

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:

N/A

Street Address:

8013 Leesville Rd. Raleigh, NC 27613

City of Raleigh Subdivision approval #:

S- _____ or

Building Permit #:

_____ or

Group Housing #:

GH- _____ - _____

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

0787574633

Acreage of Annexation Site:

8

Linear Feet of New Public Streets within Annexation Boundaries:

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:

DAE

Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>1</u>	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: <u>1500 Sq. Ft.</u>		
	Specific proposed use (office, retail, warehouse, school, etc.): _____		
Projected market value at build-out (land and improvements): \$ _____			
Applicant Contact Information			
Property Owner(s): <u>Thomas A Reynolds Irrevocable Trust Executor Jeffrey S. Reynolds</u>			
Primary Mailing Address: <u>1110 Country Club Dr. Jacksonville, NC 28546</u>			
Phone: <u>910-950-8526</u>		Email: <u>jsreyus@yahoo.com</u>	
Project Contact information (if different than property owner)			
Contact(s): _____			
Primary Mailing Address: _____			
Phone: _____		Email: _____	
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .			

LOIC E E Carter Sub BM 1919-274

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 (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 _____ Date 8-28-25
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print Owner Name(s) and Information:

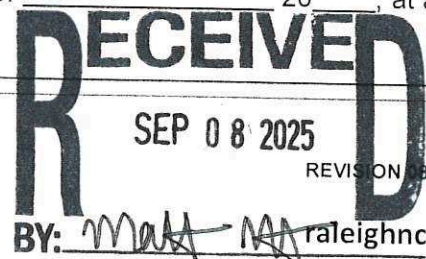
Name: Jeffrey S. Reynolds Phone: 910-750-8526
 Address: 1110 Country Club Dr. Jacksonville, NC 28546

Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by Isabel Reynolds

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 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 type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water	
<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 emailed to: rezoning@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 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 type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input 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 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 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 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 <u>Raleigh's Extraterritorial Jurisdiction</u> .	



SCALICE

land surveying

8013 LEESVILLE ROAD

Lot 1C

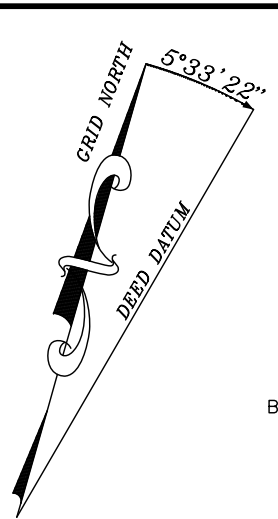
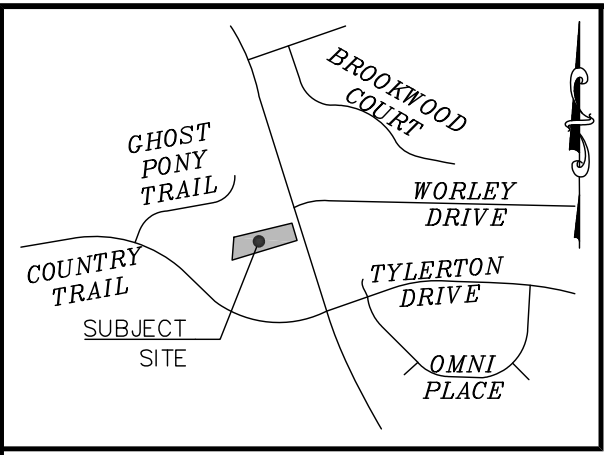
Schedule A

All that tract or parcel of land situate in the Township of Leesville, County of Wake, and State of North Carolina, bounded and described as follows:

Beginning at a point in the westerly right-of-way of Leesville Road (60-foot Width) said point having North Carolina State Plane NAD 83 (Epoch 2011) coordinates of North 777,632.62 and East 2,085,610.54 (us ft);

- 1) thence South 80°04'43" West for a distance of 357.31 feet to a point;
- 2) thence North 09°31'00" East for a distance of 110.00 feet to a point;
- 3) thence North 81°46'20" East for a distance of 317.61 feet to a point;
- 4) thence South 11°53'00" East for a distance of 94.40 feet to the point and place of beginning.

said parcel having an area of 33,492 square feet, 0.769 acres, more or less.

