

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: Ponderosa Cottages

Street Address: 5910 Ponderosa Rd Raleigh

City of Raleigh Subdivision approval #:
S- 0010 - 2025 or

SUB-0010-2025

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

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

0796390061

Acreage of Annexation Site:
4.61

Linear Feet of New Public Streets within Annexation Boundaries:
0

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: **26**

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>26</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 checked="" type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath <u>26</u> <u>3</u> + <u>2.5</u> _____ + _____ _____ + _____
Building Square Footage of Non-Residential Space: 0			
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential Cottage Court</u>			
Projected market value at build-out (land and improvements): \$ <u>17,550,000.00</u>			
Applicant Contact Information			
Property Owner(s): Judy N Nipper as executor of the Hettie Roberta Nelms Estate			
Primary Mailing Address: 9204 Holly Springs Rd Apex, NC 27539			
Phone: 919-291-5617		Email: jnipper@ymail.com	
Project Contact information (if different that property owner)			
Contact(s): Luke Perkins			
Primary Mailing Address: 424 South Dawson St Raleigh, NC 27601			
Phone: 828-735-1862		Email: luke.perkins@swift-partners.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, x 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 5354, 7304, 7306, 30172.

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 19 day of MARCH, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Judy Nipper Date 19/03/25
Judy Nipper (Mar 19, 2025 16:40 EDT)
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: JUDY NIPPER Phone: 919-291-5617
 Address: _____
 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: _____

RECEIVED
 JUN 27 2025
 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:

<input 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 type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .	
<input 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 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 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 .	

AnnexationPetitionApplication - Signature Set


Final Audit Report

2025-03-19


Created:	2025-03-11
By:	Christopher Hodges (chris@rdgdesignbuild.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAOWL-xguEuY5N4nmmbbKXgnB8Z7OmEEeC


"AnnexationPetitionApplication - Signature Set" History


 Document created by Christopher Hodges (chris@rdgdesignbuild.com)
2025-03-11 - 4:26:37 PM GMT

 Document emailed to Judy Nipper (jnipper@ymail.com) for signature
2025-03-11 - 4:26:42 PM GMT

 Email viewed by Judy Nipper (jnipper@ymail.com)
2025-03-19 - 8:40:44 PM GMT

 New document URL requested by Judy Nipper (jnipper@ymail.com)
2025-03-19 - 8:41:30 PM GMT

 Document e-signed by Judy Nipper (jnipper@ymail.com)
Signature Date: 2025-03-19 - 8:48:57 PM GMT - Time Source: server

 Agreement completed.
2025-03-19 - 8:48:57 PM GMT



Adobe Acrobat Sign

CERTIFICATION OF VITAL RECORD - WAKE COUNTY, NC - REGISTER OF DEEDS

NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES
N.C. VITAL RECORDS

3892

CERTIFICATE OF DEATH

STATE FILE NO.

