

- Chapel Hill Jurisdictional Limits
- Chapel Hill Urban Service Area
- Chapel Hill Corporate Limits
- Chapel Hill Transit Bus Stops
- Fire Hydrants
 - Public
 - Private
 - Other
- Orange County Parcel Data
- Zoning Overlay Districts**
 - Neighborhood Conservation
 - Historic District
 - Approximate Jordan Buffer
- Waterbodies**
 - Wetlands
 - Wetlands
 - Lakes
 - Wide Streams
 - Streams
 - No Channel
 - Other Waterbodies
- Streams**
 - Ephemeral Stream
 - Intermittent Stream
 - Perennial Stream
 - Unknown

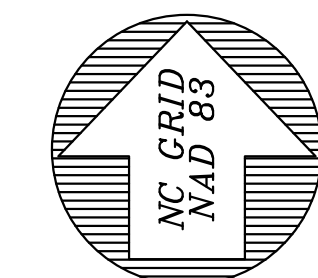


NOTES

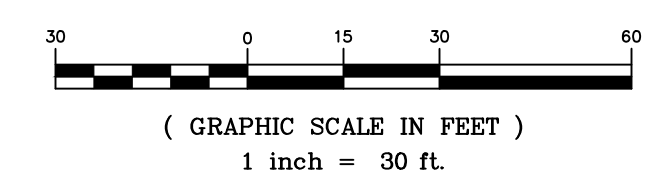
- EXISTING CONDITIONS AND PLANIMETRICS LOCATED INSIDE THE PROPERTY LINES SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY FREELAND-CLINKSCALES & ASSOCIATES, INC DATED FEBRUARY 07, 2019. TOPOGRAPHIC AND OTHER PLANIMETRICS LOCATED OUTSIDE OF PROPERTY LINE WERE OBTAINED FROM ORANGE COUNTY GIS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949). LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.

DRAWING LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
(-482-)	MINOR CONTOUR
(-480-)	MAJOR CONTOUR
(X)	WATER VALVE
(F)	FIRE HYDRANT
(C)	CATCH BASIN
(S)	SEWER MANHOLE
(U)	UTILITY POLE
(SC)	SANITARY SEWER CLEANOUT
(HV)	HVAC UNIT
(EM)	ELECTRIC METER
(W)	WATER LINE
(X)	FENCE LINE
(SS)	SANITARY SEWER LINE
(SD)	STORM DRAINAGE PIPE
(---)	PROPERTY LINE
(---)	RIGHT-OF-WAY LINE
(---)	ADJOINER PROPERTY LINE
(---)	EASEMENT LINE

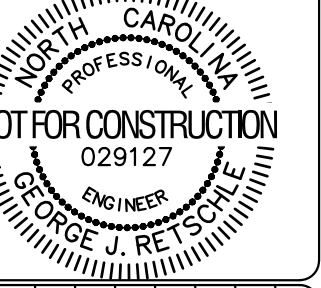
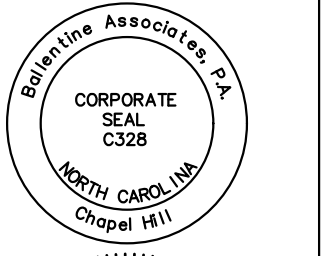


EXISTING CONDITIONS PLAN



REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
 1010 SOUTH CHAPEL ROAD, CHAPEL HILL, NC 27514
 (919) 939-0044 FAX (919) 939-0040
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DATE	REVISIONS

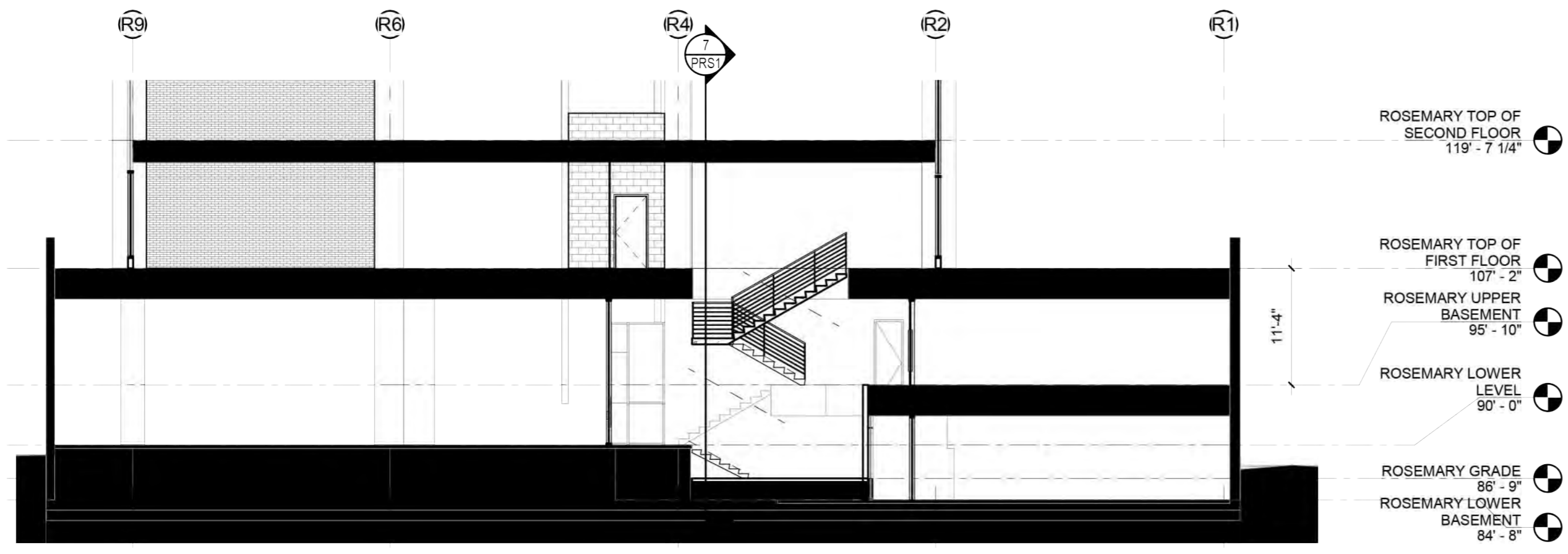
OWNER INFORMATION
 GRUBB PROPERTIES, INC
 4500 CAMERON VALLEY PKWY.
 SUITE 350
 CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
 JOE DYE
 PH. (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jodye@grubproperties.com

