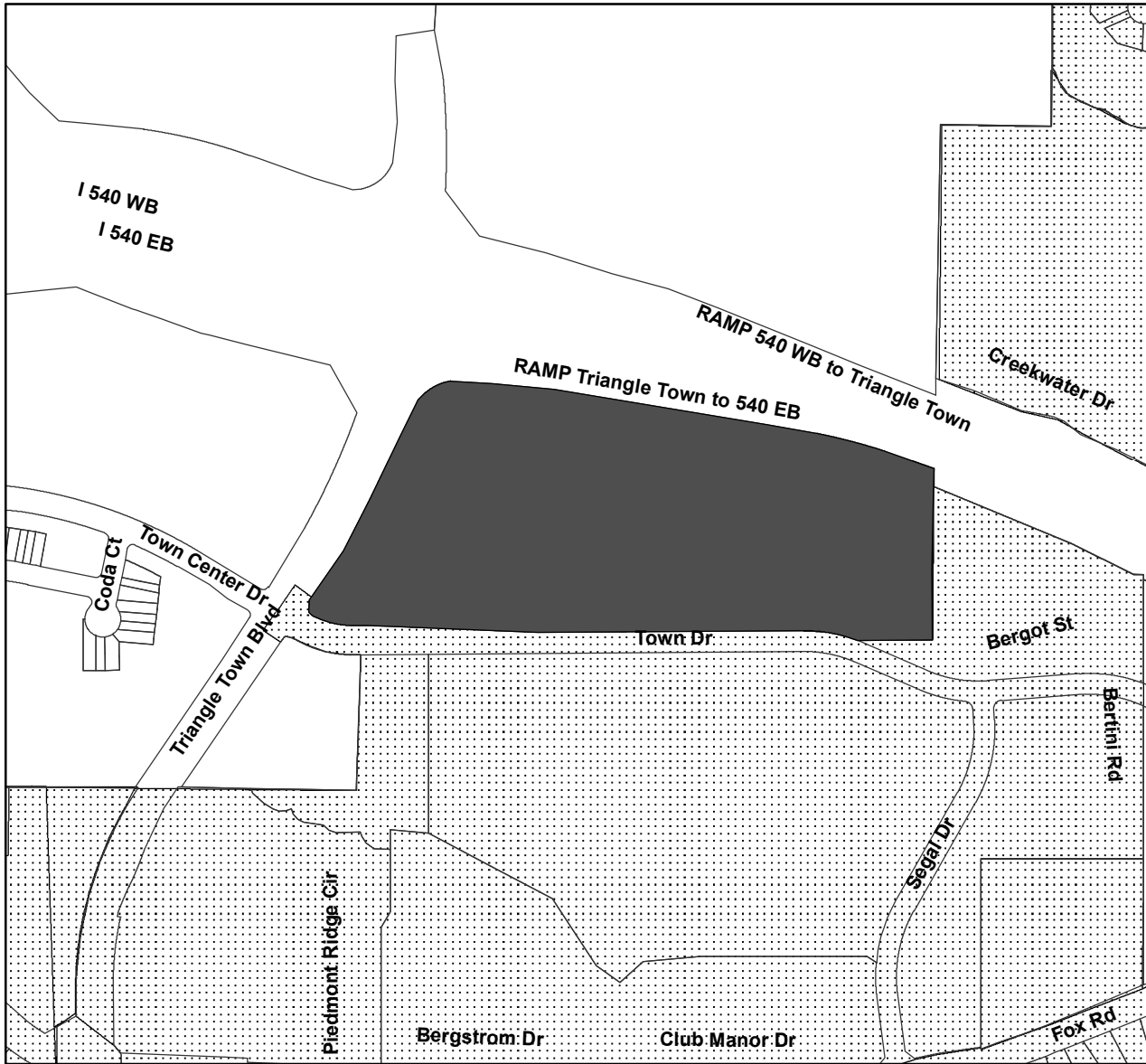
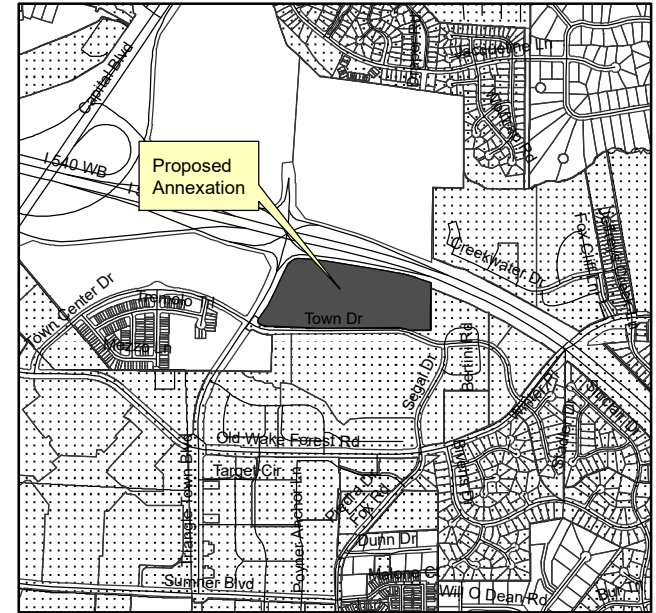





