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Brady N. Herman	bherman@broughlawfirm.com

February 24, 2020

Via Certified Mail & E-Mail
to: agrahn@townofchapelhill.com

Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, North Carolina 27514

Re: Cover Letter and Written Narrative for Minor Subdivision
Application for 124 Windsor Place, Chapel Hill, NC

To Whom It May Concern,

The Brough Law Firm, PLLC has been retained by Mrs. Pamela J. Zeman, owner of certain real property located at 124 Windsor Place, Chapel Hill, North Carolina (PIN 9789-18-6354) (hereinafter, the "Subject Property"), to assist with the subdivision of the Subject Property into two lots. This letter shall serve as the Applicant's Written Narrative describing the Applicant's proposed subdivision of the Subject Property. Also enclosed with this letter are two (2) written copies of the Applicant's Minor Subdivision Application; three (3) copies of the Preliminary Minor Subdivision Plat for the Applicant's proposed subdivision; one (1) copy of the deed conveying the Subject Property to the Applicant; various deeds evidencing the deed history of the parent tract since October 8, 1956; one (1) copy of the mailing list of owners within 500 feet of the Subject Property; one (1) check for fifty-two dollars and no cents (\$52.00) for the mailing fee; and one (1) check for five-hundred and twenty dollars and no cents (\$520.00) for the application fee.

The Subject Property currently consists of one .795-acre lot, which has been improved by the construction of one single-family residence. The lot also contains two existing sheds, both of which will be relocated in order to comply with the Town's setback requirements as part of this Minor Subdivision Review process. The residence located on the Subject Property is currently occupied by a tenant. The Applicant resides on an adjacent lot (PIN 9789-18-4314).

The Applicant proposes to subdivide the Subject Property into two resultant lots. Both resultant lots will be approximately 15,734sqft. (.36-acres) and will comply with the Town's minimum dimensional standards, as outlined in the enclosed Project Fact Sheet. The jagged

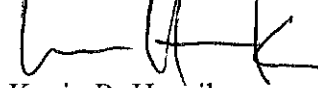
common property line between the resultant lots is a result of the existing structure and the Applicant's attempt to comply with the Town's minimum building setback requirements. However, all applicable setbacks are met and there is no ordinance prohibiting property boundary lines such as the one in the Applicant's proposed subdivision.

The Applicant intends to subdivide the Subject Property for estate planning purposes and has no present intention to develop what is described on the Preliminary Minor Subdivision Plat as "Proposed Lot 3B". However, the Applicant acknowledges that any future development or redevelopment of the resultant lots shall comply with the minimum standards of the Town's Land Use Management Ordinance.

If you have any questions or require anything further for the review of the enclosed Minor Subdivision Application, please feel free to contact me at (919) 929-3905 or at khornik@broughlawfirm.com.

Sincerely,

THE BROUGH LAW FIRM, PLLC



Kevin R. Hornik

KRH:
Enclosures

#20-028

MINOR SUBDIVISION APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org
Date: 1/3/2020

Parcel Identifier Number (PIN): 9789-18-6354

Section A: Project Information

Project Name: 124 Windsor Place
Property Address: 124 Windsor Place Zip Code: 27514
Existing Zoning District: R1
Project Description: Minor Subdivision of 0.795 acre lot

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Pamela Zeman
Address: 130 Windsor Circle
City: Chapel Hill State: NC Zip Code: 27514
Phone: 9199679992 Email: pamzeman@msn.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Pamela Zeman Date: 2-10-2020

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Pam Zeman
Address: 130 Windsor Circle
City: Chapel Hill State: NC Zip Code: 27514
Phone: Email:

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Pamela Zeman Date: 2-10-2020



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Minor Subdivision Date: 1/3/2020
 Project Name: 124 Windsor Place

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	31,467	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	3,147	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	34614	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	None
Area of Land Disturbance within RCD	None
Area of Land Disturbance within Jordan Buffer	None

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	6302	251	None	6051
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	18.2	0.7	0.0	17.5
If located in Watershed Protection District, % of impervious surface on 7/1/1993	NA	NA	NA	NA



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	3(1382)	2(251)	None	1(1131)
Number of Floors	1	1	None	1
Recreational Space	None	None	None	None

Residential Space				
Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	1382	251	None	1131
Total Square Footage of All Units	1382	251	None	1131
Total Square Footage of Affordable Units	NA	NA	NA	NA
Total Residential Density	1.25	NA	1.25	2.50
Number of Dwelling Units	1	None	1	2
Number of Affordable Dwelling Units	NA	NA	NA	NA
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	28	52.2	52.2
	Interior (neighboring property lines)	14	34.9	34.9
	Solar (northern property line)	14 and 17	80.3	14 and 17
Height (maximum)	Primary	29	NA	NA
	Secondary	40	18.1	18.1
Streets	Frontages	64	163.06	79.98
	Widths	80	163.08	80.74



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
Windsor Place	60	20	2	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): Windsor Place

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	NA		
Handicap Spaces			
Total Spaces			
Loading Spaces			
Bicycle Spaces			
Surface Type			

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
NA			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section I: Land Use Intensity

Existing Zoning District: R1
Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R1	NA	NA	NA				NA
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Telephone	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**MINOR SUBDIVISION APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

X	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	<input type="text"/>
X	Pre-Application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Recorded Plat or Deed of Property		
X	Recordable Plat of easements, right-of-way, and dedications, if applicable		
X	Deed history of Parent tract since October 8, 1956		
X	Project Fact Sheet		
NA	Street Addressing (Engineering Department)		
NA	Utility Service clearance		
X	Mailing list of owners of property within 500 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	<input type="text"/>
X	Written Narrative describing the proposal		
X	Stream Determination - necessary for all submittals		
NA	Jurisdictional Wetland Determination – if applicable		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (3 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000 foot notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Detailed Site Plan

- a) Proposed building locations and envelopes
- b) Driveway locations
- c) Proposed setbacks

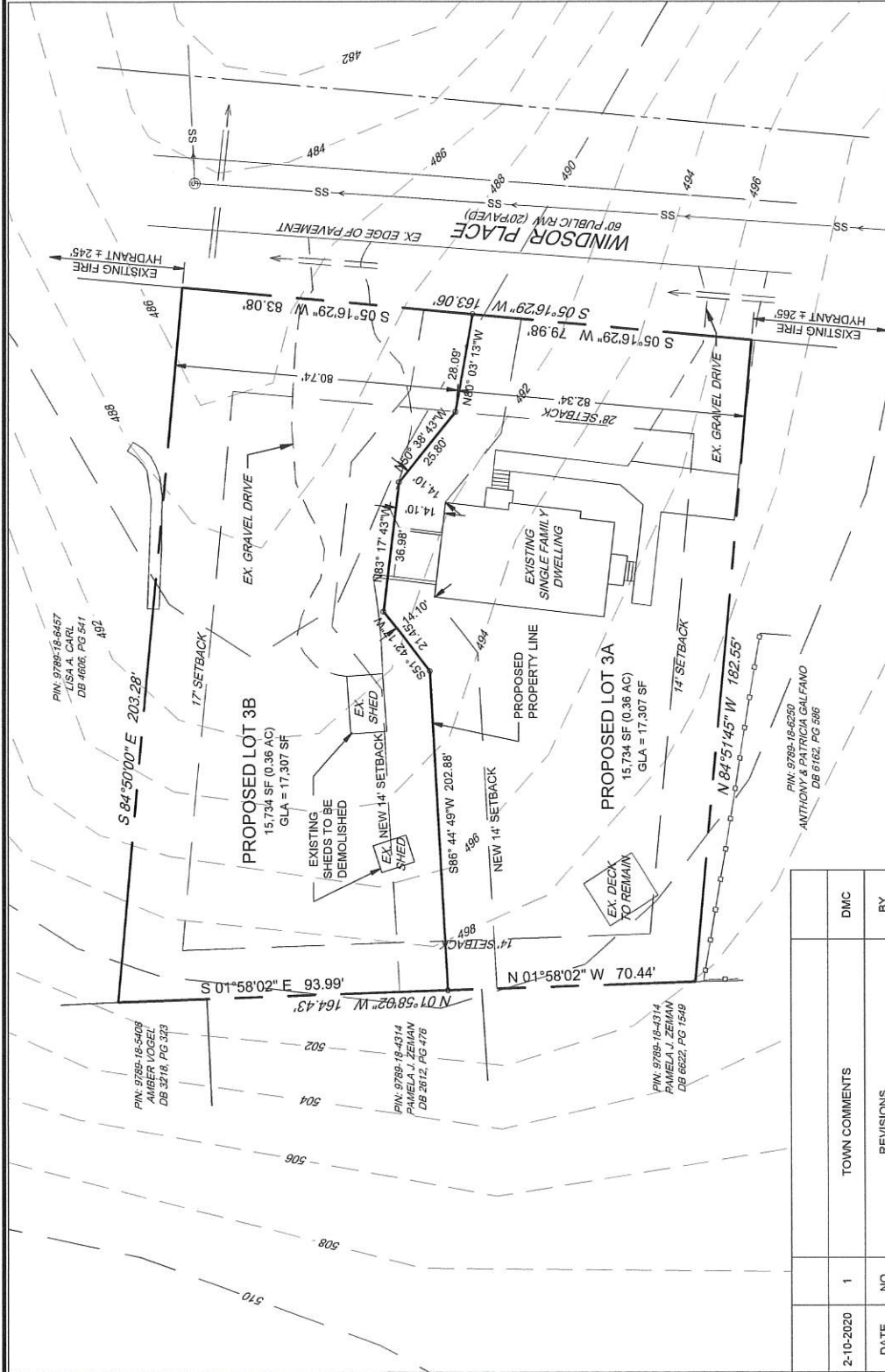
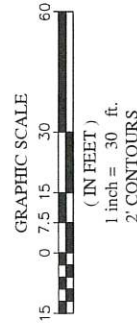
Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Significant tree stand survey

