

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: 7929 Ligon Mill Road		
Street Address: 7929 Ligon Mill Road		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1738826674		
Acreage of Annexation Site: 59.22 ac	Linear Feet of New Public Streets within Annexation Boundaries: 6,725	
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: 180		

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>180</u>	Multifamily - Condo/Apartment Unit Count <u>0</u>	Multifamily – Townhouse Unit Count <u>0</u>
	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 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: N/A		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Single-Family Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>\$119,397,150</u>			
Applicant Contact Information			
Property Owner(s): Judy J. Vaughan			
Primary Mailing Address: 7608 Ligon Mill Rd, Wake Forest, NC 27587-8888			
Phone:	Email:		
Project Contact information (if different than property owner)			
Contact(s): PulteGroup, Inc. c/o Collier R. Marsh			
Primary Mailing Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601			
Phone: 919-835-4663	Email: colliermarsh@parkerpoe.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 / ☒ 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 _____ day of _____, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Judy J. Vaughan Date 7/31/2025

Judy J. Vaughan

Corporate Seal

Print Owner Name(s) and Information:

Name: Judy J. Vaughan Phone: 919 801 0101

Address: 7608 Ligon Mill Rd, Wake Forest, NC 27587-8888

Above signature(s) attested by: Pope Wilson

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
AUG 25 2025
BY: metagles

Section D Submittal Checklist

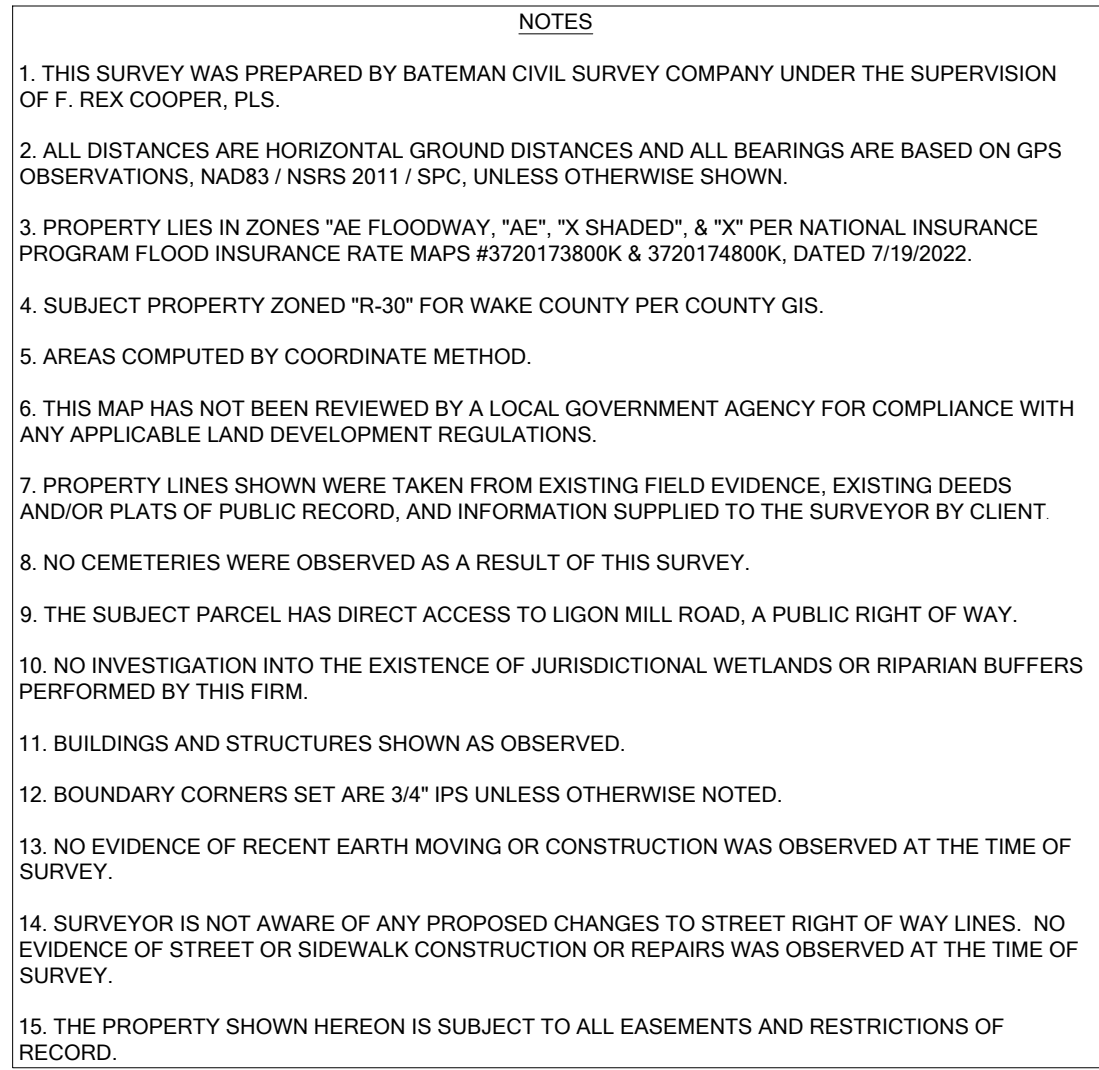
Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

