

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: 8215 LEESVILLE ROAD 2-LOT SUBDIVISION SUB-0065-2024

Street Address: 8215 Leesville Road

City of Raleigh Subdivision approval #:
S- _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):
0787488414

Acreage of Annexation Site:
14.3 acres

Linear Feet of New Public Streets within Annexation Boundaries:
800 Linear Feet

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

For Sewer-Only Requests:

Applicant has received a contract for service from Raleigh Water: ☐ Yes. ☐ No

Number of proposed dwelling units: Nine

Continue to page two >>

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. AUG 05 2025
BY: metrolusion

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>Nine</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:			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single family Lots</u>			
Projected market value at build-out (land and improvements): \$ <u>3,240,000.00</u>			
Applicant Contact Information			
Property Owner(s): THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole			
Primary Mailing Address: 50 East North Temple St., 12th Floor, Salt Lake City, Utah 84150			
Phone: 801-554-8844		Email: marcheschimh@ChurchofJesusChrist.org	
Project Contact information (if different than property owner)			
Contact(s): Bennett M. Keasler, Jr. Manager			
Primary Mailing Address: 2723 Amstel Way, Raleigh, NC 27613			
Phone: 919-201-8100		Email: bennettkeasler@gmail.com	
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:



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 / ^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 _____ N/A.

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 31 day of July, 2025 by the owners of the property described in Section B.

Owner's Signature(s): Michael Marcheschi

Signature _____ Michael Marcheschi (Jul 31, 2025 11:56:18 MDT) Date 07/31/2025

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Michael Marcheschi, Authorized Agent Phone: 801 240-1010

Address: 50 East North Temple St., 12th Floor, Salt Lake City, UT 84150

Name: _____ Phone: _____

Address: _____

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 _____

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AUG 05 2025
BY: metgashin

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 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 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 MUST be filled in!</u>	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	






Annexation Petition Application for 8215 Leesville Road-05.05.25

Final Audit Report

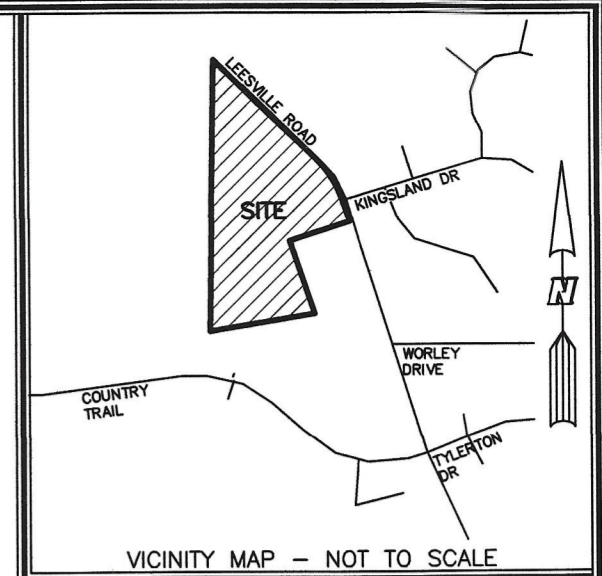
2025-07-31

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By:	Vaka Vehikite (vakavehikite@churchofjesuschrist.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYtB-79nbOOKWRCRVpQbORtBy1Z0hGQSN