Steep Slopes Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater

- DEVELOPMENT INFORMATION**
- GROSS LAND AREA = 34.614 SF (0.765 AC.)
 - ZONING = R1
 - MIN. LOT SIZE = 17,000 SF. PROPOSED: 17,307 SF
 - DENSITY = 2 LOTS; PROPOSED: 2 LOTS
 - MIN. FRONTAGE = 64'; PROPOSED: 79.98'
 - MIN. LOT WIDTH = 80'; PROPOSED: 80.74'
 - SETBACKS = STREET: 28'
INTERIOR: 14'
 - SOLAR: 17'
 - PROPOSED USE: "A", SINGLE FAMILY DWELLING
 - WATER / SEWER: OWASA
 - STEEP SLOPES, FCD, FLOODPLAIN,
JORDAN BUFFER: NONE ON THIS SITE.



PRELIMINARY

124 WINDSOR PLACE
 PIN: 9789-18-6354 - 31,467 SF (0.722 AC) (NLA)
 OWNER: PAMELA J. ZEMAN
 124 WINDSOR PLACE
 CHAPEL HILL, NORTH CAROLINA 27514

PRELIMINARY MINOR SUBDIVISION PLAT

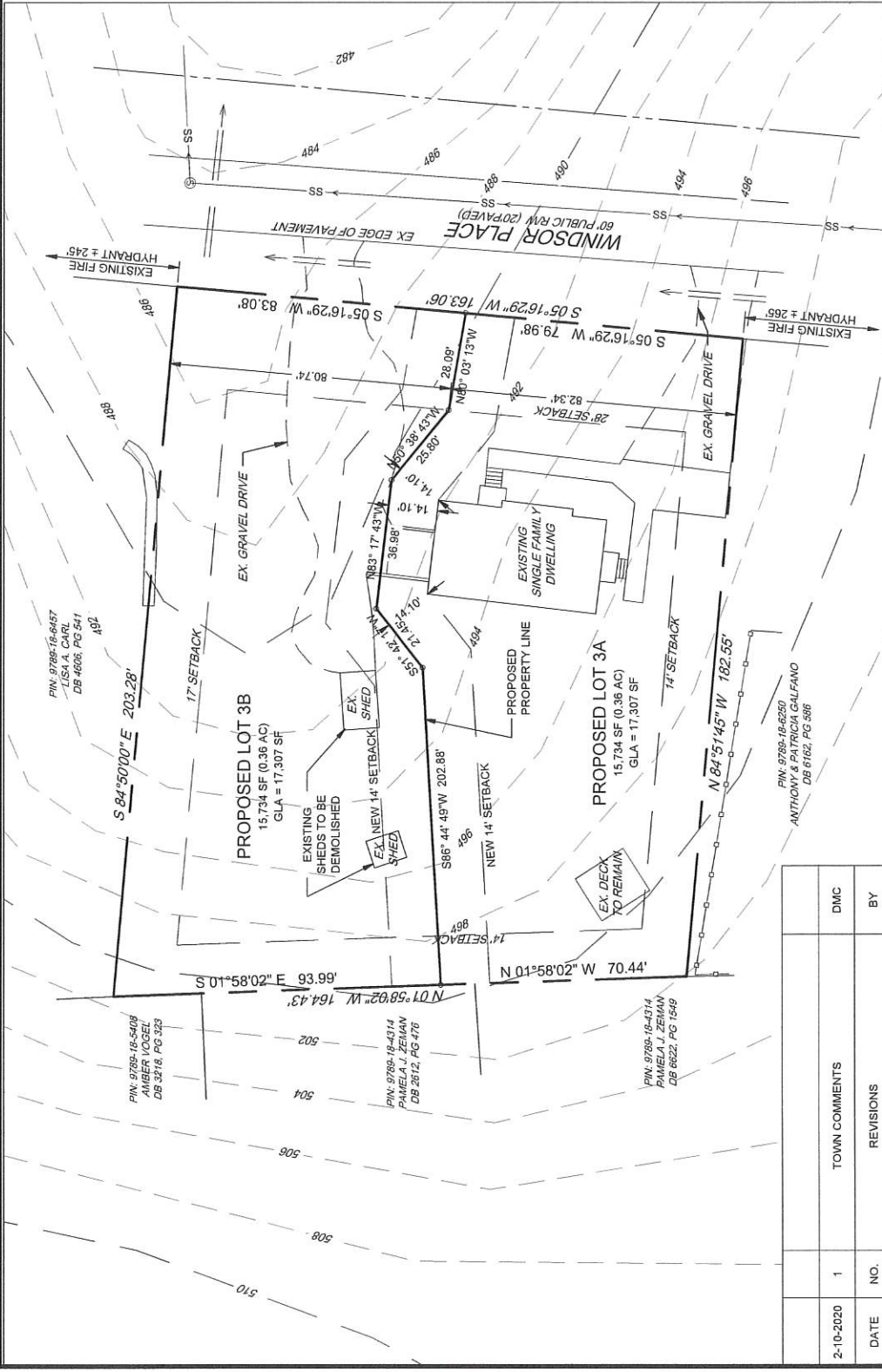
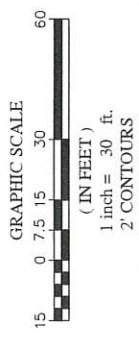
Philip Post Engineering, Inc.
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 request of Philip Post
 Engineering, Inc. COPYRIGHT 2020

SCALE	1" = 30'
FIRST ISSUE DATE	1-2-2020
PROJECT NO.	124 Windsor
SHEET NO.	1

DATE	NO.	REVISIONS	BY
2-10-2020	1	TOWN COMMENTS	DMC

PHILIP POST ENGINEERING
 FIRM: C-347
Philip N. Post, PE, PLS
 (919) 818-7862
 philip.n.post@gmail.com
 PO Box 4912
 Chapel Hill, NC 27515

- DEVELOPMENT INFORMATION**
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 - WATER / SEWER: OMAWA
 - STEEP SLOPES, RCD, FLOODPLAIN, JORDAN BUFFER: NONE ON THIS SITE.



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FIRM: C-347

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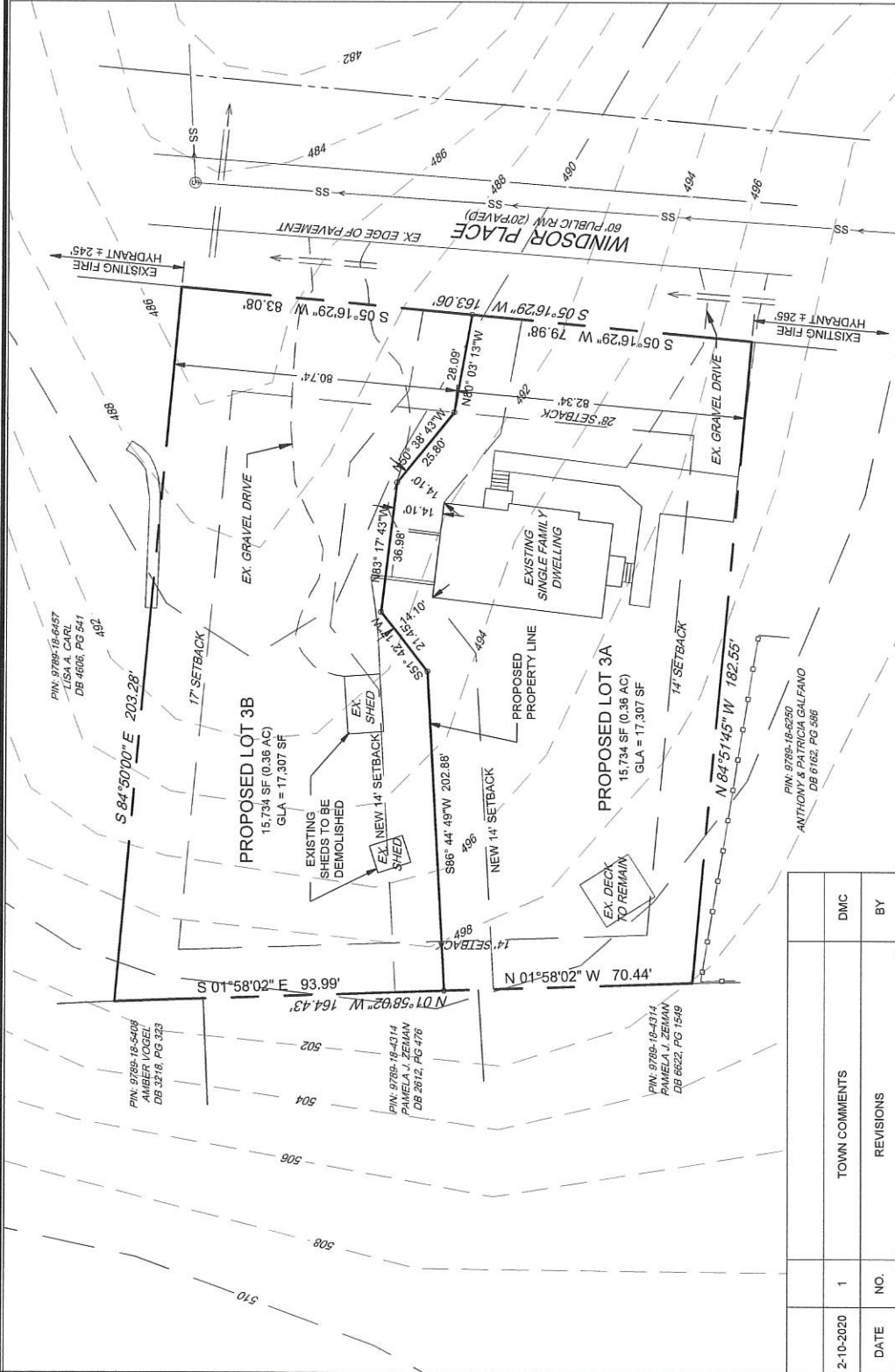
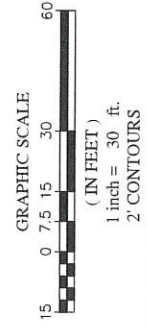
PRELIMINARY MINOR SUBDIVISION PLAT