**6350 TRIANGLE TOWN BLVD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE 1/18/22**



1 inch = 500 feet



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 2,000.771839 feet



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number ASR-0047-2021 Council District B Annexation Case File# AX-29-2021

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

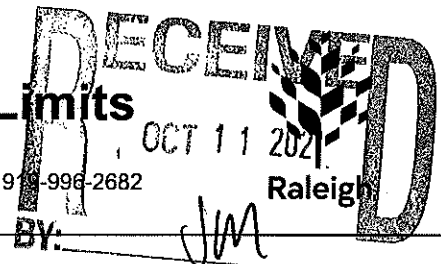
This exhibit meets all statutory requirements for recording. \_\_\_\_\_

Planning Director / Wake County Review Officer

Date

# 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. Fees are required at the time of submittal. **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:  
Town Drive Apartments

Street Address:  
6350 Triangle Town Boulevard

City of Raleigh Subdivision approval #: S- _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
--------------------------------------------------------	--------------------------------	-----------------------------------------------

Wake County (PINs) Property Identification Number(s):  
**1727825409**

Acreage of Annexation Site: <b>23.97</b>	Linear Feet of New Public Streets within Annexation Boundaries: <b>4,024</b>
---------------------------------------------	---------------------------------------------------------------------------------

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

Number of proposed dwelling units: **384**

Unit Type/Unit Count:	Total Breakdown of Dwelling Units										
	Single-Family Home	Multi-Family - Condo/Apartment	Multi-Family – Townhouse								
	Unit Count _____	Unit Count <u>384</u>	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 checked="" type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input checked="" 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									
		<table border="1"> <tr> <td>187</td> <td>1 Bedroom</td> <td>+ 1 bath</td> </tr> <tr> <td>260</td> <td>2 Bedroom</td> <td>+ 2 bath</td> </tr> <tr> <td>48</td> <td>3 Bedroom</td> <td>+ 2 bath</td> </tr> </table>	187	1 Bedroom	+ 1 bath	260	2 Bedroom	+ 2 bath	48	3 Bedroom	+ 2 bath
187	1 Bedroom	+ 1 bath									
260	2 Bedroom	+ 2 bath									
48	3 Bedroom	+ 2 bath									

# Petition for Annexation into Raleigh City Limits

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



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187	1 Bedroom	+ 1 bath									
260	2 Bedroom	+ 2 bath									
48	3 Bedroom	+ 2 bath									

Building Square Footage of Non-Residential Space: N/A	
Specific proposed use (office, retail, warehouse, school, etc.): <u>N/A</u>	
Projected market value at build-out (land and improvements): \$ <u>34,000,000</u>	
<b>Applicant Contact Information</b>	
Property Owner(s): <b>Ethel Limited Partnership LLC</b>	
Primary Mailing Address: <b>1517 Caswell Street, Raleigh, NC 27608-2309</b>	
Phone:	Email:
<b>Project Contact information (if different than property owner)</b>	
Contact(s): <b>Gray Harrell</b>	
Primary Mailing Address: <b>One Glenwood Ave, Ste 201 Raleigh, NC 27603</b>	
Phone: <b>919-823-4300</b>	Email: <b>harrell@mcadamsco.com</b>
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	

**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 Subdivision 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 18<sup>th</sup> day of October, 2021 by the owners of the property described in Section B.

