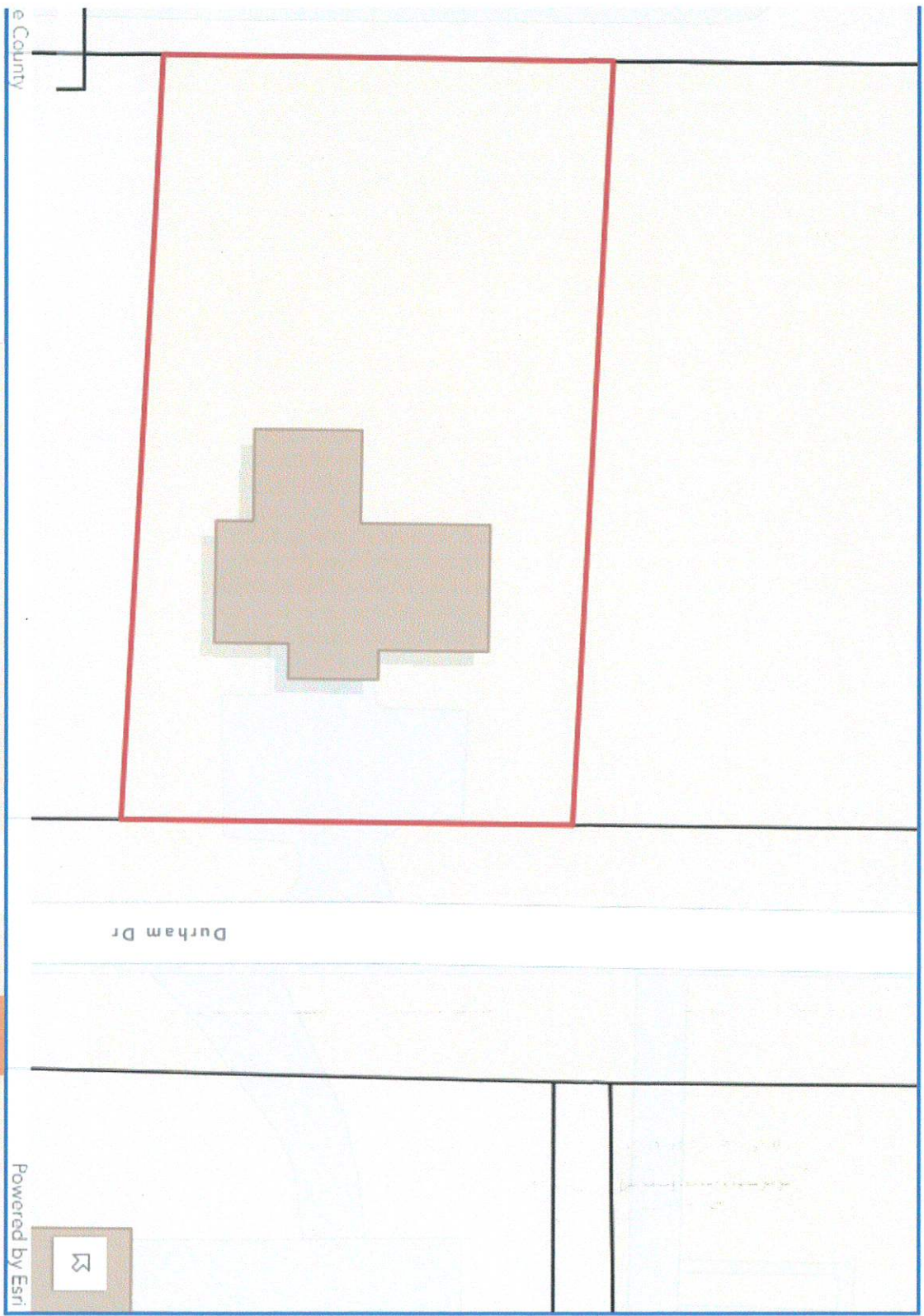
My Commission Expires: _____

 Notary Public
 Print Notary Name: _____

Exhibit "A"
Legal Description

BEING Lot 17 as shown by survey and map of J.A. Luther land in St. Mary's Township made by Sam Powell, Registered Surveyor, October 15, 1956, which map is recorded in Book of Maps 1957, at page 39, in the office of the Register of Deeds of Wake County, North Carolina, said lot or parcel of land being more particularly described and bounded by a line as follows:

BEGINNING at a point in the western line of an unnamed street or road 189.5 feet in a Northerly direction from the Northwestern corner of the intersection of Loop Road and said unnamed street or road as shown by said map, said beginning point being a corner of Lots Nos. 17 and 18 as shown by said map, and runs thence with the dividing line between said Lots 17 and 18 North 82 degrees 43 minutes West 184 feet to a point in the Eastern line of Lot number 1 as shown by said map; runs thence with the dividing line between said Lots 1 and 17 North 05 degrees East 108 feet to a point at a corner of Lots 16 and 17 in the Eastern line of said Lot No. 1; runs thence with the dividing line between said lots Nos. 16 and 17 South 82 degrees 43 minutes East 184 feet to a point in the Western line of said unnamed street or road; runs thence with the Western line of said-unnamed street or road South 05 degrees West 108 feet to the point of BEGINNING.



Property Search

Address, owner, PIN, or F

3956 DURHAM

Google Maps

Septic

General

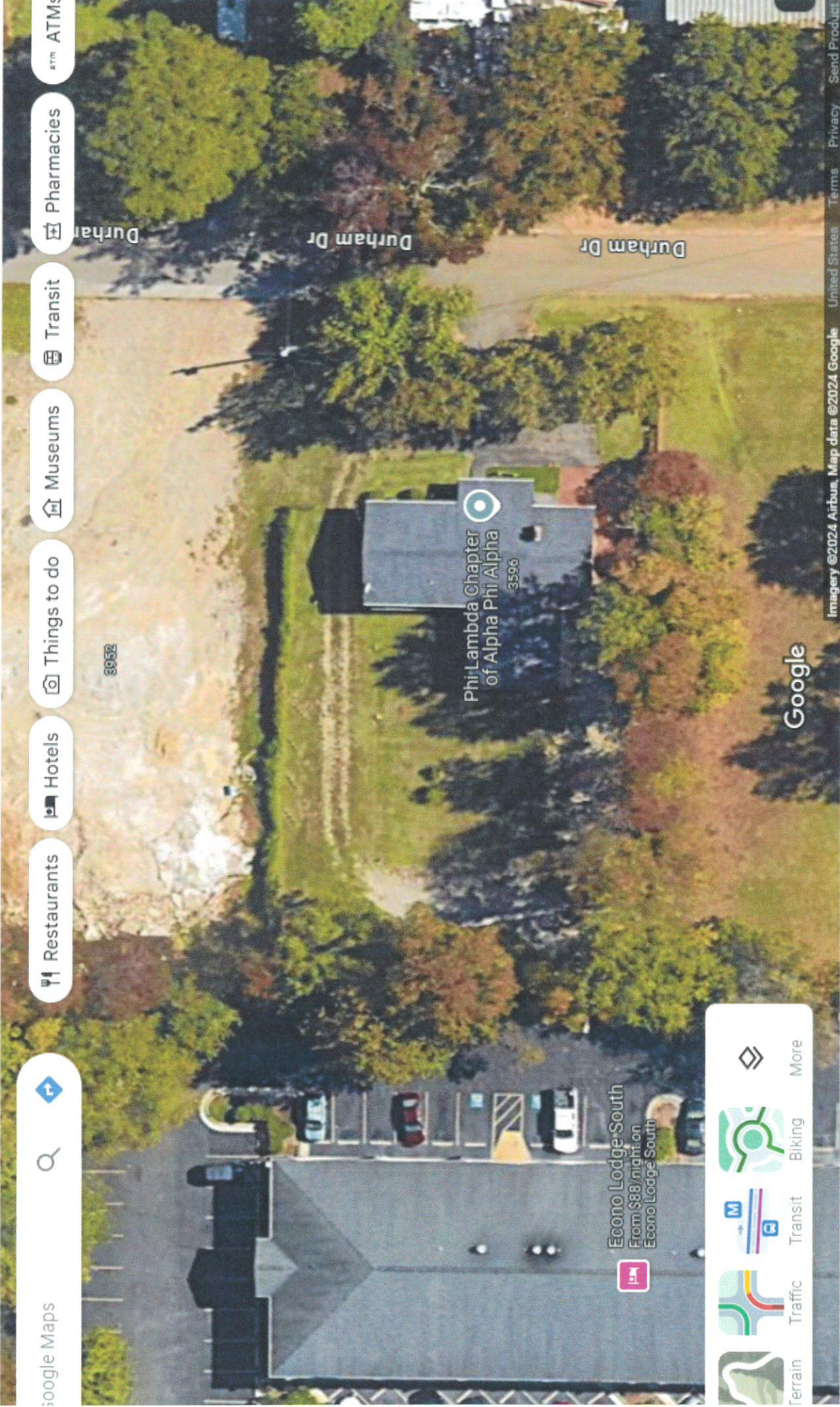
PIN	1701592044
REID	006740
City	Raleigh
Jurisdiction	St. Mary
Township	