Philip Post Engineering, Inc. 2020 This drawing is the property of Philip Post Engineering, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and for the site specifically identified herein and is not to be used on any other project or site. It is to be returned upon the written request of Philip Post Engineering, Inc. COP-VRIGHT 2020

DATE	NO.	REVISIONS	DMC	BY
2-10-2020	1	TOWN COMMENTS		

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 CHAPEL HILL, NORTH CAROLINA 27514

PRELIMINARY MINOR SUBDIVISION PLAT

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 PO Box 4912
 Chapel Hill, NC 27515

DATE	NO.	TOWN COMMENTS	REVISIONS
2-10-2020	1		DMC BY

SCALE
1" = 30'

FIRST ISSUE DATE
1-2-2020

PROJECT NO.
124 Windsor

SHEET NO.
1

1/2

17
NB

all



20150831000175070 DEED
Bk: RB6009 Pg: 358
08/31/2015 03:55:49 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$400.00

NH

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to: GRANTEE
This instrument prepared by: Nathan Workman, Esq. (Title Search Conducted)
Brief description for the index: L3 BL C GLENN HEIGHTS SUBDIV
Parcel ID: 9789186354 *DB*
Tax Lot No.: 7.29A.B.5
Excise Tax: \$400.00

THIS GENERAL WARRANTY DEED made this, the 28th day of August 2015, by and between:

GRANTOR	GRANTEE
ELIZABETH BURKART, as Administrator of the ESTATE of RONALD FRANCIS BURKART.	PAMELA J. ZEMAN, an individual.
Estate File No.: 15 E 177, Orange County, North Carolina	Address: 130 Windsor Cir. Chapel Hill, NC 27516
Address: 3024 Edsel Pl. Charlotte, NC 28205	

The designation Grantors and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as may be required by context.

WITNESSETH, that said Grantor, for \$200,000.00 and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, that certain lot or parcel of land situated in Orange County, North Carolina, and more particularly described as follows:

BEING all of Lot No. 3, Block C, GLENN HEIGHTS SUBDIVISION, according to the plat and survey thereof, as recorded in Plat Book 8, Page 67, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

BEING the same property conveyed to RONALD F. BURKART by deed recorded on October 30, 2001 in Book 2405, Page 353 in the Office of the Register of Deeds for Orange County, North Carolina, reference to which is hereby made for a more particular description.



TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free, and clear of all encumbrances, and that Grantor will warrant and defend title against the lawful claims of all persons whomsoever, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and enforceable restrictions of record.

ANY AND ALL OF PUBLIC RECORD

IN TESTIMONY WHEREOF, said Grantor has hereunto set her hand and seal the day and year first above written.

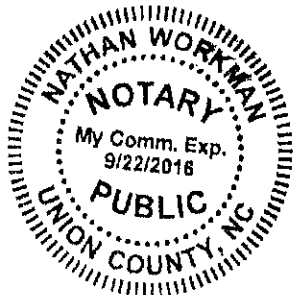
Elizabeth Burkart (SEAL)
ELIZABETH BURKART, as Administrator of the ESTATE of
RONALD FRANCIS BURKART

STATE OF NORTH CAROLINA
COUNTY OF Union

I, a Notary Public, of said State and County aforesaid, do hereby certify that ELIZABETH BURKART, Grantor in her capacity as Administrator of the ESTATE of RONALD FRANCIS BURKART, personally appeared before me this day, and (i) I have personal knowledge of the identity of Grantor, or (ii) I have seen satisfactory evidence of Grantor's identity, by current state or federal identification with Grantor's photograph, or (iii) a credible witness has sworn to the identity of Grantor, acknowledging to me that the Grantor voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal, this 28th day of August, 2015.

(SEAL)



Nathan Workman
Notary Public Official Signature

Nathan Workman
Notary Public Printed Name

9/22/2016
Date Commission Expires

ORANGE COUNTY NC 10/30/2001
\$390.00



Real Estate
Excise Tax

FILED
30 OCT 2001, at 01:26:00pm
Book 2405, Page 353 - 355
Joyce H. Pearson
Register of Deeds,
Orange County, N. C.

Excise Tax 8390⁰⁰

Recording Time, Book and Page

Tax Lot No. 7.29A, B.5 Parcel Identifier No. 9789-18-6354
Verified by County on the day of
by

Mall after recording to Beemer, Savery, Hadler & Jones, PA
1829 E. Franklin Street, Suite 800-B, Chapel Hill, NC 27514
This instrument was prepared by Beemer, Savery, Hadler & Jones, PA
Brief description for the Index Lot 3, Glenn Heights Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of October, 2001, by and between

GRANTOR

GRANTEE

ALAN E. MacDONALD and wife,
DEBORAH S. MacDONALD

RONALD F. BURKART

124 Windsor Place
Chapel Hill, NC 27514 *with*

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

BEING all of Lot No. 3, Block C, GLENN HEIGHTS SUBDIVISION, according to the plat and survey thereof, as recorded in Plat Book 8, Page 67, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1696, Page 8, Orange County Registry.....

A map showing the above described property is recorded in Plat Book 8 page 67

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

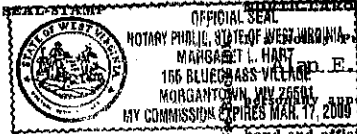
Alan E. MacDonald (SEAL)
ALAN E. MacDONALD

Deborah S. MacDonald (SEAL)
DEBORAH S. MacDONALD

----- (SEAL)

----- (SEAL)

West Virginia *Monongalia* County.



I, *Alan E. MacDonald and wife, Deborah S. MacDonald* Grantor,

appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, this *23rd* day of *October*, 2001.

My commission expires:

Mar 17, 2009

Margaret L. Hart
Notary Public

(SEAL - STAMP)



is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

----- REGISTER OF DEEDS FOR ----- COUNTY
By ----- Deputy/Assistant - Register of Deeds

FILED
05 MAR 1998, at 02:33:48pm
Book 1696, Page 8 - 9
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

Excise Tax (ACM)

Tax Lot No. 7.29A.B.5 Parcel Identifier No. 9789-18-6354 ABC
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to GRANTEE, 124 WINDSOR PLACE, CHAPEL HILL, NC 27516

This instrument was prepared by ALAN E. MacDONALD

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of March, 1998, by and between

GRANTOR	GRANTEE
ALAN E. MacDONALD 124 WINDSOR PLACE CHAPEL HILL, NC 27516	ALAN E. MacDONALD and wife, DEBORAH S. MacDONALD 124 WINDSOR PLACE CHAPEL HILL, NC 27516

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of CHAPEL HILL, CHAPEL HILL Township, ORANGE County, North Carolina and more particularly described as follows:

ALL that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 6, at Page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C: running thence along the West property line of West Windsor Circle North 5 deg. 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84 deg. 50' West 201.8 feet to a stake; running thence South 1 deg. 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84 deg. 50' East 179.8 feet to the BEGINNING, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Cates, Trustee, et. al., by Deed dated May 25, 1961, and recorded in the office of the Register of Deeds of Orange County in Book 182, at Page 7.

This lot is subject to Restrictive and Protective Covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in
BOOK 716, PAGE 384

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed, by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
BY:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Alan E. MacDonald (SEAL)
Alan E. MacDonald
..... (SEAL)
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, County.

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Kristin L. Riggs, Deputy Register of Deeds in and for the State of North Carolina and State aforesaid, do hereby certify that Alan E. MacDonald



this day personally appeared before me and acknowledged the execution of the instrument for the purpose therein expressed.