DATE	ISSUED
27 AUG 19	TO THE TOWN OF CHAPEL HILL

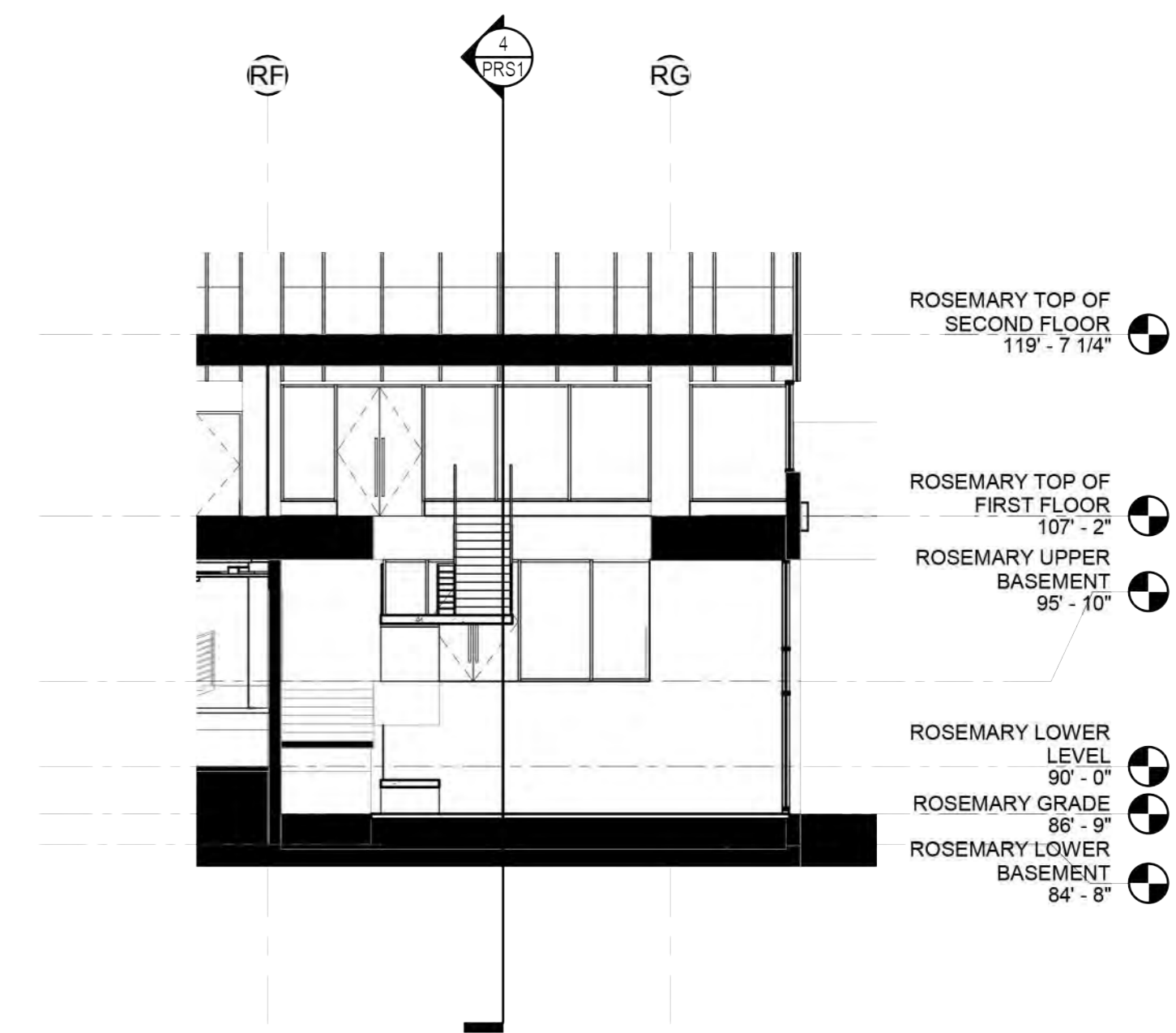
136 E. ROSEMARY
 CHAPEL HILL, NORTH CAROLINA
BA CONCEPTUAL DRAWINGS

JOB NUMBER: 119016.00
 DATE: 27 AUG 19
 SCALE: AS NOTED
 DRAWN BY: T.L.P.
 REVIEWED BY: G.J.R.