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

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF JUDY J VAUGHAN SHOWN AS TRACT 2 IN BOOK OF MAPS 1992 AT PAGE 341 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1738826674) LYING IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

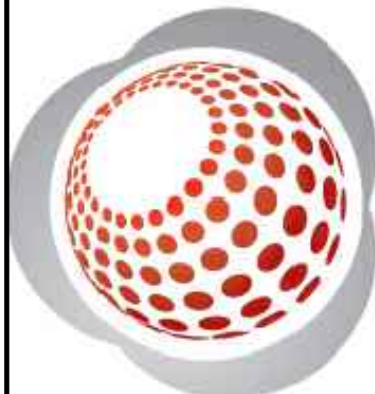
BEGINNING AT A ½" IRON REBAR FOUND ON THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 782,758.73' AND E: 2,137,673.72'; THENCE, FROM THE POINT OF BEGINNING, N82°15'50"E A DISTANCE OF 407.57 FEET TO A COMPUTED POINT 0.33 FEET SOUTH OF A 1" IRON PIPE FOUND; THENCE, N82°15'50"E A DISTANCE OF 814.95 FEET TO A ½" IRON PIPE FOUND; THENCE, N82°15'50"E A DISTANCE OF 457.95 TO AN IRON PIN FOUND; THENCE, N82°15'50"E A DISTANCE OF 239.61 FEET TO A 1" IRON PIPE FOUND; THENCE, S21°27'17"E A DISTANCE OF 340.52 FEET TO A 1" IRON PIPE FOUND; THENCE, N82°14'50"E A DISTANCE OF 1,147.48 FEET TO A 1" IRON PIPE FOUND ON THE WESTERN RIGHT OF WAY OF LIGON MILL ROAD; THENCE, WITH SAID RIGHT OF WAY, S07°57'38"E A DISTANCE OF 137.54 FEET TO A ¾" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S07°38'57"E A DISTANCE OF 226.03 FEET TO A ¾" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S07°16'37"E A DISTANCE OF 301.26 FEET TO A ¾" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S07°18'24"E A DISTANCE OF 231.05 FEET TO A 1" IRON PIPE FOUND; THENCE, LEAVING SAID RIGHT OF WAY, N87°53'55"W A DISTANCE OF 445.52 FEET TO A COMPUTED POINT 0.31 FEET EAST OF A ½" IRON REBAR FOUND; THENCE, N88°00'53"W A DISTANCE OF 419.77 FEET TO A COMPUTED POINT 0.27 FEET WEST OF A ½" IRON PIPE FOUND AND 0.22 FEET EAST OF A ½" IRON REBAR FOUND; THENCE, N87°54'24"W A DISTANCE OF 436.19 FEET TO A ½" IRON PIPE FOUND; THENCE, N87°52'32"W A DISTANCE OF 914.48 FEET TO A ½" IRON REBAR FOUND; THENCE, N87°52'32"W A DISTANCE OF 824.25 FEET TO A ¾" IRON PIPE SET; THENCE, N27°17'33"W A DISTANCE OF 248.65 FEET TO A COMPUTED POINT; THENCE, N22°25'35"W A DISTANCE OF 246.12 FEET TO A COMPUTED POINT; THENCE, N08°30'37"W A DISTANCE OF 234.75 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 2,579,831 SQUARE FEET OR 59.22 ACRES, MORE OR LESS.