Witness my hand and official seal this 5th day of March, 1998.
NCOL 3886164

Betty June Hayes, Register of Deeds By: *Kristin Riggs*, Deputy ~~REGISTER~~

NORTH CAROLINA
ORANGE COUNTY

Filed for registration March 5, 1998 at 2:33:48 o'clock A.M./P.M.
in Book 1696 Page 8

Betty June Hayes, Register of Deeds By: *Kristin Riggs*, Deputy ~~REGISTER~~

FILED
BOOK XXXX716 PAGE 384

BOOK 716 PAGE 384

APR 7 11 14 AM '66

BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

Excise Tax

NONE
AEM

Recording Time, Book and Page

Tax Lot No. 7 29A B 5 Parcel Identifier No. 9789-18-6354 JCH

Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Grantee, 124 Windsor Place, Chapel Hill, NC 27514

This instrument was prepared by Robert D. McClanahan, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of March, 19 88, by and between

GRANTOR

GRANTEE

MARGARET A. KUSENBERG

ALAN E. MacDONALD

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that one-half (1/2) undivided interest in a certain lot or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

ALL that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 6, Page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C: running thence along the West property line of West Windsor Circle North 5 deg. 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84 deg. 50' West 201.8 feet to a stake; running thence South 1 deg. 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84 deg. 50' East 179.8 feet to the BEGINNING, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Cates, Trustee, et. al., by Deed dated May 25, 1961, and recorded in the office of the Register of Deed of Orange County in Book 182, at Page 7.

This lot is subject to Restrictive and Protective Covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 644, Page 492, Orange County Registry

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. a one-half (1/2) undivided interest in

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All encumbrances of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: (Corporate Name)
..... President
ATTEST:
..... Secretary (Corporate Seal)

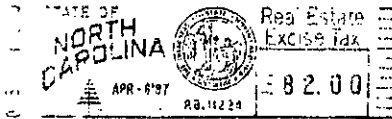
USE BLACK INK ONLY

Margaret A. Kusenberg (SEAL)
MARGARET A. KUSENBERG
..... (SEAL)
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Guilford County.
PATRICIA U. MCCOLLUM I, a Notary Public of the County and State aforesaid, certify that Margaret A. Kusenberg Grantor,
NOTARY PUBLIC personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
GUILFORD COUNTY, NC hand and official stamp or seal, this 7th day of April 1988.
My commission expires: 9-27-89 Patricia U. McCollum Notary Public

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that Secretary of
personally came before me this day and acknowledged that he is a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of 19.....
My commission expires: Notary Public

The foregoing Certificate of
Patricia U. McCollum, Notary Public of Guilford County, N. C. is
certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
This 7th day of April, 1988. Betty June Hayes
REGISTER OF DEEDS FOR Orange COUNTY
By George B. Harkness Deputy/Assistant - Register of Deeds



FILED
BOOK 644 PAGE 492

Apr 6 10 46 AM '87

BETTY JUNE [unclear]
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

Excise Tax \$ 82.00 BOOK 644 PAGE 492

Recording Time, Book and Page

Tax Lot No. 7.29A.R.5 Parcel Identifier No. 9789-18-6354
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to _____ Grantee

This instrument was prepared by Charles H. Thibaut

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of March, 19 87, by and between

GRANTOR

GRANTEE

Frederick P. Lee and wife,
Kathleen McBride

Alan E. MacDonald and
Margaret A. Kusenberg

124 Windsor Place
Chapel Hill, NC 27514

RECEIVED
EST. REC. - 3 PM 3 55
MAR 11 1987

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, _____, _____ Chapel Hill Township, _____ Orange County, North Carolina and more particularly described as follows:

ALL that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 6, at Page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C: running thence along the West property line of West Windsor Circle North 5 deg. 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84 deg. 50' West 201.8 feet to a stake; running thence South 1 deg. 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84 deg. 50' East 179.8 feet to the BEGINNING, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Cates, Trustee, et. al., by Deed dated May 25, 1961, and recorded in the office of the Register of Deeds of Orange County in Book 182, at Page 7.

This lot is subject to Restrictive and Protective Covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 467, Page 486

A map showing the above described property is recorded in Plat Book page.....
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to
the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey
the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and
defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its
corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first
above written.

.....
(Corporate Name)
BY:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Frederick P. Lee
Frederick P. Lee
Kathleen McBride
Kathleen McBride

RECORDED IN BOOK 644 PAGE 493 OF THE DEEDS

SEAL-STAMP NORTH CAROLINA, Orange County.

CHARLES H. THIBAUT
NOTARY PUBLIC
ORANGE COUNTY, NC
MY COMMISSION EXPIRES 7-28-88

I, a Notary Public of the County and State aforesaid, certify that
Frederick P. Lee and wife, Kathleen McBride Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 22 day of March, 1987.
My commission expires: 7/28/88 *Charles H. Thibaut* Notary Public

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: Notary Public

The foregoing Certificate of
Charles H. Thibaut, Notary Public of Orange County, N. C.

is ~~not~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the
first page hereof.

Betty June Hayes, This the 6th day of April, 1987. Orange COUNTY
By *Betty J. Hayes* REGISTER OF DEEDS FOR
Deputy/Assistant - Register of Deeds



FILED
BOOK AND PAGE # 467 PAGE # 486

JUN 1 4 05 PM '84

BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

x/s Paid 67.00

BOOK 467 PAGE 486

Excise Tax

Recording Time, Book and Page

Tax Lot No. 7-29 A B 5 Parcel Identifier No. 9789-18-6354
Verified by County on the day of, 19.....
by

Mail after recording to Charles H. Thibaut, Northen & Little, 431 W. Franklin Street,
Chapel Hill, NC 27514

This instrument was prepared by Charles H. Thibaut

Brief description for the Index Lot 3, Block C, Glenn Heights

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of June, 1984, by and between

GRANTOR

GRANTEE

Michael C. Troy and wife,
Joan B. Troy

Fredrick Paul Lee and wife,
Kathleen McBride
124 Windsor Place
Chapel Hill, NC 27514

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

ALL that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and platted by E.C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 6, at Page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Cates, Trustee, et al by deed dated May 25, 1961, and recorded in the office of the Register of Deeds of Orange County in Book 182, at Page 7.

This lot is subject to restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.

RECEIVED

1984 JUN -1 PM 3:47
ORANGE CITY LAND RECORDS

BOOK 467 PAGE 487

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the Day and Year first above written.

.....
(Corporate Name)
BY:
.....
President
ATTEST:
.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

Michael C. Troy (SEAL)
Michael C. Troy
Joan B. Troy (SEAL)
Joan B. Troy
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Orange County.
I, a Notary Public of the County and State aforesaid, certify that Michael C. Troy and Joan B. Troy Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of June, 1984.
My commission expires: 7-28-88
Charles H. Thibaut Notary Public

CHARLES H. THIBAUT
NOTARY PUBLIC
ORANGE COUNTY, NC
MY COMMISSION EXPIRES 7-28-88

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of Charles H. Thibaut, a Notary Public of Orange County, N. C.,

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. This the 1st day of June, 1984.

Betty June Hayes, REGISTER OF DEEDS FOR Orange COUNTY
By *Deborah B. Break* Deputy/Assistant Register of Deeds

This deed drawn by Edward T. Brawley, Attorney at Law

NORTH CAROLINA — ~~HEMLOCK~~ ^{ORANGE} COUNTY

THIS DEED, made this 14th day of February, 1973, by

Albert Sidney Lamm and wife Hettie Privette Lamm

5757

Grantors,

to Michael C. Troy and wife Joan B. Troy

Grantees;

WITNESSETH: That the Grantors, in consideration of Ten Dollars and other valuable considerations to them paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantees, their heirs, or successors and assigns, the parcel (s) of land in ~~HEMLOCK~~ ^{ORANGE} County, North Carolina in Chapel Hill Township, and more particularly described as follows:
Orange

All that certain lot or parcel of land situated, lying and being on the west side of West Windsor Circle and known and designated as Lot No. 3, Block C of Glenn Heights, as surveyed and plotted by E. C. Leonard, Registered, Surveyor, On March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 8, at page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the west property line of West Windsor Circle, the northeast corner of Lot No. 2 in Block C; running thence along the west property line of West Windsor Circle North 5 degs. 10 mins. East 163.5 feet to a stake, the southeast corner of Lot No. 4; running thence with the line of the said lot North 84 degs. 50 mins. West 201.8 feet to a stake, running thence South 1 deg. 30 mins. East 164.5 feet to a stake, the northwest corner of Lot 2; running thence with the line of said lot South 84 degs. 50 mins. East 179.8 feet to the beginning, and being the same land conveyed to James R. Blair and wife Betty J. Blair, by John A. Cates, Trustee, et al by deed dated May 25, 1961, and recorded in the office of the Register of Deeds of Orange County in Book 182 at page 7.

This lot is subject to restrictive and protective covenants as set out in written instrument dated August 19, 1955 and recorded in Book 155 at page 535, Orange County Registry.

This property was conveyed to Grantors by deed recorded in Deed Book 216 Page 542 ~~HEMLOCK~~ ^{ORANGE} County Registry. TO HAVE AND TO HOLD the aforesaid parcel(s) of land and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs, or successors, and assigns forever.