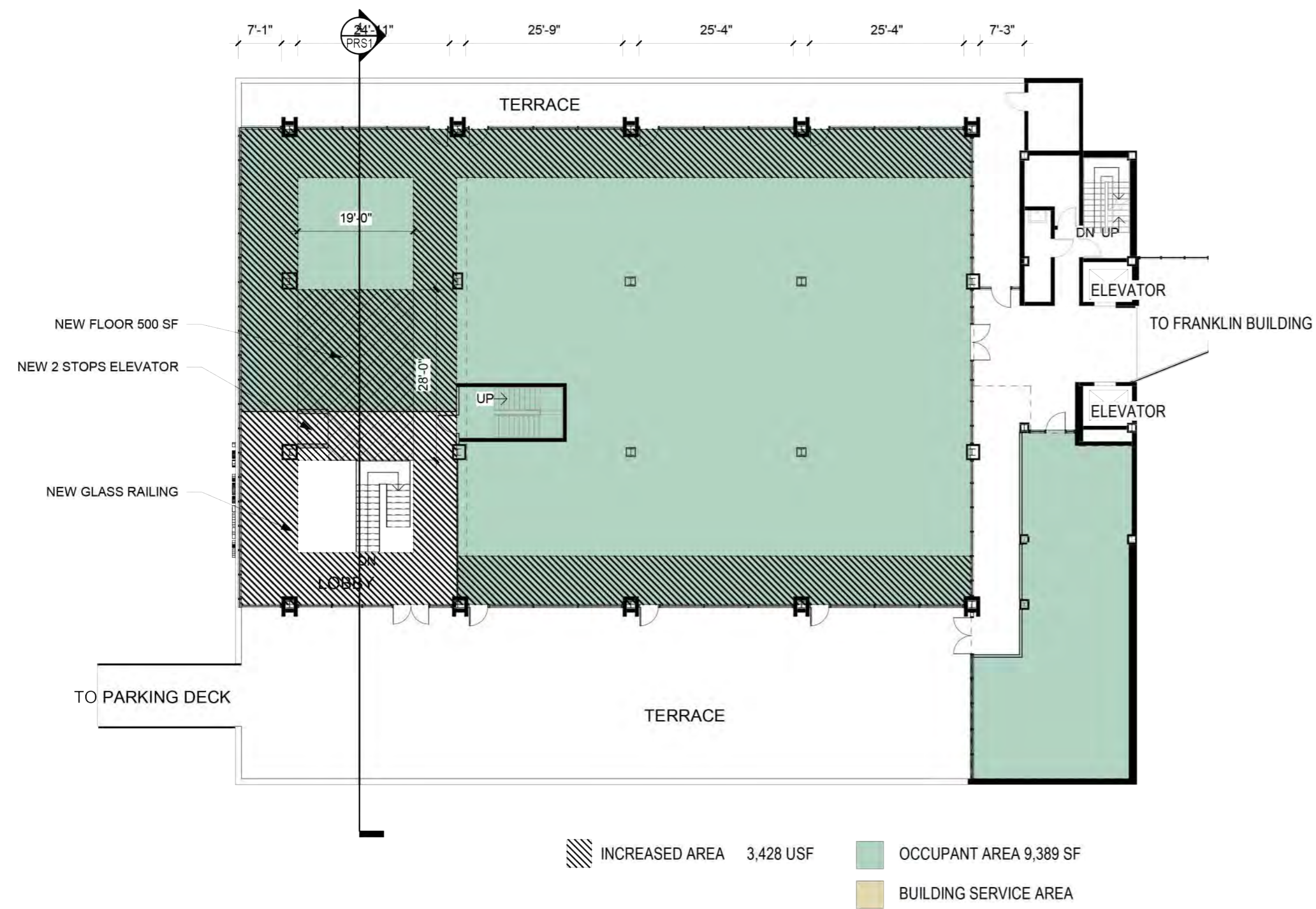
SHEET C0101



④ Section 18
3/32" = 1'-0"



