

# 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: 4506 Louisburg Rd

Street Address: 4506 Louisburg Rd & 4428 James Rd, Raleigh, NC

City of Raleigh Subdivision approval #:  
S- \_\_\_\_\_ - \_\_\_\_\_ or

Building Permit #:  
\_\_\_\_\_ or

Group Housing #:  
GH- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

1726722386, 1726722301

Acreage of Annexation Site:

~~.87~~ AC 0.91 AC

Linear Feet of New Public Streets within Annexation Boundaries:

-0-

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: -0-

Continue to page two >>

**RECEIVED**  
OCT 20 2025  
BY: metrefushon

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____
	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 checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" 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: 9,600 SF		
Specific proposed use (office, retail, warehouse, school, etc.): <u>RETAIL/RESTAURANT</u>			
Projected market value at build-out (land and improvements): \$ <u>1,650,000.-</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): TSENG, YET JERELENE TSENG, TE CHING			
Primary Mailing Address: 8813 GREEN ARBOR COURT, WAKE FOREST, NC 27587			
Phone: 252-258-5777		Email: JERELENETSENG@YAHOO.COM	
<b>Project Contact information (if different that property owner)</b>			
Contact(s):			
Primary Mailing Address:			
Phone:		Email:	
<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 emailed to <a href="mailto:rezoning@raleighnc.gov">rezoning@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 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 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 Yet J. Young Tseng Date 10/15/25  
Signature Te ching Tseng Date 10/15/25  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

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

Name: Yet J. Young Tseng Phone: 252-258 5777

Address: 8813 Green Arbor Ct - Raleigh NC 27587

Name: Tseng, Te ching Phone: 252-3677587

Address: 8813 Green Arbor Ct - Raleigh NC 27587

**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**  
OCT 20 2025  
BY: Melanie S. Sarama

### Section D Submittal Checklist

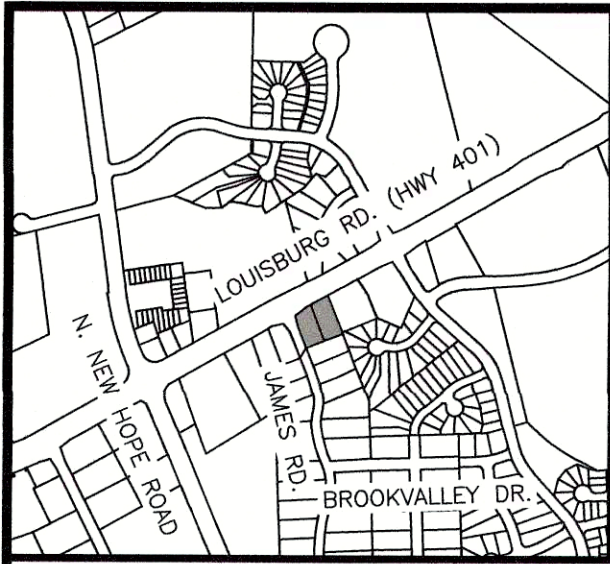
**Please include all of the following (check off).** If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	<b>If a request for sewer only</b> , submit a copy of the contract for service with Raleigh Water	
<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 emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@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.) <b>or</b>	<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). <b>1,388,000</b>	
<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 MUST be filled in!</u>	
<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> .	









VICINITY MAP  
(SCALE: 1" = 1,000')

## HORIZONTAL SURVEY CONTROL

POINT	LOCAL NORTHING (US FT-GROUND)	LOCAL EASTING (US FT-GROUND)	ELEVATION (NAVD88)	DESCRIPTION	GRID NORTHING (US FT-NAD 83/2011)	GRID EASTING (US FT-NAD 83/2011)
100	762,300.60'	2,127,100.88'	301.51'	CPNAIL-GPS 100	762,300.59'	2,127,100.88'
101	762,195.97'	2,127,174.08'	292.62'	CPNAIL-GPS 101	762,195.97'	2,127,174.08'

PROJECT CONTROL LOCALIZED TO GROUND AROUND RIVERS CONTROL POINT 101; CALCULATED COMBINED FACTOR = 0.99991699

## VERTICAL SURVEY CONTROL

POINT	NORTHING (US FT-GROUND)	EASTING (US FT-GROUND)	ELEVATION (NAVD88)	DESCRIPTION
TBM #1	762,381.85'	2,127,211.01'	302.99'	LAG IN PP
TBM #2	762,534.17'	2,127,246.73'	302.28'	TOP OF HYDRANT

