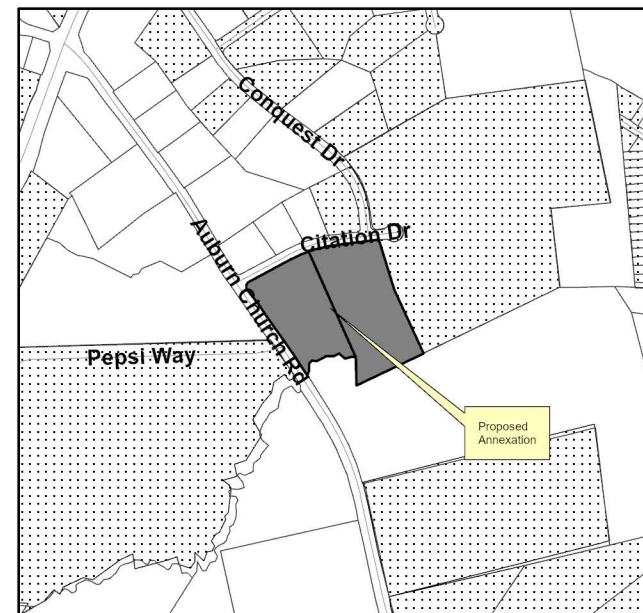





2004 & 2008 CITATION DR
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX



-  Proposed City Limits
-  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-41-2022

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

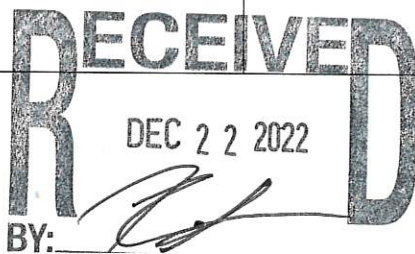
Date

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. 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: Citation Drive Warehouse			
Street Address: 2004 & 2008 Citation Drive, Raleigh NC			
City of Raleigh Subdivision approval #: S- _____ or SPR-0255-2022, ASR-0022-2022	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s): 1721697242, 1721791235			
Acreage of Annexation Site: 13.29 Acres	Linear Feet of New Public Streets within Annexation Boundaries: N/A		
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: <div style="text-align: right; font-size: 1.2em;">n/a</div>			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count n/a	Multi-Family - Condo/Apartment Unit Count n/a	Multi-Family – Townhouse Unit Count n/a
	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 <div style="text-align: right;"> _____ + _____ _____ + _____ _____ + _____ </div>



Building Square Footage of Non-Residential Space: 114,864 SF	
Specific proposed use (office, retail, warehouse, school, etc.): Warehouse, Office	
Projected market value at build-out (land and improvements): \$ 15,500,000	
Applicant Contact Information	
Property Owner(s): Julie Moore Holdings LLC	
Primary Mailing Address: 2709 Riddick Drive, Raleigh, NC 27609	
Phone: (919) 832-1665	Email: joeforrest@joemoorecompany.com
Project Contact information (if different than property owner)	
Contact(s): Jake Buzzell	
Primary Mailing Address: 51 Kilmayne Drive, Suite 102	
Phone: 919.481.6290	Email: jbuzzell@advancedcivildesign.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: Sarah.Shaughnessy@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 20341.

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 Joseph L Moore Jr. Date 12/20/22
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

Name: Julie Moore Holdings LLC Phone: (919) 832-1665
 Address: 2709 Riddick Drive, Raleigh, NC 27609

Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by

Joseph L Moore Jr.

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

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 Julie Moore Holdings LLC, (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 2004 & 2008 Citation Drive, Raleigh NC _____, 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

Joseph L Moore Jr

Attest

[Signature]

The City

By

Marchell Adams-David, City Manager

Attest

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.

This page acknowledgest that Julie Moore Holdings, LLC has completed the Petition for Annexation into Raleigh City Limits.

Notary Public	Seal
<p>Witness my hand and official seal this the <u>20</u> day of <u>December</u> in the year of <u>2022</u>.</p> <p>Notary Public: <u>Patricia C. Lancaster</u></p> <p>My commission expires <u>1/21/2024</u></p>	
<p>Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.</p>	

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: Sarah.Shaughnessy@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 checked="" 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, <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 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 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).
--------------------------	--

Annexation Legal Description 13.287 Acres

Situated in the State of North Carolina, County of Wake, Township of St. Mary's and consisting of a 6.450 acre tract and 4.777 acre tract conveyed to Julie Moore Holdings, LLC of record in Deed Book 18903, page 1456, and consisting of 2.060 acres of right of way for Auburn Church Road (NC S.R. 2548) and Citation Drive (B.M. 1989, Pg. 216), and being more particularly bound and described as follows.