**Owner's Signature(s):**  
 Signature [Signature], mgr Date 10/1/2021  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

**Print Owner Name(s) and Information:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

Above signature(s) attested by Rebecca E. Valone

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: \_\_\_\_\_

**Section D Standard Payment Contract**

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 8-2004 (a) and (b), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

**State of North Carolina**

**County of Wake**

**Agreement**

**This Agreement** ("the Agreement") is made this the \_\_\_\_\_ day of \_\_\_\_\_, year of \_\_\_\_\_ by and between the City of Raleigh, North Carolina, ( the "City") and \_\_\_\_\_, (the "Owner");

**WITNESSETH**

**WHEREAS**, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. \_\_\_\_\_;

**WHEREAS**, The Owner has initiated a development project at \_\_\_\_\_  
City file \_\_\_\_\_, and said development contains sewer connections with the utility system of the City; and

**WHEREAS**, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 8-2004 (a) and (b).

**NOW THEREFORE**, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 8-2004 (a) and (b). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the

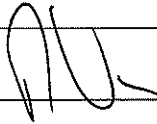
City from exercising its police powers.

- 6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
- 7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
- 8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
- 9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status or national origin with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of Raleigh City Code, Section 4-1004, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

**In Witness Whereof**, the parties hereto have caused this agreement to be executed the day and year first above written.

**Owner**

By \_\_\_\_\_



Attest Rebecca E. Valone

**The City**

By \_\_\_\_\_

Marchell Adams-David, City Manager

Attest \_\_\_\_\_

Gail G. Smith, City Clerk

**North Carolina**

**Wake**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Marchell Adams-David is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

**Notary Public**

**Seal**

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_.

Notary Public: \_\_\_\_\_

My commission expires \_\_\_\_\_

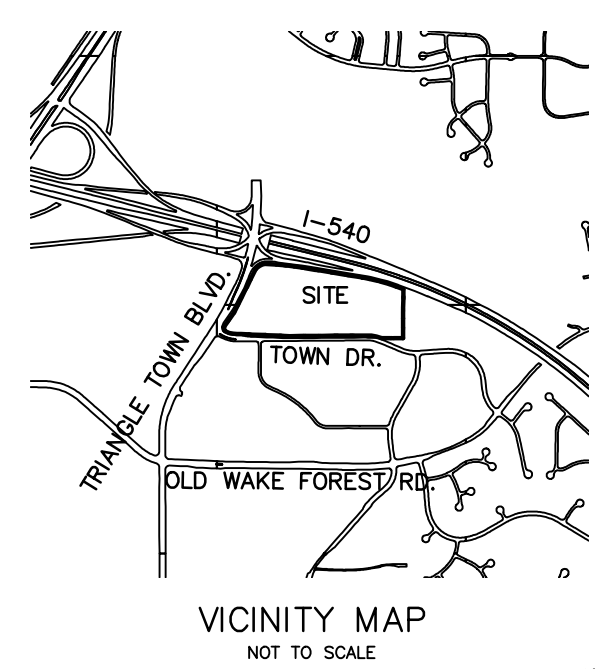
**Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.**

**Section E 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"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> 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"/>	<b>City or County Property Map</b> 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 <b>existing and proposed city limits</b> .	
<input type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> 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"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST</b> be filled in!	
<input type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.	
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	
<b>Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.</b>		
<input type="checkbox"/>	<b>Standard Payment Contract</b> should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	





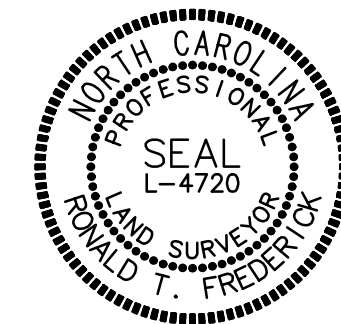
I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:52,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

RONALD T. FREDERICK PLS L-4720

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

RONALD T. FREDERICK PLS L-4720



AREA OF ANNEXATION  
CHANGE  
23.98 AC.

