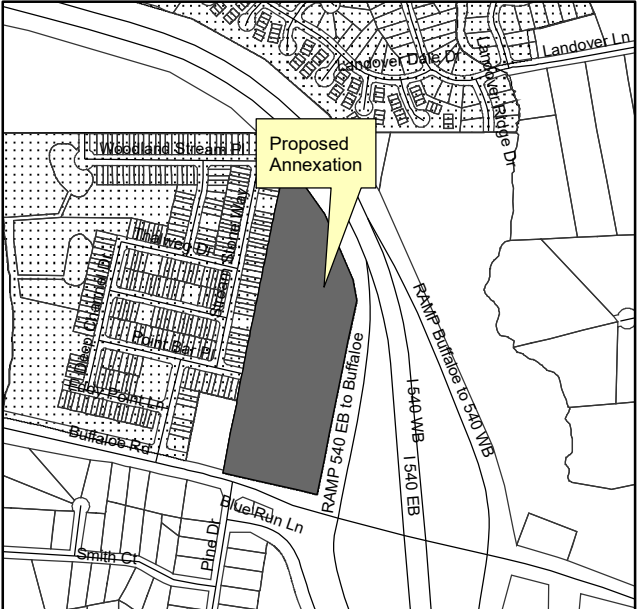


1 inch = 500 feet

**7003 BUFFALO RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 2/1/22**



Proposed City Limits 1 inch = 1,000 feet
 Existing City Limits
 ETJ



ANNEXATION ORDINANCE# _____
 ORDINANCE ADOPTION DATE _____
 APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____ Council District C Annexation Case File# AX-31-2021

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: 7003 Buffaloe Road, Raleigh, Tract II BM 2017 Pg 227			
Street Address: 7003 Buffaloe Road			
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s): 1746-04-8375			
Acreage of Annexation Site: 16.368	Linear Feet of New Public Streets within Annexation Boundaries: 0		
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>			
Number of proposed dwelling units: 0			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count _____	Multi-Family – Townhouse 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 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 _____ + _____ _____ + _____ _____ + _____

RECEIVED

NOV 18 2021

BY: *JM*

Building Square Footage of Non-Residential Space: 74,560 SF (2 buildings, 2 stories included)	
Specific proposed use (office, retail, warehouse, school, etc.): <u>School</u>	
Projected market value at build-out (land and improvements): \$ <u>12 million</u>	
Applicant Contact Information	
Property Owner(s): <u>Thales Academy</u>	
Primary Mailing Address: <u>4641 Paragon Park Road, Raleigh, NC 27616</u>	
Phone: <u>919-427-1646</u>	Email: <u>brandon.hafner@captiveaire.com</u>
Project Contact information (if different that property owner)	
Contact(s): <u>Karen Hancock - WithersRavenel</u>	
Primary Mailing Address: <u>115 MacKenan Drive, Cary, NC 27511</u>	
Phone: <u>919-469-3340 Ext 486</u>	Email: <u>khancock@withersravenel.com</u>
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: <u>JP.Mansolf@raleighnc.gov</u> or <u>Carmen.Kuan@raleighnc.gov</u> .	

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 ____ day of _____, 20__ by the owners of the property described in Section B.

Owner's Signature(s):

Signature *Brandon Hafner* Date 11/15/2021

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Brandon Hafner Phone: 919-427-1646

Address: 4641 Paragon Park Road, Raleigh, NC 27616

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: _____

Section D Standard Payment Contract

Not applicable

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 _____

The City

By _____ Attest _____
Marchell Adams-David, City Manager 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"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<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 e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@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 <small>ASR IS UNDER REVIEW</small>	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, dated and signed 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 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 .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.		
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D). <small>Not applicable to this project</small>	

CERTIFICATE OF SURVEY AND ACCURACY

I, THOMAS M. GRZEBIEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION(S) RECORDED AS SHOWN ON HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:59,600+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER & SEAL THIS 18th DAY OF NOVEMBER, A.D. 2021.

