

State of North Carolina

County of Cumberland

PETITION TO CLOSE STREET

[Portion of Maxwell Street]

Pursuant to N.C.G.S. Section 160A-299

To: The Mayor and Members of the City Council of
Fayetteville, North Carolina

1. Sewak, LLC (the "Petitioner") is the record owner of certain properties located in Fayetteville, North Carolina as described in **Exhibit A** attached hereto and incorporated herein by reference, such properties being owned by the undersigned Petitioner investment and development purposes.
2. Lot 55R and Lot 56R as described in Exhibit A were initially platted as abutting a portion of Maxwell Street shown on the plat map entitled "Map of J. W. Hollingsworth Property Being 2nd Cedar Rose Addition" dated January 1 and 2nd, 1924 recorded in Plat Book 7, Page 137, Cumberland County, NC, Public Registry ("**1924 Plat Map**"), a true and accurate copy of the 1924 Plat Map being attached hereto as **Exhibit B**.
3. Lot 55R and Lot 56R as described in Exhibit A are also shown as abutting such portion of Maxwell Street as shown on the plat map entitled "Recombination for Sewak, LLC" dated January 14, 2026, and recorded in Plat Book 154, Page 7, Cumberland County, NC, Public Registry ("**Recombination Plat Map**"), a true and accurate copy of the Recombination Plat Map and recorded Affidavit of Recombination being attached hereto as **Exhibit C**.
4. Although such Maxwell was platted on the 1924 Plat Map, and also on the Recombination Plat Map, to the best of Petitioner's knowledge, that portion of Maxwell Street lying between Christian/Neal Streets and McDonald Street [such portion of Maxwell Street being the subject of this Petition] and as highlighted in yellow on the attached Recombination Plat Map, has never been accepted or maintained by the City of Fayetteville.
5. According to Cumberland County GIS information, the only parcels abutting that portion of Maxwell Street as described in Section 4 above are all owned by Sewak, LLC, the Petitioner, and consist of the following:
 - (i) Lot 55 R;
 - (ii) Lot 56Ras described in Exhibit A.

6. None of the lots specified in Section 5 (hereinafter collectively may be referred to as the "Adjoining Properties") above utilize that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] for access to their respective properties, but instead, the Adjoining Properties have access, ingress and egress to and from their properties by Christian and/or Neal Street.
7. All Adjoining Properties abutting that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] have access, ingress and egress to and from their properties by Christian and/or Neal Street.
8. To the best of the undersigned's knowledge, that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition], has never been opened or used as a street by the public since the 1924 Plat Map was recorded.
9. Petitioner is desirous of closing that portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] as shown on the attached plat maps, pursuant to N.C. G.S. Section 160A-299(d).
10. Your Petitioner believes that it would be in the best interests of all parties that said portion of Maxwell Street as described in Section 4 above [such portion of Maxwell Street being the subject of this Petition] be closed as a street and that your Petitioner believes that the closing of said street portion would not deprive anyone owning property in the vicinity of Maxwell Street of reasonable means of ingress and egress to and from his/her/its property and that the closing of said portion of Maxwell Street will not do any harm to persons known to your Petitioner.

WHEREFORE, your Petitioner respectfully petitions the City Council of the City of Fayetteville as follows:

1. That the said portion of Maxwell Street lying between between Christian/Neal Streets and McDonald Street [such portion of Maxwell Street being the subject of this Petition] be closed pursuant to authority set forth in N.C.G.S. Section 160A-299.
2. That a hearing be held pursuant to N.C. G.S. Section 160A-299 after appropriate notification to all parties as set forth in the aforesaid statute.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi

(SEAL)

Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 30th day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.

[Signature]
Notary Public

My commission expires: 5 / 11 / 29

[NOTARIAL SEAL]

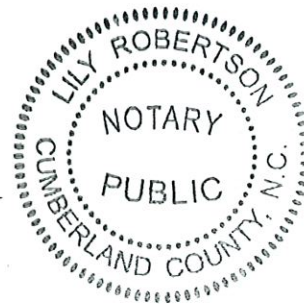


Exhibit A

State of North Carolina
County of Cumberland

Tract One:

Being all of Lot 134 according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page 133, Cumberland County Registry.

Said property being also described as Lot 134 as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 134**")

Tract Two:

BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 55R**")

Said Lot 55R being also the same property described as follows:

- (i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);
- (ii) Lots 52 and 53, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490267000 and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry; and
- (iii) Lots 54 and 55, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446491216000, and described in the Deed to Sewak, LLC recorded in Book 12419, Page 894, Cumberland County Registry.

