

# 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: AMERICAN PLUMBING

Street Address: 3716 AUBURN CHURCH RD, 3800 AUBURN CHURCH RD

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

SUB-0049-2021

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

BLDNR-022268-2024

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

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

1721599787      1721597904

Acreage of Annexation Site:  
8.93

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

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Total Breakdown of Dwelling Units		
Single-Family Home Unit Count <u>0</u>	Multifamily - Condo/Apartment Unit Count <u>0</u>	Multifamily – Townhouse Unit Count <u>0</u>
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 _____ + _____ _____ + _____ _____ + _____
Building Square Footage of Non-Residential Space: 12,932		
Specific proposed use (office, retail, warehouse, school, etc.): <u>OFFICE AND WAREHOUSE</u>		
Projected market value at build-out (land and improvements): \$ <u>2,885,000</u>		
<b>Applicant Contact Information</b>		
Property Owner(s): TAP PROPERTIES LLC		
Primary Mailing Address: 273D BLUE POND RD, CLAYTON NC 27520-7493		
Phone: 919.610.7738	Email: TAPPROPERTIES1@GMAIL.COM	
<b>Project Contact information (if different that property owner)</b>		
Contact(s): LUKE PERKINS		
Primary Mailing Address: 424 S DAWSON ST, RALEIGH, NC 27601		
Phone: 828.735.1862	Email: LUKE.PERKINS@SWIFT-PARTNERS.COM	
<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:

<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).

**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 / x \_\_\_\_\_ 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 23 day of SEPTEMBER, 2024 by the owners of the property described in Section B.

<p><b>Owner's Signature(s):</b></p> <p>Signature <u>Angela Poole</u> Date <u>10/7/2024</u></p> <p>Signature <u>Tommy Poole</u> Date <u>10-7-2024</u></p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>	<p><b>Corporate Seal</b></p>
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**Print Owner Name(s) and Information:**

Name: Angela Poole Phone: 919-588-1253

Address: 273 D Blue Pond Road, Clayton NC 27520

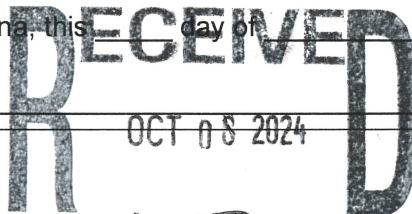
Name: Tommy Poole Phone: 919-610-7738

Address: 273 D Blue Pond Road, Clayton NC 27520

**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:** \_\_\_\_\_

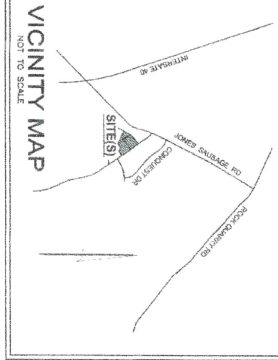


BY: Matt [Signature]