Thomas M. Grzebien
 THOMAS M. GRZEBIEN, PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4695



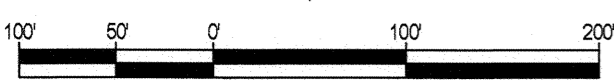
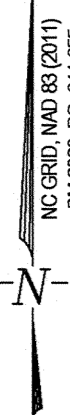
LEGEND

- AG ABOVE GROUND
- AREA TO BE ANNEXED
- ECM EXISTING CONCRETE MONUMENT
- EXISTING DRAINAGE EASEMENT (AS LABELED)
- EXISTING TEMPORARY CONSTRUCTION EASEMENT (AS LABELED)
- EXISTING UTILITY EASEMENT (AS LABELED)
- EIP EXISTING IRON PIPE
- FIRE HYDRANT
- GUY WIRE
- JUNCTION BOX (STORM)
- OVERHEAD UTILITY LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- RCP REINFORCED CONCRETE STORM PIPE
- RIGHT OF WAY - NOT SURVEYED
- SP SIGNAL POLE
- TELEPHONE HAND HOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL HAND HOLE
- UNDERGROUND CABLE PULL BOX
- UTILITY POLE
- WATER MANHOLE
- WATER VALVE
- ZONING BOUNDARY

LINE	BEARING	DISTANCE
L1	N15°40'49"E	16.61'

CITY LIMITS CERTIFICATION

THIS PLAT IS NOT TO BE RECORDED AFTER THE DAY OF ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN OUT OF THE CITY LIMITS



SCALE: 1" = 100'

RIVERWALK TOWNHOMES
 PHASE 1 - BM 2020, PG. 644-655
 PHASES 2 & 3 - BM 2020, PG. 2055-2068

NOW OR FORMERLY
 THALES ACADEMY, INC.
 DB 07011, PG. 1557
 PB 2017, PG. 2627-2628
 PIN: 1746-04-8375

AREA: 712,986 S.F. / 16.368 AC.
 ADDRESS: 7003 BUFFALO ROAD
 CURRENT LAND USE: VACANT
 ZONING: R-4
 OVERLAY: SHOD-1

GENERAL NOTES

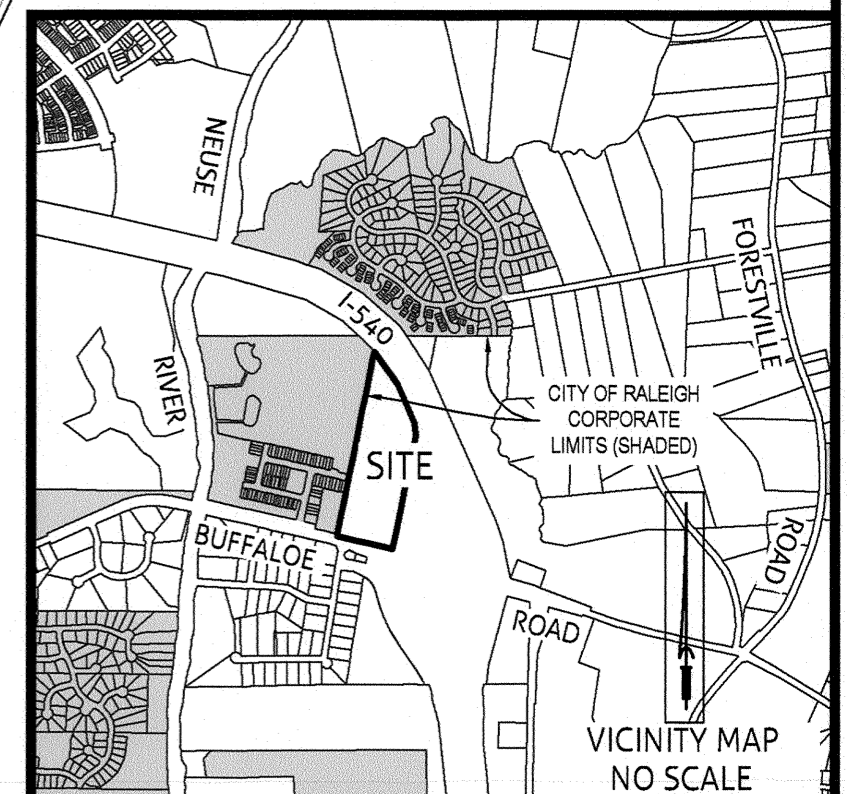
1. BASIS OF BEARINGS: NC GRID, NAD 83 (2011) PER BM 2020, PG. 644-655
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720174600J WITH AN EFFECTIVE DATE OF MAY 2, 2006. PER THE NC FLOOD RISK INFORMATION SYSTEM, THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA LABELED "LOMR - NEUSE RIVER (BASIN 15, STREAM 1) 07-04-5623P" WITH AN EFFECTIVE DATE OF 8/31/2008.