**GENERAL NOTES**

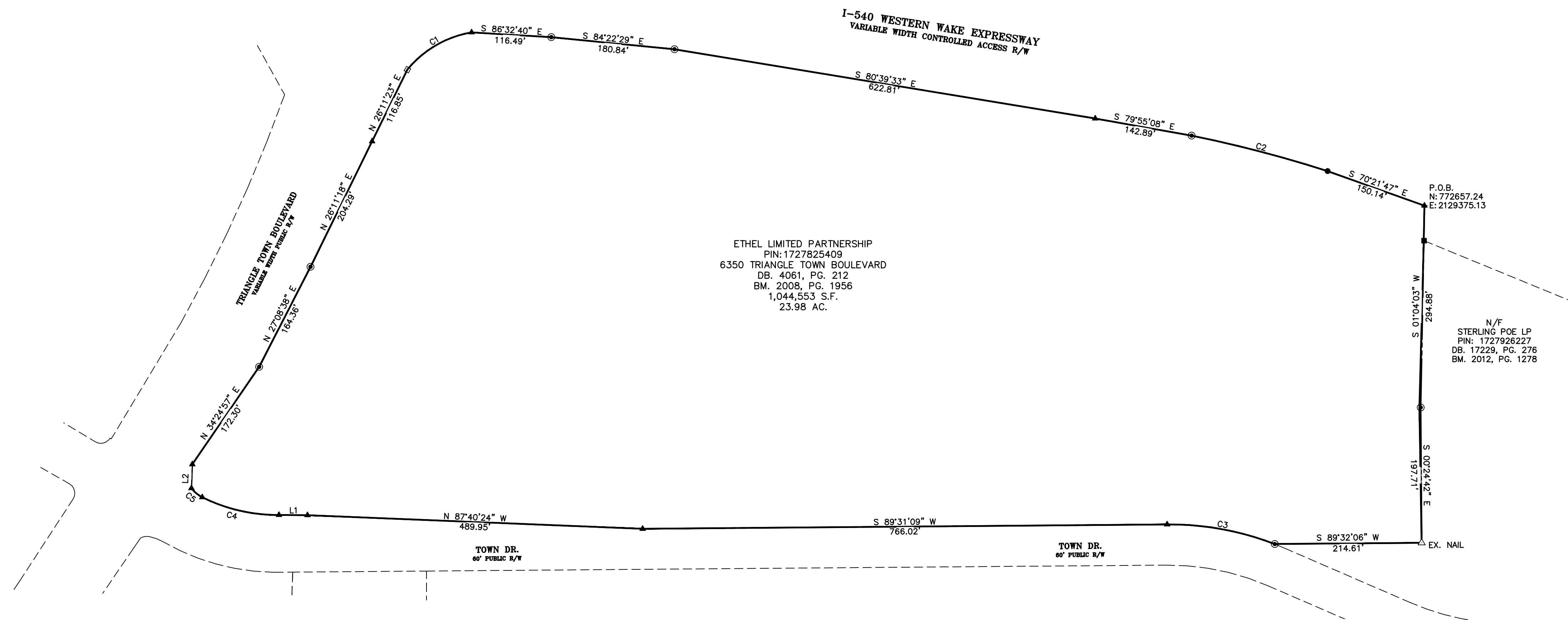
1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS AN ANNEXATION MAP.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CK-5-PK-CU
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720172700J DATED MAY, 02, 2006. THIS IS THE CURRENT FLOOD ZONE MAP FOR SUBJECT PROPERTY.
7. REFERENCES: BM. 2008, PG. 1956, OF THE WAKE COUNTY REGISTRY.
8. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.

**McAdams**  
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**

RELATED DEVELOPMENT  
3372 PEACHTREE ROAD, NE,  
SUITE 300  
ATLANTA, GEORGIA 30326

**TRIANGLE TOWN BOULEVARD**  
CONTIGUOUS ANNEXATION MAP  
6350 TRIANGLE TOWN BOULEVARD  
RALEIGH, NORTH CAROLINA

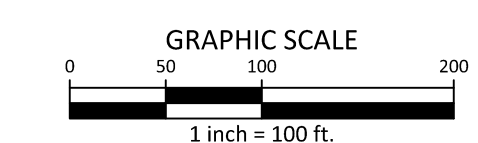


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°33'43" W	41.66'
L2	N 02°13'23" E	35.03'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	154.98'	110.61'	N 59°53'51" E	108.28'
C2	1853.24'	205.43'	S 75°22'07" E	205.33'
C3	424.96'	160.63'	N 79°39'09" W	159.67'
C4	245.98'	115.90'	N 76°58'56" W	114.83'
C5	45.00'	20.85'	N 50°12'34" W	20.67'