List



google.com/maps/@35.7252302,-78.645446,75m/data=!3m1!1e3?entry=ttu&kg_ep=EgoyMDI0MDk0My4wIjKXMDSoASAFAQAw%3D%3D

New folder (31,237 unread) - AOL - News, Politics... Close Fast Pay Imported from Chr...



Google Maps

Restaurants

Hotels

Things to do

Museums

Transit

Pharmacies

ATMs

Econo Lodge South
From \$88/night on
Econo Lodge South

Phi-Lambda Chapter
of Alpha Phi Alpha
3596

- Terrain
- Traffic
- Transit
- Biking
- More

Google

Imagery ©2024 Airbus, Map data ©2024 Google United States Terms Privacy Send Product

PROPERTY OF

PHI LAMBDA EDUCATIONAL FOUNDATION, INC.

LOT 17, J.A. LUTHER LAND

ST. MARY'S TOWNSHIP

3956 DURHAM DRIVE

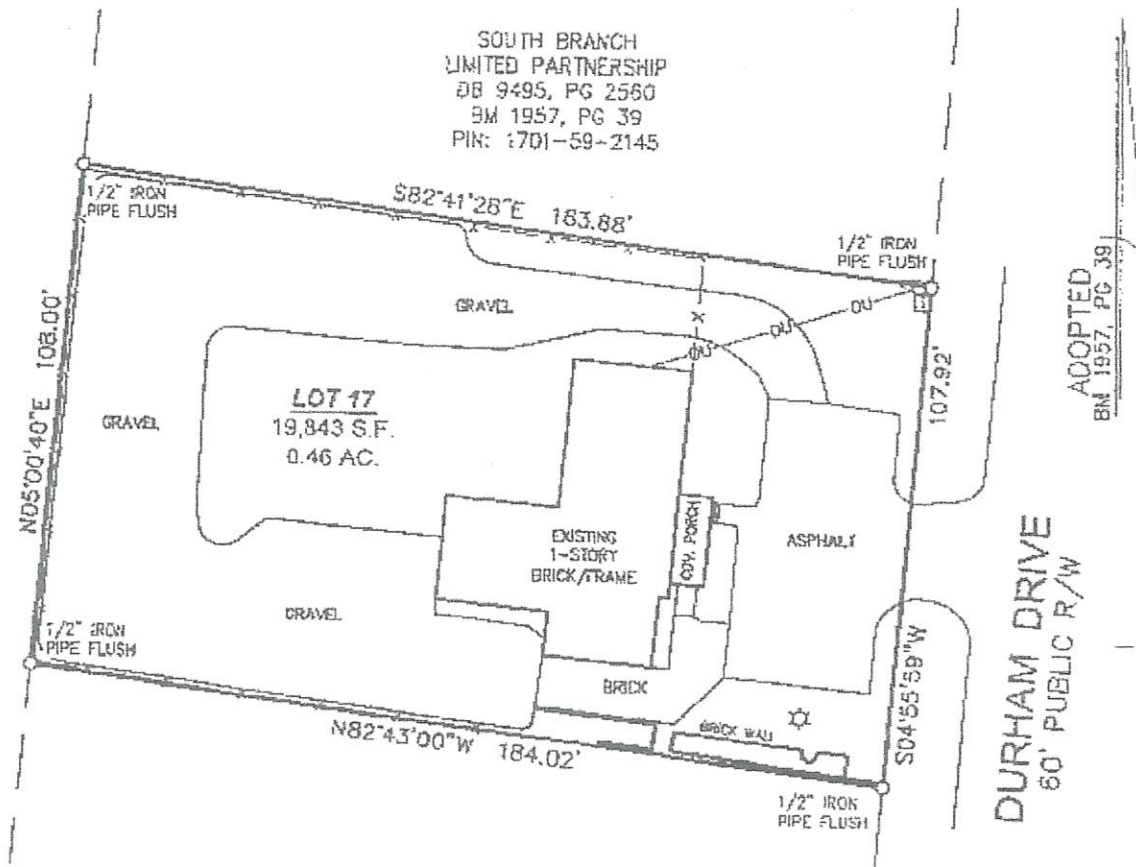
WAKE COUNTY

SCALE: 1"=40'

NORTH CAROLINA

REFERENCES: BOOK OF MAPS 1957, PAGE 59

NOVEMBER 28, 2017



SHREE HARI
HOTELS, LLC
DB 12146, PG 1204
BM 1957, PG 39
PIN: 1701-59-0062

SOUTH BRANCH
LIMITED PARTNERSHIP
DB 9495, PG 2560
BM 1957, PG 39
PIN: 1701-59-2145

ADOPTED
BM 1957, PG 39

LOT 17
19,843 S.F.
0.46 AC.

EXISTING
1-STORY
BRICK/TRAME

DURHAM DRIVE
60' PUBLIC R/W

SOUTH BRANCH
LIMITED PARTNERSHIP
DB 9495, PG 2560
BM 1957, PG 39
PIN: 1701-58-2839

LEGEND

- Ex. iron pipe/rod or nail
- New iron pipe
- Telephone pedestal
- Utility pole
- ⊙ Lamp post
- X — Fence
- OU — Overhead utility
- DB Deed Book
- PB or BM Plat Book / Book of Maps