And the said Grantors for themselves, their heirs, executors and administrators, covenant with the Grantees, their heirs, or successors, and assigns that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances except as herein set forth; and that they will warrant and defend the title to the same against the claims of all persons whomsoever. The plural number as used herein shall equally include the singular.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

STATE OF NORTH CAROLINA Real Estate EXCISE TAX = 27.50
SEAL: Albert Sidney Lamm (SEAL)
SEAL: Hettie Privette Lamm (SEAL)
SEAL: (SEAL)

NORTH CAROLINA — DURHAM COUNTY
I, Marie B. Joyner a Notary Public, do hereby certify that Albert Sidney Lamm and wife Hettie Privette Lamm

Grantors, each personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this 14th day of February, 19 73. My commission expires 10/31/79 Marie B. Joyner, Notary Public

NORTH CAROLINA — ~~HEMLOCK~~ ^{ORANGE} COUNTY
The foregoing certificate of Marie B. Joyner
Notary Public of Durham County, N. C.

is certified to be correct. This the 20th day of February, 19 73.
Probate fee Paid Betty June Hayes
By: Huellie N. Mathews, Asst. Register of Deeds

FILED
BOOK/FILER # 240 PAGE # 927
Feb 20 1 16 PM '73
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N. C.

This form prepared for the sole use of members of the North Carolina State Bar
BOOK 240 PAGE 927

Michael Troy
Glen Hbs., Chapel Hill

NORTH CAROLINA

ORANGE COUNTY

THIS DEED, Made and entered into this the 1 day of July
Thomas B. Gardner and wife, Patricia L. Gardner

, 1968, by and between

party of the first part (whether one or more) and
Albert Sidney Lamm and wife, Hettie Priyette Lamm
party of the second part (whether one or more) WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, BLOCK C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 8, at Page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake, running thence South 1° 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Cates, Trustee, et al by deed dated May 25, 1961, and recorded in the Office of the Register of Deeds of Orange County in Book 182 at Page 7.

This lot is subject to restrictive and protective covenants as set out in written instrument dated August 19, 1955 and recorded in Book 155 at Page 535, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written

Thomas B. Gardner
Patricia L. Gardner

(SEAL) ✓
10
05
00

STATE OF NORTH CAROLINA
Real Estate Excise Tax
05.50
JUL 2 1968
RS. 10708

NORTH CAROLINA, ORANGE COUNTY

Nancy M. Phelps, a Notary Public in and for said State and County do hereby certify that *Thomas B. Gardner and wife, Patricia L. Gardner* the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 1 day of July, 1968. My commission expires: 1-23-70
Nancy M. Phelps Notary Public

NORTH CAROLINA, ORANGE COUNTY

L. ..., a Notary Public in and for said State and County do hereby certify that the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the ... day of ... 1968.

NORTH CAROLINA - ORANGE COUNTY

THE FOREGOING CERTIFICATE OF Nancy M. Phelps
A NOTARY PUBLIC OF Orange COUNTY, N. C. IS CERTIFIED
CORRECT THIS 2nd DAY OF July A.D. 1968

FILED
BOOK/FILE # 216 PAGE # 542

JUL 2 1 33 PM '68

BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N. C.

BETTY JUNE HAYES, REGISTER OF DEEDS
BY: *Betty June Hayes*
ASSISTANT DEPUTY

RETURN TO: E. B. Denny Jr., Atty.

BOOK 216 PAGE 542

PAY PAID \$ 5.50

Mall to _____ (Name) _____ (Street and Number) _____ (City) _____ (State)

THIS DEED. Made this the 27th day of May, 1965, by

Donald J. Reeb and wife, Beverly T. Reeb

of Orange County, State of North Carolina, parties of the first part, to Thomas B. Gardner of Orange County State of North Carolina, party of the second part; Witnesseth That the said parties of the first part in consideration of (\$ 100.00) One Hundred Dollars and No Cents to them paid by the said party of the second part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part and his heirs a tract or parcel of land in the County of Orange and State of North Carolina, in Chapel Hill Township, adjoining the lands of _____ and others, and bounded as follows:

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 8, at Pages 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake, running thence South 1° 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Cates, Trustee, et al by deed dated May 25, 1961, and recorded in the office of the Register of Deeds of Orange County in Book 182, at Page 7.

This lot is subject to restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.



The above land was conveyed to grantor by _____ See Book No. _____ Page _____ TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns forever. And the said parties of the first part do covenant that they is/are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from incumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said parties of the first part hereunto set their hands and seals _____ (Seal) James J. Blair (Seal) ✓
_____ (Seal) Beverly T. Reeb (Seal) ✓
_____ (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

STATE OF NORTH CAROLINA, Orange County, I, Rebecca Ann Evans, a Notary Public, of said County, do hereby certify that Donald J. Reeb and wife, Beverly T. Reeb grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 27th day of May, 1965. My commission expires May 3, 1967. Rebecca Ann Evans, N. P.

STATE OF NORTH CAROLINA, Orange County, The foregoing certificate of Rebecca Ann Evans, a Notary Public of Orange County, N. C. is/are adjudged to be correct. Let the said deed and the certificates be registered.

Witness my hand this the 17th day of June, 1965. Probate fee \$ _____ paid. No. _____ Anna H. Sawyer Deputy, C. S. C.

Filed for registration on the 17th day of June, 1965, at 11:15 o'clock A. M., and duly recorded in the office of the Register of Deeds of Orange County, N. C., in Book 202, Page 408. Betty June Hayes Register of Deeds. By Belle B. Warner Assistant Register of Deeds. Fee \$ _____ paid.

This instrument prepared by: _____ Phipps

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, Made and entered into this the 29th day of October, 1963, by and between JAMES R. BLAIR, by his Attorney-in-Fact, BETTY J. BLAIR, and wife, BETTY J. BLAIR, parties of the first part, and DONALD JOSEPH REEB and wife, BEVERLY T. REEB, parties of the second part,

WITNESSETH:

THAT WHEREAS, James R. Blair executed a power of attorney under date of July 3, 1963, authorizing his wife, Betty J. Blair to sell all his real estate, and in particular to execute in his name and stead a deed for Lot 3, Block C, Glenn Heights, as fully as though he were present; and whereas said power of attorney was recorded immediately prior to the recording of this deed.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to them in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, the said parties of the first part have granted, bargained and sold and by these presents do bargain, grant, sell and convey to the said parties of the second part, their heirs and assigns, all that certain lot or parcel of land situated, lying and being in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, plat of which is recorded in the office of the Register of Deeds of Orange County in Plat Book 8, at Page 67, and more recently surveyed by William B. Dozier, Registered Surveyor, on August 5, 1963, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 30' East 164.5 feet to a stake, the Northwest corner of Lot No. 2; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning, and being the same land conveyed to James R. Blair and wife, Betty J. Blair, by John A. Gates, Trustee, et al by deed dated May 25, 1961, and recorded in the office of the Register of Deeds of Orange County in Book 182, at Page 7.

This lot is subject to restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.

TO HAVE AND TO HOLD the said lot or parcel of land and all privileges and appurtenances thereto belonging to the said parties of the second part, their heirs and assigns, in fee simple.

And the said parties of the first part for themselves, their heirs and assigns, covenant with the parties of the second part, their heirs and assigns, that they are seized of the said premises in fee and have full right to convey the same in fee simple, that the same are free and clear of all liens and encumbrances, that they will forever warrant and defend the title thereto against the lawful claims of all persons.

IN WITNESS WHEREOF, James R. Blair has caused this instrument to be executed in his name by his attorney-in-fact, Betty J. Blair, and Betty J. Blair has hereunto set her hand and seal the day and year first above written.

James R. Blair (SEAL)
James R. Blair
By *Betty J. Blair* (SEAL)
Attorney-in-Fact, Betty J. Blair
Betty J. Blair (SEAL)
Betty J. Blair

NORTH CAROLINA
Orange COUNTY

I, Eric H. Thompson, a Notary Public in and for said County and State, do hereby certify that Betty J. Blair personally appeared before me this day and acknowledged the due execution of the foregoing deed as attorney-in-fact for James R. Blair, and being duly sworn says that she executed the said deed for and in behalf of the said James R. Blair for the purpose therein expressed and that her authority to execute and acknowledge the foregoing deed is contained in a written instrument duly executed and recorded in the Office of the Register of Deeds of Orange County immediately prior to this deed and that this deed was executed under and by authority given in the said instrument.

Betty J. Blair
Betty J. Blair

Witness my hand and notarial seal, this the 5th day of October, 1963.

Eric H. Thompson
Notary Public

My commission expires: June 16, 1965

NORTH CAROLINA
Orange COUNTY

I, Eric H. Thompson, a Notary Public in and for said County and State, do hereby certify that Betty J. Blair personally appeared before me this day and acknowledged the due execution of the foregoing deed, for the purposes therein expressed.

Witness my hand and notarial seal, this the 3rd day of October, 1963.

Eric H. Thompson
Notary Public

My commission expires: June 16, 1965

North Carolina, Orange County

The foregoing certificate of Eric H. Thompson,
a Notary Public of Orange County, N.C.

attested by his notarial seal is adjudged to be correct. Let the foregoing instrument with all certificates be registered.