NAD 83 / NSRS 2011 / SPC

- BATEMAN CIVIL SURVEY COMPANY**
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



ANNEXATION PLAT
OWNER: JUDY J VAUGHAN
7929 LIGON MILL RD
PIN: 1738826674, REID: 0059725
AS RECORDED IN BOOK OF MAPS 1992, PAGE 341
WAKE FOREST TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.

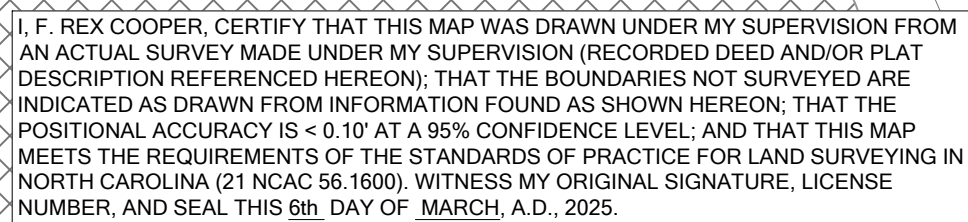
DRAWN BY: ELS

CHECKED BY: FR

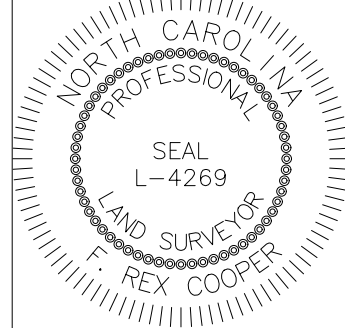
SCALE: 1" = 120'