Beginning at iron pipe found at the southeast corner of said 6.450 acre tract, the southwesterly corner of the 32.47 acre tract conveyed to Waste Industries Mergeco, LLC of record in Deed Book 1171, Page 1275, said point also being along the northerly line of the 35.67 acre tract conveyed to Sound Timber Management, LLC of record in Deed Book 14952, Page 2317, having North Carolina State Plan Coordinates (NAD 83-2011 Adjustment): Northing 718995.0251, Easting 2127465.5058;
Thence, **S 64° 09' 59" W**, a distance of **421.63 feet** along the common line of said 6.450 acre tract and said 35.76 acre tract, to a concrete monument found;

Thence, **N 0° 37' 21" W**, a distance of **144.40 feet** along the western lot line of said 6.450 acre tract, to a concrete monument found;

Thence, **N 0° 37' 21" W**, a distance of **15.00 feet** along the western lot line of said 6.450 acre tract, to a calculated point;

Thence, along the southerly lot line of said 4.777 acre tract, the following six (6) courses and distances;

S 84° 08' 52" W, a distance of **63.89 feet** to a calculated point;

N 56° 23' 22" W, a distance of **48.23 feet** to a calculated point;

S 77° 07' 19" W, a distance of **87.46 feet** to a calculated point;

S 69° 27' 28" W, a distance of **78.35 feet** to a calculated point;

S 4° 46' 55" W, a distance of **51.93 feet** to a calculated point;

S 27° 23' 59" W, a distance of **31.13 feet** to a calculated point;

Thence, **S 56° 23' 51" W**, a distance of **68.84 feet** across the right of way of said Auburn Church Road, to a calculated point; said point being on the westerly right-of-way of said Auburn Church Road;

Thence, along the westerly right-of-way of said Auburn Church Road, the following four (4) courses and distances;

N 33° 36' 09" W, a distance of **296.19 feet** to a calculated point;

N 33° 41' 15" W, a distance of **57.77 feet** to a calculated point;

N 35° 14' 43" W, a distance of **307.58 feet** to a calculated point;

N 34° 04' 21" W, a distance of **29.77 feet** to a calculated point;

Thence, **N 61° 31' 43" E**, a distance of **386.98 feet** across the right of way of Auburn Church Road, to a calculated point on the northern right-of-way of said Citation Drive;

Thence along the northern right-of-way of Citation Drive the following courses and distance;

With a curve to the left, having a chord bearing and distance of **N 71° 20' 10" E, 248.69 feet**, radius of **730.00 feet**, central angle of **019° 36' 54"**, and arc length of **248.69 feet** to a calculated point;

Thence, **S 8° 51' 23" E**, a distance of **30.00 feet** to a calculated point on the centerline of said Citation Drive;

Thence along the centerline of Citation Drive the following two courses and distances;

With a curve to the left, having a chord bearing and distance of **N 82° 13' 41" E, 26.50 feet**, radius of **700.00 feet**, central angle of **002° 10' 10"**, and arc length of **26.50 feet** to a calculated point;