Witness my hand this 30 day of Oct, 19 63
C. M. Dennis
Clerk Superior Court

NORTH CAROLINA, ORANGE COUNTY

Filed for registration October 30, 1963, at 3:35 o'clock P.M.,
and recorded in Deed Book 195 at page 807.

Betty June Hayes, Register of Deeds

By: Betty June Hayes Deputy
Phipps

R/S PAID \$ 10.50

NORTH CAROLINA

THIS DEED, Made and entered into this the 25th day of May, 1961, by and between JOHN A. CATES, TRUSTEE, JOHN A. CATES and wife, ANNE W. CATES, W. G. FIELDS, Jr. and wife, NANETTE party of the first part (whether one or more) and JAMES R. BLAIR and wife, BETTY J. BLAIR party of the second part (whether one or more) WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2, in Block C; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 50' East 164.5 feet to a stake, the Northwest corner of Lot No. 1; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning, and being part of the same property conveyed to John A. Cates, Trustee by W. F. Fields, Jr. and wife, by deed dated March 13, 1959, and recorded in Book 170, at Page 409.

This lot is subject to restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in Book 155, at Page 535, Orange County Registry.



John A. Cates, Trustee, John A. Cates (individually) and Anne W. Cates do not warrant title to this property.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

W. G. Fields, Jr. (SEAL)
Nanette Wood Fields (SEAL)
John A. Cates (SEAL)
James R. Blair (SEAL)

NORTH CAROLINA, Chatham COUNTY.

Alice L. Osborn, a Notary Public in and for said State and County do hereby certify that John A. Cates, Trustee, John A. Cates and wife, Anne W. Cates the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 25th day of May, 1961.
My commission expires: 6-18-61
Alice L. Osborn, Notary Public

NORTH CAROLINA, Chatham COUNTY.

Alice L. Osborn, a Notary Public in and for said State and County do hereby certify that W. G. Fields, Jr. and wife, Nanette Wood Fields the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 25th day of May, 1961.
My commission expires: 6-18-61
Alice L. Osborn, Notary Public

NORTH CAROLINA, ORANGE COUNTY

The foregoing certificate of Alice L. Osborn, a Notary Public of Chatham County, N.C. is/are adjudged to be correct. Let this deed and all certificates be registered. Witness my hand, this the 26 day of May, 1961.
Dorothy H. Hays, Clerk Superior Court

Filed for registration on the 26th day of May, 1961, at 4:30 clock P.M. and duly recorded in the Office of the Register of Deeds of Orange County, North Carolina, in Book 182 at Page 7 etc.
Dorothy Hays, Register of Deeds

Blair & Blair

NORTH CAROLINA

THIS DEED, made and entered into this the 13th day of
 W. G. FIELDS, Jr. and wife, NANETTE WOOD FIELDS
 party of the first part (whether one or more) and
 JOHN A. GATES, TRUSTEE
 party of the second part (whether one or more) WITNESSETH:

March , 1959 , by and between

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All that certain lot or parcel of land situated, lying and being on the Southwest side of William Circle and known and designated as Lot No. 3, Block B, of COLONIAL HEIGHTS as surveyed by R. M. Pickard and F. M. Carlisle in September 1953, plot of which is on file in the Office of the Register of Deeds of Orange County in Plot Book 5, at Page 55, and which said lot is more particularly described as BEGINNING at a stake in the property line of William Circle, the Eastern corner of Lot No. 2; running thence along the property line of William Circle, South 51 deg. 14' East 100 feet to a stake, the Northern corner of Lot No. 4; running thence with the line of the said lot South 38 deg. 46' West 176.7 feet to a stake; running thence with the line of Lot No. 19 North 30 deg. 14' West 107.1 feet to a stake, the Southern corner of Lot No. 2; running thence with the line of said lot North 38 deg. 46' East 138.3 feet to the Beginning.

All that certain lot or parcel of land situated, lying and being on the East side of Bradley Road and known and designated as Lot No. 19, Block B, of COLONIAL HEIGHTS, as surveyed by R. M. Pickard and F. M. Carlisle in September, 1953, plot of which is on file in the Office of the Register of Deeds of Orange County in Plot Book 5, at Page 55, and which said lot is more particularly described as BEGINNING at a stake in the East property line of the said Road, the Southwest corner of Lot No. 20; running thence with the line of the said lot North 65 deg. 06' East 152.8 feet to a stake, a corner of Lot No. 3; running thence with the line of the said lot South 30 deg. 14' East 107.1 feet to a stake, the Northeast corner of Lot No. 18; running thence with the line of the said lot South 65 deg. 05' West 162.5 feet to a stake in the East property line of Bradley Road; running thence along the East property line of said Road North 24 deg. 44' West 88 feet to a stake; thence continuing along the East property line of said Road and along the arc of a circle to the right with a radius of 275.6 feet in a Northern direction 18.4 feet to the Beginning.

These lots in Colonial Heights are subject to restrictive and protective covenants dated January 1, 1955, recorded in Book 153, Page 292, Orange County Registry.

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2 in Block C; running thence along the West property line of West Windsor Circle North 5 deg. 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84 deg. 50' West 201.8 feet to a stake; running thence South 1 deg. 50' East 164.5 feet to a stake, the Northwest corner of Lot No. 1; running thence with the line of the said lot South 84 deg. 50' East 179.8 feet to the Beginning.

All that certain lot or parcel of land situated, lying and being in Chapel Hill Township, Orange County, North Carolina, and more particularly described as BEGINNING at a stake at the Northwest corner of Lot No. 15; running thence North 84 deg. 50' West 100 feet along the South property line of Windsor Circle to a stake; running thence South 4 deg. 32' West 197.2 feet to a stake in the North property line of the University of North Carolina property; running thence South 85 deg. 40' East 104 feet to a stake; running thence North 3 deg. 20' East 195.7 feet to the Beginning and being Lot No. 16, Block "A" of the GLENN HEIGHTS DEVELOPMENT as surveyed and plotted by E. C. Leonard, Registered Surveyor, in February 1956.

These lots in Glenn Heights are subject to those restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in the Office of the Register of Deeds of Orange County in Book 155, at Page 535.

All that certain lot or parcel of land situated, lying and being on the East side of U. S. Highway 15-501 and known as Lot No. 2 of the PROPERTY OF W. G. FIELDS as surveyed and plotted by J. Ralph Weaver, Registered Surveyor on June 22, 1954, and more particularly described as BEGINNING at a stake in the East property line of the said highway, the Southwest corner of Lot No. 1; running thence with the line of the said lot South 82 deg. East 154 feet to a stake; running thence South 3 deg. 45' West 100.5 feet to a stake, the Northeast corner of Lot No. 3; running thence with the line of the said lot North 82 deg. West 159 feet to a stake in the East property line of the said Highway; running thence with the East property line of the said Highway North 8 deg. East 100 feet to the Beginning.

All that certain lot or parcel of land situated, lying and being on the East side of U. S. Highway 15-501 and known as Lot No. 3 of the PROPERTY OF W. G. FIELDS as surveyed and plotted by J. Ralph Weaver, Registered Surveyor, on June 22, 1954, and more particularly described as BEGINNING at a stake in the East property line of the said Highway, the Southwest corner of Lot No. 2; running thence South 3 deg. 45' West 100.5 feet to a stake, the Northeast corner of Lot No. 4; running thence with the line of the said lot North 82 deg. West 162 feet to a stake in the East property line of the said Highway; running thence with the East property line of the said Highway North 8 deg. East 100 feet to the Beginning.

All that certain lot or parcel of land, together with all improvements thereon, situated, lying and being on the East side of U. S. Highways Nos. 15 and 501, and known as Lot No. 4 of the PROPERTY OF W. G. FIELDS as surveyed and plotted by J. Ralph Weaver, Registered Surveyor, on June 22, 1954, and more particularly described as BEGINNING at a stake in the East property line of the said Highways, the Southwest corner of Lot No. 3; running thence with the line of the said lot South 82 deg. East 162 feet to a stake in the line of the McFarland property; running thence with the McFarland line South 3 deg. 45' West 100.5 feet to a stake, the Northeast corner of Lot No. 5; running thence with the line of the said lot North 82 deg. West 166 feet to a stake in the East property line of the said Highways; running thence with the East property line of the said Highways North 8 deg. East 100 feet to the Beginning.

The above described lots are subject to all encumbrances of record.

