

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:

Evora

Street Address:

8020 Litchford Rd, Raleigh NC, 27603 (portion of, see legal description + survey)

City of Raleigh Subdivision approval #:

S- _____ - _____ or

N/A

Building Permit #:

N/A

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

1717882715 (portion of, see legal description + survey)

Acreage of Annexation Site:

22.24

Linear Feet of New Public Streets within Annexation Boundaries:

2,125 LF

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:

37

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Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>37</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? ☐ Y ☒ N N/A		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? ☐ Y ☐ N N/A	Will there be a community trash compactor? ☐ Y ☐ N N/A	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>Residential</u>		
Projected market value at build-out (land and improvements): \$ <u>40,700,000</u>			
Applicant Contact Information			
Property Owner(s): Printed Name: <u>Lynn Hawthorne</u> , Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernetta Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust Printed Name: _____ Printed Name: <u>Anne Jones Weathersbee</u> , Trustee of The Anne Jones Weathersbee Revocable Trust Printed Name: _____			
Project Contact Name (if different than property owner)			
Contact(s): Printed Name: <u>Bronwyn Redus (McAdams)</u> Printed Name: _____			

Contact Information	
Property Owner/Applicant*	
Name & Title:	Lynn Hawthorne
Primary Mailing Address:	18 Wordsworth Rd, Black Mountain NC 28711
Email:	hawthornelynn@outlook.com
Phone:	336-202-4737
Point of Contact (If different than above)**	
Point of Contact Name:	Bronwyn Redus (McAdams)
Primary Mailing Address:	621 Hillsborough St, Suite 500, Raleigh NC 27603
Email:	redus@mcadamsco.com
Phone:	919-361-5000

Property Owner/Applicant (Cont.)

Name & Title: Anne Jones Weathersbee

Primary Mailing Address: 8020 Litchford Rd, Raleigh NC 27615-4227

Email: anneweathersbee@aol.com

Phone: 919-876-1807

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 / 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 _____.