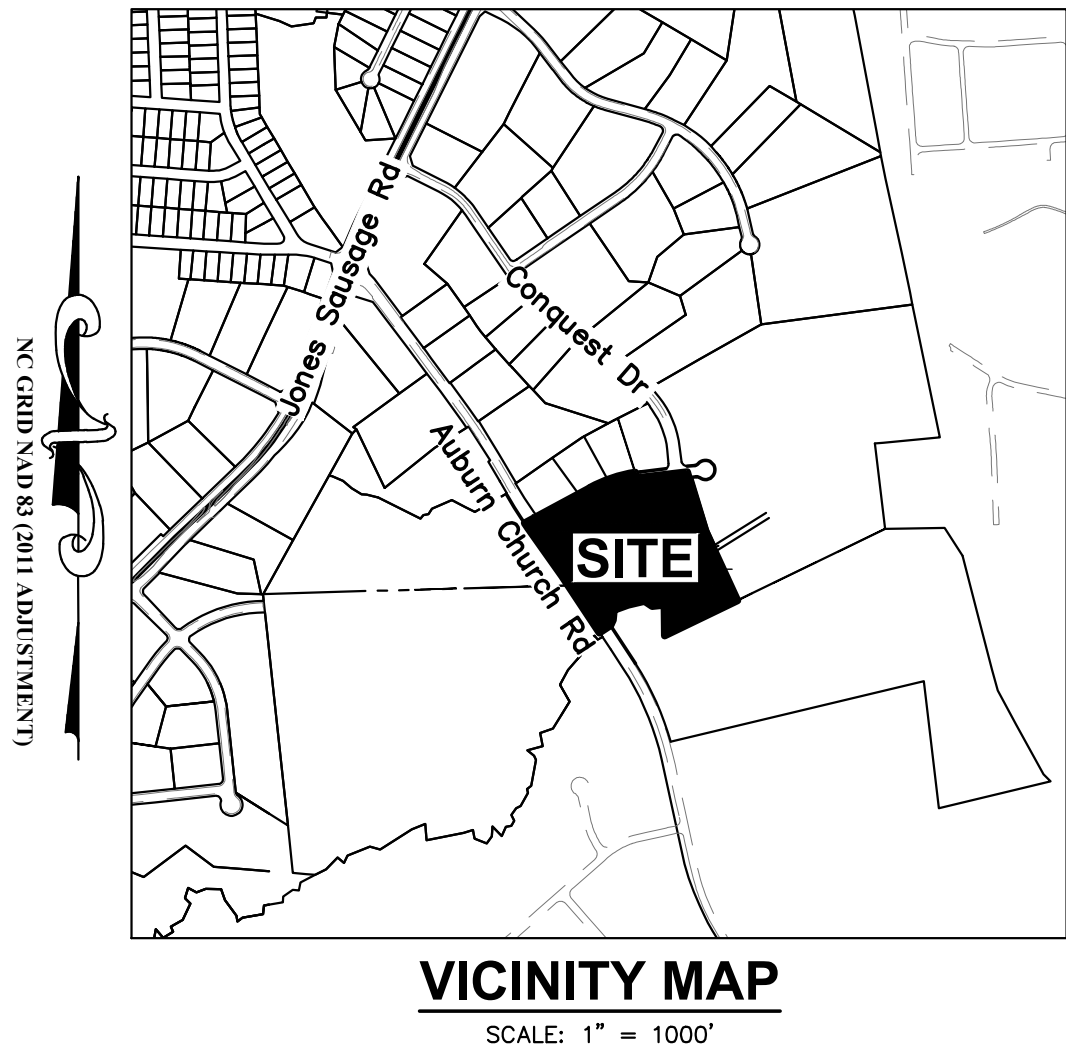
N 83° 18' 45" E, a distance of **243.27 feet** to a calculated point;

Thence along the common line of said 6.450 acre tract and said 32.47 acre tract the following courses and distances;

S 16° 58' 26" E, a distance of **321.82 feet** to an iron pipe found;

S 24° 55' 00" E, a distance of **397.52 feet** to the **Point of Beginning**, and containing **13.287 acres** of land, more or less, as calculated by the above courses;

All deed references contained herein can be found at the Wake County Registry of Deeds. The above description as prepared by James D. Whitacre, P.L.S. L-5273 on December 20, 2022.



VICINITY MAP
SCALE: 1" = 1000'

PBV REAL ESTATE LLC
PIN: 1721-59-7362
DB 6922, PG 009
DB 16382, PG 1426
14.01 AC.
USE: STORAGE & STORMWATER

PEPSI BOTTLING VENTURES LLC
PIN: 1721-58-7576
DB 8371, PG 1005
44.00 AC.
USE: WAREHOUSE

SOUND TIMBER MANAGEMENT LLC
PIN: 1721-67-8109
DB 14952, PG 2317
BM 2021, PG 1383
57.92 AC.
USE: FOREST

SOUND TIMBER MANAGEMENT LLC
PIN: 1721-68-0730
DB 14952, PG 2317
BM 2011, PG 1253
35.67 AC.
USE: FOREST

BALL RENTALS LLC
PIN: 1721-69-4567
DB 9540, PG 339
1.19 AC.
USE: PREFAB

ROBERT L. PULLEN
PIN: 1721-69-6648
DB 6423, PG 406
1.03 AC.
USE: PREFAB

KENNETH GEORGE CURTIS JR.
PIN: 1721-69-7880
DB 18527, PG 1565
BM 1992, PG 479
0.95 AC.
USE: SERVICE GARAGE

DAN F. TUCKER
PIN: 1721-69-9868
DB 16170, PG 2178
BM 1992, PG 479
1.61 AC.
USE: VANCANT

WASTE INDUSTRIES
MERGEO LLC
PIN: 1721797885
DB 11710, PG 1275
BM 2013, PG 714
32.47 AC.
USE: PREFAB

WASTE INDUSTRIES
MERGEO LLC
PIN: 1721797885
DB 11710, PG 1275
BM 2013, PG 714
32.47 AC.
USE: PREFAB

Annexation Area
578,772 S.F.
13.287 AC.