Tract Three:

BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.
(herein referred to as "**Lot 56R**")

Said Lot 56R being also the same property described as follows:

- (i) Lots 74, 75, 76, 77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and
- (ii) Lots 56, 57, 58, 59, 60 and 61, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492244000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

Tract Four:

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

(herein referred to as "**Lot 38R**")

Said Lot 38R being also the same property described as follows:

- (i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;
- (ii) Lots 119, 120 and 121, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133**, Cumberland County Registry, bearing Cumberland County REID 0446492478000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry; and
- (iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page **133**, Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

Exhibit B
1924 Plat Map

737



Portion of
Maxwell Street
to be closed.

MAP

J.W. Hollingsworth Property Being
 2nd. Cedar Rose Addition
 Situated in
 Cedar Creek Township Cumberland
 County North Carolina Surveyed and
 Sub-Divided by Washington Development
 Company 1319 F St. N.W. Washington D.C.
 Jan. 17 2nd. 1924 E. S. McGowan C.E.
 Scale 1 in = 50 Feet

C. W. Perkins
of Chamberlain Co. N. C.

12 Jan 24
September 28

E. S. McGowan being duly sworn says this map was made by him from an actual survey made by J. A. Langford and carried to the best of his knowledge and belief, and that the map and its delineation was standing 2-5-64.

Edward S. McGowan

Sworn and subscribed to at
before me this the 10th day
of January 1924
O. H. Kauter
Notary Public

James
Commission expires Dec. 21, 1902

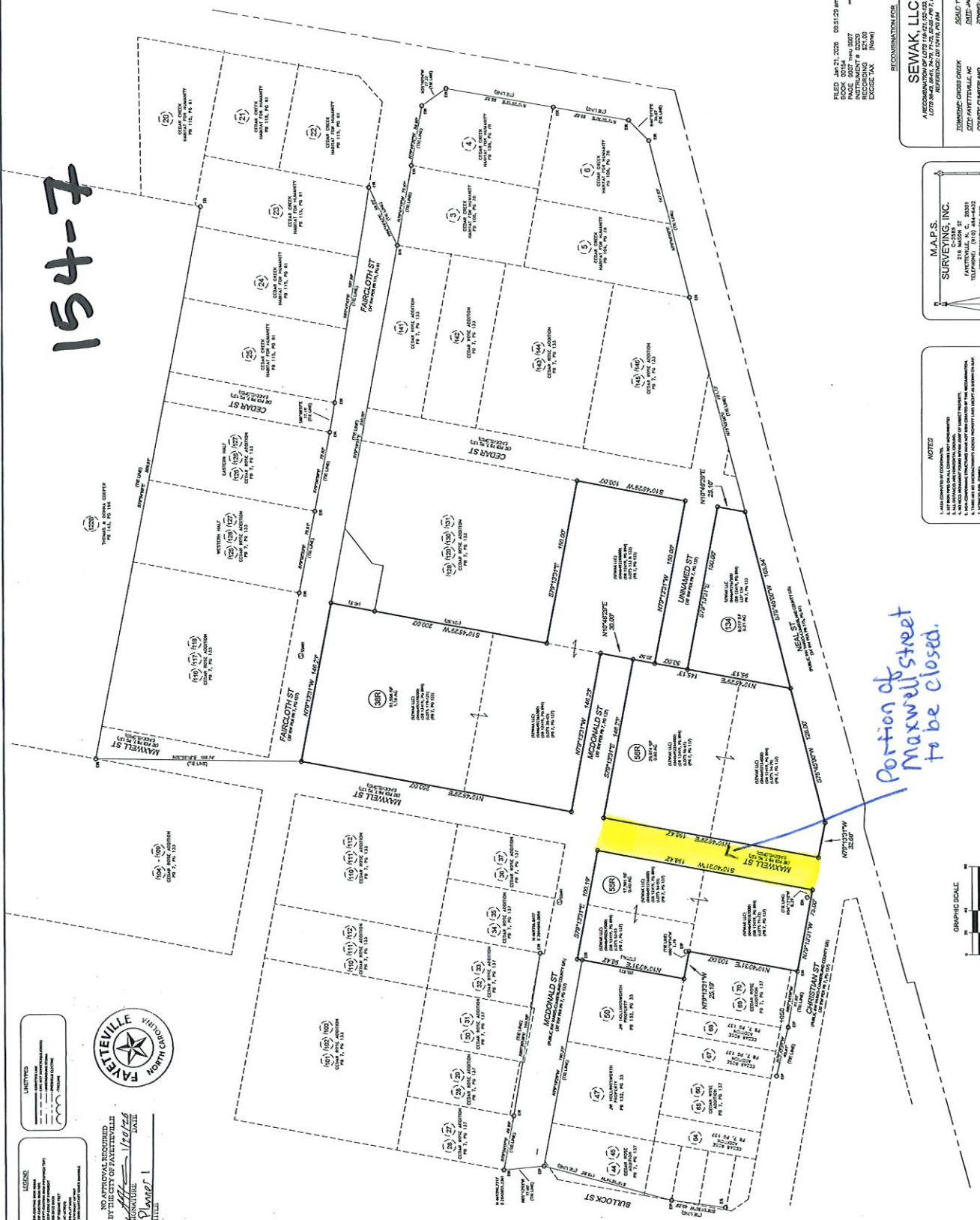
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Exhibit C

