

# 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 <a href="#">Development Fee Guide</a> . <b>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.</b>		

Section B Summary Information / Metes and Bounds Descriptions		
Development Project Name: Sunnybrook Place Subdivision		
Street Address: 3225 Rock Quarry Road		
City of Raleigh Subdivision approval #: S_UB 0029 _ 2021 or	Building Permit #: _____ or	Group Housing #: GH-_____-_____-_____
Wake County (PINs) Property Identification Number(s): <b>1722077758</b>		
Acreage of Annexation Site: <b>1.013</b>	Linear Feet of New Public Streets within Annexation Boundaries: <b>116</b>	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
<b>For Sewer-Only Requests:</b>	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: <b>6 (3 attached units)</b>		

Continue to page two >>

**REVIEWED**

By Metra Sheshbaradaran at 11:36 am, Apr 15, 2026

<b>Unit Type/Unit Count:</b>	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count <u>6</u>
	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 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: 0			
Specific proposed use (office, retail, warehouse, school, etc.): _____			
Projected market value at build-out (land and improvements): \$ <u>1,500,000</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): Construction Masters LLC			
Primary Mailing Address: 1720 Ashley Downs Drive, Apex, NC 27502-5297			
Phone: [REDACTED]	Email: [REDACTED]		
<b>Project Contact information (if different than property owner)</b>			
Contact(s): Chuck Piratzky			
Primary Mailing Address: PO Box 444, Garner, NC 27529			
Phone: [REDACTED]	Email: [REDACTED]		
<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 / <sup>X</sup> 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 9 day of April, 2026 by the owners of the property described in Section B.

<p><b>Owner's Signature(s):</b>                  Signature <u>Mohamed Elfadaly</u> Date <u>Apr 9, 2026</u>  <small>Mohamed Elfadaly (Apr 9, 2026 12:54:46 CMT +2)</small>                  Signature _____ Date _____                  Signature _____ Date _____                  Signature _____ Date _____</p>	<p><b>Corporate Seal</b></p>
<p><b>Print Owner Name(s) and Information:</b></p>	
<p>Name: <u>Construction Masters LLC</u> Phone: <u>[REDACTED]</u> Address:  <u>1720 Ashley Downs Drive, Apex, NC 27502-5297</u></p>	
<p>Name: _____ Phone: _____                  Address: _____</p>	