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, _____, REVIEW OFFICER OF CHATHAM COUNTY, NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



REVISIONS:	DATE:
	11/16/21
	SCALE: 1" = 100'
	SURVEYED BY: RJ, JM
	DRAWN BY: TMG
	CHECK & CLOSURE BY: TMG
	CAD: 09210439_THALES..ANNEXATION
	PROJECT NO: 09210439.0

ANNEXATION MAP OF TRACT II - BM 2017, PG. 2627-2628 7003 BUFFALO ROAD, RALEIGH PROPERTY OF THALES ACADEMY, INC. 4641 PARAGON PARK ROAD, RALEIGH, NC 27616		
CITY OF RALEIGH	WAKE COUNTY	NORTH CAROLINA
PIN: 1746-04-8375	ZONING: R-4, SHOD 1	SHEET: 1 OF 1

WithersRavenel
 Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511
 t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

LEGAL DESCRIPTION - TRACT II BM 2017, PG. 2627-2628

BEING ALL OF TRACT II CONSISTING OF 16.356 ACRES MORE OR LESS AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN BOUNDARY SURVEY OF THE ESTATE OF MARGARET W. STRICKLAND PREPARED BY STEWART, INC. AND DULY RECORDED IN BOOK OF MAPS 2017, PAGES 2627-2628, WAKE COUNTY REGISTRY.

THE SUBJECT PROPERTY IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE RIGHT OF WAY MONUMENT AT THE INTERSECTION OF THE SOUTHWESTERN RIGHT OF WAY OF I-540 ADJACENT TO THE EASTBOUND EXIT RAMP FOR BUFFALOE ROAD AND THE NORTHERN RIGHT OF WAY OF BUFFALOE ROAD (S.R. 2215) HAVING NC GRID, NAD 83 (2011) COORDINATES OF Y(N): 763,601.68 AND X(E): 2,140,996.82 AND BEING THE TRUE POINT OF BEGINNING FOR THE PROPERTY HEREIN DESCRIBED:

THENCE N76°56'37"W, 508.88 FEET ALONG THE NORTHERN RIGHT OF WAY OF BUFFALOE ROAD TO AN EXISTING CONCRETE RIGHT OF WAY MONUMENT;

THENCE N15°40'49"E, 16.61 FEET ALONG THE NORTHERN RIGHT OF WAY OF BUFFALOE ROAD TO AN EXISTING CONCRETE RIGHT OF WAY MONUMENT, A COMMON CORNER WITH PROPERTY OWNED NOW OR FORMERLY BY CLARK STORES, LLC (DB 12309, PG. 140);

THENCE N11°07'12"E, 368.28 FEET ALONG A COMMON LINE WITH CLARK STORES, LLC TO AN EXISTING IRON PIPE, A COMMON CORNER WITH RIVERWALK TOWNHOMES PHASE 1 LOT 519 OPEN SPACE (BM 2020, PG. 644-655);