Recombination Plat Map and Affidavit of Recombination



154-7



LEGEND

- Easement
- Right of Way
- Survey Boundary
- Survey Line
- Survey Point
- Survey Station
- Survey Monument
- Survey Marker
- Survey Boundary
- Survey Line
- Survey Point
- Survey Station
- Survey Monument
- Survey Marker

NO APPROVAL REQUIRED BY THE CITY OF FAYETTEVILLE

Signature: [Signature]
Planner I

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. JAMES, CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I HAVE BEEN A LICENSED SURVEYOR SINCE 1998. I HAVE BEEN A LICENSED SURVEYOR SINCE 1998. I HAVE BEEN A LICENSED SURVEYOR SINCE 1998.

Signature: [Signature]
Michael J. James
Surveyor

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. JAMES, CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I HAVE BEEN A LICENSED SURVEYOR SINCE 1998. I HAVE BEEN A LICENSED SURVEYOR SINCE 1998. I HAVE BEEN A LICENSED SURVEYOR SINCE 1998.

Signature: [Signature]
Michael J. James
Surveyor

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Signature: [Signature]
Michael J. James
Surveyor

REVIEW OFFICER

Signature: [Signature]
David L. [Name]
Surveyor

OWNERS CONSENT

Signature: [Signature]
Owner

NOTARY

Signature: [Signature]
Notary Public

FILED: JUN 21, 2025 05:51:28 AM
BOOK: 00154
PAGE: 0007
INSTRUMENT # 22020
RECORDED IN
EXCISE TAX

RECOMMENDATION FOR SEWAK, LLC

APPROVED FOR THE PROJECT BY THE BOARD OF DIRECTORS OF SEWAK, LLC ON 06/21/2025. THE BOARD OF DIRECTORS OF SEWAK, LLC HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN THE BEST INTERESTS OF SEWAK, LLC.

Signature: [Signature]
Board of Directors

NOTES

- 1. ALL CONVEYANCES OF COORDINATES.
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MAPS SURVEYING, INC.

1000 S. 10TH ST.
FAYETTEVILLE, NC 28401
TELEPHONE: (717) 844-4432
FAX: (717) 844-4433
WWW.MAPS-SURVEYING.COM

GRAPHIC SCALE

1 INCH = 400 FEET

FILED	Jan 30, 2026
AT	02:49:46 PM
BOOK	12435
START PAGE	0019
END PAGE	0023
INSTRUMENT #	03234
RECORDING	\$26.00
EXCISE TAX	\$0.00

Prepared by and return to: Player & McLean, LLP, 1019 Hay Street, Fayetteville, NC 28305
(without title examination or certification)
North Carolina

Cumberland County

AFFIDAVIT OF RECOMBINATION

I, Sanjay Khazanchi, Member/Manager of Sewak, LLC, being duly sworn, do depose and say:

1. I am the sole member and manager of Sewak, LLC, a North Carolina limited liability company (hereinafter either "**Owner**" or "**Sewak, LLC**") and am authorized to execute documents related to real property owned by Sewak, LLC, have personal knowledge of the matters stated herein and am authorized to give this Affidavit.
2. Sewak, LLC is the owner of certain real property described as follows:
 - a. Lot 55R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 55R is also the same property described as:

- (i) Lots 71, 72 and 73, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446490187000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry (see also Corrective Deed recorded in Book 12419, Page 894, Cumberland County Registry);
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(hereinafter collectively the "**Lot 55R Tracts**")

- b. Lot 56R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 56R is also the same property described as:

- (i) Lots 74, 75, 76, 77, 78 and 79, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492124000 and described in the Deeds to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry and Corrective Deed recorded in Book 12433, Page 618, Cumberland County Registry); and
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(hereinafter collectively the "**Lot 56R Tracts**")

- c. Lot 38R as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry.