### Section D Submittal Checklist

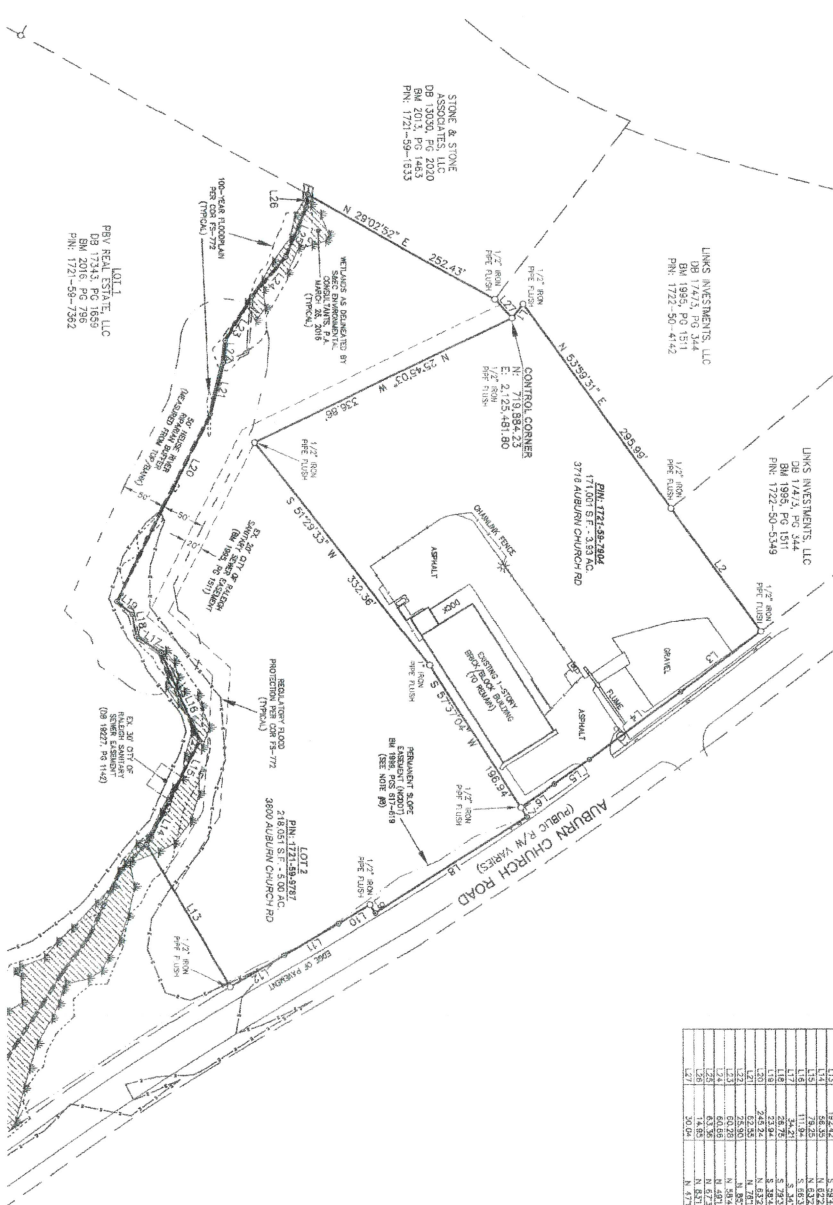
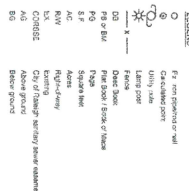
**Please include all of the following (check off).** If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input checked="" 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 checked="" 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- <small>SUB-0049-2021</small> _____ -13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<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 checked="" 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 <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	



REFERENCES:

- DEED BOOK 16382, PAGE 1426
- DEED BOOK 17885, PAGE 409
- BOOK OF MAPS 1994, PAGE 408
- BOOK OF MAPS 1995, PAGE 1420
- BOOK OF MAPS 2016, PAGE 796
- \*OTHERS SHOWN HEREON



LINE #	LENGTH	BEARING
1	252.43'	N 29°02'53" E
2	252.43'	N 29°02'53" E
3	252.43'	N 29°02'53" E
4	252.43'	N 29°02'53" E
5	252.43'	N 29°02'53" E
6	252.43'	N 29°02'53" E
7	252.43'	N 29°02'53" E
8	252.43'	N 29°02'53" E
9	252.43'	N 29°02'53" E
10	252.43'	N 29°02'53" E
11	252.43'	N 29°02'53" E
12	252.43'	N 29°02'53" E
13	252.43'	N 29°02'53" E
14	252.43'	N 29°02'53" E
15	252.43'	N 29°02'53" E
16	252.43'	N 29°02'53" E
17	252.43'	N 29°02'53" E
18	252.43'	N 29°02'53" E
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28	252.43'	N 29°02'53" E
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42	252.43'	N 29°02'53" E
43	252.43'	N 29°02'53" E
44	252.43'	N 29°02'53" E
45	252.43'	N 29°02'53" E
46	252.43'	N 29°02'53" E
47	252.43'	N 29°02'53" E

ADOPTED (BM 2016, PG 796)

NOTES:

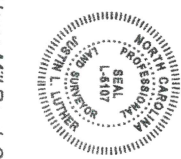
- All distances are horizontal ground distances in U.S. Survey Feet unless otherwise noted. Areas if computed by coordinate geometry.
- The survey data and notes do not reflect any environmental evaluations by this office. See notes and below for references to riparian buffers and wetlands as shown hereon.
- Field survey performed February 24, 2020.
- Stationing has been computed by hand using the following method: The distances between monuments relative to the station may differ in accuracy and direction the station may differ.
- The locations of underground utilities as shown hereon, if any, are based on information provided by the utility owners. The utility owners are responsible for the accuracy and location of their utilities. Locations of underground utilities shown hereon are for informational purposes only. Locations of underground utilities may vary from location shown hereon. Additional buried utilities may be located during the course of the survey or during the construction phase of this survey. It is the responsibility of the client to obtain utility information.
- Stake placement was performed during the field survey on 2/24/2020.
- The State Plane Coordinate for this project were produced with RTM GPS. The coordinates were converted to State Plane North Carolina. The network positional accuracy of the derived positional information is ±0.07'.
- Horizontal Datum = NAD 83 (2011)
- Riparian buffer as shown hereon measured from top of bank of existing creek as depicted by SSEC. Wetlands as shown hereon were field located based on flags identified by SSEC dated 02/20/20.
- A variable width permanent drainage easement exists within the common above easement as shown hereon along the road of the subject properties.