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 9/3/2026

Signature _____ Date 9/13/2026

Signature _____ Date _____

Signature _____ Date _____

Print Owner Name(s) & Title

Name: Lynn Hawthorne

Name: Anne Jones Weathersbee

Name: _____

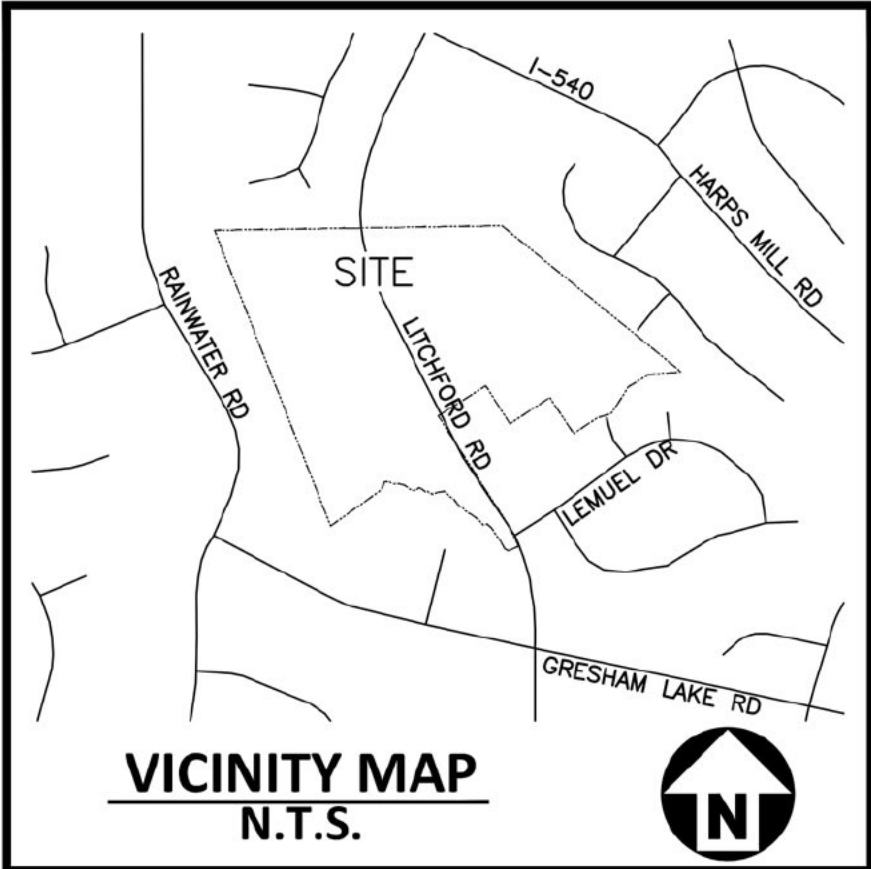
Name: _____

Corporate Seal

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.

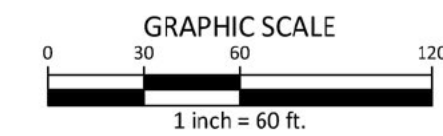
Signature of the City Clerk and Treasurer:

Section D 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:	
☒	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 .
☐	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, <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:	
☒	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 <u>date of signature MUST be filled in!</u>
☐	Corporate Seal for property owned by a corporation.
☐	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NCGS MONUMENT
- ANNEXATION LINE



NC GRID NAD 83(2011)

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1 IN 45,000 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF JUNE 25, A.D. 2026.

JAY B. TAYLOR PROFESSIONAL LAND SURVEYOR

CONTIGUOUS ANNEXED AREA

PARCEL 1	444,553 SF.
LOT 1	10.21 AC.
PARCEL 1	438,309 SF.
LOT 2	10.06 AC.
WITHIN RW	86,029 SF.
	1.97 AC.
TOTAL	968,891 SF.
	22.24 AC.

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- ZONING: R-10-CU, R-1, AND R-4 PER THE WAKE COUNTY GIS.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE ** AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720171700K DATED JULY 19, 2022.
- REFERENCES: SHOWN HEREON.
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES KNOWN TO SURVEYOR AT THE TIME OF SURVEY.
- PLOTTABLE OFFSITE EASEMENTS KNOWN TO SURVEYOR AT THE TIME OF THE SURVEY ARE SHOWN HEREON.



McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

FISCHER HOMES
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KENTUCKY 41018

LITCHFORD ROAD RESIDENTIAL
ANNEXATION PLAT
8020 LITCHFORD ROAD
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. FIH25002
FILENAME FIH25002-AX1
CHECKED BY JBT
DRAWN BY JSS
SCALE 1"=60'
DATE 06.02.2026

SHEET

ANNEXATION

CLIENT

FISCHER HOMES
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KENTUCKY 41018