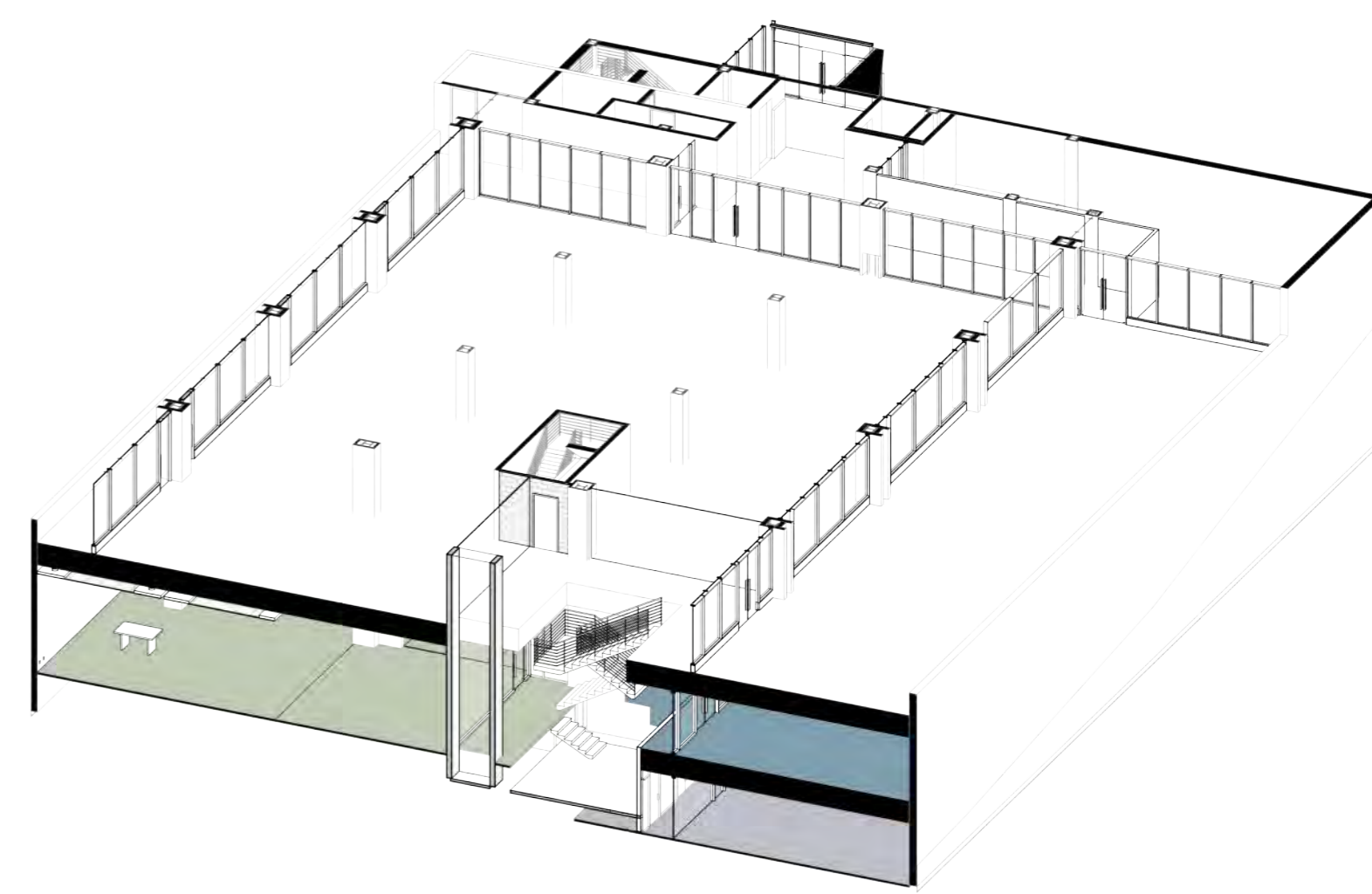
⑦ Section 12
3/32" = 1'-0"



① ROSEMARY TOP OF FIRST FLOOR
1/16" = 1'-0"



③ ROSEMARY LOWER LEVEL - DAY 2
1/16" = 1'-0"



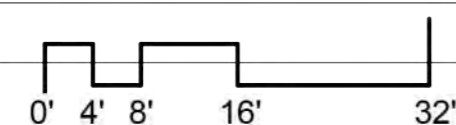
② ROSEMARY LOWER LEVEL - DAY 2



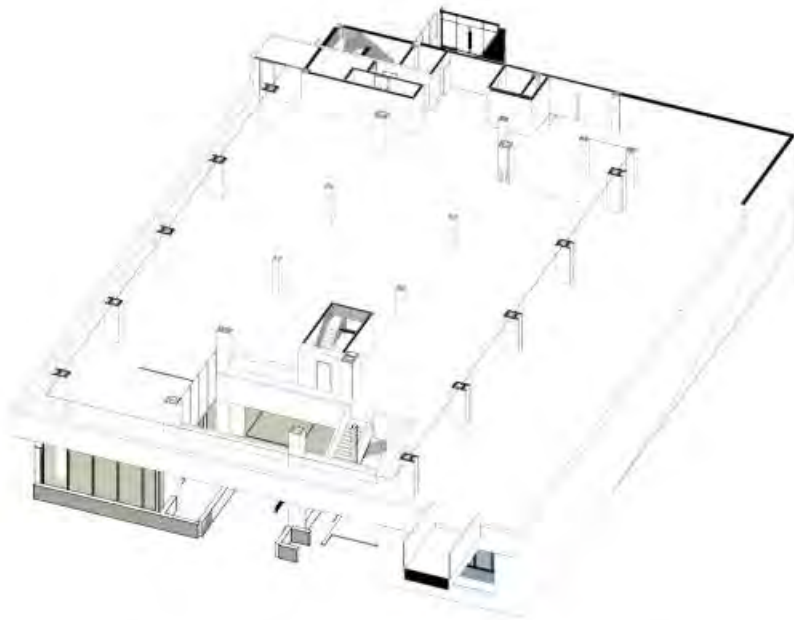
⑤ 3D View - 136 E. ROSEMARY ENTRANCE
- DAY 2