**LEGEND**

- ⊙ EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT



**REVISIONS**

NO.	DATE
1	
2	
3	

**PLAN INFORMATION**

PROJECT NO. 2020110382  
FILENAME 2020110382-AN1  
CHECKED BY JBT  
DRAWN BY JSS  
SCALE 1"=100'  
DATE 08.11.2021

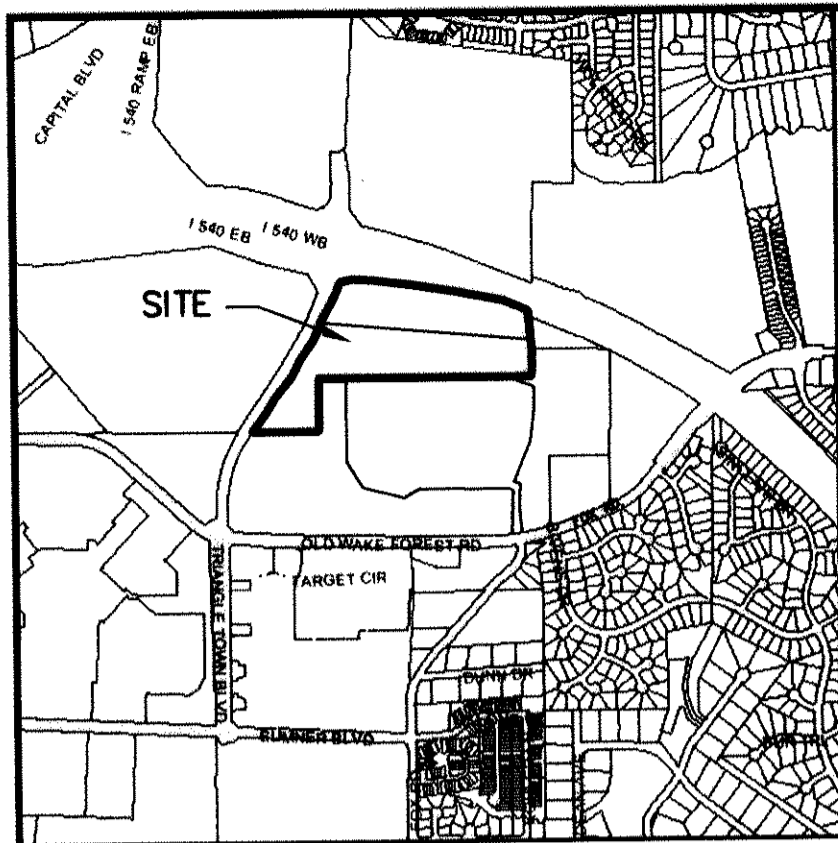
**SHEET**

**1-1**

ANNEXATION – Legal Description

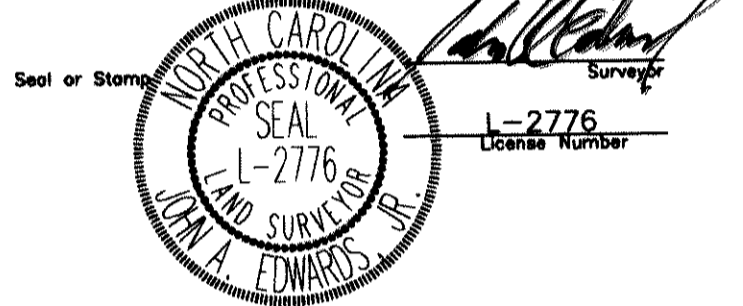
6350 TRIANGLE TOWN BOULEVARD

BEGINNING AT AN IRON PIPE HAVING NC GRID NAD83 COORDINATES N:772657.24, E:2129375.13, THE POINT OF BEGINNING; THENCE SOUTH 01°04'03" WEST A DISTANCE OF 294.88 FEET TO A ONE INCH IRON PIPE; THENCE SOUTH 00°24'42" EAST A DISTANCE OF 197.71 FEET TO AN EXISTING NAIL; THENCE SOUTH 89°32'06" WEST A DISTANCE OF 214.61 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE WITH SAID RIGHT OF WAY A CURVE TO THE LEFT, A RADIUS OF 424.96 FEET, AN ARC LENGTH OF 160.63 FEET, A CHORD BEARING OF NORTH 79°39'09" WEST, A CHORD LENGTH OF 159.67 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE SOUTH 89°31'09" WEST A DISTANCE OF 766.02 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE NORTH 87°40'24" WEST A DISTANCE OF 489.95 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE NORTH 89°33'43" WEST A DISTANCE OF 41.66 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT, A RADIUS OF 245.98 FEET, AN ARC LENGTH OF 115.90 FEET, A CHORD BEARING OF NORTH 76°58'56" WEST, A CHORD LENGTH OF 114.83 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT, A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 20.85 FEET, A CHORD BEARING OF NORTH 50°12'34" WEST, A CHORD LENGTH OF 20.67 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF TOWN DRIVE; THENCE NORTH 02°13'23" EAST A DISTANCE OF 35.03 FEET TO A POINT; THENCE NORTH 34°24'57" EAST A DISTANCE OF 172.30' TO A THREE QUARTER INCH IRON PIPE SET; THENCE NORTH 27°08'38" EAST A DISTANCE OF 164.36 FEET TO A THREE QUARTER INCH IRON PIPE SET; THENCE NORTH 