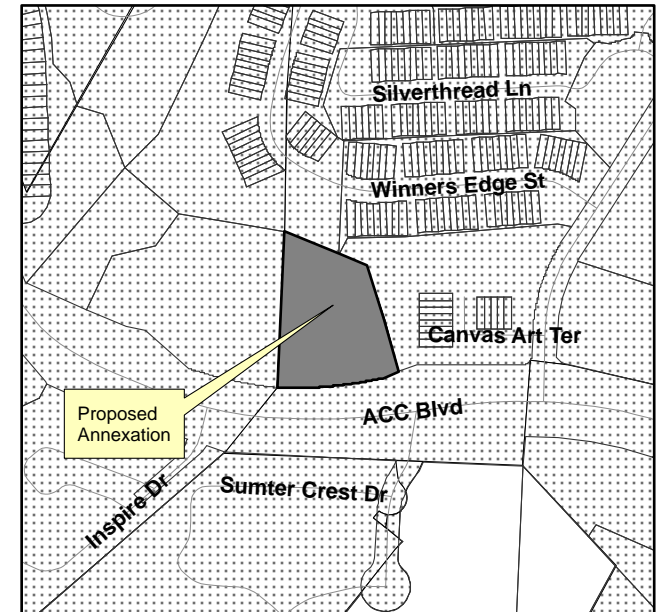







1:1,500

**7630 ACC BLVD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE X/XX/XX**



1:6,000

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_

Council District   E  

Annexation Case File#   AX-40-2022  

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. 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: ACC Blvd Towns

Street Address: 7630 & 7650 ACC Boulevard

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

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

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

**SUB-0026-2021**

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

**0768773039 and 0768679147**

Acreage of Annexation Site:  
**5.78**

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: **39**

Continue to page two >>

**RECEIVED**

**By Robert Tate at 11:36 am, Dec 20, 2022**

<b>Unit Type/Unit Count:</b>	<b>Total Breakdown of Dwelling Units</b>		
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count _____	Multi-Family – Townhouse Unit Count <u>39</u>
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input checked="" 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.): <u>Residential</u>			
Projected market value at build-out (land and improvements): \$ <u>300,000</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): <u>My Door At Brier Creek, LLC</u>			
Primary Mailing Address: <u>3708 Forestview Road, Suite 103, Raleigh, NC 27612</u>			
Phone: <u>(919) 800-0460</u>		Email: _____	
<b>Project Contact information (if different that property owner)</b>			
Contact(s): <u>Isabel Worthy Mattox</u>			
Primary Mailing Address: <u>127 W. Hargett Street, Suite 500, Raleigh, NC 27601</u>			
Phone: <u>919-828-7171</u>		Email: <u>isabel@mattoxlawfirm.com</u>	
<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 <u>Robert.Tate@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		
<p><b>Part 1</b> 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. <b>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.</b></p> <p>The property to be annexed is:</p>		
<input checked="" type="checkbox"/>	<b>Contiguous</b> to the present corporate limits of the City of Raleigh, North Carolina, or	
<input type="checkbox"/>	<b>Not Contiguous</b> 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).	
<p><b>Part 2</b> The undersigned certify that they have researched the assessment lien rolls of the City (located at <a href="https://raleighnc.gov/services/doing-business/assessment-liens">https://raleighnc.gov/services/doing-business/assessment-liens</a>), and that the property described in this application, including any portion thereof, <u>x</u> is / <u>      </u> 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 <u>21127</u>.</p>		
<p><b>Part 3</b> 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.</p>		
Do you declare such vested rights for the property subject to this petition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <u>22</u> by the owners of the property described in Section B.		
<p><b>Owner's Signature(s):</b></p> <p>Signature <u>Julie Gavaghan</u> Date <u>12.19.22</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	Corporate Seal	
<p><b>Print Owner Name(s) and Information:</b></p> <p>Name: <u>Julie Gavaghan</u> Phone: <u>919 291 6364</u></p> <p>Address: <u>2300 Rexwoods Dr Smith 120 Raleigh NC 27607</u></p> <p>Name: _____ Phone: _____</p> <p>Address: _____</p>		
<p><b>Above signature(s) attested by</b></p>		
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: _____		

