

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: The Courtyard		
Street Address: 7421 Berkshire Downs Drive Raleigh NC 27616		
City of Raleigh Subdivision approval #: S- _____ - _____ or N/A	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1737-35-1114		
Acres of Annexation Site: 5.75 acres <i>5.73 acres</i>	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 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: 8 in the future		

Continue to page two >>

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BY: *[Signature]*

Total Breakdown of Dwelling Units		
Single-Family Home Unit Count <u>8 (future)</u>	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____
Complete only for Townhome Units:		
Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input 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>n/a</u>		
Projected market value at build-out (land and improvements): \$ <u>4,800,000</u>		
Applicant Contact Information		
Property Owner(s): <u>Builder Bee Properties, LLC</u>		
Primary Mailing Address: <u>4441 Six Forks Rd Suite 106 # 206 Raleigh NC 27609</u>		
Phone: <u>919-987-5068</u>	Email: <u>charles@builderbeeprojects.com</u>	
Project Contact information (if different that property owner)		
Contact(s):		
Primary Mailing Address:		
Phone:	Email:	
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 .		

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

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 4 day of October, 2024 by the owners of the property described in Section B.

Owner's Signature(s):

Signature <u>[Signature]</u>	Date <u>10/7/24</u>
Signature <u>[Signature]</u>	Date <u>10/7/24</u>
Signature _____	Date _____
Signature _____	Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Charles Santos Phone: 919 937 5068
Address: 4441 Six Forks RD Raleigh NC 27609

Name: Lucia Molina Phone: 347 818 4255
Address: 4441 Six Forks RD Raleigh NC 27609

Above signature(s) attested by

Received by the City Council of Raleigh, North Carolina on this _____ day of _____, 20____, at a Council meeting duly held.

Signature of the City Clerk and Treasurer: _____

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OCT 07 2024

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:

Recently Submitted ASP-0076-2024

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input checked="" 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 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 , pages 1 and 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"/>	Corporate Seal for property owned by a corporation.	
<input checked="" type="checkbox"/>	Rezoning Application , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	

LEGAL EXHIBIT "A"
Legal Description

BEGINNING at an iron pin in the eastern right-of-way of Berkshire Downs Drive, said iron pin marking the northwestern corner of Lot 112, Berkshire Downs, Phase 4, MB 1984-1371, and also located at the point having NC Grid Coordinates N = 775276.91 and E = 2132554.64; runs thence along said right-of-way along a curve to the right having a radius of 330.29', a length of 68.49' and a bearing of N 33 degs 55 mins 40 secs E to an iron pin; runs thence S 67 degs 43 mins 39 secs E 210.71' to an iron pin in Simms Creek; runs thence S 83 degs 12 mins 12 secs E 496.96' to an iron pin; runs thence N 75 degs 00 mins 08 secs E 524.11' to a point in the center of Perry Creek; runs thence in a southerly direction with the center of Perry Creek the following fifteen course and distances: (i) S 48 degs 57 mins 22 secs W 134.87'; (ii) S 63 degs 15 mins 1 secs W 74.98'; (iii) S 53 degs 35 mins 43 secs W 148.67'; (iv) S 74 degs 27 mins 23 secs W 52.98'; (v) S 44 degs 41 mins 19 secs W 70.03'; (vi) S 61 degs 49 mins 1 secs W 65.18'; (vii) S 34 degs 42 mins 25 secs W 13.62'; (viii) S 58 degs 48 mins 21 secs W 37.40'; (ix) S 67 degs 45 mins 51 secs W 36.83'; (x) S 52 degs 19 mins 26 secs W 99.10'; (xi) S 1 degs 02 mins 12 secs W 49.83'; (xii) S 76 degs 02 mins 36 secs W 52.19'; (xiii) S 27 degs 06 mins 29 secs W 25.52'; (xiv) S 36 degs 34 mins 49 secs E 30.44'; and (xv) S 71 degs 1 mins 42 secs W 7.61' to a point in the center of Perry Creek; runs thence N 59 degs 57 secs 33 mins W 485.20' to an iron pin and runs thence N 34 degs 37 mins 14 secs W 269.26', to the point and place of BEGINNING; and containing 5.7515 acres, according to that survey entitled "Boundary Survey – Property of PARAGON DEVELOPMENT CO", dated Oct. 1991, by Land Tech, Raleigh NC.