THIS SURVEY IS OF AN EXISTING PARCEL, ON PARCELS OF LAND OR ON ONE OR MORE EXISTING STREETS. THIS SURVEY DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, Jason L. Lutter, certify that the plot was drawn under my supervision. I have examined the survey data and notes and find the same to be correct. I am a duly licensed Professional Land Surveyor in the State of North Carolina. My license number is 1-5107. My seal number is 1-5107. The date of this survey is 2/24/2020.

Professional Land Surveyor [1-5107]  
  
 Jason L. Lutter

FLOOD PLAIN ORDINANCE  
 [ ] FIRM PANEL  
 [ ] OTHER COR FIRM STATE FS.772  
 Approved By: \_\_\_\_\_



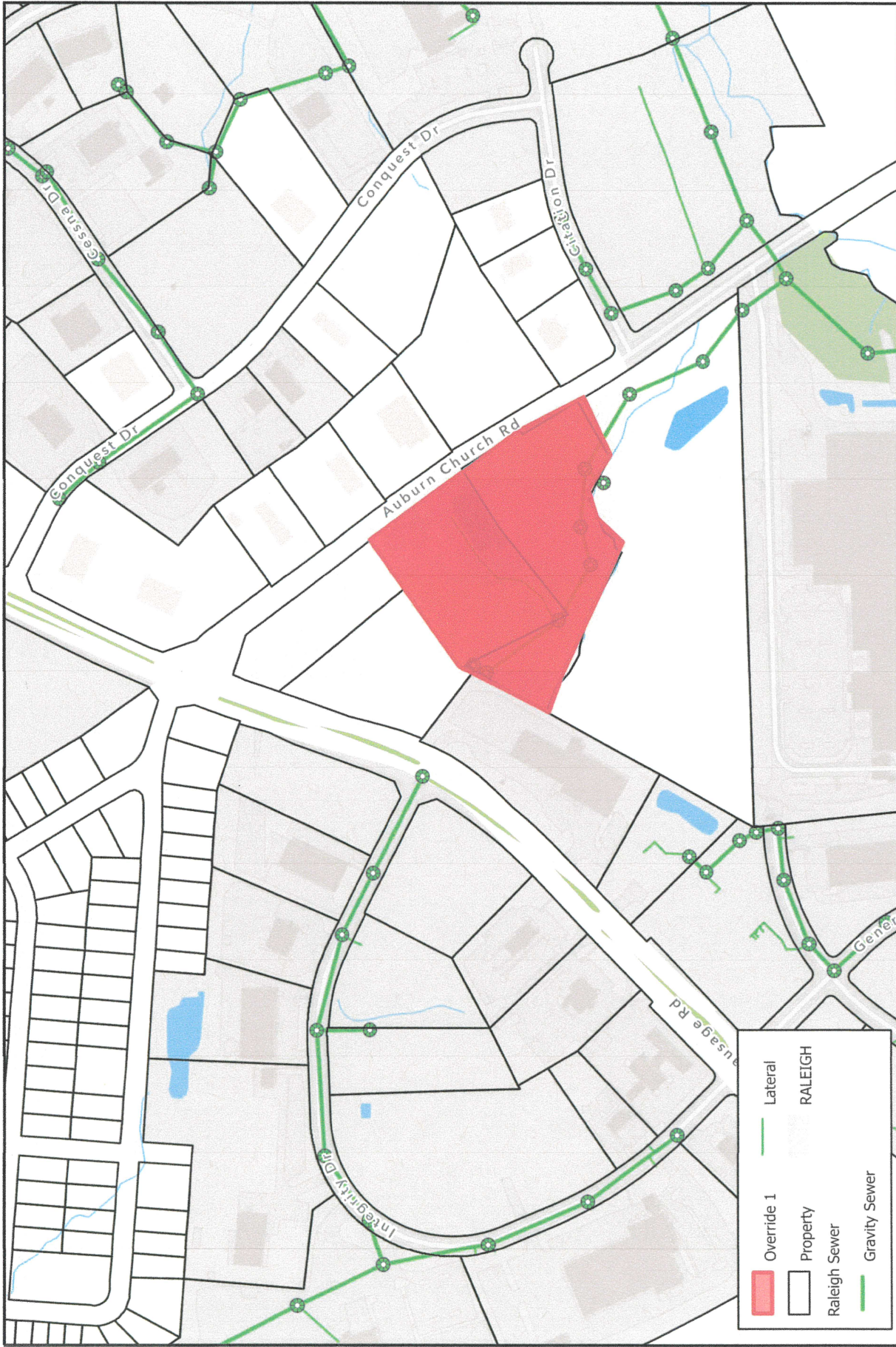
BOUNDARY SURVEY  
 PROPERTIES OF  
**TAP PROPERTIES, LLC**  
 WAKE COUNTY  
 NORTH CAROLINA