DATE: 3/05/2025

SHEET 1 OF 1

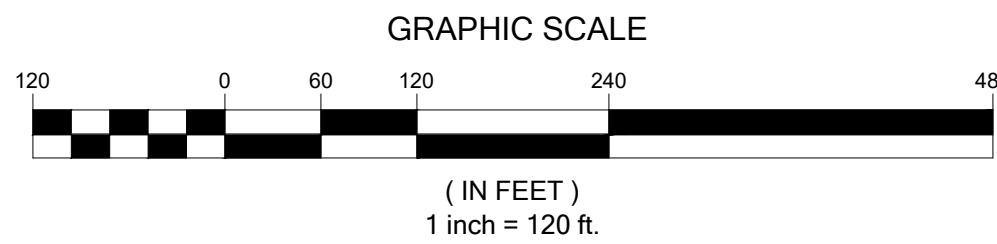


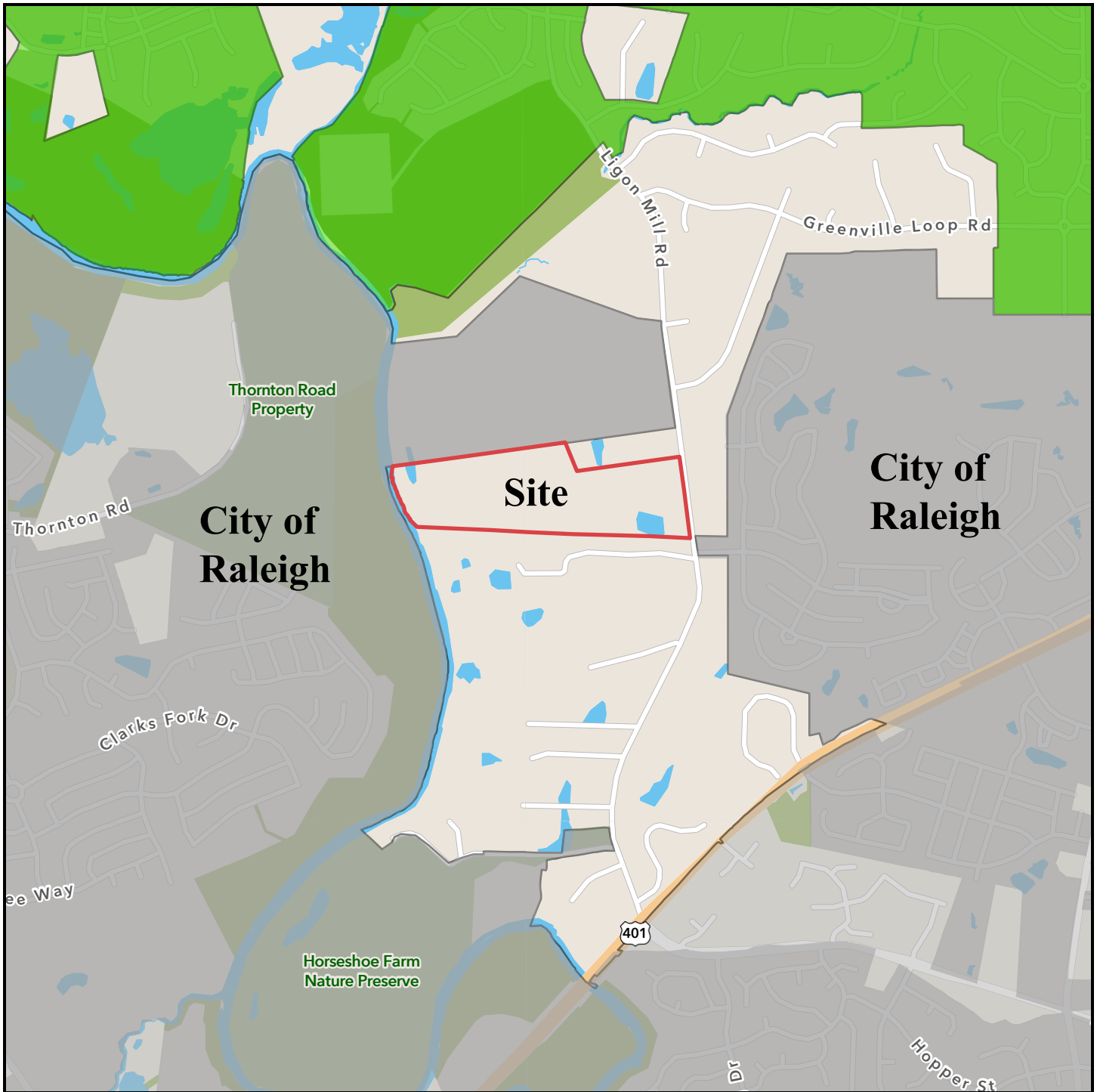
I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-11-C-1, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND ON ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.



F. REX COOPER, PLS NC LICENSE NO. L-4269	DATE
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THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR
RECORDATION, CONVEYANCE OR SALES UNLESS
SIGNED AND SEALED BY THE LICENSED SURVEYOR.

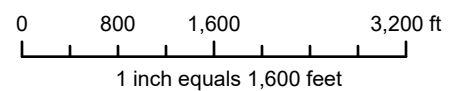




7929 Ligon Mill Road - Jurisdictions Map

PIN: 1738826674

REID: 0059725



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*