DECEDENT <small>TYPE/PRINT IN PERMANENT BLACK, BLUE, BLACK OR BLUE INK</small>	DECEDENT'S LEGAL NAME																							
	1a. FIRST Hettie			1b. MIDDLE Roberta			1c. LAST Nelms			1d. SUFFIX *****	1e. LAST NAME PRIOR TO FIRST MARRIAGE Wall													
2. SEX Female		3a. AGE-LAST BIRTHDAY (Yrs) 94		3b. UNDER 1 YEAR Months Days		3c. UNDER 1 DAY Hours Minutes		4. DATE OF BIRTH JAN 08, 1929		5. BIRTHPLACE (County/State or Foreign Country) Wake, NC		6. DATE OF DEATH June 30, 2023												
7a. PLACE OF DEATH Daughter's Home						7b. FACILITY NAME (If not institution, give street, number, city or town) 9204 Holly Springs Road, Apex, NC 27539																		
7c. COUNTY OF DEATH Wake				8. MARITAL STATUS Widowed				9. SURVIVING SPOUSE (Give name prior to first marriage)																
10a. DECEDENT'S USUAL OCCUPATION Cafeteria Worker				10b. KIND OF BUSINESS/INDUSTRY Wake County Public School System				11. DECEDENT'S SOCIAL SECURITY NUMBER 243-30-3184																
12a. RESIDENCE-STATE OR FOREIGN COUNTRY North Carolina						12b. RESIDENCE-COUNTY Wake			12c. RESIDENCE-CITY OR TOWN Raleigh															
12d. RESIDENCE-STREET AND NUMBER 5910 Ponderosa Road						12e. INSIDE CITY LIMITS No		12f. ZIP CODE 27612		13. WAS DECEDENT EVER IN U.S. ARMED FORCES? No														
14. DECEDENT'S EDUCATION 8th grade or less				15. DECEDENT OF HISPANIC ORIGIN? Not Spanish/Hispanic/Latino				16. DECEDENT'S RACE White																
17. FATHER/PARENT NAME (First, Middle, Last, Suffix) (Last Name Prior to First Marriage) Bennett Wall						18. MOTHER/PARENT NAME (First, Middle, Last, Suffix) (Last Name Prior to First Marriage) Lela Wall																		
19a. INFORMANT'S NAME Judy Nelms Nipper				19b. RELATIONSHIP TO DECEDENT Daughter				19c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 9204 Holly Springs Road, Apex, NC 27539																
DISPOSITION		20a. METHOD OF DISPOSITION Burial				20b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Raleigh Memorial Park				20c. LOCATION (City or Town and State) Raleigh, North Carolina														
		21a. SIGNATURE OF FUNERAL DIRECTOR Rumeal Malik Ferguson (Signature Authenticated)				21b. LICENSE NO. FS3356		21c. NAME OF EMBALMER Rumeal Malik Ferguson		21d. LICENSE NO. FS3356														
22. NAME AND ADDRESS OF FUNERAL HOME R. M. Ferguson Funeral Service, 2820 Trawick Road, Raleigh, NC 27604																								
23. Part I. Enter the chain of events (diseases, injuries or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology on lines b, c and/or d. Enter only one cause on a line. DO NOT ABBREVIATE.										Approximate interval: Onset to death for IMMEDIATE CAUSE 5 years														
<table border="0" style="width: 100%;"> <tr> <td rowspan="4" style="vertical-align: middle; text-align: center;"> IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST </td> <td style="border: none;">→</td> <td>a. chronic diastolic congestive heart failure</td> <td style="border: none;">Due to (or as a consequence of)</td> </tr> <tr> <td style="border: none;">→</td> <td>b. _____</td> <td style="border: none;">Due to (or as a consequence of)</td> </tr> <tr> <td style="border: none;">→</td> <td>c. _____</td> <td style="border: none;">Due to (or as a consequence of)</td> </tr> <tr> <td style="border: none;">→</td> <td>d. _____</td> <td style="border: none;">Due to (or as a consequence of)</td> </tr> </table>												IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	→	a. chronic diastolic congestive heart failure	Due to (or as a consequence of)	→	b. _____	Due to (or as a consequence of)	→	c. _____	Due to (or as a consequence of)	→	d. _____	Due to (or as a consequence of)
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	→	a. chronic diastolic congestive heart failure	Due to (or as a consequence of)																					
	→	b. _____	Due to (or as a consequence of)																					
	→	c. _____	Due to (or as a consequence of)																					
	→	d. _____	Due to (or as a consequence of)																					
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.										24a. WAS AN AUTOPSY PERFORMED? No		24b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?												
MEDICAL EXAMINER ONLY		25. MANNER OF DEATH Natural		26. WAS CASE REFERRED TO MEDICAL EXAMINER? No		27. TIME OF DEATH (Approximate) 08:18 AM		28. DID TOBACCO USE CONTRIBUTE TO DEATH? Unknown		29. PREGNANCY STATUS, IF APPLIES: Not Applicable														
		30. DATE PRONOUNCED		31a. DATE OF INJURY		31b. TIME OF INJURY		31c. INJURY AT WORK?		31d. PLACE OF INJURY														
		31e. IF TRANSPORTATION INJURY SPECIFY:																						
		31f. DESCRIBE HOW INJURY OCCURRED								31g. LOCATION OF INJURY (Street/Number/City/State)														
CERTIFIER																								
I certify that, to the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated.																								
33a. SIGNATURE AND TITLE OF CERTIFIER Michael James MD, MD (Signature Authenticated)						33b. LICENSE NO. 9500623			33c. DATE SIGNED 07/05/2023															
33d. NAME AND ADDRESS OF CERTIFIER Michael James, 3850 Ed Drive 100, Raleigh, NC 27612						34. CASE ID NUMBER 8399320																		
REGISTRAR		35. SIGNATURE OF LOCAL REGISTRAR Gisela Krautz (Signature Authenticated)						36. LOCAL FILE DATE 07/06/2023		37. DATE REGISTERED BY STATE 07/06/2023														
		ITEM(S) AND DATE(S) CORRECTED/AMENDED																						