SCALE: 1" = 100'

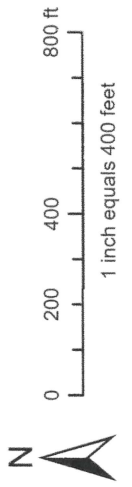
NEWCOMB land surveyors, pllc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #P-0203

JOB NO.: 165973  
 FILE NAME: ANNEX  
 PLOT DATE: 9/26/24







Beginning at a point, said point being an existing iron pipe at a common corner of the Tap Properties, LLC tracts as recorded in Book 17885, Page 409 and Book 16382, Page 1426 in the Wake County Registry, said point also being at a corner of Lot 3 of the Links Investments, LLC tract as shown on a plat recorded in Book of Maps 1995, Page 1511 in said registry; thence, along the common boundary line with said Lot 3 N52°38'15"W, 20.75 feet to an existing iron pipe; thence, N53°59'31"E, 295.99 feet to a point, said point being an existing iron pipe at the easternmost corner of said Lot 3 and the southernmost corner of Lot 2 as shown on said plat; thence, along the common line with said Lot 2 N53°59'48"E, 177.97 feet to a point, said point being an existing iron pipe at the easternmost corner of said Lot 2, said point also being on the southern right of way margin of Auburn Church Road; thence, along said right of way the following courses and distances: thence, S36°59'33"E, 117.94 feet to a point; thence, S36°15'01"E, 133.66 feet to a point; thence, S34°54'23"E, 50.02 feet to a point; thence, S34°45'00"E, 47.73 feet to an existing iron pipe; thence, N57°37'04"E, 13.06 feet to a point; thence, S32°22'56"E, 210.02 feet to a point; thence, S57°43'17"W, 11.68 feet to an existing iron pipe; thence, S30°36'43"E, 43.99 feet to a point; thence, S30°01'45"E, 74.09 feet to a point; thence, S30°16'17"E, 72.82 feet to an existing iron pipe at a common corner with Lot 1 as shown on a plat recorded in Book of Maps 2016, Page 796 in said registry; thence, leaving said right of way of Auburn Church Road along the common line with said Lot 1 the following courses and distances: thence, S59°43'43"W, 192.42 feet to a point; thence, N62°29'56"W, 56.35 feet to a point; thence, N63°22'54"W, 79.25 feet to a point; thence, S66°36'23"W, 111.94 feet to a point; thence, S34°05'59"W, 34.21 feet to a point; thence, S79°33'27"W, 26.75 feet to a point; thence, S38°44'34"W, 23.94 feet to a point; thence, N63°29'57"W, 245.24 feet to a point; thence, N76°11'33"W, 62.55 feet to a point; thence, N85°32'06"W, 25.90 feet to a point; thence, N58°43'48"W, 60.28 feet to a point; thence, N49°17'33"W, 60.66 feet to a point; thence, N67°33'31"W, 63.36 feet to a point; thence, N83°17'22"W, 14.95 feet to a point, said point being on the eastern line of the Stone & Stone Associates, LLC tract as recorded in Book 13030, Page 2020 in said registry; thence, along said eastern line N29°02'52"E, 252.43 feet to an existing iron pipe at the easternmost corner of said Stone & Stone tract; thence, N47°10'28"E, 30.04 feet to the Place and Point of Beginning, containing an area of 389,052 square feet or 8.93 acres, more or less.



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# ANNEXATION MAP

	Override 1		Lateral
	Property		RALEIGH
	Raleigh Sewer		Gravity Sewer