REFER TO SITE PLAN FOR PROPERTY LINE

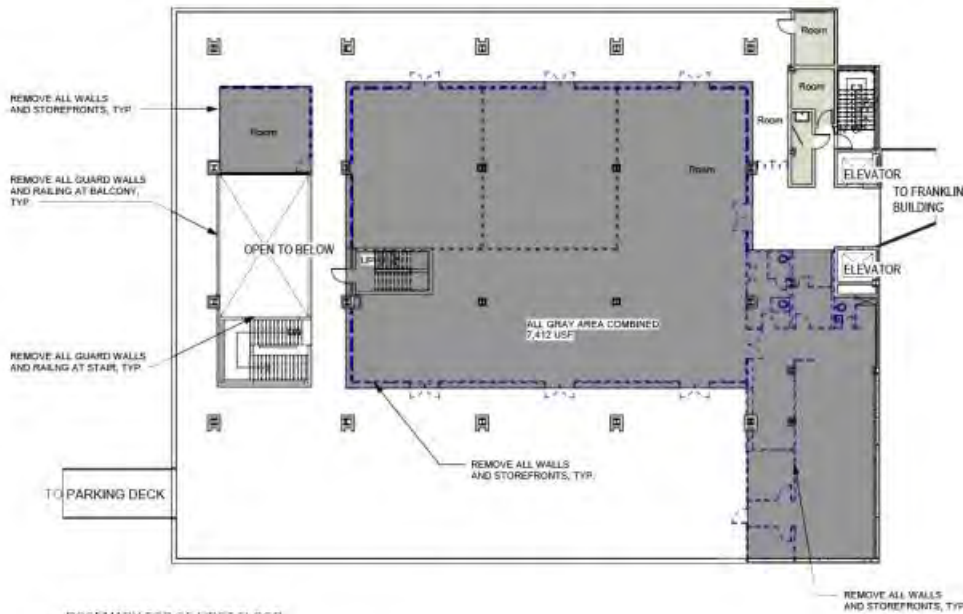
136 E ROSEMARY
Street/Plaza Level Day 2



Scale: As indicated

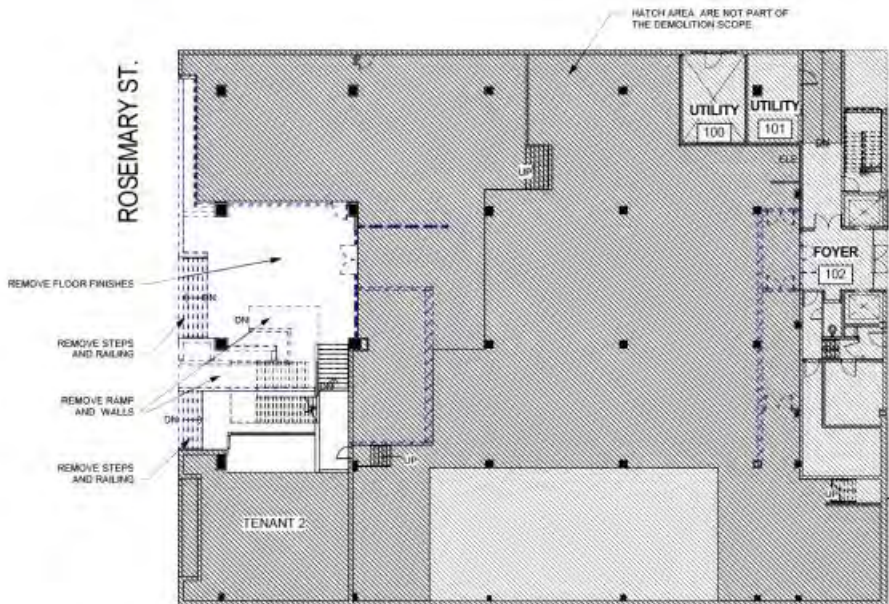


① ROSEMARY 3D - EXISTING



ROSEMARY TOP OF FIRST FLOOR
DEMOLITION PLAN
1/16" = 1'-0"

③



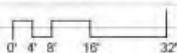
ROSEMARY LOWER LEVEL DEMOLITION
PLAN
1/16" = 1'-0"

②

① Site Photos
1/2" = 1'-0"

REFER TO SITE PLAN FOR PROPERTY LINE

138 E ROSEMARY
Existing To Be Dema



RECORD LEGAL DESCRIPTION

from commitment
LYING AND BEING SITUATE IN CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
TO LOCATE THE POINT AND PLACE OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF NORTH COLUMBIA STREET WITH THE SOUTHERN MARGIN OF THE SIXTY FOOT (60') WIDE PAVED PUBLIC RIGHT-OF-WAY OF EAST ROSEMARY STREET AND RUN N64°32'00"E 298.67' TO AN IRON PIN MARKING THE POINT AND PLACE OF BEGINNING; AND RUNNING THENCE WITH THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY OF EAST ROSEMARY STREET N64°31'51"E 116.02' TO AN IRON PIN IN THE WESTERN BOUNDARY OF THE LAND CONVEYED TO TOWN OF CHAPEL HILL BY INSTRUMENT RECORDED IN DEED BOOK 1269, PAGE 442, ORANGE COUNTY PUBLIC REGISTRY; THENCE WITH THE WESTERN BOUNDARY OF THE TOWN OF CHAPEL HILL PROPERTY (NOW OR FORMERLY) S25°28'00"E 160.25' TO A NAIL IN AN ALLEY DESCRIBED IN INSTRUMENT RECORDED IN DEED BOOK 278, PAGE 1632, ORANGE COUNTY PUBLIC REGISTRY; THENCE WITH THE SAID ALLEY TWO (2) COURSES AND DISTANCES AS FOLLOWS: (1) N64°32'00"E 4.00' TO A NAIL AND (2) S25°28'00"E 5.95' TO A NAIL IN THE SOUTHERN MARGIN OF THE SAID ALLEY; THENCE WITH THE SOUTHERN MARGIN OF THE SAID ALLEY N64°32'44"E 27.30' TO NEW IRON SPIKE IN THE WESTERN BOUNDARY OF THE LAND CONVEYED TO STEVE KUTAY BY INSTRUMENT RECORDED IN DEED BOOK 886, PAGE 360, ORANGE COUNTY PUBLIC REGISTRY; THENCE WITH THE WESTERN BOUNDARY OF THE KUTAY PROPERTY (NOW OR FORMERLY) S24°07'40"E 130.07' TO A POINT ON THE NORTHERN MARGIN OF THE ONE HUNDRED FOOT (100') WIDE PAVED PUBLIC RIGHT-OF-WAY OF EAST FRANKLIN STREET; THENCE WITH THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF EAST FRANKLIN STREET S64°28'00"W 74.72' TO A POINT IN THE EASTERN BOUNDARY OF THE LAND CONVEYED TO RABBITS CROSSING PROPERTIES BY INSTRUMENT RECORDED IN DEED BOOK 1506, PAGE 251, ORANGE COUNTY PUBLIC REGISTRY; THENCE WITH THE EASTERN BOUNDARY OF THE RABBITS CROSSING PROPERTIES (NOW OR FORMERLY) N25°22'52"W 136.07' TO A NAIL IN THE AFORESAID ALLEY; THENCE S64°32'00"W 70.03' TO ANOTHER NAIL IN THE ALLEY; AND THENCE CROSSING THE ALLEY AND CONTINUING WITH THE EASTERN BOUNDARY OF THE TOWN OF CHAPEL HILL PROPERTY, N25°22'20"W 160.25' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 28,817 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON SURVEY ENTITLED "FRANKLIN STREET PLAZA LLC", PREPARED BY MARY E. AYERS, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3260, DATED APRIL 22, 2005, REFERENCE TO SAID SURVEY BEING MADE IN AID OF DESCRIPTION.