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

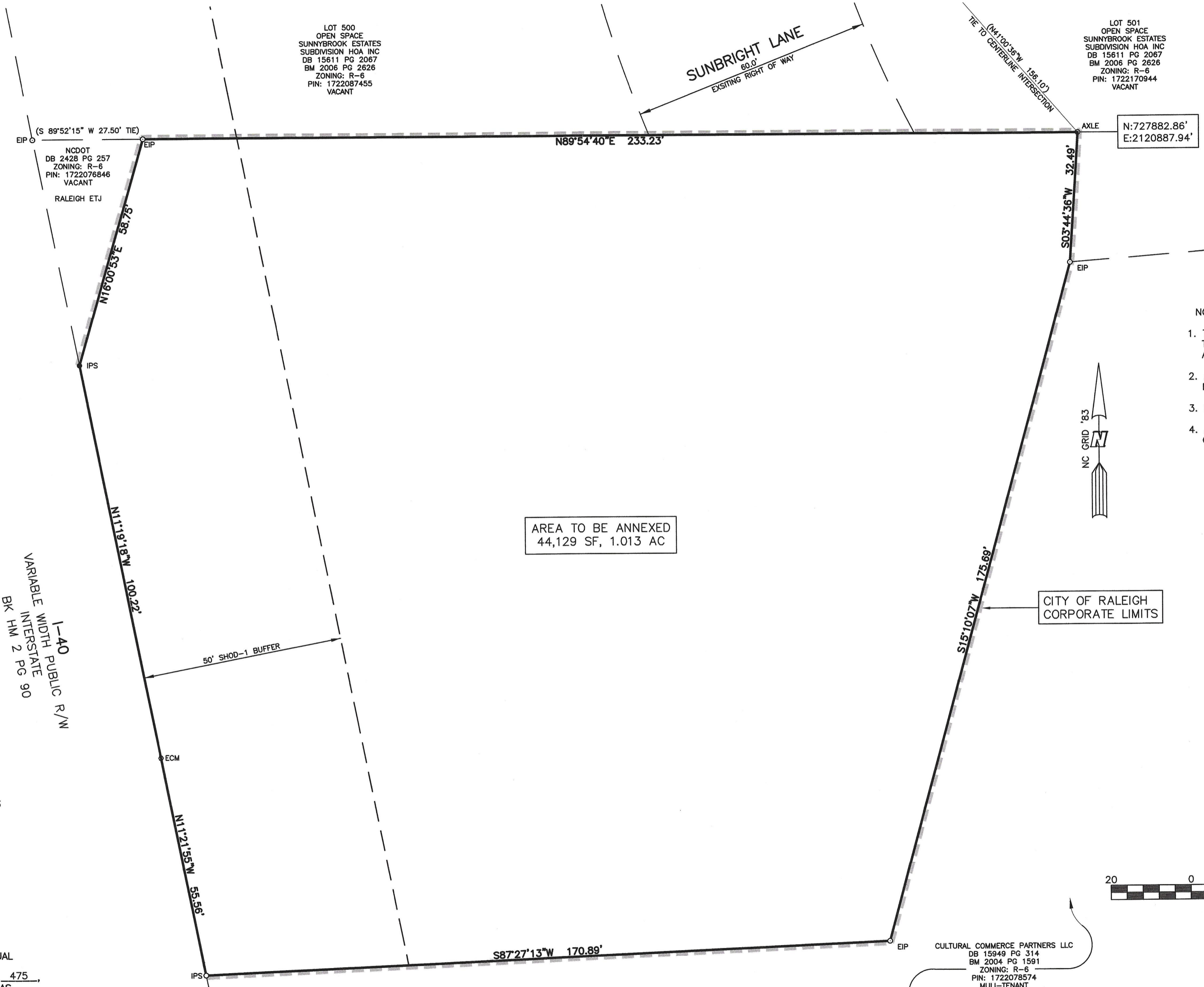
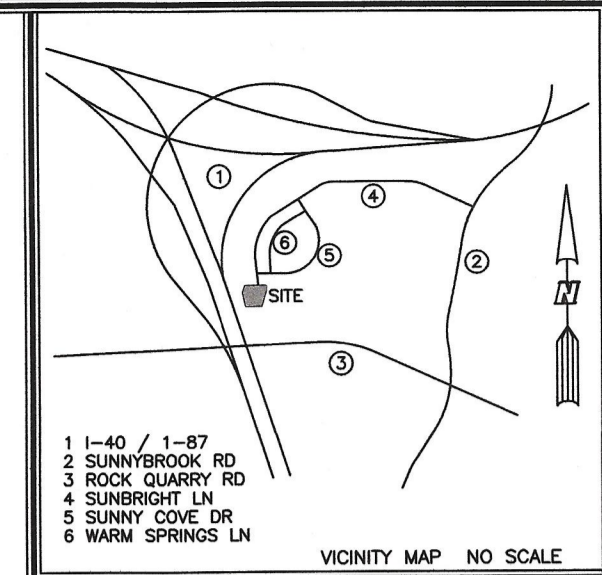
**REVIEWED**

By *Metra Sheshbaradaran* at 11:36 am, Apr 15, 2026

### 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"/>	Annexation Petition Fee (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<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"/>	<u>Electronic Word document of the written metes and bounds</u> must be emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .	
<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, 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.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<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. <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"/>	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 MUST be filled in!</u>	
<input checked="" type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	<a href="#">Rezoning Application</a> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	



**LEGEND**

- AIR CONDITIONER
- BACK OF CURB
- BACK FLOW PREVENTER
- CLEANOUT
- CURB INLET
- DRILL HOLE SET
- EXISTING CONCRETE MONUMENT
- EXISTING DRILL HOLE
- EXISTING IRON STAKE
- EXISTING IRON PIPE
- ELECTRIC METER
- EXISTING PK NAIL
- ELECTRIC STUB
- FLARED END SECTION
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- GAS METER
- GUY
- INVERT
- IRON PIPE SET
- IRON ROD SET
- LIGHT POLE
- MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PK NAIL SET
- POINT NOT SET
- RAIL ROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- YARD INLET
- WATER VALVE
- LOT ADDRESS
- PROPERTY LINE
- - - PROPERTY LINE - NOT SURVEYED
- - - EASEMENT
- ( ) FIELD MEASUREMENT TO NCGRID '83

**NOTES:**

1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. ALL DISTANCES SHOWN HAVE BEEN MEASURED HORIZONTALLY ON THE GROUND.
3. SITE IS VACANT
4. AREAS CALCULATED USING THE COORDINATE METHOD.