Said Lot 38R is also the same property described as:

- (i) Lots 38, 39, 40, 41, 42 and 43, according to a plat entitled "Map of J.W. Hollingsworth Property Being 2nd Cedar Rose Addition" recorded in Plat Book 7, Page 137, Cumberland County Registry, bearing Cumberland County REID 0446492366000, and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry;
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- (iii) Lots 132 and 133, according to a plat entitled "Map of J.W. Hollingsworth Land Cedar Rose Addition" recorded in Plat Book 7, Page 133, Cumberland County Registry, bearing Cumberland County REID 0446493298000 and described in the Deed to Sewak, LLC recorded in Book 12294, page 325, Cumberland County Registry.

(hereinafter collectively the "**Lot 38R Tracts**")

3. **As to the Lot 55R Tracts described in Section 2.a. above:**

- a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.a. above, to wit: REID nos. 0446490187000, 0446490267000 and 0446491216000, into a single parcel number.
- b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.
- c. It is the intent of the Owner that the three tax parcels described in Section 2.a. above will be described as follows in any future conveyance of the property:

BEING ALL of Lot 55R, consisting of .40 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

- d. It is the intent of the Owner that the property described in Section 2.a. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

4. **As to the Lot 56R Tracts described in Section 2.b. above:**

- a. a. The Owner desires that the Cumberland County Tax Assessor's Office combine the two tax parcels described in Section 2.b. above, to wit: REID nos. 0446492124000 and 0446492244000 into a single parcel number.
- b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.
- c. It is the intent of the Owner that the two tax parcels described in Section 2ba. above will be described as follows in any future conveyance of the property:

BEING ALL of Lot 56R, consisting of .60 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

- d. It is the intent of the Owner that the property described in Section 2.b. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

5. **As to the Lot 38R Tracts described in Section 2.c. above:**

- a. a. The Owner desire that the Cumberland County Tax Assessor's Office combine the three tax parcels described in Section 2.c. above, to wit: REID nos. 0446492366000, 0446492478000 and 0446493298000 into a single parcel number.
- b. Representatives of the Owner caused a recombination plat map entitled "Recombination for Sewak, LLC" to be recorded in Plat Book 154, Page 7, Cumberland County Registry.
- c. It is the intent of the Owner that the three tax parcels described in Section 2.c. above will be described as follows in any future conveyance of the property:

BEING ALL of Lot 38R, consisting of 1.18 acres, more or less, as shown on the plat map entitled "Recombination for Sewak, LLC" recorded in Plat Book 154, Page 7, Cumberland County Registry

- d. It is the intent of the Owner that the property described in Section 2.c. above will hereafter be listed, assessed and taxed as one real property tax parcel for ad valorem taxes in Cumberland County, North Carolina, where such property is located.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE(S).]

IN WITNESS WHEREOF, the undersigned, has hereunto set her/his hand and seal the day and year first above written.

Sanjay Khazanchi

(SEAL)

Print Name: **Sanjay Khazanchi**, Member/Manager of Sewak, LLC

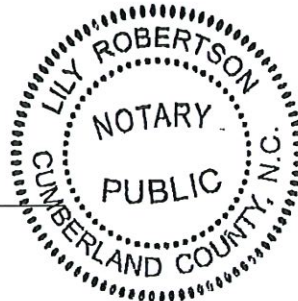
State of North Carolina

County of Cumberland

I, Lily Robertson, a Notary Public of the County of Cumberland and State of North Carolina,, certify that **Sanjay Khazanchi** personally appeared before me this 3rd day of January, 2026, acknowledging to me that he is the Member/Manager of Sewak, LLC, a North Carolina limited liability company, that being duly authorized to do so, he executed the foregoing instrument as the Member/Manager of Sewak, LLC for the purpose therein stated.


Notary Public

My commission expires: 5 / 11 / 27



[NOTARIAL SEAL]