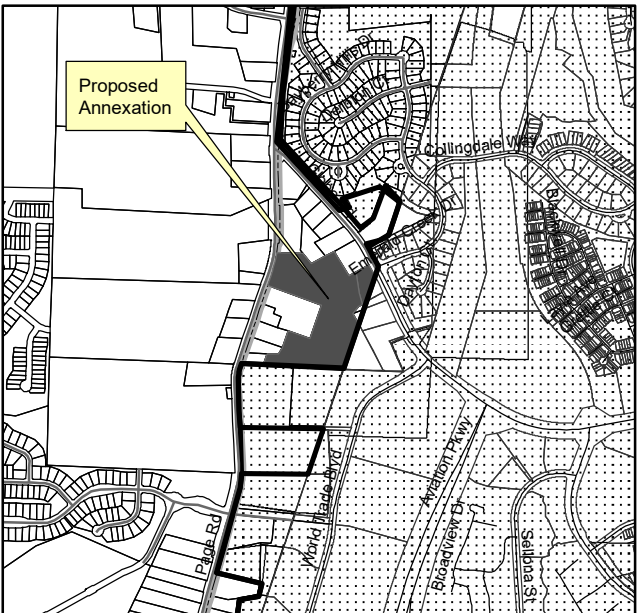




1 inch = 417 feet

**3111 PAGE RD, 3124 GLOBE RD
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 4/1/22**



- Proposed City Limits
- Existing City Limits
- ETJ
- Annexation Agreements

1 inch = 1,666.666667 feet



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

Subdivision or Building Permit Transaction Reference Number _____ Council District E Annexation Case File# AX-34-2021

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:

Page Road Townhome Subdivision

Street Address:

3124 Globe Road and 3111 Page Road

City of Raleigh Subdivision approval #:

S- _____ or

TBD

Building Permit #:

_____ or

Group Housing #:

GH- _____ - _____ - _____

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

0758-05-5328 and 0758-62-6714

Acreage of Annexation Site:

12.99

Linear Feet of New Public Streets within Annexation Boundaries:

2,000

Annexation site is requesting connection to City of Raleigh Water ☒ and/or Sewer ☒

Number of proposed dwelling units:

84

Total Breakdown of Dwelling Units

Single-Family Home

Unit Count _____

Multi-Family - Condo/Apartment

Unit Count _____

Multi-Family – Townhouse

Unit Count 84

Complete only for Townhome Units:

Unit Type/Unit
Count:

Are there more than 6 units in one group of townhomes? ☐ Y ☒ N

Complete only for Condo/Apartment units:

Are buildings multi-story with stacked units?

☐ Y ☐ N

Will there be a community trash compactor?

☐ Y ☐ N

Unit Count +/- Description:

Example

30 Studio + 1 Bath

50 1 BR + 1.5 Bath

Count Bedroom + Bath

____ + ____
____ + ____
____ + ____

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Building Square Footage of Non-Residential Space: 0 sq. ft.	
Specific proposed use (office, retail, warehouse, school, etc.): Residential	
Projected market value at build-out (land and improvements): \$ 40,280,000.00	
Applicant Contact Information	
Property Owner(s): 3111 Page, LLC	
Primary Mailing Address: 7930 Skyland Ridge Parkway #200, Raleigh, NC 27617	
Phone: 984.219.1325	Email: pchandak@thefocusproperties.com
Project Contact information (if different than property owner)	
Contact(s): Worth Mills	
Primary Mailing Address: 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612	
Phone: 919.645.4313	Email: wmills@longleafp.com
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: JP.Mansolf@raleighnc.gov or Carmen.Kuan@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 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 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 3rd day of January, 2022 by the owners of the property described in Section B.

Owner's Signature(s):

Signature Pauline Chaudhary Date 1/3/2022

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: 3111 Page, LLC Phone: _____

Address: 7930 Skyland Ridge Parkway, #200, Raleigh, NC 27617

Name: _____ Phone: _____

Address: _____

Above signature(s) attested by Wendy Mills

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: _____

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BY: _____

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Section D Standard Payment Contract

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.