26°11'18" EAST A DISTANCE OF 204.29 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF TRIANGLE TOWN BOULEVARD; THENCE NORTH 26°11'23" EAST A DISTANCE OF 116.85 FEET TO A RIGHT OF WAY DISK ON THE EASTERN RIGHT OF WAY OF TRIANGLE TOWN BOULEVARD; THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 154.98 FEET, AN ARC LENGTH OF 110.61 FEET, A CHORD BEARING OF NORTH 59°53'51" EAST, A CHORD LENGTH OF 108.28 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF I-540 WESTERN WAKE EXPRESSWAY; THENCE SOUTH 86°32'40" EAST A DISTANCE OF 116.49 FEET TO A IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF I-540 WESTERN WAKE EXPRESSWAY; THENCE SOUTH 84°22'29" EAST A DISTANCE OF 180.84 FEET TO AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF I-540 WESTERN WAKE EXPRESSWAY; THENCE SOUTH 80°39'33" EAST A DISTANCE OF 622.81 FEET TO A POINT; THENCE SOUTH 79°55'08" EAST A DISTANCE OF 142.89 FEET TO A THREE QUARTER INCH IRON PIPE SET; THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 1853.24 FEET, AN ARC LENGTH OF 205.43 FEET, A CHORD BEARING OF SOUTH 75°22'07" EAST, A CHORD LENGTH OF 205.33 FEET TO A THREE QUARTER INCH IRON PIPE; THENCE SOUTH 70°21'47" EAST A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING; CONTAINING 1,044,553 SQUARE FEET OR 23.98 ACRES



VICINITY MAP (NOT TO SCALE)

I, JOHN A. EDWARDS, JR., P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book N/A, page N/A, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A, etc.; that the ratio of precision as calculated is 1:20,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 5th day of August, A.D., 2008.



This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

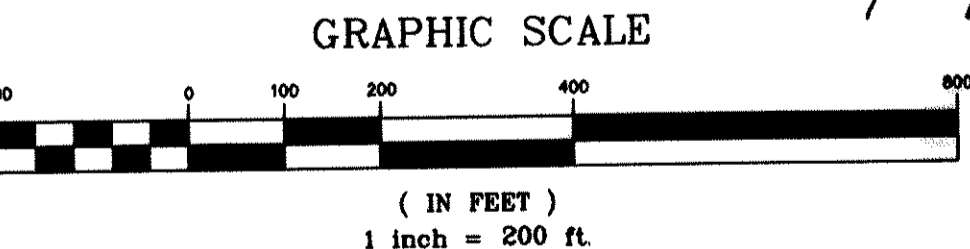
Mitchell Silver, Planning Director/Wake County Review Officer

I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the day of 16 Oct in the year 2008, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