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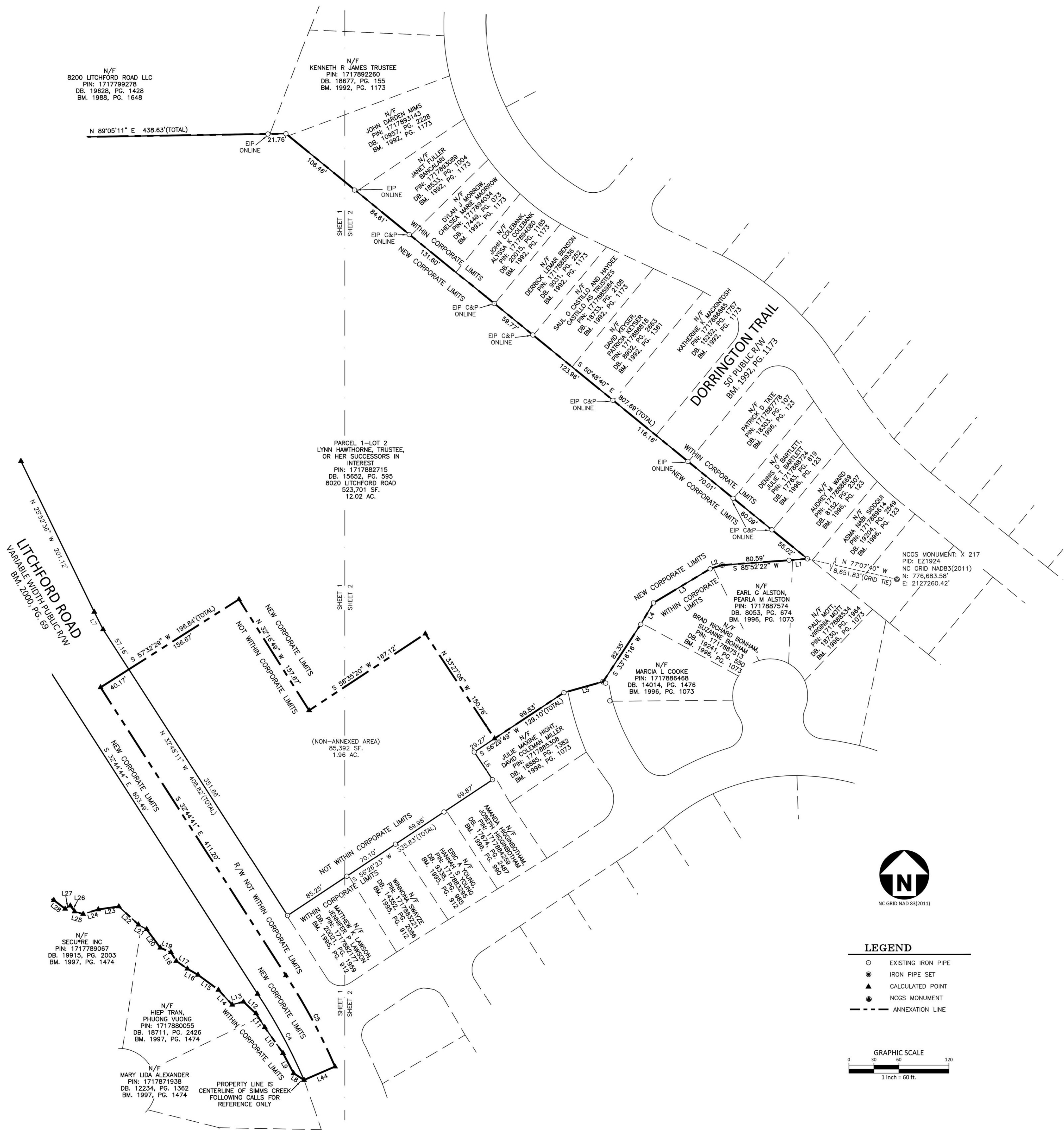
SHEET