TRACT 2:
TO LOCATE THE POINT AND PLACE OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF NORTH COLUMBIA STREET WITH THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF EAST ROSEMARY STREET AND RUN N64°32'00"E 140.00' TO AN IRON PIN ON THE SOUTHEASTERN CORNER OF LAND CONVEYED TO CENTURA BANK BY INSTRUMENT RECORDED IN DEED BOOK 1078, PAGE 71 IN THE ORANGE COUNTY PUBLIC REGISTRY, SAID IRON PIN MARKING THE POINT AND PLACE OF BEGINNING; THENCE RUNNING WITH THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF EAST ROSEMARY STREET N64°38'44"E 191.29' TO AN IRON PIN LOCATED ON THE SOUTHWESTERN CORNER OF THE LAND CONVEYED TO INVESTORS TITLE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 778, PAGE 87 IN THE ORANGE COUNTY PUBLIC REGISTRY; THENCE RUNNING WITH THE WESTERN BOUNDARY OF THE INVESTORS TITLE COMPANY PROPERTY (NOW OR FORMERLY) N25°22'33"W 199.70' TO AN IRON PIN LOCATED ON THE SOUTHEASTERN CORNER OF THE LAND CONVEYED TO SHARON KIRK BY INSTRUMENT RECORDED IN DEED BOOK 1151, PAGE 31 IN THE ORANGE COUNTY PUBLIC REGISTRY; THENCE RUNNING WITH THE SOUTHERN BOUNDARY OF THE SHARON KIRK PROPERTY (NOW OR FORMERLY) S64°32'00"W 117.37' TO AN IRON PIN LOCATED ON THE SOUTHEASTERN CORNER OF THE LAND CONVEYED TO BELL FAMILY PROPERTIES BY INSTRUMENT RECORDED IN DEED BOOK 1950, PAGE 204 IN THE ORANGE COUNTY PUBLIC REGISTRY; THENCE RUNNING WITH THE SOUTHERN BOUNDARY OF THE BELL FAMILY PROPERTIES LAND (NOW OR FORMERLY) S64°32'00"W 70.18' TO AN IRON PIN LOCATED ON THE NORTHEASTERN CORNER OF THE CENTURA BANK PROPERTY (NOW OR FORMERLY) AND RUNNING THENCE WITH THE EASTERN BOUNDARY OF THE CENTURA BANK PROPERTY (NOW OR FORMERLY) S25°28'00"E 199.29' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 37,785 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON SURVEY ENTITLED "FRANKLIN STREET PLAZA, LLC", PREPARED BY MARY E. AYERS, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3260, DATED APRIL 22, 2005, REFERENCE TO SAID SURVEY BEING MADE IN AID OF DESCRIPTION.

TRACTS 1 AND 2 ARE CONVEYED TOGETHER WITH, AND SUBJECT TO AN EASEMENT FOR AN OVERHEAD PEDESTRIAN BRIDGE AS MORE PARTICULARLY DESCRIBED IN A DEED OF EASEMENT RECORDED IN BOOK 234, PAGE 654 IN THE ORANGE COUNTY PUBLIC REGISTRY AND THE EASEMENTS DESCRIBED IN THE DEED RECORDED IN BOOK 278, PAGE 1632 IN THE ORANGE COUNTY PUBLIC REGISTRY, ALL AS SHOWN ON SURVEY ENTITLED "FRANKLIN STREET PLAZA, LLC", PREPARED BY MARY E. AYERS, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3260, DATED APRIL 22, 2005, REFERENCE TO SAID SURVEY BEING MADE IN AID OF DESCRIPTION.