## LEGEND

---	BOUNDARY
---	ADJOINER LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE OF ROAD R/W
---	STORM DRAIN PIPE
S --- S	SANITARY SEWER LINE
OHE	OVERHEAD ELECTRIC LINE
---	TOP OF BANK/SLOPE
---	TOE OF BANK/SLOPE
---	CENTERLINE OF DITCH
---	BUILDING LINE
---	DECK/PORCH
---	EDGE OF CRUSHED ROCK
---	EDGE OF WOODS/VEGETATION
---	EDGE OF CONCRETE/BACK OF CURB
---	FLOW LINE OF CURB
---	EDGE OF PAVEMENT/ASPHALT
---	CHAIN-LINK FENCE
---	TIE LINE
---	CONTOUR LINE (MAJOR)
---	CONTOUR LINE (MINOR)
W	WATER VALVE
F	FIRE HYDRANT
W	WELL
U	UTILITY/POWER POLE
C	CATCH BASIN
S	SANITARY SEWER MANHOLE
B	TEMPORARY BENCHMARK
EIP	EXISTING IRON PIPE
NPF	NO POINT FOUND
ECM	EXISTING CONCRETE MONUMENT
NG	NATURAL GROUND
ECW	EDGE OF CONCRETE WALK
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
TA	TOP OF ASPHALT
ASPH	ASPHALT
CONC	CONCRETE

## ABBREVIATIONS

PIN	PARCEL IDENTIFICATION NUMBER
REID	REAL ESTATE IDENTIFICATION
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
B.M.	BOOK OF MAPS
P.G.	PAGE
INV.	INVERT
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
CLF	CHAIN-LINK FENCE
R/W	RIGHT-OF-WAY
S.R.	STATE ROAD
RD.	ROAD
EIP	EXISTING IRON PIPE
NPF	NO POINT FOUND
ECM	EXISTING CONCRETE MONUMENT
NG	NATURAL GROUND
ECW	EDGE OF CONCRETE WALK
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
TA	TOP OF ASPHALT
WHSS	SANITARY SEWER MANHOLE
HWY	HIGHWAY
COMM.	COMMUNICATIONS
CONC.	CONCRETE
AC	ACRES
NCOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

## REFERENCES:

B.M. 1955 PG. 33  
D.B. 17862 PG. 1273  
B.M. 2000 PG. 145  
D.B. 8567 PG. 1356  
NCOT PROJECT NO. 8.1402105

20' 0 10' 20'  
SCALE 1 inch = 20 ft

- THE PURPOSE OF THIS PLAT IS TO DEPICT THE EXISTING TOPOGRAPHY AND PLANIMETRIC FEATURES OF THE SUBJECT PARCELS, AS OF THE DATE OF THIS SURVEY.
- PROPERTIES SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASURED UNLESS SHOWN OTHERWISE.
- THE PROPERTY IS LOCATED IN A ZONE "X" (AREAS OUTSIDE 1% ANNUAL CHANCE FLOOD 100 YEAR), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3720172600K, PANEL 1726, DATED 7/19/2022.
- SURVEY AREA = 2.42 ACRES +/- (INCLUDING R/W OF LOUISBURG RD AND JAMES RD. AREA DETERMINED BY COORDINATES).
- CURRENT ZONING: NX-3-CU
- UTILITIES: THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES AND IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON NAVD 88 DATUM. VERTICAL CONTROL ESTABLISHED BY MULTIPLE NCGS RTN GPS OBSERVATIONS (CLASS C).

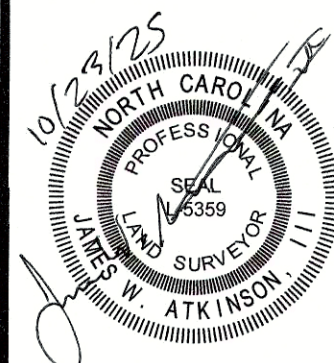
NORTH CAROLINA COUNTY OF WAKE

I, JAMES W. ATKINSON III, P.L.S., CERTIFY THAT THE EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DRAWN UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE BY JS/GS ON 10/24/24 - 10/26/24 OF THE AREA SHOWN. BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN REFERENCED BOOK(S) AND PAGE(S). THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ AND IN ACCORDANCE WITH THE US NATIONAL MAPPING ACCURACY STANDARDS, THE MAXIMUM VERTICAL ERROR IS NOT GREATER THAN ONE-HALF THE CONTOUR INTERVAL EXCEPT AS NOTED; THAT VERTICAL CONTROL WAS ESTABLISHED TO THE CLASS "C" STANDARD VIA MULTIPLE NCGS RTN OBSERVATIONS ON CONTROL POINTS.