ANNEXATION

2-2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°30'32" W	22.13'
L2	S 72°33'48" W	15.00'
L3	S 59°00'20" W	79.41'
L4	S 30°41'48" W	29.85'
L5	S 74°22'04" W	48.90'
L6	S 33°31'28" E	39.83'
L7	N 26°38'30" W	23.54'
L8	N 57°09'33" W	14.89'
L9	N 27°44'27" W	27.35'
L10	N 35°23'11" W	37.89'
L11	N 32°16'28" W	19.59'
L12	N 46°55'27" W	20.61'
L13	S 75°25'50" W	13.98'
L14	N 42°50'19" W	24.29'
L15	N 53°49'44" W	30.39'
L16	N 60°04'46" W	14.73'
L17	N 55°10'41" W	16.25'
L18	N 31°31'32" W	12.42'
L19	N 67°24'47" W	13.73'
L20	N 36°25'00" W	27.44'
L21	N 60°09'12" W	11.37'
L22	N 47°22'32" W	32.05'
L23	S 81°54'13" W	24.93'
L24	S 73°01'19" W	18.96'
L25	N 72°49'58" W	10.80'
L26	N 37°00'41" W	8.54'
L27	S 58°29'22" W	7.20'
L28	N 52°23'19" W	17.19'
L29	N 63°33'01" W	10.77'
L30	S 54°48'50" W	13.81'
L31	S 84°33'43" W	15.15'
L32	N 54°30'04" W	31.59'
L33	N 76°33'34" W	22.69'
L34	N 87°37'05" W	22.79'
L35	N 53°21'37" W	10.47'
L36	S 85°43'16" W	16.91'
L37	S 15°07'38" W	14.02'
L38	S 35°58'55" W	18.37'
L39	S 23°44'50" W	1.68'
L40	S 54°01'54" W	25.08'
L41	N 89°12'43" E	12.63'
L42	N 89°12'43" E	16.65'
L44	S 66°38'23" W	40.50'
L45	N 89°09'47" E	81.46'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	913.37'	163.25'	N 06°27'53" W	163.03'
C2	484.24'	34.31'	S 04°50'50" E	34.30'
C3	995.97'	513.11'	S 17°59'12" E	507.45'
C4	675.63'	117.53'	S 28°20'37" E	117.38'
C5	716.13'	124.36'	S 28°20'07" E	124.21'