CAWTHORNE, MOSS & PANCIERA, PC  
MICHAEL A. MOSS, PLS  
333 S. WHITE STREET  
WAKE FOREST, NC 27587  
(919) 556-3148  
[MIKE@CMPPLS.COM](mailto:MIKE@CMPPLS.COM)

**LOT 2**  
**LEGAL DESCRIPTION**

BEGINNING AT AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF ACC BOULEVARD (S.R.#3100), SAID EXISTING IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN# 0768.02-77-6173 AND SUBJECT LOT, SAID EXISTING IRON PIPE HAVING NC GRID COORDINATE N(y): 786,946.58' E(x): 2,067,528.07'; THENCE ALONG RIGHT-OF-WAY S 69°01'53"W A DISTANCE OF 148.44' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 172.22', WITH A RADIUS OF 1075.92', WITH A CHORD BEARING OF N 88°33'29"W, WITH A CHORD LENGTH OF 172.04', TO AN EXISTING IRON PIPE; THENCE LEAVING RIGHT-OF-WAY N 01°53'14"E A DISTANCE OF 414.16' TO AN EXISTING IRON PIPE; THENCE S 67°30'31"E A DISTANCE OF 231.91' TO A POINT; THENCE S 18°02'47"E A DISTANCE OF 147.71' TO AN EXISTING IRON PIPE; THENCE S 15°11'26"E A DISTANCE OF 140.91' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 95,679 SQUARE FEET, 2.196 ACRES.

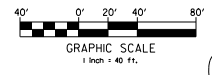
**LOT 54**  
**LEGAL DESCRIPTION**

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF ACC BOULEVARD (S.R.#3100), SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN# 0768.02-67-7350 AND SUBJECT LOT, SAID NEW IRON PIPE HAVING NC GRID COORDINATE N(y): 787,101.4' E(x): 2,066,721.63'; THENCE LEAVING RIGHT-OF-WAY N 25°30'28"E A DISTANCE OF 155.10' TO A POINT; THENCE N 78°11'40"E A DISTANCE OF 116.19' TO A NEW IRON PIPE; THENCE N 30°43'08"E A DISTANCE OF 106.06' TO AN EXISTING IRON PIPE; THENCE S 80°43'24"E A DISTANCE OF 278.13' TO AN EXISTING IRON PIPE; THENCE S 01°53'14"W A DISTANCE OF 414.16' TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING LOCATED AT THE RIGHT-OF-WAY; THENCE ALONG RIGHT-OF-WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 235.67', WITH A RADIUS OF 1075.92', WITH A CHORD BEARING OF N 77°41'51"W, WITH A CHORD LENGTH OF 235.20', TO A POINT; THENCE N 48°58'32"W A DISTANCE OF 148.59' TO A POINT; THENCE N 77°28'22"W A DISTANCE OF 52.74' TO A POINT; THENCE N 66°20'46"W A DISTANCE OF 37.87' TO A POINT; THENCE N 66°20'46"W A DISTANCE OF 73.67' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 155,815 SQUARE FEET, 3.577 ACRES.