"Annexation Petition Application for 8215 Leesville Road-05.05.25" History

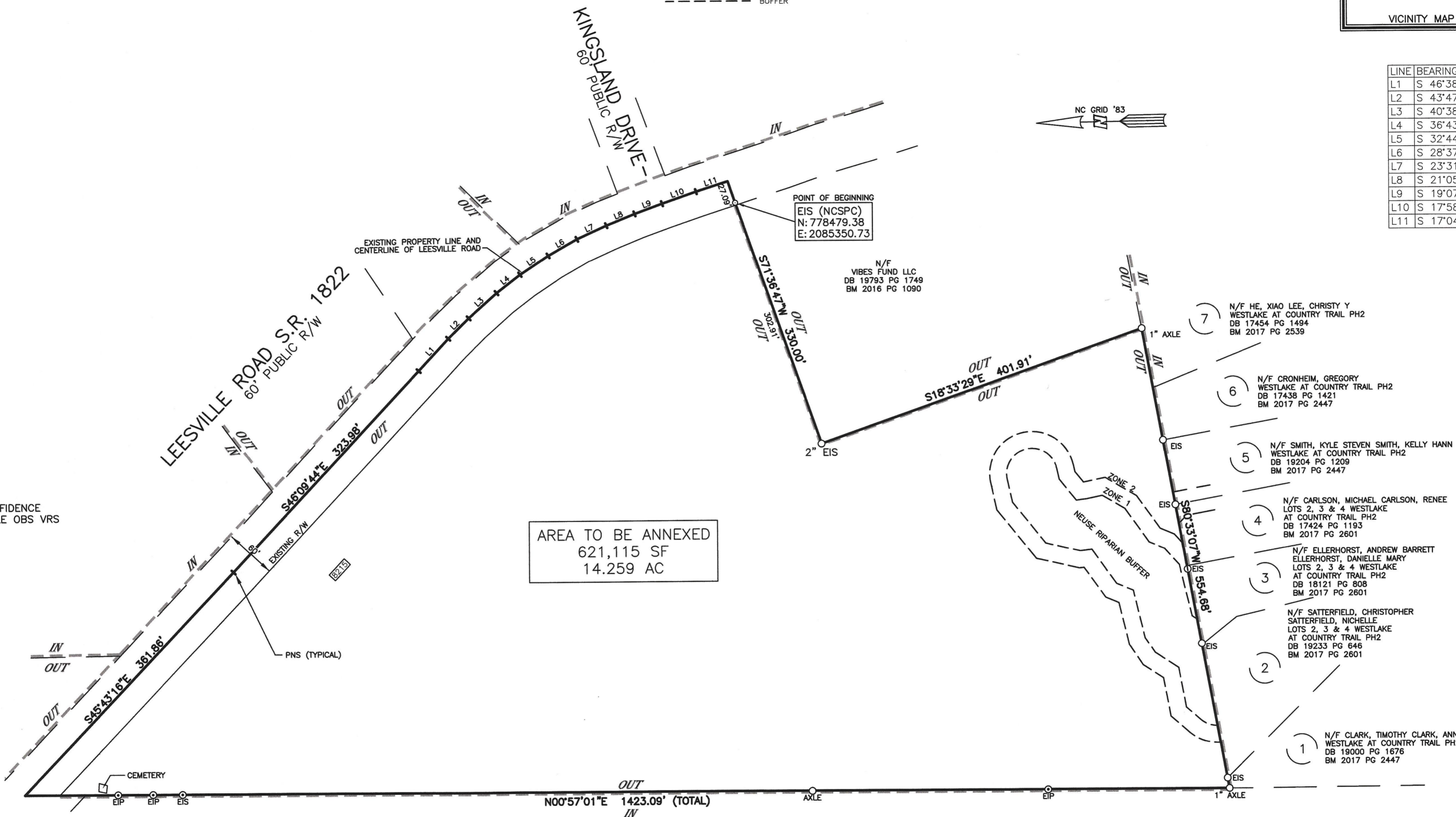
-  Document created by Vaka Vehikite (vakavehikite@churchofjesuschrist.org)
2025-07-28 - 7:51:42 PM GMT- IP address: 216.49.186.122
-  Document emailed to Michael Marcheschi (marcheschimh@churchofjesuschrist.org) for signature
2025-07-31 - 4:26:47 PM GMT
-  Email viewed by Michael Marcheschi (marcheschimh@churchofjesuschrist.org)
2025-07-31 - 5:55:40 PM GMT- IP address: 73.20.62.184
-  Document e-signed by Michael Marcheschi (marcheschimh@churchofjesuschrist.org)
Signature Date: 2025-07-31 - 5:56:18 PM GMT - Time Source: server- IP address: 73.20.62.184
-  Agreement completed.
2025-07-31 - 5:56:18 PM GMT

LEGEND	
□ AIR CONDITIONER	⊙ MANHOLE SANITARY SEWER
□ BACK FLOW PREVENTER	⊙ MANHOLE STORM SEWER
□ CURB INLET	⊙ NEW DRILL HOLE
□ CLEANOUT	⊙ NEW IRON PIPE
□ EXISTING CONCRETE MONUMENT	⊙ NEW PK NAIL
□ EXISTING DRILL HOLE	⊙ OVERHEAD WIRES
□ EXISTING IRON STAKE	⊙ POINT OF BEGINNING
□ EXISTING IRON PIPE	⊙ POINT NOT SET
□ ELECTRIC METER	⊙ RAIL ROAD SPIKE
□ EXISTING PK NAIL	⊙ SIGHT DISTANCE EASEMENT
□ ELECTRIC STUB	⊙ SIGHT TRIANGLE
□ FLARED END SECTION	⊙ TOP BACK OF CURB
□ FIRE HYDRANT	⊙ TELEPHONE PEDESTAL
□ FIBER OPTIC PEDESTAL	⊙ TRANSFORMER
□ GAS METER	⊙ CABLE TV PEDESTAL
□ INVERT	⊙ UTILITY POLE
□ IRON PIPE SET	⊙ WATER METER
□ LIGHT POLE	⊙ WATER VALVE
□ MAGNETIC NAIL SET	⊙ YARD INLET
	⊙ FIELD MEASUREMENT
---	PROPERTY LINE / CENTERLINE OF ROAD
---	ADJOINING PROPERTY LINE NOT SURVEYED
---	BUFFER



LINE	BEARING	DISTANCE
L1	S 46°38'02" E	51.90'
L2	S 43°47'31" E	34.17'
L3	S 40°38'14" E	44.43'
L4	S 36°43'23" E	35.10'
L5	S 32°44'58" E	40.13'
L6	S 28°37'15" E	39.22'
L7	S 23°31'27" E	38.24'
L8	S 21°05'49" E	36.19'
L9	S 19°07'05" E	34.56'
L10	S 17°58'33" E	42.47'
L11	S 17°04'30" E	39.23'