**METADATA TABLE**  
 CLASS OF SURVEY: A  
 POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE  
 TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS  
 DATUM/EPOCH: NAD'83-2011 / 2  
 GEOID MODEL: 12B  
 UNITS: US SURVEY FEET  
 VERTICAL DATUM (IF SHOWN): NAVD'88  
 DATE(S) OF SURVEY: OCTOBER, 2020  
 COMBINED GRID FACTOR: 0.99989565

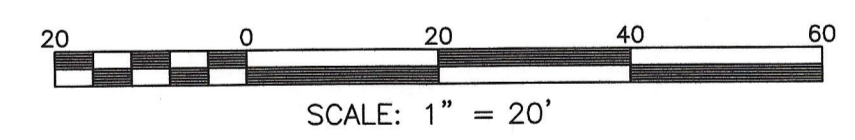
NORTH CAROLINA  
 WAKE COUNTY

I, CHARLES R. PIRATZKY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 17719, PAGE 475, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM CITED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 21 DAY OF November, 2023.

**SITE DATA:**  
 ZONING: R-6  
 NCOD: SPECIAL HIGHWAY OVERLAY DISTRICT-1  
 LAND USE: VACANT  
 PIN: 1722077758  
 PROPERTY ADDRESS:  
 3225 ROCK QUARRY RD  
 OWNER: CONSTRUCTION MASTERS LLC.  
 1720 ASHLEY DOWNS DR  
 APEX, NC, 27502-5297  
 D.B. 17719, PGS. 475

AREA TO BE ANNEXED  
 44,129 SF, 1.013 AC

CITY OF RALEIGH  
 CORPORATE LIMITS



**REFERENCES:**  
 DB 17719 PG 475

RCMP-0236-2023  
 SPR-0029-2022  
 SUB-0029-2021

ANNEXATION PLAT FOR  
**CONSTRUCTION MASTERS, LLC**  
 3225 ROCK QUARRY ROAD  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**RWK, PA**  
 ENGINEERING ~ SURVEYING  
 CORPORATE LICENSE: C-1771  
 101 W. MAIN ST., SUITE 202  
 GARNER, NC 27529  
 PHONE (919) 779-4854  
 FAX (919) 779-4056

DATE DRAWN: 10/11/2023	BY: TC	CK'D: GRP
FILE: M:\ROCK QUARRY RD 3225\ROCK QUARRY RD 3225 ANNEX.DWG		
SURVEYED: Q:\FIELDLOC\ROCKQUARRYRD3225BNDY.TXT		

# RWK, PA

**ENGINEERING ~ SURVEYING**

CORPORATE LICENSE: C-1771  
101 W. MAIN ST., SUITE 202  
GARNER, NC 27529  
PHONE (919) 779-4854  
FAX (919) 779-4056

Date: October 11, 2023  
Addresses: 3225 Rock Quarry Road  
Parcel identification number: 1722077758  
Deed book 17719 page 475

Owner(s)  
Construction Masters LLC  
1720 Ashley Downs Drive  
Apex NC 27502-5297



Beginning at an existing axle in the corner of Lot 501 of Sunnybrook Estates Subdivision HOA INC as recorded in deed book 15611 page 2067 of the Wake County Register of Deeds, said point having a NC State Plain coordinate of N:727882.86', E:2120887.94', and runs;

THENCE, with Sunnybrook Estates Lot 501, S 03°44'36" W a distance of 32.49' to an existing iron pipe in the corner of Sunnybrook Estates and land in the name of Cultural Commerce Partners LLC as recorded in deed book 15949 page 314, and runs;

THENCE, with Cultural Commerce, S 15°10'07" W a distance of 175.69' to an existing iron pipe, and runs;

THENCE, with Cultural Commerce, S 87°27'13" W a distance of 170.89' to an iron pipe set in the corner of Cultural Commerce and the Eastern right-of-way of Interstate 40, and runs;

THENCE, with the Interstate right-of-way, N 11°21'55" W a distance of 55.56' to an existing concrete monument in the Eastern right-of-way, and runs;

THENCE, with the Interstate, N 11°19'18" W a distance of 100.22' to an iron pipe set in the corner of land in the name of NC Dept Of Transportation as recorded in deed book 2428 page 257, and runs;

THENCE, with NCDOT, N 16°00'53" E a distance of 58.75' to an existing iron pipe in the corner of Lot 500 of Sunnybrook Estates Subdivision HOA INC as recorded in deed book 15611 page 2067, and runs;

THENCE, with Sunnybrook Estates Lot 500, crossing the right-of-way of Sunbright Lane, and continuing with Sunnybrook Estates Lot 501, N 89°54'40" E a distance of 233.23' to the Point and Place of BEGINNING, and having an area of 44,129 square feet, 1.013 acres, to be the same more or less.