

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. For fees required for the submittal of an annexation petition, please reference the [Development Fee Guide](#). **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: Deerwood Subdivision	
Street Address: 5750 Louisburg Road	
City of Raleigh Subdivision approval #: S- _____ - _____ or SUB-0027-2023 ASR-0080-2025	Building Permit #: _____
Wake County (PINs) Property Identification Number(s): 1736369440	
Acreage of Annexation Site: 124.27 acres	Linear Feet of New Public Streets within Annexation Boundaries: 19,555 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: 545 units	

Continue to page two >>

RECEIVED

By Diego Joao Murphy-Mendez at 11:28 am, Aug 12, 2026

Unit Type/Unit Count:	Total Breakdown of Dwelling Units																		
	Single-Family Home Unit Count <u>182</u>	Multifamily - Condo/Apartment Unit Count <u>216</u>	Multifamily – Townhouse Unit Count <u>147</u>																
	Complete only for Townhome Units:																		
	Are there more than 6 units in one group of townhomes? ☒ Y ☐ N																		
	Complete only for Condo/Apartment units:																		
	Are buildings multi-story with stacked units? ☒ Y ☐ N	Will there be a community trash compactor? ☒ Y ☐ N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Count</td> <td style="text-align: right;">Bedroom</td> <td style="text-align: right;">+ Bath</td> <td></td> </tr> <tr> <td style="text-align: right;">108</td> <td style="text-align: right;">1</td> <td style="text-align: right;">+ 1</td> <td style="border-top: 1px solid black; width: 50px;"></td> </tr> <tr> <td style="text-align: right;">108</td> <td style="text-align: right;">2</td> <td style="text-align: right;">+ 2</td> <td style="border-top: 1px solid black; width: 50px;"></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">+ </td> <td style="border-top: 1px solid black; width: 50px;"></td> </tr> </table>	Count	Bedroom	+ Bath		108	1	+ 1		108	2	+ 2				+	
	Count	Bedroom	+ Bath																
108	1	+ 1																	
108	2	+ 2																	
		+																	
Building Square Footage of Non-Residential Space: 34,062 square feet																			
Specific proposed use (office, retail, warehouse, school, etc.): <u>single-family, townhome, and commercial/retail uses</u>																			
Projected market value at build-out (land and improvements): \$ <u>241,182,433</u>																			
Applicant Contact Information																			
Property Owner(s):																			
Printed Name: <u>Deerwood, LLC, a Delaware limited liability company</u>																			
Printed Name: _____																			
Printed Name: _____																			
Printed Name: _____																			
Project Contact Name (if different than property owner)																			
Contact(s):																			
Printed Name: <u>Ashley Honeycutt Terrazas</u>																			
Printed Name: _____																			

Contact Information
Property Owner/Applicant*
Name & Title: Deerwood LLC, By: John Yannacone, its Manager
Primary Mailing Address: 2 Righter Parkway Suite 301, Wilmington, DE 19803
Email: info@apropinc.com
Phone: 302-479-8314
Point of Contact (If different than above)**
Point of Contact Name: Ashley Honeycutt Terrazas
Primary Mailing Address: 301 Fayetteville St, Ste 1400, Raleigh, NC 27601
Email: ashleyterrazas@parkerpoe.com
Phone: (919) 835-4043

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/doing-business/services/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 _____.

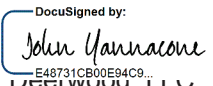
Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

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 _____ day of _____, 20____ by the owners of the property described in Section B.

Owner's Signature(s):

Signature  _____ Date 7/22/2026
By: John Yannacone, its Manager

Corporate Seal

Print Owner Name(s) & Title

Name: Deerwood, LLC, a Delaware limited liability company

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:

RECEIVED

By Diego Joao Murphy-Mendez at 11:29 am, Aug 12, 2026

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:

N/A

☒

Annexation Petition Fee (see the [Development Fee Guide webpage](#) for current fee)

☐

If a request for sewer only, submit a copy of the contract for service with Raleigh Water

☒

Written metes and bounds description of the property to be annexed must be attached to this application.

☒

Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov.

☒

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.

☒

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**.

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.)

☒

Projected Market Value of Development at build-out (land and improvements).

☒

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.

☒

This application form completed, dated and signed 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:

☒

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.

☒

Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the date of signature MUST be filled in!

N/A

☐

Corporate Seal for property owned by a corporation.