Lot 17
Julie Moore Holdings LLC
PIN: 1721-69-7242
DB 18903, PG 1456
BM 1989, PG 216
4.777 AC.

Lot 16
Julie Moore Holdings LLC
PIN: 1721-79-1235
DB 18903, PG 1456
BM 1989, PG 216
6.450 AC.

Ex. 30' Sanitary
Sewer Easement
(BM 1989, PG 216)

Ex. 30' Sanitary
Sewer Easement
(BM 1989, PG 216)

Ex. 30' Sanitary
Sewer Easement
(BM 1989, PG 1365)

Ex. Wetlands
See Note 7.

POB (NAD83 2011 Adj.)
N: 718995.0251
E: 2127465.5058

NOTE

- Areas by coordinate geometry unless shown otherwise.
- All distances are horizontal ground distances.
- The coordinates shown on this survey were derived by VRS (virtual reference station) using dual frequency receiver. This method results in (NAD 1983/2011) - (CORS 96) positions and NAVD 88 (MSL) elevations using the continuously operating stations maintained by North Carolina geodetic survey.
- Field survey completed by Advanced Civil Design, Inc. on February 2, 2022.
- Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be present. No excavations were made during the progress of this survey to locate buried utilities/structures.
- All above ground and subsurface improvements are not necessarily shown hereon.
- Wetlands shown hereon are based on a Jurisdictional Determination completed by ATLAS Environmental, Inc. in October of 2022. Limits of wetlands are based on a combination of GPS coordinates provided by ATLAS Environmental, Inc. and field located flagging.
- This parcel may be subject to easement or rights of others that have not been disclosed on this plot.
- The purpose of this plot is to dedicate right-of-way, easements, tree conservation areas and recombine lots.

FLOOD NOTE

By graphic plotting only a portion of the property is located in Special Flood Hazard Area Zone AE as determined by the Federal Emergency Management Agency on flood insurance panel no. 37201715004, effective on May 02, 2006, in Wake County North Carolina. No field surveying was performed to determine this zone.

Existing Site Data Table

Owner:	Julie Moore Holdings LLC	Julie Moore Holdings LLC	
Address:	2004 Citation Dr	2008 Citation Drive	
PIN #:	1721-69-7242	1721-79-1235	
Tract Data:	D.B. 18903, Pg. 1456	D.B. 18903, Pg. 1456	
Map Data:	B.M. 1989, Pg. 216	B.M. 1989, Pg. 216	Total
Lot Area (square feet):	208,079	280,945	489,024
Lot Area (acres):	4.777	6.450	11.226

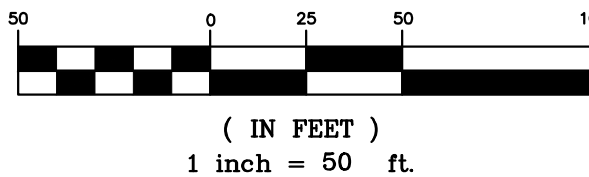
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	019°36'54"	730.00'	249.91'	N71°20'10"E	248.69'
C2	002°10'10"	700.00'	26.50'	N82°13'41"E	26.50'

LEGEND

- Iron Pipe Found
- Iron Pin Set
- Calculated Point
- Concrete Monument
- Light Pole
- Mailbox
- Traverse Point
- PK Set
- Sign
- Existing Street Address

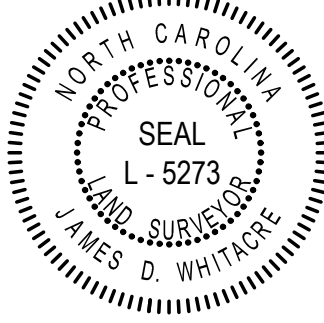
GRAPHIC SCALE



I, James D. Whitacre, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this Plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat. That the ratio of precision as calculated from coordinates is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from cited references, and that this plat was prepared in accordance with G.S. 47-30 as amended.

I further certify that this 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 hand and official seal this ____ day of _____, 2022.