ZONING INFORMATION

Zoning District: TC-1 & TC-2 TOWN CENTER

Setbacks:
Front: BELOW 44' IN HEIGHT -- NONE REQUIRED
ABOVE 44' IN HEIGHT -- 1' REQUIRED FOR EACH ADDITIONAL FOOT
Side & Rear: TRACT 1 -- N/A; TRACT 2 -- 8'

Existing Building Height at highest point:
Maximum Building Height permitted: TC-1 60'; TC-2 90'

Zoning Source: PZR REPORT #127111-1 DATED 2/13/19

LIST OF POSSIBLE ENCROACHMENTS

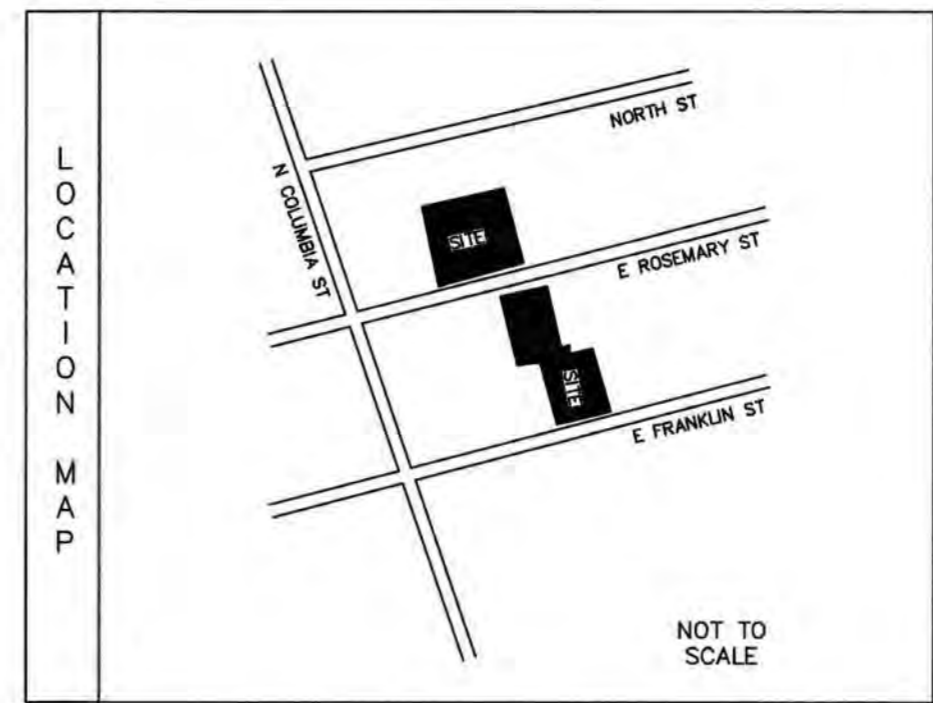
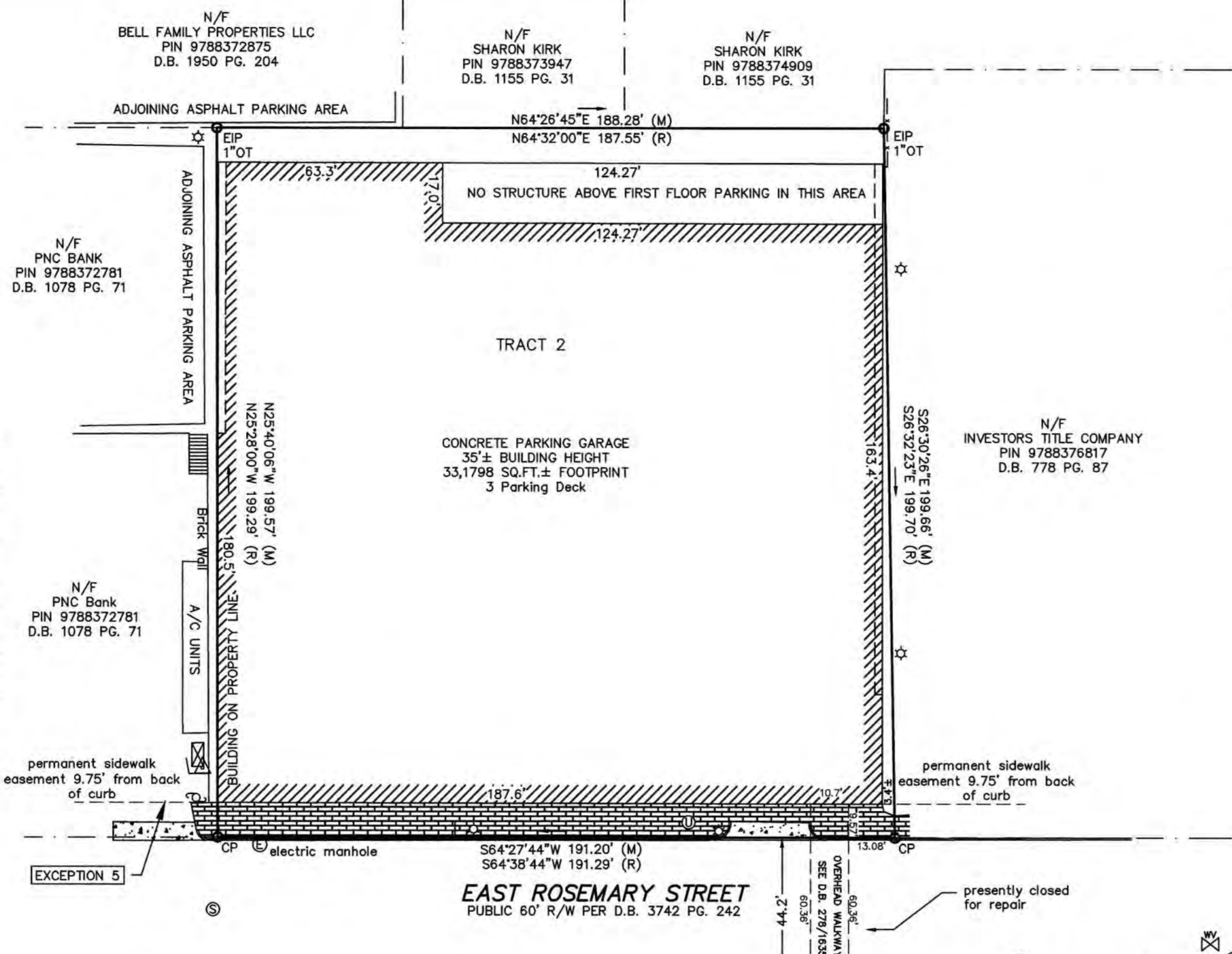
The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