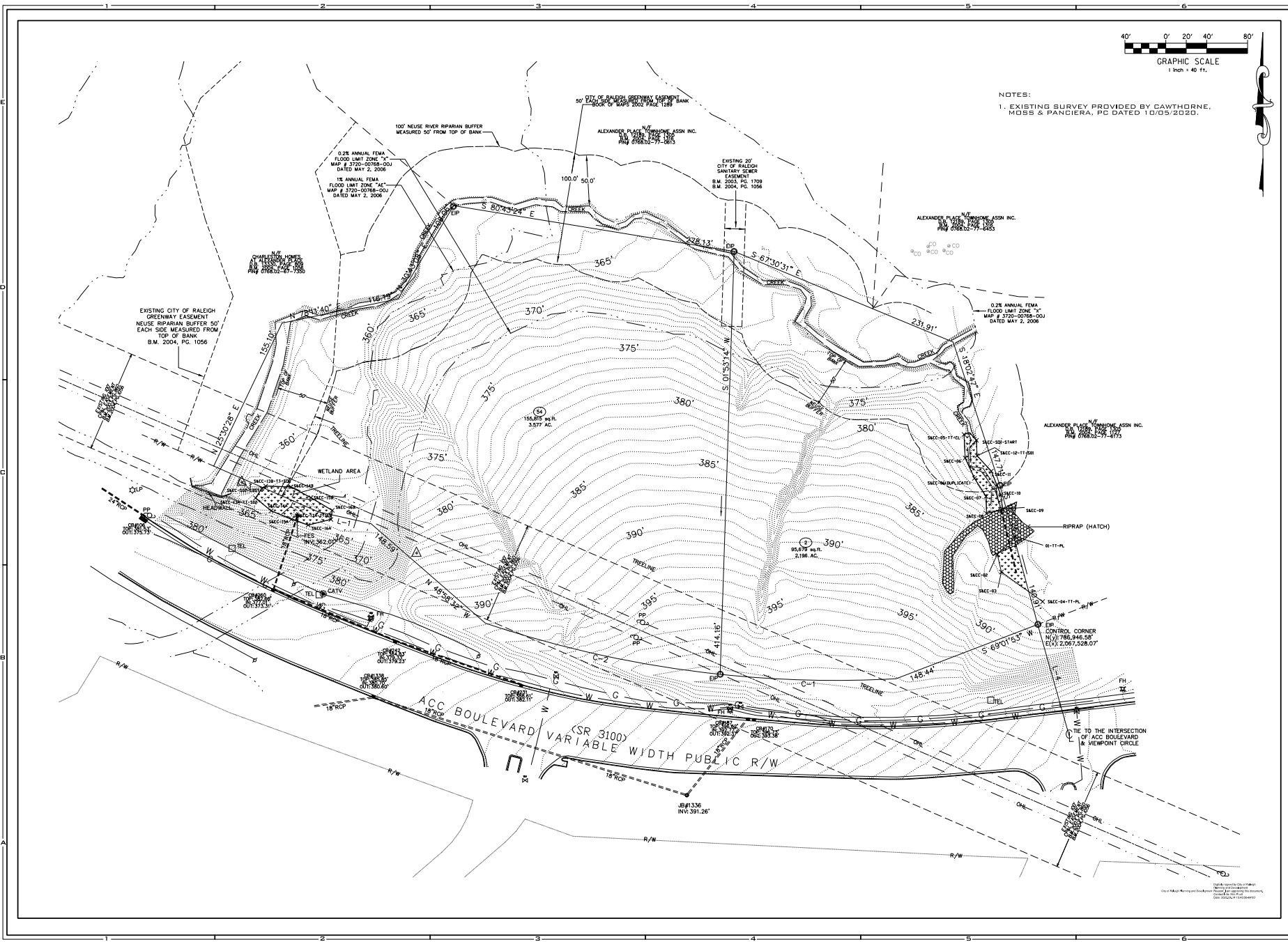


Section D Submittal Checklist	
<p><b>Please include all of the following (check off).</b> If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:</p>	
<input type="checkbox"/>	<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 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 type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be emailed to: Robert.Tate@raleighnc.gov.
<input 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 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"/>	<div style="display: flex; justify-content: space-between;"> <div> <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> </div> <div> <b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.) </div> </div>
<input type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).
<input 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 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 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 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><a href="#">Rezoning Application</a></b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS



NOTES:  
1. EXISTING SURVEY PROVIDED BY CAWTHORNE, MOSS & PANGIERA, PC DATED 10/05/2020.



**NV5**  
NVS ENGINEERS & CONSULTANTS, INC.  
2416 White Oak Road  
Raleigh, NC 27605-7612  
www.nv5.com

Seal of the State of North Carolina  
Nathan A. Davis  
Professional Engineer  
License No. 35162  
Mechanical Engineering

**ACC BOULEVARD TOWNES  
SITE PERMIT REVIEW**

Owner:  
GREEN SEA PARTNERS, LLC  
2416 White Oak Road  
Raleigh, NC 27605-7612

Developer:  
BLUE HILL DEVELOPMENT  
3633 Harden Road, Suite 102  
Raleigh, NC 27607