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BY: _____

Section E Submittal Checklist

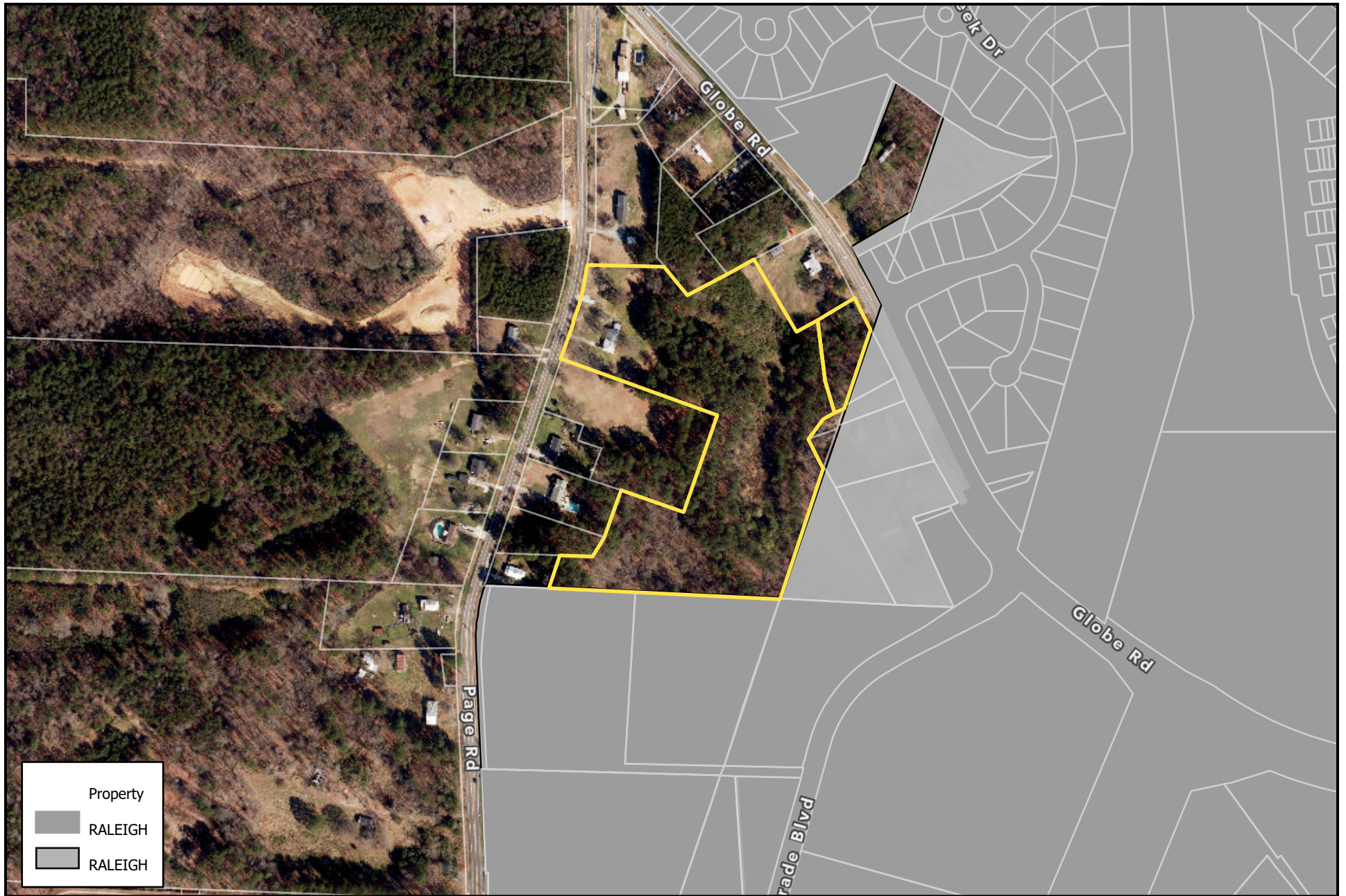
Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input 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 e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	
<input 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, 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</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.	
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).	