Parcel ID: 0017223

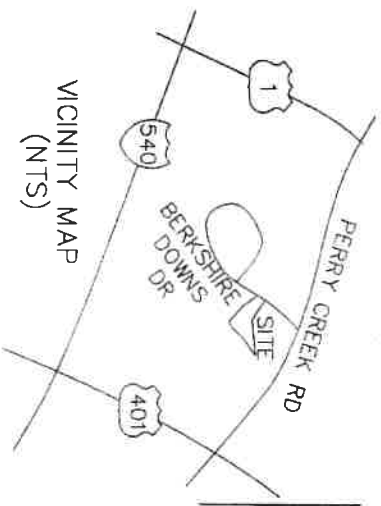
Tax/Map ID: 1737351114

Property Address: 7421 Berkshire Downs Drive, Raleigh, NC 27616

This transaction insured by: Partner Tittle

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.29'	115.2752°	68.49'	N 34.1615° E	68.37'

PROPOSED PLOT PLAN FOR
 BUILDER BEE PROPERTIES, LLC
 7421 BERKSHIRE DOWNS DRIVE
 DEED BOOK 19538, PAGE 2729
 NEUSE TOWNSHIP
 WAKE COUNTY, NC



LINE	BEARING	DISTANCE
L1	S 49°30'15" W	134.62'
L2	S 63°48'04" W	74.84'
L3	S 54°08'36" W	148.39'
L4	S 75°00'16" W	52.88'
L5	S 45°14'12" W	69.90'
L6	S 62°22'04" W	65.06'
L7	S 35°15'18" W	13.59'
L8	S 59°21'14" W	37.33'
L9	S 68°18'44" W	36.76'
L10	S 52°52'19" W	98.92'
L11	S 11°35'05" W	49.74'
L12	S 76°35'29" W	52.09'
L13	S 27°39'22" W	25.47'
L14	S 36°01'56" E	30.38'
L15	S 71°44'35" W	7.60'

CITY OF RALEIGH
 DB 8133, PG 978
 BM 1998, PG 1191

NEW SEWER EASEMENT
 DB 18820, PG 434

NEW SEWER EASEMENT
 DB 18820, PG 434

BUILDER BEE PROPERTIES, LLC
 DB 19538, PG 2729
 5.73 AC

CITY OF RALEIGH
 DB 8232, PG 624

TCE
 DB 18820
 PG 434

EIP @
 48.37'

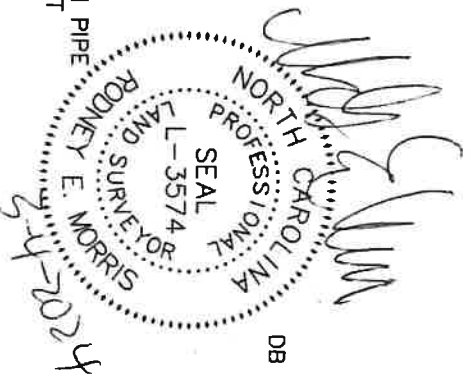
TCE
 DB 18820, PG 434

BERKSHIRE DOWNS
 BM 1984, PG 1371

LEGEND
 ● EIP = EXISTING IRON PIPE
 ○ IPS = IRON PIPE SET

NOTES
 AREAS ARE BY COORDINATES.

I, RODNEY E. MORRIS, CERTIFY THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS DRAWN FROM AVAILABLE DEEDS. THIS MAP IS NOT A SURVEY.



THOMPSON and ASSOCIATES, P.A.

1149 EXECUTIVE CIRCLE, SUITE D, UNIT 2
 CARY, NC 27544
 919-465-1566
 CO #C-343

DATE 3/4/2024 SURVEYED REM DRAWN REM
 DRAWING 7421BERKSHIREDOWNSDRIVE SCALE 1" = 100'



THIS PROPERTY IS LOCATED IN A
 F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
 F.I.R.M. PANEL NO. 3720173600K