METADATA TABLE
 CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE
 TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS
 DATUM/EPOCH: NAD'83-2011 / 2
 GEOID MODEL: 12B
 UNITS: US SURVEY FEET
 VERTICAL DATUM (IF SHOWN): NAVD'88
 DATE(S) OF SURVEY: FEBRUARY, 2018
 COMBINED GRID FACTOR: 0.99993425



AREA TO BE ANNEXED
 621,115 SF
 14.259 AC

REFERENCES:
 DB 14595, PG 2530
 BM 2013, PG 77

NORTH CAROLINA
 WAKE COUNTY

I, CHARLES R. PIRATZKY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 14595, PAGE 2530, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM CITED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 20 DAY OF March, 2025

I FURTHER CERTIFY THAT THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION
 CHARLES R. PIRATZKY, P.L.S.
 L-2813

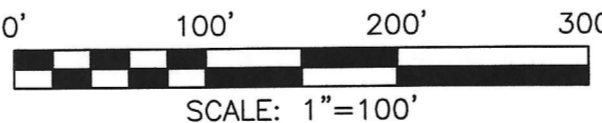
SITE DATA:

PIN: 0787488414
 DB 14595, PG 2530
 LAND USE: VACANT
 ZONING: R-4

SITE ADDRESS:
 8215 LEESVILLE ROAD
 RALEIGH, NC 27613

OWNER:
 CORPORATION OF THE PRESIDING BISHOP
 OF THE CHURCH OF JESUS CHRIST
 OF LATTER-DAY SAINTS,
 A UTAH CORPORATION SOLE

OWNER'S ADDRESS:
 50 E NORTH TEMPLE STREET
 12TH FLOOR
 SALT LAKE CITY, UT 84150



SCALE: 1"=100'

ANNEXATION PLAT
8215 LEESVILLE ROAD
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 OWNER(S)
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

RWK, PA
ENGINEERING ~ SURVEYING
 CORPORATE LICENSE: C-1771
 101 W. MAIN ST., SUITE 202
 GARNER, NC 27529
 PHONE (919) 779-4854
 FAX (919) 779-4056
 SHEET 1 OF 1

DATE DRAWN: 03/18/2025 BY TC CK'D CRP
 P:\WESTLAKE\WINTERS HOLLOW\RM\8215 LEESVILLE RD ANNEX.DWG
 SURVEYED: Q:\FIELDLOC\

RWK, PA

ENGINEERING ~ SURVEYING

P.O. BOX 444

GARNER, NC 27529

PHONE (919) 779-4854

FAX (919) 779-4056

LAND DESCRIPTIONS

WAKE COUNTY PIN: 0787488414

All that piece or parcel of land described in Deed Book 14595 Page 2530, of the Wake County Register of Deeds, to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints and further described in Book of Maps 2013 Page 77 and hereby described per the referenced plat:

BEGINNING at an existing iron stake in the common line between lands herein described and VIBES FUND LLC described in DB 19793 PG 1749, said stake having a North Carolina state plane coordinate of N:778479.38 E:2085350.73, and from said point of BEGINNING runs;

Thence S71°36'47"W a distance of 302.91' to a 2" rod and runs;
Thence continuing with VIBES S18°33'29"E a distance of 401.91' to a 1" axle in the line of lands described in DB 16355 PG 563 in the name of Westlake Partners, LLC, and runs;
Thence S80°33'07"W a distance of 554.68' to a 1" axle in the line of lands described in DB 13625 PG 1724 in the name of Wake County Board of Education, and runs;
Thence N00°57'01"E a distance of 1423.09' to a point in the existing centerline of Leesville Road, and runs said centerline the following courses;
Thence S45°43'16"E a distance of 361.86' to a point;
and runs; Thence S46°09'44"E a distance of 323.98' to a point;
and runs; Thence S46°38'02"E a distance of 51.90' to a point;
and runs; Thence S43°47'31"E a distance of 34.17' to a point;
and runs; Thence S40°38'14"E a distance of 44.43' to a point;
and runs; Thence S36°43'23"E a distance of 35.10' to a point;
and runs; Thence S32°44'58"E a distance of 40.13' to a point;
and runs; Thence S28°37'15"E a distance of 39.22' to a point;
and runs; Thence S23°31'27"E a distance of 38.24' to a point;
and runs; Thence S21°05'49"E a distance of 36.19' to a point;
and runs; Thence S19°07'05"E a distance of 34.56' to a point;
and runs; Thence S17°58'33"E a distance of 42.47' to a point;
and runs; Thence S17°04'30"E a distance of 39.23' to a point;
and runs; Thence S71°36'47"W a distance of 27.09' to the POINT and PLACE of BEGINNING and containing 14.259 acres or 621,115 square feet to be the same more or less.