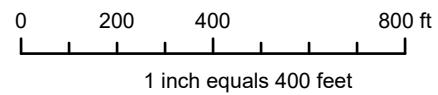
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JAN 05 2022

BY: _____



Annexation Property Map



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.

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 0758 OF COMMUNITY NUMBER 370085 (DURHAM COUNTY), BEARING MAP # 3720075800J, DATED MAY 2, 2006, THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

PROPERTY DATA

CURRENT OWNER: 3111 PAGE, LLC
OWNER ADDRESS: 8315 SIX FORKS ROAD, SUITE 103
RALEIGH NC, 27615
SITE ADDRESS: 3111 PAGE ROAD, DURHAM NC, 27546
3124 GLOBE ROAD, MORRISVILLE, NC 27560
11015 GLOBE ROAD, MORRISVILLE, NC 27560
PIN: 0758-44-62-6714 (DURHAM)
PIN: 0758-54-05-5328 (WAKE)
PIN: 0758-04-54-1500 (WAKE)
PIN: 0758-03-43-9838 (WAKE)
PARCEL AREA: 15.018 ACRES
CURRENT ZONING:
RR (DURHAM)
R-4 (WAKE)
WATERSHED: WSVI

SETBACK TABLE

35' FRONT
25' REAR
10' SIDE
20' CORNER

SURVEY REFERENCES

DEED BOOK 18428 PAGE 593
DEED BOOK 9279 PAGE 705
DEED BOOK 17544 PAGE 1109
DEED BOOK 8729 PAGE 913
PLAT BOOK 181 PAGE 233
PLAT BOOK 93 PAGE 115
PLAT BOOK 46 PAGE 79
PLAT BOOK 55 PAGE 176
PLAT BOOK 157 PAGE 127
PLAT BOOK 103 PAGE 70
PLAT BOOK 181 PAGE 233
BOOK OF MAPS 2017 PAGE 352

ABBREVIATIONS

AC ACRES
AG ABOVE GROUND
BG BELOW GROUND
BSAB BENT SHOT AT BASE
CP CARPORT
CSF COMBINED SCALE FACTOR
C&T CAP AND TACK
DB DEED BOOK
DWS DILAPIDATED WOOD SHED
EP EDGE OF PAVEMENT
IPF IRON PIPE FOUND
IPS IRON PIPE SET
N/F NOW OR FORMERLY
NLF NAIL FOUND
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY
SF SQUARE FEET
TYP. TYPICAL
TOB TOP OF BANK
WH WELL HOUSE
W/ WITH

SURVEYORS CERTIFICATE

"I, JAMIE SHANE STRICKLAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK **AS SHOWN** PAGE **HEREON**; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: **XX.XXX+**; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,

THIS **2nd** DAY OF **MARCH**, A.D., 2022.