N/A

☐

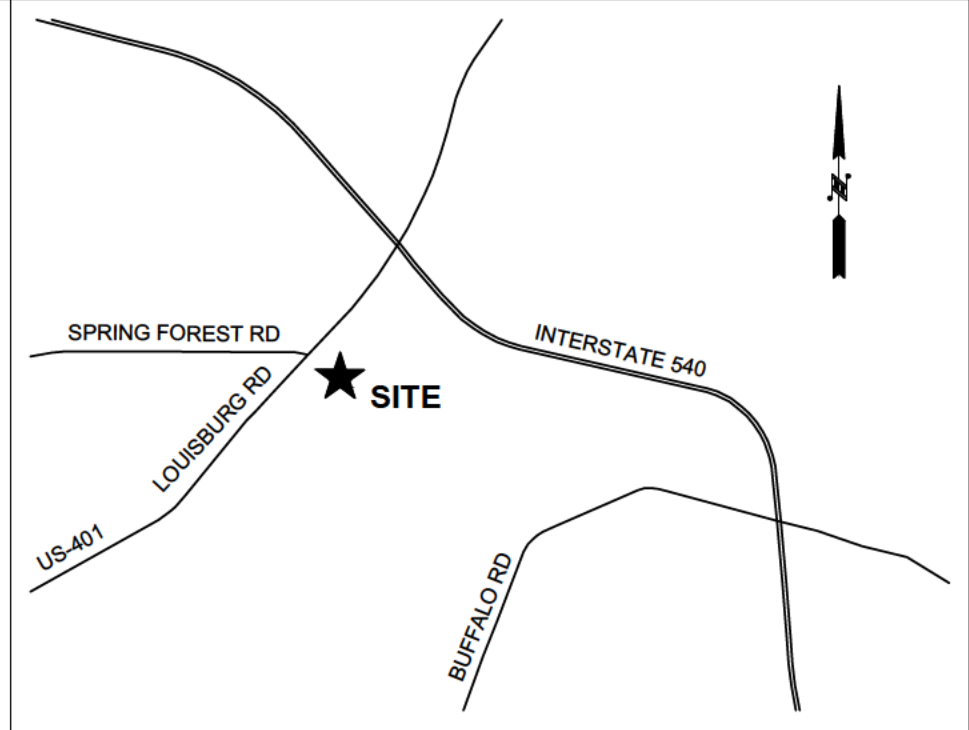
[Rezoning Application](#), if the property is currently outside [Raleigh's Extraterritorial Jurisdiction](#).

NOTES:

- COORDINATES PROVIDED, REFERENCE NORTH CAROLINA STATE PLANE NAD83 (NSRS 2011) DATUM, REFERENCED FROM NC VRS NETWORK.
- THE BOUNDARY IS SHOWN BASED ON AN ALTA SURVEY PREPARED BY PENNONI ASSOCIATES, INC., DATED JUNE 4, 2021.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. AREAS ARE COMPUTED BY THE COORDINATE METHOD.
- SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA #3720173600K, WITH A REVISION DATE OF JULY 19, 2022.

PARCEL CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	278.87'	121.89'	120.93'	N 18°11'55" E
C2	232.94'	208.38'	201.50'	N 05°10'32" E