- NW Now or formerly
- Pg. Page
- SF Square feet
- Ac. Acres
- R/W Right-of-way

IMPERVIOUS SURFACE AREAS

EXISTING BUILDING (FOOTPRINT): 2,283 S.F.
EXISTING ASPHALT, WALKS & OTHER AREAS: 2,494 S.F.
EXISTING GRAVEL PARKING: 8,099 S.F.
(TOTAL IMPERVIOUS SURFACE (EXISTING): 12,876 S.F.)
TOTAL AREA OF LOT: 19,843 S.F.
PERCENTAGE IMPERVIOUS (EXISTING): 64.89%

NOTES:

- 1) Raw error of closure exceeds 1:10,000.
- 2) The basis of North and all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1957, Page 39 unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.



The Francis Law Firm, PLLC
ATTORNEYS & COUNSELORS AT LAW

215 EAST NORTH STREET
RALEIGH, NORTH CAROLINA 27601

TELEPHONE (919) 828-0801
TELECOPY (919) 828-0804

October 8, 2024

City of Raleigh
Planning and Development
Comprehensive Planning
One Exchange Plaza | Suite 300
Raleigh, NC 27601

RE: 3956 Durham Drive Annexation Application
Ms. Metra Sheshbaradaran, MCRP Planner

To Whom It May Concern:

This letter memorializes that I authorize Percy L. Taylor to act as the agent on behalf of the Phi Lambda Educational Foundation, Inc. property, at subject address referenced above to process the "Petition for Annexation into Raleigh City Limits".

Yours Truly,



Charles T. Francis

cc: Mr. Percy L. Taylor
President, Phil Lambda Educational Foundation, Inc.