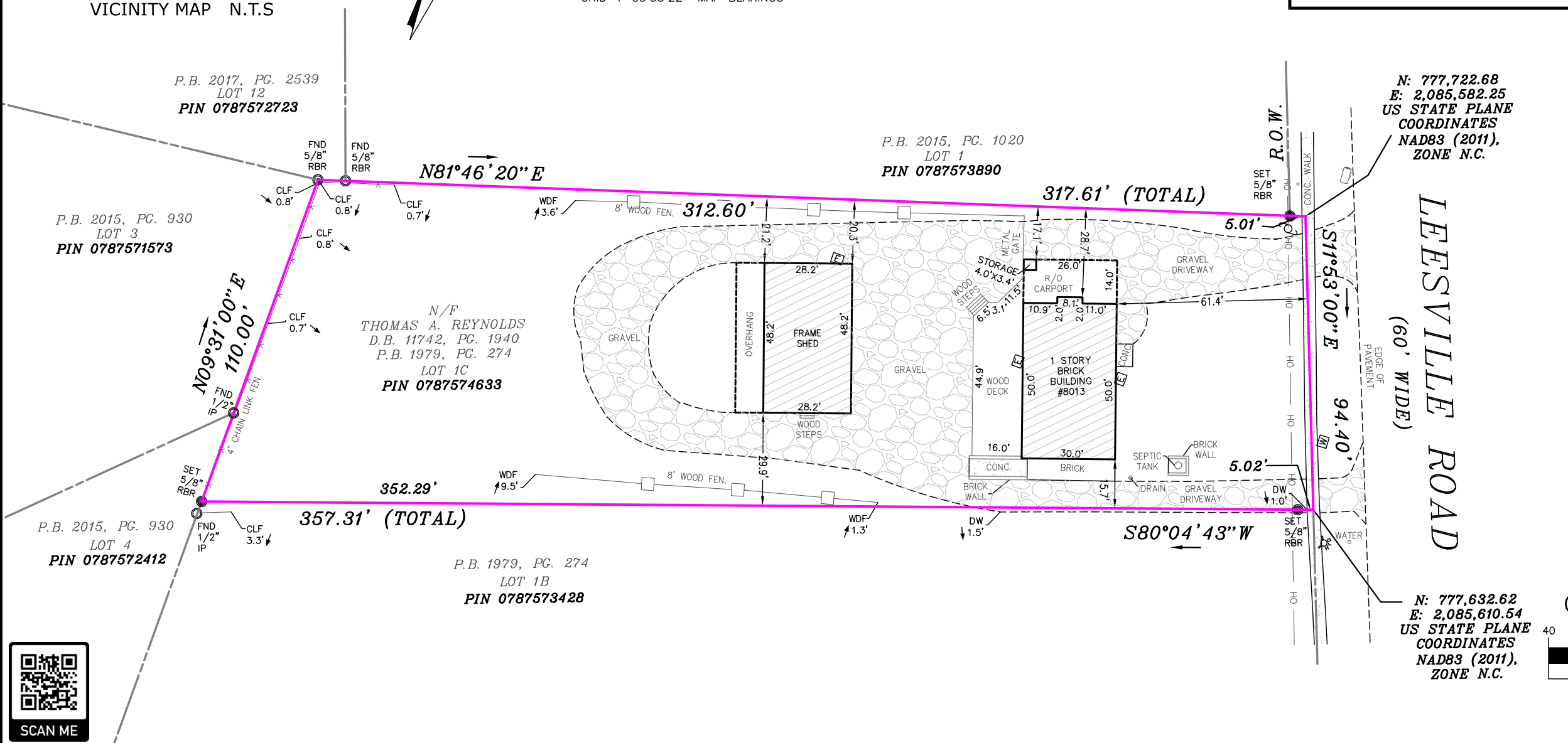


SURVEYORS CERTIFICATE

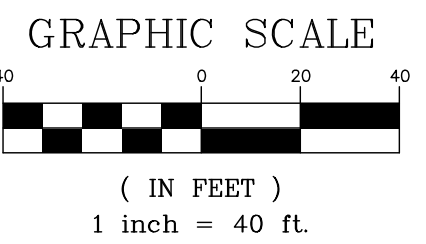
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 11742, PG 1940 AND P.B. 1979, PG. 274, LOT 1C); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DERIVED FROM RECORD SOURCES REFLECTED ON THIS MAP; AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS REFLECTED HEREON; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

- TITLE AND BOUNDARY NOTES**
1. THE SURVEYOR WAS NOT PROVIDED A TITLE REPORT FOR THIS PROJECT. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE ROBOTIC TOTAL STATION BASED ON CONTROL ESTABLISHED USING A TRIMBLE R10 GPS UNIT UTILIZING THE NORTH CAROLINA GNSS CORS REAL TIME NETWORK WITH A RELATIVE PRECISION OF .04' AT THE 95% CONFIDENCE LEVEL.
 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
 4. COMBINED FACTOR = 0.99993473522449
 5. GEOID MODEL IS CONUS GEOID18
 6. CLASS A SURVEY

BEARINGS SHOWN HEREON ARE BASED
ON PLAT BOOK 1979 PAGE 274
GRID + 05°33'22"=MAP BEARINGS



SYMBOL LEGEND	
	SURVEYED LINE
	LINE NOT SURVEYED
	EASEMENT
	C.P. POINT NOT SET
	MONUMENT FND
	I.P. / I.B. FND
	I.P. / I.B. SET
	SPOT ELEVATIONS
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	SIGN
	PVC FENCE (PVC)
	STOCKADE FENCE (STK)
	CHAIN LINK FENCE (CLF)
	WIRE FENCE
	FIRE HYDRANT
	TEST HOLE
	TREE
	SHRUB
	BOLLARD
	WETLAND FLAG
	CANT. CANTILEVER
	O/L ON LINE
	MANHOLE
	"A"-INLET
	"B"-INLET
	YARD INLET
	YARD INLET
	ELECTRIC METER
	GAS METER
	WATER METER
	GAS VALVE
	WATER VALVE
	O/H OVERHANG
	R/O ROOF OVER
	D.C. DEPRESSED CURB
	R.O.W. RIGHT OF WAY
	PLAT. PLATFORM
	CONC. CONCRETE
	C/E CELLAR ENTRANCE
	A/C UNIT
	STAKE CENTERLINE
	FE. FENCE
	MAS. MASONRY



LOT AREA

33,492 S.F.
0.77 AC.





SCALICE

land surveying

mjslandsurvey.com P:984-240-7999

266 W. Millbrook Road, Raleigh, NC 27609

PIN 0787574633		
JOB No. 23-2499		
DATE SURVEYED: 07/13/2023		
DR.:GS	CREW.:TN	SCALE: 1" = 40'

SURVEY OF PROPERTY

8013 LEESVILLE ROAD,
RALEIGH, NC 27613, USA

LOT 1C
AS SHOWN ON
PLAT BOOK 1979, PAGE 274

SITUATE IN
LEESVILLE TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF NORTH CAROLINA. (4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (5) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (6) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (7) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED AND ARE NOT GUARANTEED.