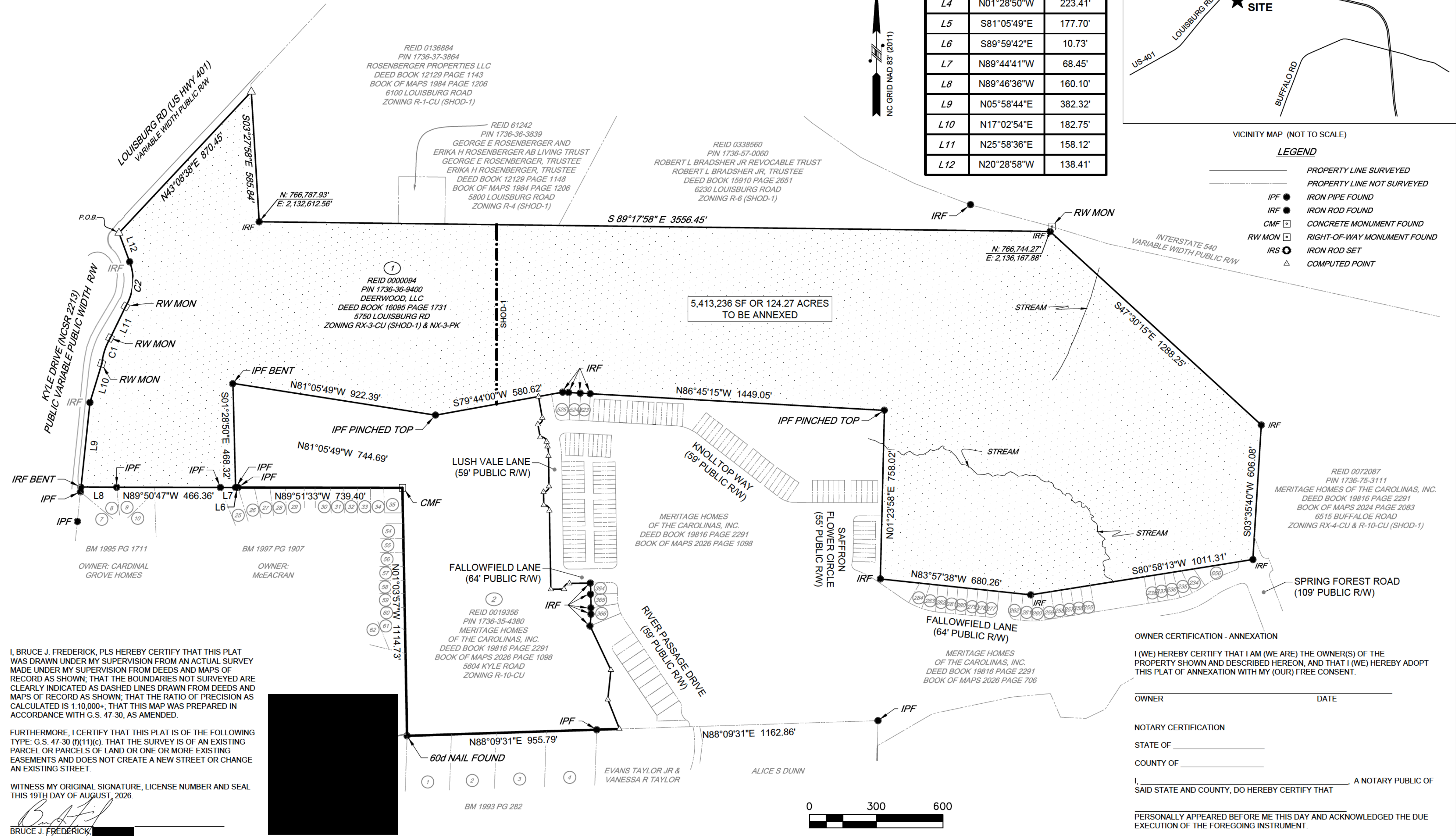
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S45°10'47"W	175.32'
L2	S02°27'38"E	12.05'
L3	S37°20'42"W	75.74'
L4	N01°28'50"W	223.41'
L5	S81°05'49"E	177.70'
L6	S89°59'42"E	10.73'
L7	N89°44'41"W	68.45'
L8	N89°46'36"W	160.10'
L9	N05°58'44"E	382.32'
L10	N17°02'54"E	182.75'
L11	N25°58'36"E	158.12'
L12	N20°28'58"W	138.41'



VICINITY MAP (NOT TO SCALE)

LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- IPF ● IRON PIPE FOUND
- IRF ● IRON ROD FOUND
- CMF □ CONCRETE MONUMENT FOUND
- RW MON □ RIGHT-OF-WAY MONUMENT FOUND
- IRS ○ IRON ROD SET
- △ COMPUTED POINT



I, BRUCE J. FREDERICK, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND MAPS OF RECORD AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM DEEDS AND MAPS OF RECORD AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

FURTHERMORE, I CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (j)(1)(c). 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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF AUGUST, 2026.

BRUCE J. FREDERICK

OWNER CERTIFICATION - ANNEXATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF ANNEXATION WITH MY (OUR) FREE CONSENT.

OWNER DATE

NOTARY CERTIFICATION

STATE OF

COUNTY OF

I, _____, A NOTARY PUBLIC OF SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026

SURVEY PERFORMED BY:

FIRM LICENSE F-1267

PENNONI ASSOCIATES INC.
5430 WADE PARK BOULEVARD
SUITE 106
RALEIGH, NC 27607
T 919.929.1173 F 919.493.6548



ANNEXATION PLAT
FOR
DEERWOOD, LLC
NEUSE TOWNSHIP ~ WAKE COUNTY ~ NORTH CAROLINA

REVISIONS:

DATE OF SURVEY: JULY 16, 2026

SCALE: 1" = 300'

CREW CHIEF: J PASSARELLI

DRAWN BY: B RICHARDS

CHECKED BY: B FREDERICK, PLS

PROJECT: APROP20001

SHEET:

1 / 1

All that certain parcel or tract of property located and being situated in the Neuse Township, Wake County, North Carolina and more particularly described as follows:

Beginning at a computed point being the intersection of the eastern right-of-way of Kyle Drive and the southeastern right-of-way line of US Highway 401 Louisburg Road; thence with and along the eastern right-of-way of US Highway 401 - Louisburg Road N43°08'38"E 870.45' to a computed point in the western line of Rosenberger properties LLC as described in Deed Book 12129 Page 1143 and depicted in Book of Maps 1984 Page 1206; thence with and along the western line of Rosenberger Properties LLC S03°27'58"E 585.84' to an iron rod found marking the south west corner of Rosenberger Properties LLC; thence with and along the southern lines of Rosenberger Properties LLC as described above, George E. Rosenberger and Erika H Rosenberger AB Living Trust as described in Deed Book 12129 Page 1148 and depicted in Book of Maps 1984 Page 1206 and Robert L Bradsher Jr. Revocable Trust as described in Deed Book 15910 Page 2651 S89°17'58"E 3,556.45' to an iron rod found marking the south east corner of Robert L Bradsher Jr. Revocable Trust and a north west corner of Meritage Homes of the Carolinas inc. as described in Deed Book 19816 Page 2291 and depicted in Book of Maps 2024 Page 2083; thence with and along the western line of Meritage Homes of the Carolinas inc. S47°30'15"E 1,288.25' to an iron rod found; thence continuing with and along the said western line S03°35'40"W 606.08' to an iron rod found marking a point in the northern right-of-way of Spring Forest Road as depicted in Book of Maps 2026 Page 706; thence with and along the northern line of Meritage Homes of the Carolinas inc. as described in Deed Book 19816 Page 2291 and depicted in Book of Maps 2026 Page 706 and Book of Maps 2026 Page 1098 S80°58'13"W 1,011.31' to an iron rod found; thence continuing with and along the said northern line N83°57'38"W 680.26' to an iron rod found; thence with and along the eastern line of Meritage Homes of the Carolinas inc. as described in Deed Book 19816 Page 2291 and depicted in Book of Maps 2026 Page 1098 N01°23'58"E 758.02' to an iron pipe found with pinched top; thence with and along the northern line of Meritage Homes of the Carolinas inc. as described in Deed Book 19816 Page 2291 and depicted in Book of Maps 2026 Page 1098 N86°45'15"W 1,449.05' to an iron rod found; thence continuing with and along the said northern line S79°44'00"W 580.62' feet to an iron pipe found with pinched top; thence continuing with and along the said northern line N81°05'49"W 922.39' to a bent iron pipe found; thence with and along the western line of Meritage Homes of the Carolinas inc. S01°28'50"E 468.32' to an iron pipe found in the northern line of Daniel McEachran and Deborah McEachran as described in Deed Book 19726 Page 179 and depicted in Book of Maps 1997 Page 1907; thence with and along the said northern line N89°44'41"W 68.45' to an iron pipe found marking the north west corner of Daniel McEachran and Deborah McEachran and the north east corner of the Cardinal Grove Homeowners Association Inc. as described in Deed Book 8162 Page 1652 and depicted in Book of Maps 1995 Page 1711; thence with and along the northern lines of the Cardinal Grove Homeowners Association Inc. and Frederick D. Hubbs Jr. as described in Deed Book 15780 Page 435 N89°50'47"W 466.36' to an iron pipe found marking the north west corner of Frederick D. Hubbs Jr. and the north east corner of Mary R. Trejo and Carlos J. Trejo as described in Deed Book 17442 Page 2345 and depicted in Book of Maps 1995 Page 1711; thence with and along the

northern line of Mary R. Trejo and Carlos J. Trejo N89°46'36"W 160.10' to a bent iron rod found in the eastern right-of-way of Kyle Drive; thence with and along the said eastern right-of-way N05°58'44"E 382.32' to an iron rod found; thence continuing with and along the said eastern right-of-way N17°02'54"E 182.75' to a right-of-way monument found; thence continuing with and along the said eastern right-of-way 121.89' along a curve to the right having a radius of 278.87' and a chord of N18°11'55"E 120.93' to a right-of-way monument found; thence continuing with and along the said eastern right-of-way N25°58'36"E 158.12' to a right-of-way monument found; thence continuing with and along the said eastern right-of-way 208.38' along a curve to the left having a radius of 232.94' and a chord of N05°10'32"E 201.50' to an iron rod found; thence continuing with and along the said eastern right-of-way N20°28'58"W 138.41' to point and place of beginning, containing 5,413,236 Square Feet or 124.27 acres.