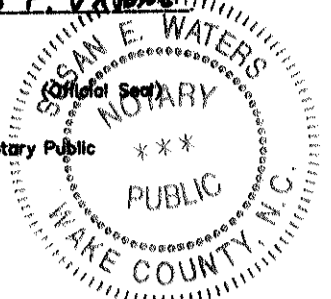
Mitchell Silver, Planning Director/Wake County Review Officer

- LEGEND
EIP - EXISTING IRON PIPE
PDE - PERMANENT DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY
SURVEYED LINE
DEED LINE (NOT SURVEYED)

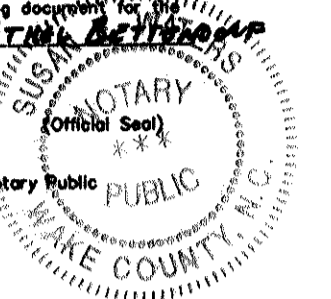
JG NORTH RALEIGH LLC
DB 06178 PG 1304
BM 2000 PG 1723
PIN 1727.19-01-0510



STATE OF NORTH CAROLINA
COUNTY OF WAKE
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THOMAS F. VALONE
DATE: 9/29/2008
Signature: Susan E. Waters
Printed name: SUSAN E. WATERS
Notary Public
My commission expires: 12/27/2010



STATE OF NORTH CAROLINA
COUNTY OF WAKE
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: MARY ETHEL BETHLEHEM
DATE: 9/29/2008
Signature: Susan E. Waters
Printed name: SUSAN E. WATERS
Notary Public
My commission expires: 12/27/2010



This plat or map does not require preliminary approval, and meets all statutory requirements for recording.

Planning Director/Wake County Review Officer

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedications shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owner(s) of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b), (c), (d) and (f) of section 1 and section 4 of the "City Storm Drainage Policy" (Resolution 1970-742 as the same may be from time to time amended).

Book No. Page No. Signature(s) of Property Owner(s)
MANAGER OF MARY ETHEL, LLC
GENERAL PARTNER FOR ETHEL, LIMITED PARTNERSHIP, LLC
MANAGER OF MARY ETHEL, LLC
GENERAL PARTNER FOR ETHEL, LIMITED PARTNERSHIP, LLC

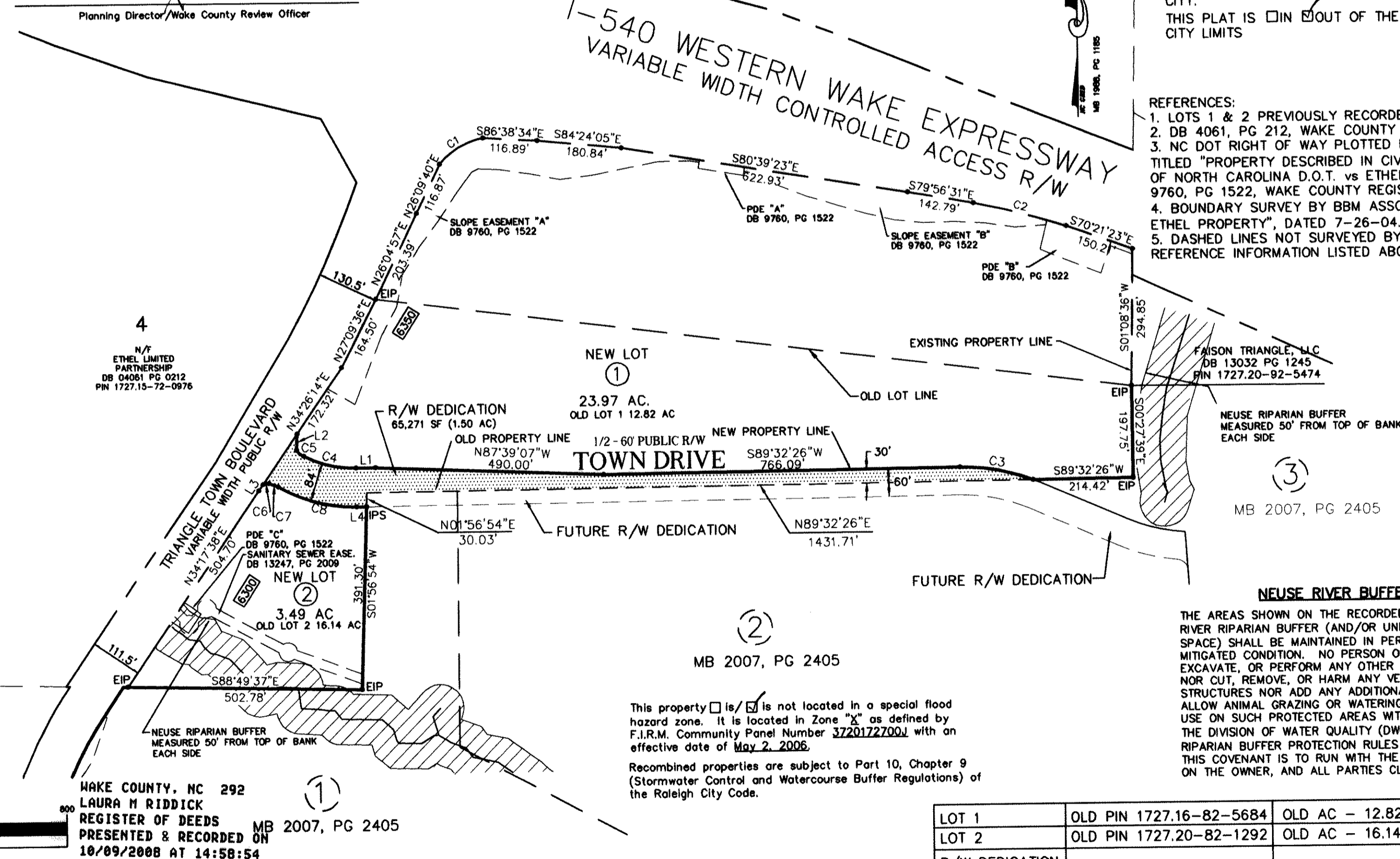
Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, CHORD DIRECTION, DELTA. Contains data for curves C1 through C8.