JHHS 1872
REVISED 03/04/2019
4.C VITAL RECORDS

This is to certify that this is a true and correct reproduction or abstract of the official record filed in this office.

Tammy L. Brunner

Tammy L. Brunner

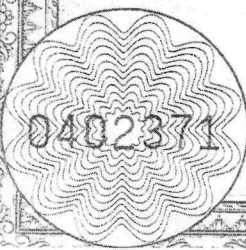
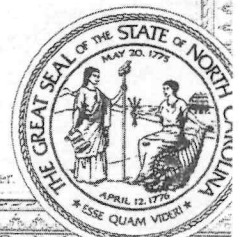
Register of Deeds, Wake County

Witness my hand and official seal
this the 10th day of July 2023

Printing specifications/security features: 24 lb. Security Paper • Void Pantograph • Micro Printing

Any alteration or erasure voids this certificate. Do not accept unless on security paper with Register of Deeds seal clearly embossed in left corner.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



STATE OF NORTH CAROLINA

File No.
23E004262-910

Wake County

In The General Court Of Justice
Superior Court Division
Before The Clerk

IN THE MATTER OF THE ESTATE OF:

Name

HETTIE ROBERTA NELMS

LETTERS

Testamentary

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

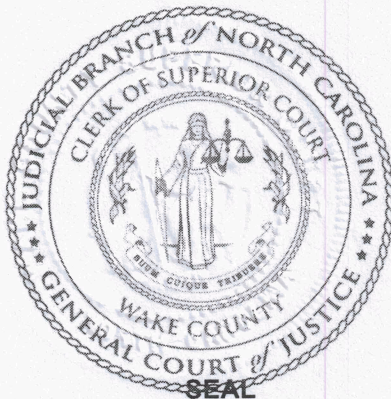
The fiduciary is fully authorized by the laws of North Carolina to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

Name, Address, And Title Of Fiduciary/Fiduciaries

JUDY N NIPPER
9204 HOLLY SPRINGS ROAD
Apex NC 27539
Executor

CLERK OF SUPERIOR COURT
WAKE COUNTY



Date Of Qualification
9/5/2023

Clerk Of Superior Court
F BLAIR WILLIAMS

9/12/2023 9:44:52 AM **EX OFFICIO JUDGE OF PROBATE**

Date Of Issuance
9/12/2023

Signature

Janya V Evans

☒ Deputy CSC ☐ Assistant CSC ☐ Clerk Of Superior Court

NOTE: This letter is not valid without the official seal of the Clerk of Superior Court.