THENCE N11°33'14"E, 1,278.07 FEET ALONG A COMMON LINE WITH RIVERWALK TOWNHOMES PHASE 1 AND RIVERWALK TOWNHOMES PHASES 2 & 3 (BM 2020, PG. 2055-2068) TO AN EXISTING IRON PIPE ON THE SOUTHWESTERN RIGHT OF WAY OF I-540;

THENCE ALONG THE SOUTHWESTERN RIGHT OF WAY OF I-540 THE FOLLOWING COURSES AND DISTANCES

1. S35°25'17"E, 350.37 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MONUMENT ;
2. S23°25'30"E, 370.75 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MONUMENT ; AND
3. S09°16'19"E, 117.83 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MONUMENT ;

THENCE S11°34'09"W, 1,023.27 FEET ALONG THE SOUTHWESTERN RIGHT OF WAY OF I-540 ADJACENT TO THE EASTBOUND LANES AND THE EASTBOUND EXIT RAMP FOR BUFFALOE ROAD TO THE POINT AND PLACE OF BEGINNING, CONTAINING 712,986 SQUARE FEET OR 16.368 ACRES FOR THE TRACT HEREIN DESCRIBED.

CERTIFICATE OF SURVEY AND ACCURACY

I, THOMAS M. GRZEBIEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION(S) RECORDED AS SHOWN ON HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:59,600+, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER & SEAL THIS XXX DAY OF XXXXXXXX, A.D. 20XX.

THOMAS M. GRZEBIEN, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4695



**PRELIMINARY PLAT
NOT FOR CONVEYANCE,
RECORDATION, OR SALES**

LEGEND

- AG ABOVE GROUND
- ECM EXISTING CONCRETE MONUMENT
- EXISTING DRAINAGE EASEMENT (AS LABELED)
- EXISTING TEMPORARY CONSTRUCTION EASEMENT (AS LABELED)
- EXISTING UTILITY EASEMENT (AS LABELED)
- EIP EXISTING IRON PIPE
- ⊕ FIRE HYDRANT
- GUY WIRE
- ⊙ JUNCTION BOX (STORM)
- OU OVERHEAD UTILITY LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- RCP REINFORCED CONCRETE STORM PIPE
- RIGHT OF WAY - NOT SURVEYED
- SP SIGNAL POLE
- ⊔ TELEPHONE HAND HOLE
- ⊓ TELEPHONE PEDESTAL
- ⊕ TRAFFIC SIGNAL HAND HOLE
- ⊓ UNDERGROUND CABLE PULL BOX
- UP UTILITY POLE
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°40'49"E	16.61'

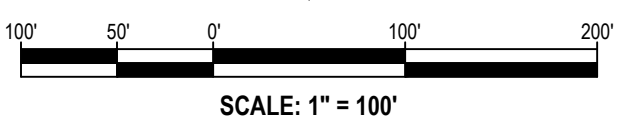
OWNER DATA:

THALES ACADEMY, INC.
4641 PARAGON PARK RD
RALEIGH, NC 27616

CITY LIMITS CERTIFICATION

THIS PLAT IS NOT TO BE RECORDED AFTER THE DAY OF _____
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS

NC GRID, NAD 83 (2011)
BM 2020, PG. 644-655



GENERAL NOTES

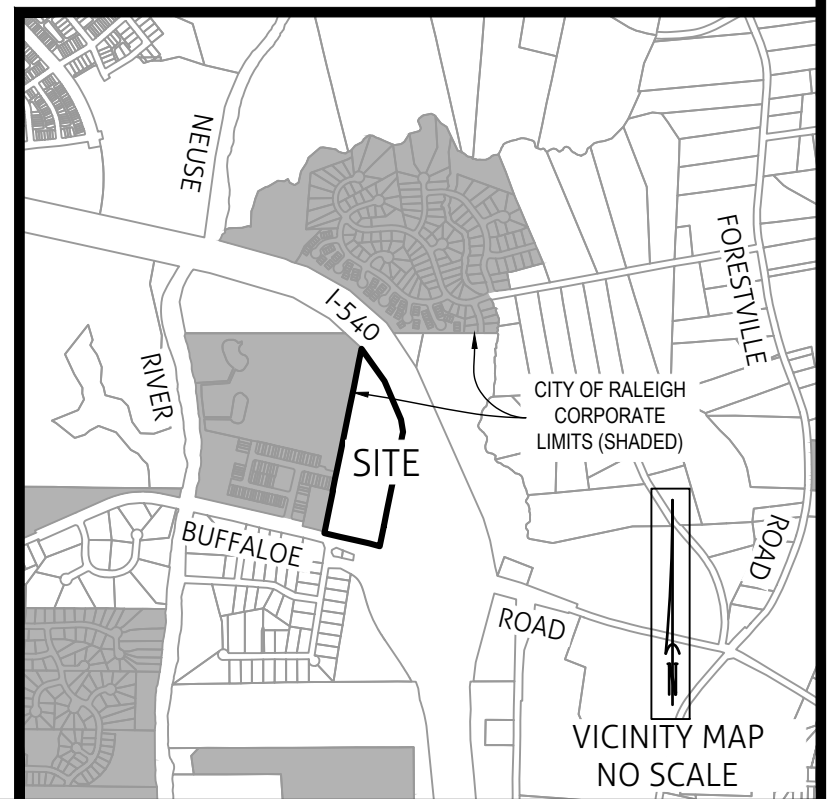
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RIVERWALK TOWNHOMES
PHASE 1 - BM 2020, PG. 644-655
PHASES 2 & 3 - BM 2020, PG. 2055-2068

NOW OR FORMERLY
THALES ACADEMY, INC.
DB 07011, PG. 1557
PB 2017, PG. 2627-2628
PIN: 1746-04-8375

AREA: 712,986 S.F. / 16,368 AC.
ADDRESS: 7003 BUFFALO ROAD
CURRENT LAND USE: VACANT

ZONING: R-4
OVERLAY: SHOD-1



REVISIONS:	DATE: XX/XX/XXXX
	SCALE: 1" = 100'
	SURVEYED BY: RJ, JM
	DRAWN BY: TMG
	CHECK & CLOSURE BY: TMG
	CAD: 09210439_THALES..ANNEXATION
	PROJECT NO: 09210439.0

ANNEXATION MAP OF TRACT II - BM 2017, PG. 2627-2628 7003 BUFFALO ROAD, RALEIGH PROPERTY OF THALES ACADEMY, INC.		
CITY OF RALEIGH	WAKE COUNTY	NORTH CAROLINA
PIN: 1746-04-8375	ZONING: R-4, SHOD 1	SHEET: 1 OF 1

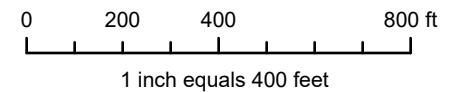
WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511
t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

City Map



PIN: 1746048375
PIN Ext: 000
Real Estate ID: 0451348
Map Name: 1746 03
Owner: THALES ACADEMY, INC
Mail Address 1: 4641 PARAGON PARK RD
Mail Address 2: RALEIGH NC 27616-3406
Deed Book: 017011
Deed Page: 01557
Deed Acres: 16.36
Deed Date: 12/29/2017
Land Value: 758816
Total Value: 758816
Billing Class: Business
Description: TR2 ESTATE OF MARGARET W
STRICKLAND BM2017 -02628
Street Name: BUFFALOE RD
Site Address: 7003 BUFFALOE RD
Planning Jurisdiction: RA
Township: St. Matthew's
Land Class: Vacant
Old Parcel Number: --



Disclaimer
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