BOOK 170 PAGE 410

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

W. G. Fields, Jr. (SEAL)
Nanette Wood Fields (SEAL)
(SEAL)
(SEAL)

NORTH CAROLINA, *Chatham* COUNTY.
Alice L. Oldham, a Notary Public in and for said State and County do hereby certify that *W. G. Fields, Jr. and wife, Nanette Wood Fields* the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the *13th* day of *March*, 1959.
My commission expires *6-19-59* *Alice L. Oldham* Notary Public

NORTH CAROLINA, _____ COUNTY.
I, _____, a Notary Public in and for said State and County do hereby certify that the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the _____ day of _____, 1959.
My commission expires: _____ Notary Public

NORTH CAROLINA, ORANGE COUNTY
The foregoing certificate of *Alice L. Oldham*, a Notary Public of *Chatham* County is adjudged to be correct. Let this deed and all certificates be registered.
Witness my hand, this the *1st* day of *April*, 1959.
James B. Chiles, Jr. Clerk Superior Court

Filed for registration on the *1st* day of *April*, 1959, at *12* o'clock *noon* and duly recorded in the Office of the Register of Deeds of Orange County, North Carolina, *Book 170, at Page 409* etc.
John P. Hays Register of Deeds

Phipps

NORTH CAROLINA

ORANGE COUNTY

THIS DEED, Made and entered into this the 7th day of October, 1957, by and between MACK DALLAS WILLIAMS and wife, MARGARET CLARK WILLIAMS party of the first part (whether one or more) and W. G. FIELDS, Jr. and wife, MARLENE WOOD FIELDS party of the second part (whether one or more) WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block G, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2 in Block G; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 50' East 164.5 feet to a stake, the Northwest corner of Lot No. 1; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning.

This instrument is subject to those restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in the Office of the Register of Deeds of Orange County in Book 155, at Page 535.

This deed is subject to deed of trust given by C. Paul Roberts and wife, Becky M. Roberts, to L. J. Phipps, Trustee for First Federal Savings and Loan Association for \$9,200.00 dated April 23, 1956, and recorded in the Office of the Register of Deeds of Orange County in Book 137, at Page 285.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Mack Dallas Williams (SEAL)
Margaret Clark Williams (SEAL)
(SEAL)
(SEAL)

NORTH CAROLINA, Chatham COUNTY.

Alice L. Oldham, a Notary Public in and for said State and County do hereby certify that Mack Dallas Williams and wife, Margaret Clark Williams the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 7th day of October, 1957. My commission expires June 19, 1959. Alice L. Oldham Notary Public

NORTH CAROLINA, COUNTY. I, a Notary Public in and for said State and County do hereby certify that the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the day of, 195. My commission expires: Notary Public

NORTH CAROLINA, ORANGE COUNTY The foregoing certificate of Alice L. Oldham, a Notary Public of Chatham County is hereby adjudged to be correct. Let this deed and all certificates be registered. Witness my hand, this the 7th day of October, 1957. Clerk Superior Court

Filed for registration on the 7th day of October, 1957, at 1 o'clock P. M. and duly recorded in the Office of the Register of Deeds of Orange County, North Carolina, in Book 164, at Page 208, etc. Register of Deeds

NORTH CAROLINA

ORANGE COUNTY

June 1957, by and between

THIS DEED, Made and entered into this the 3rd day of
W. G. FIELDS, Sr. and wife, MINNIE B. FIELDS
MACK DALLAS WILLIAMS and wife, MARGARET C. WILLIAMS
party of the second part (whether one or more) WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient consid-
erations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by
these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or
parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows.

All that certain lot or parcel of land situated, lying and being on the West side of West
Windsor Circle and kn wn and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed
and platted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly
described as BEGINNING at a point in the West property line of West Windsor Circle, the
Northeast corner of Lot No. 2 in Block C; running thence along the West property line of West
Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4;
running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running
thence South 1° 50' East 164.5 feet to a stake, the Northwest corner of Lot No. 1; running
thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning.

This instrument is subject to those restrictive and protective covenants as set out in written
instrument dated August 19, 1955, and recorded Book 155, Page 535, Orange County Registry

This deed is made, executed, delivered and accepted subject to deed of trust given by C. Paul
Roberts and wife, Becky M. Roberts, to L. J. Phipps, Trustee for First Federal Savings and
Loan Association for \$9,200.00 dated April 23, 1956, and recorded in the Office of the
Register of Deeds of Orange County in Book 137, at Page 282, the unpaid balance of which is
\$8,913.79, and which unpaid balance the grantees assume and agree to pay



TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the
said party of the second part and his heirs and assigns in fee simple forever.
And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey
the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same
against the claims of all persons whatsoever.
Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall
be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has herunto set his hand and seal the day and year first above
written.



W G Fields (SEAL)
Minnie B Fields (SEAL)
(SEAL)
(SEAL)

NORTH CAROLINA, CHATHAM COUNTY.

I, Alice L. Oldham, a Notary Public in and for said State and County do hereby certify
that W. G. Fields, Sr. and wife, Minnie B. Fields
the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.
Witness my hand and notarial seal, this the 9th day of
July, 1957.
My commission expires: June 19, 1959.
Alice L. Oldham Notary Public

NORTH CAROLINA, COUNTY.

I, a Notary Public in and for said State and County do hereby certify
that
the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.
Witness my hand and notarial seal, this the day of , 195
My commission expires: Notary Public

NORTH CAROLINA, ORANGE COUNTY
The foregoing certificate of Alice L. Oldham a Notary Public of Chatham County, N.C.,
is/are adjudged to be correct. Let this deed and all certificates be registered.
Witness my hand, this the 17 day of July 1957.
Clerk Superior Court

Filed for registration on the 17th day of July 1957, at 3:05 o'clock P.M. and duly recorded in the Office
of the Register of Deeds of Orange County, North Carolina, in Book 163, at Page 330, etc.
Register of Deeds

W. G. Fields, Jr., Box 265, Chapel Hill

NORTH CAROLINA ORANGE COUNTY

This Deed, made and entered into this, the 23rd day of October, 1956, by and between AMERICAN FLOORING COMPANY,

a corporation duly created and existing under and by virtue of the laws of this State, party of the first part, to W. C. FIELDS and wife, MINNIE B. FIELDS

That for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD, VALUABLE AND SUFFICIENT CONSIDERATIONS... DOLLARS to it in hand paid, the receipt of which is hereby fully acknowledged, said party of the first part has given, granted, conveyed and sold, and does by these presents give, grant, bargain, sell and convey unto...

All that certain lot or parcel of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lot No. 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly described as BEGINNING at a point in the West property line of West Windsor Circle, the Northeast corner of Lot No. 2 in Block C; running thence along the West property line of West Windsor Circle North 5° 10' East 163.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 50' East 164.5 feet to a stake, the Northwest corner of Lot No. 1; running thence with the line of the said lot South 84° 50' East 179.8 feet to the beginning.

This instrument is subject to those restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in the Office of the Register of Deeds of Orange County in Book 155, at Page 535.

This deed is made, executed, delivered and accepted subject to deed of trust given by C. Paul Roberts and wife to L. J. Phipps, Trustee for First Federal Savings and Loan Association for \$9200.00, dated April 23, 1956, and recorded in the Office of the Register of Deeds of Orange County in Book 137, at Page 282.

To Have and to hold said Lot... or parcel of land, together with all privileges and appurtenances thereon and thereto belonging, unto them... heirs and assigns forever.

And said party of the first part... for itself and its successors covenant to and with said parties... of the second part and their heirs and assigns that it is seized of said premises in fee, and has good right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that it will forever warrant and defend its said title to the same against the claims of all persons whatsoever.

In Testimony Whereof, The said party of the first part has caused this deed to be sealed with its common seal, signed in its name by its President and attested by its Secretary, the day and date first above written.

AMERICAN FLOORING COMPANY By: [Signature] President

Secretary: [Signature]

This is to certify that on this day personally came before me [Signature] with whom I am personally acquainted, who, being by me duly sworn, says that [Signature] is the President, and [Signature] is the Secretary of the American Flooring Company.

The common seal of said Corporation is in and which executed the foregoing instrument; that he knows the common seal of said Corporation; that the said President and Secretary subscribed their names thereto and said common seal was affixed, all by order of the Board of Directors of said Corporation; and that said instrument is the act and deed of said Corporation.

Witness my hand and seal, this 26th day of October, 1956. [Signature]

NORTH CAROLINA, Orange County.

This day of... A.D., personally came before me...

who being by me duly sworn, says that he knows the common seal of... who is the President of said Corporation and is acquainted with... is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said... signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation. Let the same, with this certificate, be registered.

Witness my hand and seal, this... day of... 19...

Notary Public.

NORTH CAROLINA, Orange County.

The foregoing certificate of [Signature] a Notary Public, in and for the County of Orange, North Carolina, is adjudged to be correct and in due form, and according to law, and the instrument to which it is attached is adjudged to have been duly proven, let the same with all certificates be registered.

Witness my hand this... day of... 19...

Filed for registration in my office on the 3rd day of April, 1957, at 10:30 o'clock A.M., and registered on the 3rd day of April, 1957, in Book 162 of Deeds for said County on Page 164.

Register of Deeds [Signature]

NORTH CAROLINA

ORANGE COUNTY

THIS DEED, Made and entered into this the 7th day of C. PAUL ROBERTS and wife, BECKY M. ROBERTS party of the first part (whether one or more) and AMERICAN FLOORING COMPANY

June, 1956, by and between

party of the second part (whether one or more) WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All those certain lots or parcels of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lots 1,2, and 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly described as BEGINNING at a stake in the West property line of West Windsor Circle where it intersects with the North line of South Windsor Circle and running thence along the West property line of West Windsor Circle North 5° 10' East 378.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 50' East 381.2 feet to a stake in the North property line of South Windsor Circle; running thence along the North property line of the said Circle South 84° 50' East 155.5 feet to the beginning.

