

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: James F. Stough

Street Address: 4200 Landover Lane

City of Raleigh Subdivision approval #:
S- _____ - _____ or

Building Permit #:
_____ or

Group Housing #:
GH- _____ - _____ - _____

Wake County (PINs) Property Identification Number(s):
1746 35 7846

Acreage of Annexation Site:
3.00

Linear Feet of New Public Streets within Annexation Boundaries:

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:

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Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u> 1 </u>	Multifamily - Condo/Apartment Unit Count <u> </u>	Multifamily – Townhouse Unit Count <u> </u>
	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 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:		
Specific proposed use (office, retail, warehouse, school, etc.): _____			
Projected market value at build-out (land and improvements): \$ _____			
Applicant Contact Information			
Property Owner(s): James F. Stough and Carol H. Stough			
Primary Mailing Address: 4200 Landover Lane, Raleigh, NC 27616			
Phone: 919-791-9816	Email: fredstough@mac.com		
Project Contact information (if different that property owner)			
Contact(s):			
Primary Mailing Address:			
Phone:	Email:		
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:

<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	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 17 day of Feb, 2025 by the owners of the property described in Section B.

Owner's Signature(s):

Signature <u>James F. Stough</u>	Date <u>2/17/25</u>
Signature <u>Carol H. Stough</u>	Date <u>2/7/25</u>
Signature _____	Date _____
Signature _____	Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: James F. Stough Phone: 919-791-9816

Address: _____

Name: Carol H. Stough Phone: 919-369-1899

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
R , FEB 07 2025 **D**
 BY: Matt MA

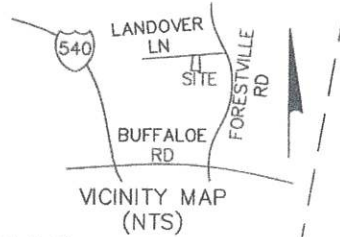
Section D Submittal Checklist

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 checked="" 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 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 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 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 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 MUST be filled in!</u>	
<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 .	

SURVEY FOR JAMES & CAROL STOUGH
 4200 LANDOVER LN
 ST MATTHEW'S TOWNSHIP
 WAKE COUNTY, NC

COVENANT LIFE FELLOWSHIP
 DB 18659, PG 2273



S 81°52'47" W 321.81'

JAMES STOUGH
 CAROL STOUGH
 DB 2382, PG 485

137507 SF 3.157 AC TOTAL AREA
 6528 SF 0.150 AC IN R/W

JOSUE AGUILAR
 MARCELINO AGUILAR
 DB 8303, PG 2700

S 09°58'42" E 245.37'

EPT

S 09°57'11" E 271.77'

FRANCO ROMERO
 OLGA ROMERO
 DB 11735, PG 639

EIP @ 29.56'
 CONTROL CORNER
 N=766111.68'
 E=2143831.13'
 NC GRID (NAD83-2011)
 CGF=0.99992496

CITY OF RALEIGH CORPORATE LIMITS

N 01°58'37" E 518.11'

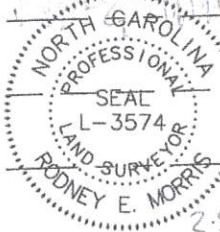
EIP @ 30.84'

BAKER RESIDENTIAL OF
 THE CAROLINAS LLC
 DB 19497, PG 2260

N 80°03'58" E 220.77'

N 80°03'58" E 214.43'

LANDOVER LN
 SR 2958
 60' PUBLIC R/W



I, RODNEY E. MORRIS, CERTIFY THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS DRAWN FROM A SURVEY MADE UNDER MY SUPERVISION ON FEBRUARY 4, 2025; THAT ENCROACHMENTS, IF ANY AT THE TIME OF THE SURVEY, ARE SHOWN.

- LEGEND
- EIP = EXISTING IRON PIPE
 - EPT = EXISTING PINCHTOP IRON PIPE
 - EIS = EXISTING IRON STAKE
 - ND = NOT FOUND OR SET

NOTES
 AREAS ARE BY COORDINATES
 COORDINATES ARE U.S. SURVEY FEET.

THOMPSON and ASSOCIATES, P.A.
 1149 EXECUTIVE CIRCLE, SUITE D, UNIT 2
 CARY, NC 27544
 919-465-1566
 CO #C-343



DATE 2/4/2025	SURVEYED REM	DRAWN REM
DRAWING 4200LANDOVERLN		SCALE 1" = 60'

THIS PROPERTY IS NOT LOCATED IN A
 F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
 F.I.R.M. PANEL NO. 3720174600K

DESCRIPTION OF 3.157 ACRES
4200 LANDOVER LAND

Being located in St Matthew's Township, Wake County, North Carolina and being bounded on the north by Landover Lane (SR 2958); on the east by Franco and Olga Romero as described in Deed Book 11735, Page 639 and also by Josue and Marcelino Aguilar as described in Deed Book 8303, Page 2700; on the south by Covenant Life Fellowship as described in Deed Book 18659, Page 2273; and on the west by Baker Residential of The Carolinas LLC as described in Deed Book 19497, Page 2260; and being more particularly described as follows:

BEGINNING at a point in the center of Landover Lane at Romero's northwest corner;

Thence S 09°57'11" E 271.77' along Romero's west line and passing an existing iron pipe at 29.56' having North Carolina State Plane Coordinates N=766111.68' E=214383.13' (NC Grid Nad83-2011, CGF=0.99992496) to an existing pinchtap iron pipe at Aguilar's northwest corner;

Thence S 09°58'42" E 245.37' along Aguilar's west line to an existing iron stake in the north line of Covenant Life Fellowship;

Thence S 81°52'47" W 321.81' along the north line of Covenant Life Fellowship to an existing iron pipe in the east line of Baker Residential of The Carolinas LLC;

Thence N 01°58'37" E 518.11' along the east line of Baker Residential of The Carolinas LLC and passing an existing iron pipe at 487.27' to a point in the center of Landover Lane;

Thence N 80°03'58" E 214.43' along the center of Landover Lane to the Point of Beginning, containing 3.157 acres, more or less.