Table with 3 columns: LINE, LENGTH, BEARING. Contains data for lines L1 through L4.

- This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;
This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
This survey is of an existing parcel or parcels of land;
This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

THIS PLAT NOT TO BE RECORDED AFTER 16 DAY OF Oct 08
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS

- REFERENCES:
1. LOTS 1 & 2 PREVIOUSLY RECORDED IN BM 2007, PG 2858.
2. DB 4061, PG 212, WAKE COUNTY REGISTRY
3. NC DOT RIGHT OF WAY PLOTTED FROM DEED INFORMATION TITLED "PROPERTY DESCRIBED IN CIVIL ACTION ENTITLED STATE OF NORTH CAROLINA D.O.T. vs ETHEL LIMITED PARTNERSHIP, DB 9760, PG 1522, WAKE COUNTY REGISTRY
4. BOUNDARY SURVEY BY BBM ASSOCIATES, TITLED "TRACT 2 ETHEL PROPERTY", DATED 7-26-04.
5. DASHED LINES NOT SURVEYED BY THIS OFFICE BASED ON REFERENCE INFORMATION LISTED ABOVE.



NEUSE RIVER BUFFER STATEMENT
THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER (AND/OR UNDISTURBED, UNMANAGED OPEN SPACE) SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

Table with 4 columns: LOT, OLD PIN, OLD AC, NEW AC. Shows area calculations for Lot 1, Lot 2, and R/W Dedication.

FILED FOR REGISTRATION

RECORDED IN BOOK OF MAPS 2008, PAGE 1956 WAKE COUNTY REGISTRY

RAD37959

ZONING: CUD TD R-141-08, RW-29-08, S-15-07

Table with columns: DATE, REVISION, BY. Includes registration information for Laura M. Riddick.

Logo for John A. Edwards & Company Consulting Engineers, 333 Wade Ave., Raleigh, NC 27605.

SCALE: 1" = 200'
DATE: 8/6/08
DRAWN BY: JRC
CHECKED BY: JAE, JR.

LOTS 1 & 2
TRACT 2 ETHEL SUBDIVISION
OWNER: ETHEL LIMITED PARTNERSHIP, LLC
RECOMBINATION AND R/W DEDICATION PLAT

SHEET 1 OF 1