ANNEXATION DESCRIPTION

BEGINNING AT AN IRON PIPE ALONG THE EASTERN RIGHT OF WAY OF LITCHFORD ROAD, SAID PIPE HAVING THE NC NAD83(2011) GRID COORDINATE OF N: 779114.38, E: 2117761.42; THENCE NORTH 89°05'11" EAST A DISTANCE OF 438.63', TO AN IRON PIPE; THENCE SOUTH 50°48'40" EAST A DISTANCE OF 807.69', TO AN IRON PIPE; THENCE SOUTH 85°30'32" WEST A DISTANCE OF 22.13', TO AN IRON PIPE; THENCE SOUTH 85°52'22" WEST A DISTANCE OF 80.59', TO A POINT; THENCE SOUTH 72°33'48" WEST A DISTANCE OF 15.00', TO AN IRON PIPE; THENCE SOUTH 59°00'20" WEST A DISTANCE OF 79.41', TO AN IRON PIPE; THENCE SOUTH 30°41'48" WEST A DISTANCE OF 29.85', TO AN IRON PIPE; THENCE SOUTH 33°16'16" WEST A DISTANCE OF 82.35', TO A POINT; THENCE SOUTH 74°22'04" WEST A DISTANCE OF 48.90', TO AN IRON PIPE; THENCE SOUTH 56°29'49" WEST A DISTANCE OF 99.83', TO A POINT; THENCE NORTH 33°27'06" WEST A DISTANCE OF 150.76', TO A POINT; THENCE SOUTH 56°35'20" WEST A DISTANCE OF 167.12', TO A POINT; THENCE NORTH 32°16'49" WEST A DISTANCE OF 157.67', TO A POINT; THENCE SOUTH 57°32'29" WEST A DISTANCE OF 196.84', TO A POINT; THENCE SOUTH 32°44'41" EAST A DISTANCE OF 411.20', TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 124.36', WITH A RADIUS OF 716.13', WITH A CHORD BEARING OF SOUTH 28°20'07" EAST, WITH A CHORD LENGTH OF 124.21', TO A POINT; THENCE SOUTH 66°38'23" WEST A DISTANCE OF 40.50', TO A POINT; THENCE ALONG THE CENTERLINE OF SIMMS CREEK THE FOLLOWING CALLS FOR REFERENCE; THENCE NORTH 57°09'33" WEST A DISTANCE OF 14.89', TO A POINT; THENCE NORTH 27°44'27" WEST A DISTANCE OF 27.35', TO A POINT; THENCE NORTH 35°23'11" WEST A DISTANCE OF 37.89', TO A POINT; THENCE NORTH 32°16'28" WEST A DISTANCE OF 19.59', TO A POINT; THENCE NORTH 46°55'27" WEST A DISTANCE OF 20.61', TO A POINT; THENCE SOUTH 75°25'50" WEST A DISTANCE OF 13.98', TO A POINT; THENCE NORTH 42°50'19" WEST A DISTANCE OF 24.29', TO A POINT; THENCE NORTH 53°49'44" WEST A DISTANCE OF 30.39', TO A POINT; THENCE NORTH 60°04'46" WEST A DISTANCE OF 14.73', TO A POINT; THENCE NORTH 55°10'41" WEST A DISTANCE OF 16.25', TO A POINT; THENCE NORTH 31°31'32" WEST A DISTANCE OF 12.42', TO A POINT; THENCE NORTH 67°24'47" WEST A DISTANCE OF 13.73', TO A POINT; THENCE NORTH 36°26'00" WEST A DISTANCE OF 27.44', TO A POINT; THENCE NORTH 60°09'12" WEST A DISTANCE OF 11.37', TO A POINT; THENCE NORTH 47°22'32" WEST A DISTANCE OF 32.05', TO A POINT; THENCE SOUTH 81°54'13" WEST A DISTANCE OF 24.93', TO A POINT; THENCE SOUTH 73°01'19" WEST A DISTANCE OF 18.96', TO A POINT; THENCE NORTH 72°49'58" WEST A DISTANCE OF 10.80', TO A POINT; THENCE NORTH 37°00'41" WEST A DISTANCE OF 8.54', TO A POINT; THENCE SOUTH 58°29'22" WEST A DISTANCE OF 7.20', TO A POINT; THENCE NORTH 52°23'19" WEST A DISTANCE OF 17.19', TO A POINT; THENCE NORTH 63°33'01" WEST A DISTANCE OF 10.77', TO A POINT; THENCE SOUTH 54°48'50" WEST A DISTANCE OF 13.81', TO A POINT; THENCE SOUTH 84°33'43" WEST A DISTANCE OF 15.15', TO A POINT; THENCE NORTH 54°30'04" WEST A DISTANCE OF 31.59', TO A POINT; THENCE NORTH 76°33'34" WEST A DISTANCE OF 22.69', TO A POINT; THENCE NORTH 87°37'05" WEST A DISTANCE OF 22.79', TO A POINT; THENCE NORTH 53°21'37" WEST A DISTANCE OF 10.47', TO A POINT; THENCE SOUTH 85°43'16" WEST A DISTANCE OF 16.91', TO A POINT; THENCE SOUTH 15°07'38" WEST A DISTANCE OF 14.02', TO A POINT; THENCE SOUTH 35°58'55" WEST A DISTANCE OF 18.37', TO A POINT; THENCE SOUTH 23°44'50" WEST A DISTANCE OF 1.68', TO A POINT; THENCE LEAVING THE CENTERLINE OF SIMMS CREEK; THENCE SOUTH 54°01'54" WEST A DISTANCE OF 25.08', TO AN IRON PIPE; THENCE SOUTH 54°23'37" WEST A DISTANCE

OF 187.26', TO AN IRON PIPE; THENCE NORTH 21°27'23" WEST A DISTANCE OF 1110.22', TO AN IRON PIPE; THENCE NORTH 89°06'09" EAST A DISTANCE OF 454.97', TO AN IRON PIPE; THENCE NORTH 89°12'43" EAST A DISTANCE OF 12.63', TO A POINT; THENCE NORTH 89°12'43" EAST A DISTANCE OF 16.65', TO A POINT; THENCE NORTH 89°09'47" EAST A DISTANCE OF 81.46', TO AN IRON PIPE, SAID PIPE BEING THE POINT OF BEGINNING. HAVING AN AREA OF 968,891 SQUARE FEET, OR 22.24 ACRES.