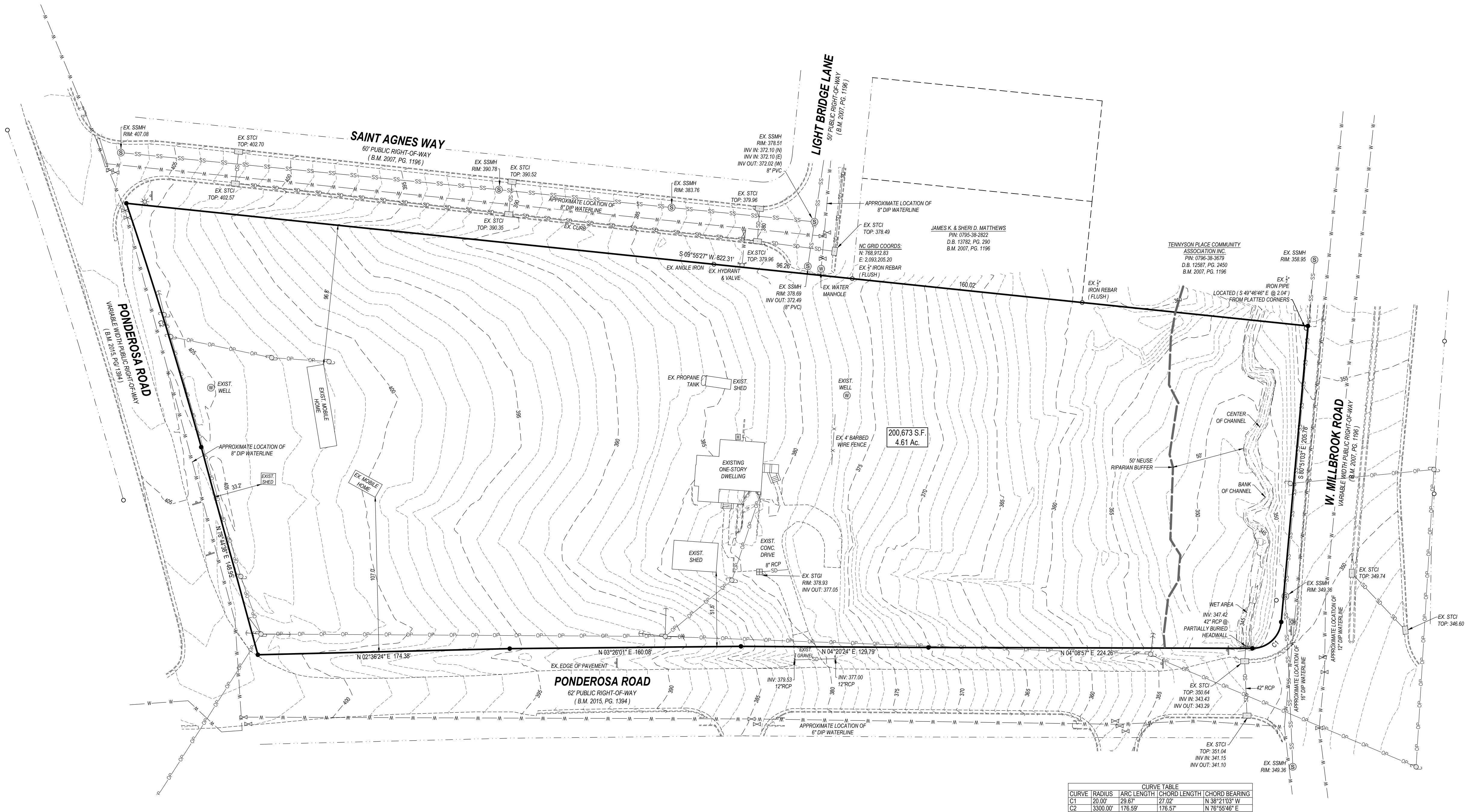
Legal Description
5910 Ponderosa Road
City of Raleigh
Wake County, NC

Being that certain parcel of land located in the City of Raleigh, Wake County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron pipe set at the intersection of the southern right-of-way margin of Ponderosa Road and the western right-of-way margin of Saint Agnes Way, said new iron pipe having North Carolina State Plan coordinates (NAD 83/2011) of North: 769,410.48 and East: 2,093,292.27; thence from said beginning point; South 09°55'27" West a distance of 822.31 feet to a new iron pipe set on the northern right-of-way margin of West Millbrook Road; thence with said right-of-way margin, North 80°51'03" West a distance of 205.78 feet to a new iron pipe set; thence with a curve turning to the right with an arc length of 29.67 feet, a radius of 20.00 feet, a chord bearing of North 38°21'03" West, a chord length of 27.02 feet to a new iron pipe set on the eastern right-of-way margin of Ponderosa Road; thence with said right of way margin, the following six calls:

1. North 04°08'57" East a distance of 224.26 feet to a new iron pipe set.
2. North 04°20'24" East a distance of 129.79 feet to a new iron pipe set.
3. North 03°26'01" East a distance of 160.08 feet to a new iron pipe set.
4. North 02°36'24" East a distance of 174.38 feet to a new iron pipe set.
5. North 78°44'38" East a distance of 148.95 feet to a new iron pipe set.
6. A curve turning to the left with an arc length of 176.59 feet, a radius of 3300.00 feet, a chord bearing of North 76°55'46" East, a chord length of 176.57 feet.