PRELIMINARY PLAT

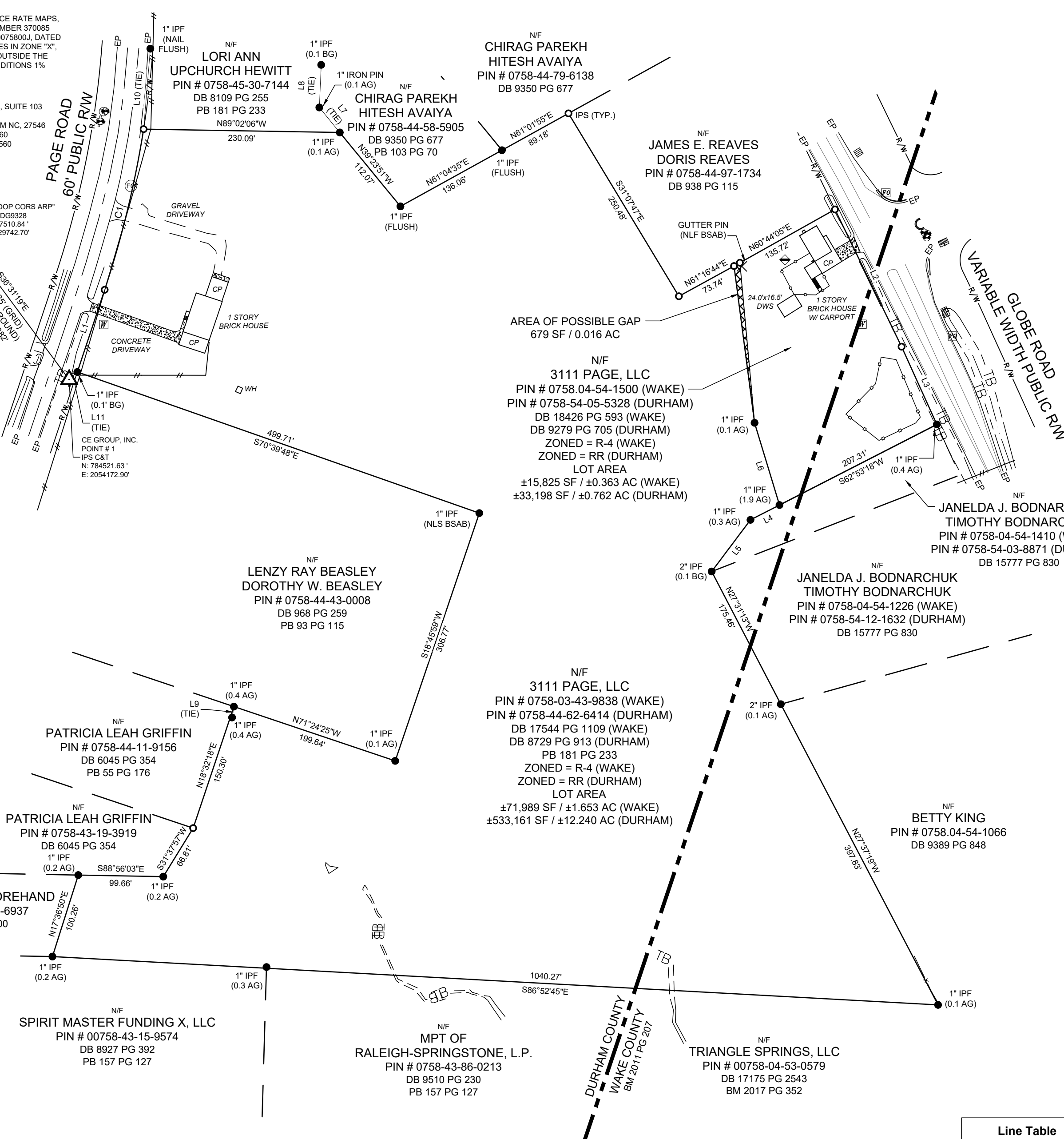
JAMIE SHANE STRICKLAND, PLS
N.C. LICENSE NUMBER 1-4668

NOT FOR RECORDATION, CONVEYANCES OR SALES

I, JAMIE SHANE STRICKLAND, THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES



LINE & HATCH LEGEND

	PROPERTY LINE
	PROPERTY LINE NOT SURVEYED
	OVERHEAD ELECTRIC LINE
	RIGHT OF WAY
	GRAVEL DRIVE
	CONCRETE DRIVE
	WIRE FENCE
	CHAIN LINK FENCE
	WOODEN FENCE
	TOP OF BANK
	COUNTY LINE
	DITCH CENTERLINE
	CONCRETE DRIVEWAY
	GAP AREA