1) CLASS OF SURVEY:	CLASS A (HORIZ) CLASS C (VERT)
2) POSITIONAL ACCURACY:	2 CM(HORZ)
3) TYPE OF GPS FIELD PROCEDURE:	NCGS VRS RTN
4) DATE OF SURVEY WORK:	10/24/23-10/30/23
5) DATUM/EPOCH:	NAD83/2011
6) PUBLISHED CONTROL/FIXED CONTROL:	NCGS VRS RTN
7) GEOID MODEL:	GEOID18
8) COMBINED GRID FACTOR:	0.99991699
9) UNITS:	U.S. SURVEY FEET

AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF OCTOBER, A.D. 2025

10/23/25  
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5359



## REVISIONS:

NO.	DESCRIPTION	DATE	BY

3Y CONSTRUCTION  
PARCEL #15896 & #21851  
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA  
**EXISTING CONDITIONS SURVEY**

DATE:	10/23/2025
DESIGNED BY:	JSJ
DRAWN BY:	JWA
CHECKED BY:	PM
PROJECT No.	2024047.1
DRAWING No.	W-4218
SCALE:	1"=20'
SHEET No.	C-1.10



**Legal Description – REID #0021851 (4428 James Rd.)**

Beginning at an existing concrete monument in the eastern right-of-way of James Road, being a property corner of Yet Jerelene Tseng and Te Ching Tseng (Deed Book 17862, Page 1276), and also being the POINT AND PLACE OF BEGINNING, thence following the eastern right-of-way of James Road N13°15'33"W a distance of 62.36 feet to an existing concrete monument in the southeastern intersection of James Road and Louisburg Road (Hwy 401), thence following the southeastern right-of-way of Louisburg Road N53°23'44"E a distance of 62.35 feet to a point, thence N61°12'36"E a distance of 32.76 feet to a point, thence leaving the southeastern right-of-way of Louisburg Road S21°06'46"E a distance of 201.30 feet to an existing iron pipe, thence S68°41'40"W a distance of 100.62 feet to a point in the eastern right-of-way of James Road, thence following the eastern right-of-way of James Road N21°20'15"W a distance of 118.83 feet to an existing concrete monument, also being the POINT AND PLACE OF BEGINNING, containing 0.44 acres (19,166.4 square feet), more or less, as recorded in Deed Book 17862, Page 1276 of the Wake County Registry.

**Legal Description – REID #0015896 (4506 Louisburg Road)**

Beginning at an existing iron pipe at the rear of the parcel, being a common property corner of Yet Jerelene Tseng/Te Ching Tseng (Deed Book 17862, Page 1276) and Daniel C. Martin/Angela M. Martin (Deed Book 8567, Page 1356), also being the POINT AND PLACE OF BEGINNING, thence N21°06'46"W a distance of 201.30 feet to a point in the southeastern right-of-way of Louisburg Road (Hwy 401), thence following the southeastern right-of-way of Louisburg Road N61°12'36"E a distance of 100.76 feet to a point, being the common property corner of Yet Jerelene Tseng/Te Ching Tseng (Deed Book 17862, Page 1276) and Carolina Horizon Realty, LLC. (Deed Book 19426, Page 411), thence leaving the southeastern right-of-way of Louisburg Road S21°12'50"E a distance of 205.44 feet to an existing iron pipe, being a common property corner of Yet Jerelene Tseng/Te Ching Tseng (Deed Book 17862, Page 1276), Carolina Horizon Realty, LLC. (Deed Book 19426, Page 411), and Robbin V. Dillard/William Earl Dillard Sr. (Deed Book 20016, Page 2684), thence S21°12'50"E a distance of 8.87 feet to a point, thence S68°37'50"W a distance of 100.24 feet to an existing iron pipe, also being the POINT AND PLACE OF BEGINNING, containing 0.47 acres (20,473.2 square feet), more or less, as recorded in Deed Book 17862, Page 1273 of the Wake County Registry.