REVISIONS	
NO.	DATE
1	03-23-2023
2	03-23-2023
3	03-23-2023
4	
5	
6	
7	
8	

PROJECT NO: 2019190.03

DRAWN BY: DFB

OWN. CHECKED BY: JAA

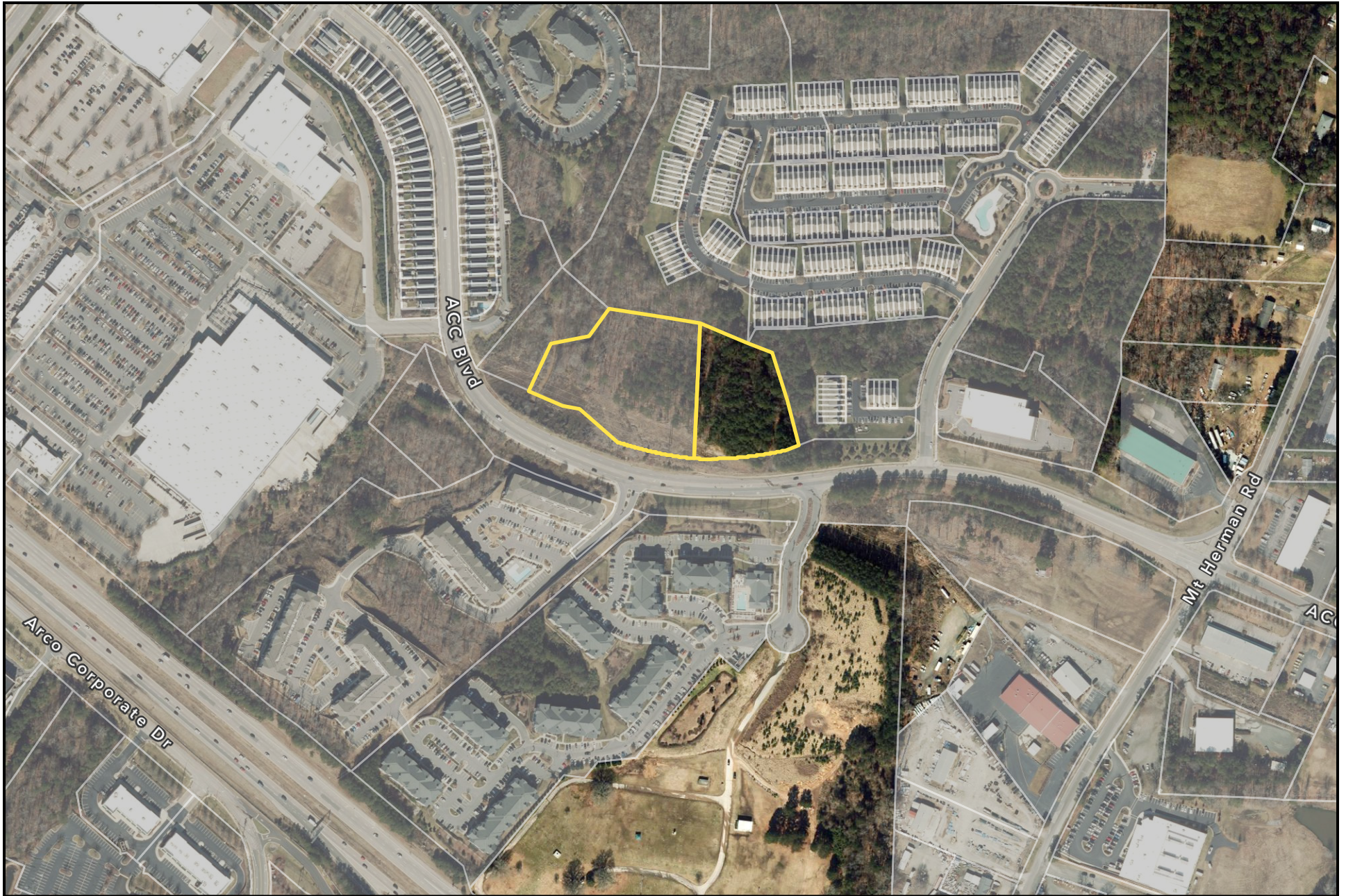
SCALE: SEE PLAN

DATE: 2022-01-27

**EXISTING  
CONDITIONS**

**C-001**





0 200 400 800 ft  
1 inch equals 400 feet

**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.