SYMBOL LEGEND

	COMPUTED POINT
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	CONTROL CORNER FOUND
	UTILITY POLE
	WELL
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	FIBER OPTIC MARKER
	SATELLITE DISH
	GRATED INLET
	CURB INLET

Line Table

Line #	Direction	Length
L1	N18°24'52"E	101.58'
L2	S25°53'29"E	178.87'
L3	S24°24'45"E	100.12'
L4	N62°59'16"E	38.22'
L5	N36°55'03"E	75.74'
L6	N16°53'51"W	100.73'
L7	N39°17'06"W	37.87'
L8	N02°31'56"E	50.02'
L9	S09°14'49"W	12.98'
L10	N04°46'09"E	94.69'
L11	N47°08'39"E	13.14'

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	1186.84'	193.97'	97.20'	N13°37'47"E	193.75'	009°21'50"



VICINITY MAP

1"=1000'



VRS SURVEY TIES :

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO NCGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE. SURVEY METADATA IS AS FOLLOWS:

HORIZONTAL DATUM: NAD83 (NSRS2011) NC STATE PLANE COORDINATE SYSTEM

VERTICAL DATUM: NAVD83 (GEOID 12B)

POINT OF LOCALIZATION: CONTROL POINT #1

COMBINED FACTOR: 0.999922304

DATE OF GPS SURVEY: 2/24/2022

UNITS OF SURVEY: U.S. SURVEY FEET

GPS ANTENNA: SPECTRA SP80 (SERIAL # 5913550088)

GPS TECHNIQUE: REAL TIME KINEMATIC

FIXED STATION HELD FOR THE SURVEY:

NCLL: DURHAM COOP CORS ARP PID: DG9328

LATITUDE: 35 59 46.12935 N ELLIPSOID HEIGHT: 117.46 m

LONGITUDE: 078 53 58.03651 W GEOID HEIGHT: -31.33 m

ELEVATION: 192.7

ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) VER. 5.x USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

POSITIONAL ACCURACY: HORIZONTAL: 0.045 VERTICAL: 0.020

CLASS OF SURVEY: CLASS A

GENERAL SURVEY NOTES

- THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY SURVEY OF THE PROPERTY OF 3111 PAGE, LLC, WITH A PIN REFERENCE OF 0758-44-62-6714 (DURHAM), 0758-54-05-5328 (DURHAM), 0758-04-54-1500 (WAKE), AND PIN: 0758-03-43-9838 (WAKE); WITH A DEED REFERENCE OF DEED BOOK 18426 PAGE 593, DEED BOOK 9279 PAGE 705, DEED BOOK 17544 PAGE 1109, AND DEED BOOK 8729 PAGE 913 OF THE WAKE AND DURHAM COUNTY REGISTRY'S AND BEING LOCATED ON PAGE ROAD PARTIALLY IN DURHAM AND WAKE COUNTY NORTH CAROLINA.
- PROPERTIES SHOWN HEREON ARE SUBJECTED TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000 FEET OF THIS SITE.
- COORDINATES DERIVED BY VRS/GPS.
- UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON REFERENCES SHOWN HEREON.
- AREA(S) CALCULATED BY THE COORDINATE METHOD.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON PIPES UNLESS OTHERWISE NOTED.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA

COUNTY OF _____

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

REVIEW OFFICE _____

DATE _____

BOUNDARY SURVEY

PROPERTY OF

3111 PAGE, LLC

3124 & 11015 GLOBE ROAD

3111 PAGE ROAD

TRIANGLE TOWNSHIP - COUNTY OF DURHAM - NORTH CAROLINA

CEDAR FORK TOWNSHIP - COUNTY OF WAKE - NORTH CAROLINA

Date: 3/2/2022

Scale: 1" = 100'

Drawn: HKS

Checked: JSS

Project No: 116-02

Computer Dwg. Name: 116-02_SurveyBoundary.dwg

Sheet No:

1

Of 1