OVERHANG AND 2ND AND 3RD STORIES OF BUILDING EXTEND INTO ROAD R/W

LEGEND	
○	IPF IRON PIN FOUND
○	IPS IRON PIN SET
○	PT POINT-No Monumentation
⊙	STORM DRAIN MANHOLE
⊕	GAS VALVE
⊕	FIRE HYDRANT
⊕	SEWER MANHOLE
⊕	CATCH BASIN
⊕	CURB INLET
⊕	WATER METER
⊕	WATER VALVE
⊕	TRANSFORMER
⊕	TELEPHONE PEDESTAL
⊕	CABLE BOX
⊕	LIGHT POLE
⊕	POWER POLE
⊕	CLEAN OUT
—OHU—	OVERHEAD UTILITY LINE
—SS—	SEWER LINE
—x—	FENCE
P.O.B.	POINT OF BEGINNING
P.O.C.	Point of Commencement
(M)	MEASURED
(R)	RECORD

LAND AREA:

TRACT 1 -- 0.66 ACRES± 28,836 SQ.FT.±
TRACT 2 -- 0.87 ACRES± 37,873 SQ.FT.±



SURVEYOR'S CERTIFICATE

To Grubb Management, Inc.; Old Republic National Title Insurance Company; ACRC Lender LLC, a Delaware limited liability company, its successors and assigns; Franklin Office Chapel Hill, LLC, a Delaware limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on February 2, 2019

Date of Plat or Map February 7, 2019

F.V. Clinkscales, Jr.
F.V. Clinkscales, Jr., No. L-2614



GENERAL SURVEY NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of North Carolina.
- The basis of bearing for this survey is DB 5782/1, as shown hereon.
- The property described hereon is the same as the property described in Old Republic National Title Insurance Company Commitment No. 201900124CAO with an effective date of February 1, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 8800K, with a date of identification of 11-17-2017, for Community No. 371097, in Orange County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to E. Rosemary Street & E. Franklin Street, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 291, including 4 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions [except as shown or noted hereon].
- There are no proposed changes in street right of way lines, according to [insert jurisdiction]. There is no observed evidence of recent street or sidewalk construction or repairs [except as shown or noted hereon].
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill [except as shown or noted hereon].
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements.
- [No apparent] wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
- The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

SCHEDULE B-2 EASEMENT NOTES

Commitment Number: 201900124CAO
Effective Date: FEBRUARY 1, 2019

2. Terms and conditions of the Deed of Easement for a pedestrian bridge over East Rosemary Street from the Town of Chapel Hill recorded in Book 234 at page 654, as shown on survey entitled "ALTA/NSPS Land Title Survey Franklin Street Plaza LLC 125 East Rosemary Street, 137 East Rosemary Street, Chapel Hill, Orange County, North Carolina" prepared by Freeland-Clinkscales & Associates, Inc. of NC dated February 7, 2019 (the "Survey").

- Deed Granting Easement (s) to Town of Chapel Hill recorded in Book 6227 at page 290, as shown on the Survey. (As to Tract 1) (Affects as shown).
- Deed Granting Easement(s) to Town of Chapel Hill recorded in Book 6227 at Page 296, as shown on the Survey. (As to Tract 2) (Affects as shown).

No.	REVISIONS	Date
1	UPDATED PLAT	2/7/19
2	REVISED PER CLIENT COMMENTS	3/29/19
3	REVISED PER CLIENT COMMENTS	4/3/19

ALTA/NSPS LAND TITLE SURVEY
FRANKLIN STREET PLAZA LLC
125 EAST ROSEMARY STREET,
137 EAST FRANKLIN STREET,
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

FREELAND - CLINKSCALES & ASSOCIATES, INC. OF NC
Engineers & Land Surveyors
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6338
(828) 697-4195 (Fax)
fcaofnc@outlook.com

REF. PLAT BOOK	xx/xx
REF. DEED BOOK	xxxx/xxxx
TAX MAP	xxxx-xx-xxxx
PARTY CHIEF	FVC
DRAWN	MJB
DATE	FEBRUARY 7, 2019
DWG. NO.	(H33271) H39035

LINE CHART

L1	N64°32'00"E 4.00' (M+R)
L2	S25°28'00"E 5.95' (M+R)
L3	N64°00'52"E 27.03' (M) N64°32'44"E 27.30' (R)