Said parcel containing 200,673 Square Feet (4.607 Acres)



CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	28.67'	27.02'
C2	3300.00'	176.59'	176.57'

LEGEND & NOMENCLATURE:

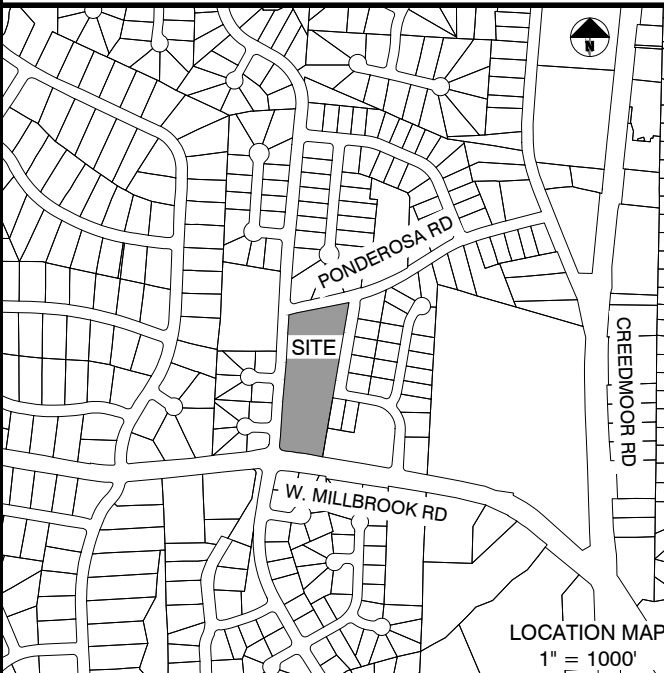
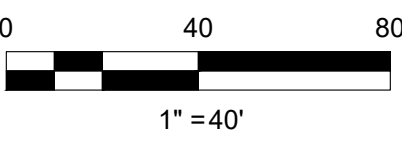
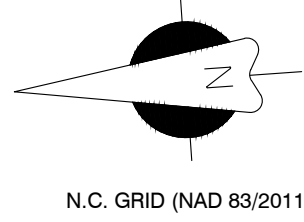
B.M.	Book of Maps	○	Ex. Property Corner
D.B.	Deed Book	●	New 3/4" Iron Pipe
P.G.	Page	○	Calculated point
S.F.	Square Feet	⊗	Water Meter
A.C.	Acres	⊗	Sanitary Sewer Cleanout
PIN	Parcel Identification Number	⊗	Sanitary Sewer Manhole
—x—	Fence	⊗	Power Pole
—w—	Water Pipe	⊗	Light Pole
—ss—	Sanitary sewer Pipe	⊗	Telephone Pedestal
—op—	Overhead Power	⊗	Cable Pedestal
—400—	Ex. Contour Line	⊗	Water Valve
		⊗	Storm Curb Inlet
		⊗	Storm Grate Inlet
		⊗	Sign Post

SURVEY NOTES

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- FIELD SURVEY PERFORMED NOVEMBER - DECEMBER, 2024.
- ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICA DATUM OF 1983 (NSRS 2011). ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

SITE DATA

OWNER	HETTIE W. NELMS
SITE ADDRESS	5910 PONDEROSA ROAD
PIN	0796-39-0061
DEED REFERENCE	D.B. 1092, PG. 0000E
ZONING	R-4
OVERLAY	NO



BOUNDARY & TOPOGRAPHIC SURVEY

5910 PONDEROSA RD
CITY OF RALEIGH
WAKE COUNTY
NORTH CAROLINA

CLIENT

REDEEMING DEVELOPMENT GROUP
616 CUMBERLAND ST., STE. 104
RALEIGH, NC 27610

DECEMBER 11, 2024

No.	REVISIONS	DATE
1.	OFFSET BUFFER FROM BANK	12/17/24

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are indicated as drawn from information in Books referenced; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this map meets the requirements of The Standard of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 30th day of June, 2025.



SHEET TITLE

EXISTING
CONDITIONS

SHEET NUMBER

V-01