Professional Surveyor L-5273

Annexation Plat for JULIE MOORE HOLDINGS LLC

CITY OF RALEIGH WAKE COUNTY NORTH CAROLINA

PLAN PREPARED BY:



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

51 Kilmoyne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
Firm License # C-2798

DRAWN BY: JLB

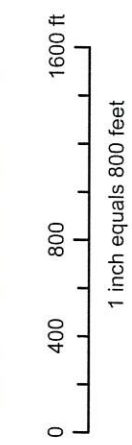
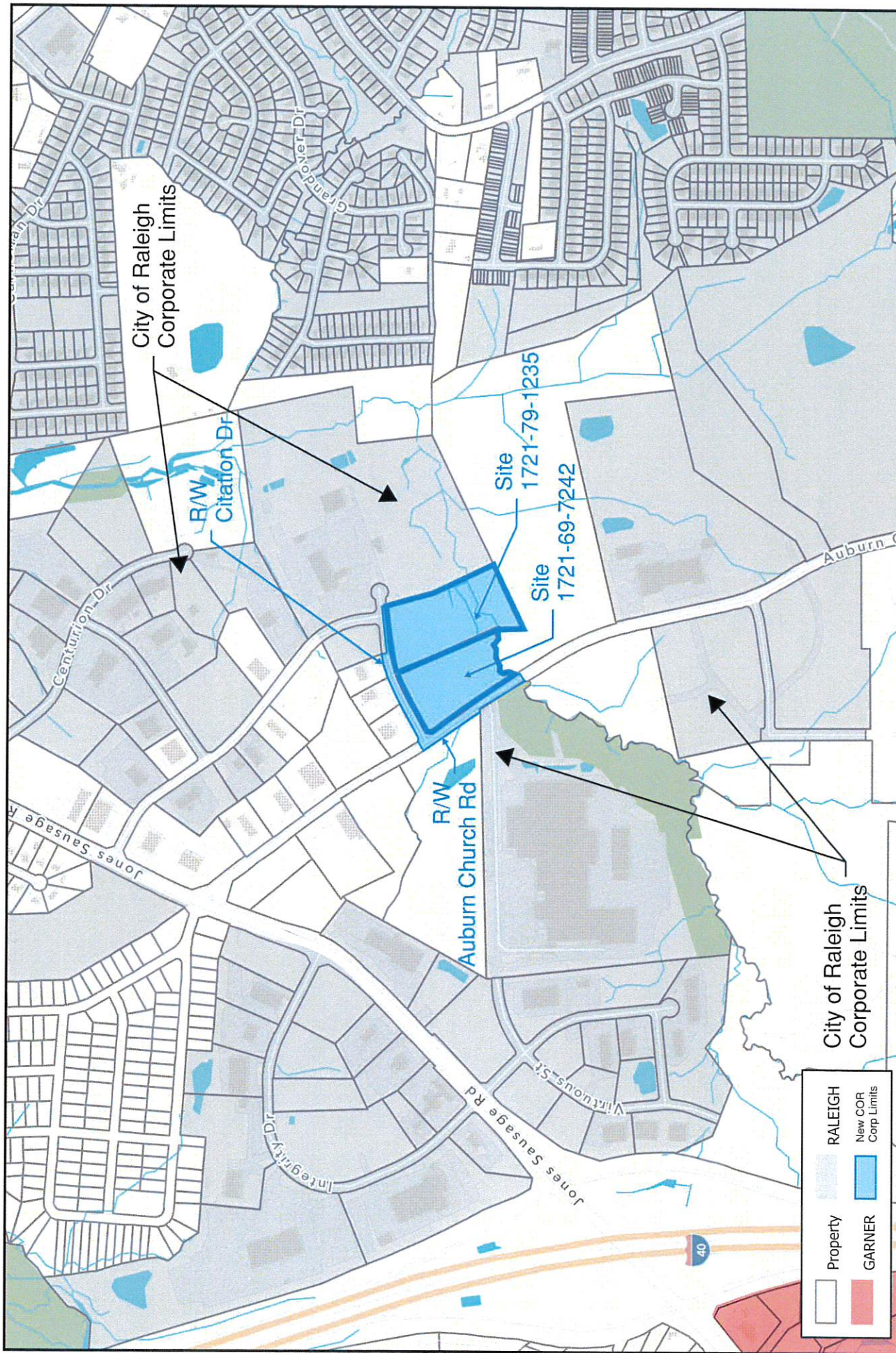
CHECKED BY: JDW

SCALE: 1" = 50'

DATE: 12/05/2022

SHEET 1 / 1

RECORDED IN BOOK _____, PAGE _____ WAKE COUNTY REGISTRY



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.