This deed is subject to those restrictive and protective covenants as set out in written instrument dated August 19, 1955, and recorded in the Office of the Register of Deeds of Orange County in Book 155, at Page 535.

This deed is made executed and delivered and accepted subject to deeds of trust to First Federal Savings and Loan Association as follows:

On Lot 1, Bl. C- \$9300.00, dated April 19, 1956, recorded Orange County Registry Bk. 137, Page 196. On Lot 2, Bl. C- \$8100.00, dated April 23, 1956, recorded Orange County Registry Bk. 137, Page 282. On Lot 3, Bl. C- \$9200.00, dated April 23, 1956, recorded Orange County Registry Bk. 137, Page 285. The grantee assumes and agrees to pay the balance due on each of these.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

C Paul Roberts (SEAL)
Becky M. Roberts (SEAL)
(SEAL)
(SEAL)

also

NORTH CAROLINA, CHATHAM COUNTY.

I, Alice L. Oldham, a Notary Public in and for said State and County do hereby certify that C. Paul Roberts and wife, Becky M. Roberts the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 7th day of June, 1956.

My commission expires: June 19, 1957.

Alice L. Oldham Notary Public

NORTH CAROLINA, COUNTY.

I, a Notary Public in and for said State and County do hereby certify that the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the day of 1956.

My commission expires: Notary Public

NORTH CAROLINA, ORANGE COUNTY

The foregoing certificate of Alice L. Oldham, a Notary Public of Chatham County, NC, is/are adjudged to be correct. Let this deed and all certificates be registered. Witness my hand, this the 5 day of June 1956.

Clerk Superior Court

Filed for registration on the 5th day of June, 1956, at 4 o'clock P.M. and duly recorded in the Office of the Register of Deeds of Orange County, North Carolina, in Book 159, at Page 5, etc.

Register of Deeds

Handwritten note: American Flooring - Box 405 - Durham

NORTH CAROLINA

ORANGE COUNTY

THIS DEED, Made and entered into this the 2nd day of ROBERT G. WINDSOR and wife, JOYCE B. WINDSOR party of the first part (whether one or more) and G. PAUL ROBERTS and wife, BECKY M. ROBERTS party of the second part (whether one or more) WITNESSETH:

April, 1956, by and between

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All those certain lots or parcels of land situated, lying and being on the West side of West Windsor Circle and known and designated as Lots 1, 2 and 3, Block C, of GLENN HEIGHTS, as surveyed and plotted by E. C. Leonard, Registered Surveyor, on March 21, 1956, and more particularly described as BEGINNING at a stake in the West property line of West Windsor Circle where it intersects with the North line of South Windsor Circle and running thence along the West property line of West Windsor Circle North 5° 10' East 378.5 feet to a stake, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 84° 50' West 201.8 feet to a stake; running thence South 1° 50' East 381.2 feet to a stake in the North property line of South Windsor Circle; running thence along the North property line of the said Circle South 84° 50' East 155.5 feet to the beginning.

This deed is subject to those restrictive and protective covenants as set out in a written instrument dated August 19, 1955, and recorded in the Office of the Register of Deeds of Orange County in Book 155, at Page 535.

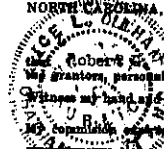
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Hand of Robert G. Windsor and Joyce B. Windsor with notary seals.

Robert G. Windsor (SEAL)
Joyce B. Windsor (SEAL)

NORTH CAROLINA, Chatham COUNTY.



Alice L. Oldham, a Notary Public in and for said State and County do hereby certify that Robert G. Windsor and wife, Joyce B. Windsor the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 2nd day of April, 1956. Alice L. Oldham, Notary Public

NORTH CAROLINA, COUNTY.

I, a Notary Public in and for said State and County do hereby certify that the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the day of 1956. My commission expires: Notary Public

NORTH CAROLINA, ORANGE COUNTY

The foregoing certificate of Alice L. Oldham, a Notary Public of Chatham County is/are adjudged to be correct. Let this deed and all certificates be registered. Witness my hand, this the 17 day of September

Chatham Clerk Superior Court

Filed for registration on the 19th day of Sept, 1956, at 2 o'clock P.M. and duly recorded in the Office of the Register of Deeds of Orange County, North Carolina, in Book 160, at Page 139, etc.

Register of Deeds

PIPER GAYLENE H
PO BOX 9265
CHAPEL HILL
NC
27515

STABENOW ELIZABETH A
106 WINDSOR CR
CHAPEL HILL
NC
27516

WICKMAN BARBARA
108 WINDSOR CIR
CHAPEL HILL
NC
27516

METTE MOLLY P
110 WINDSOR CR
CHAPEL HILL
NC
27516

ZHU SONGLIN
315 PALAFOX DR
CHAPEL HILL
NC
27516

PIPER GAYLENE
4828 KERLEY RD
DURHAM
NC
27705

BALLEW KATHERINE C
645 ROCK CREEK RD
CHAPEL HILL
NC
27514

HILL NORMAN M JR
7206 SYDENSTRICKER RD
SPRINGFIELD
VA
22152

WAYPOINT UNC CHAPEL RIDG...
433 E LAS COLINAS BLVD STE 3...
IRVING
TX
75039

KAN NICHOLAS T
PO BOX 2871
CHAPEL HILL
NC
27515

ISMAYILOV ANAR
105 FIDELITY ST
CARRBORO
NC
27510

MCDONALD STACEY
122 WINDSOR PL
CHAPEL HILL
NC
275161210

LARKIN MICHELLE S
124 WINDSOR CIR
CHAPEL HILL
NC
27516

ZUNES STEPHEN
820 WESTERN DR
SANTA CRUZ
CA
950606823

STABENOW JENNIE G
160 WINDSOR CIR
CHAPEL HILL
NC
27516

VAN SANT LAURA C
8207 REYNARD RD
CHAPEL HILL
NC
27516

OBLER JEFFREY L HRS
1830 17TH ST NW APT 406
WASHINGTON
DC
20009

TRAUCO GULNARA
157 WINDSOR CR
CHAPEL HILL
NC
27516

SMITH ETHAN DUNLAP
156 WINDSOR CR
CHAPEL HILL
NC
27516

CARL LISA A
128 WINDSOR PLACE
CHAPEL HILL
NC
27516

ZEMAN PAMELA J
130 WINDSOR CIR
CHAPEL HILL
NC
27516

GALFANO ANTHONY
120 WINDSOR PL
CHAPEL HILL
NC
27516

MULLIKIN KENT R
101 WINDSOR PL
CHAPEL HILL
NC
27514

INTRATOR WENDY
155 WINDSOR CIRCLE
CHAPEL HILL
NC
27516

VOGEL AMBER
148 WINDSOR CIRCLE
CHAPEL HILL
NC
27516

SMITH ADAM
153 WINDSOR CR
CHAPEL HILL
NC
275161208

ZEMAN PAMELA J
130 WINDSOR CIRCLE
CHAPEL HILL
NC
27516

ZEMAN PAMELA J
PO BOX 16968
CHAPEL HILL
NC
27516

LILLEY JAMES
130 WINDSOR CIR
CHAPEL HILL
NC
27516

ORR ROSINA ALSTON
409 SMITH AVE APT 5
CHAPEL HILL
NC
27516



G. Nicholas Herman	herman@broughlawfirm.com
Robert E. Hornik, Jr.	hornik@broughlawfirm.com
T.C. Morphis, Jr.	morphis@broughlawfirm.com
Albert M. Benshoff	benshoff@broughlawfirm.com
S. Ellis Hankins	hankins@broughlawfirm.com
Kevin R. Hornik	khornik@broughlawfirm.com
Brady N. Herman	bherman@broughlawfirm.com

June 2nd, 2020

Via Email to: jjohnson@townofchapelhill.org & agrahn@townofchapelhill.org
& First Class Mail

Town of Chapel Hill
Planning Department
c/o Judy Johnson & Anya Grahn
405 Martin Luther King Jr. Blvd.
Chapel Hill, North Carolina 27514

Re: 124 Windsor Place Subdivision

Judy and Anya,

On or before May 13, 2020, Phil Post spoke with you regarding my client's proposed subdivision of property located at 124 Windsor Place (PIN 9789-18-6354) (hereinafter, the "Subject Property"). You asked Mr. Post to provide a letter justifying my client's position that the Subject Property should be classified as a "flag lot" under Section 5.2 of the Town's Land Use Management Ordinance (hereinafter, the "LUMO"). This letter serves to explain my client's interpretation of Section 5.2 of the LUMO and my client's application of Section 5.2 to the Subject Property.

My clients maintain that the proposed subdivision of the Subject Property meets the minimum dimensional standards of Section 3.8 of the LUMO and, specifically, complies with the plain language of the minimum lot width standards found in Section 3.8.2(e). However, in the event that Town Staff disagree with that interpretation, my client believes that the Subject Property qualifies for the exception from the minimum lot width requirement outlined in Section 3.8.2(e)(1) of the LUMO as an authorized flag lot.

Section 3.8.2(e)(1) of the LUMO states that "[a]uthorized flag lots, created as part of a subdivision and subject to the lot layout standards in Section 5.2, may contain areas between a street setback and the opposite interior (rear) setback that are less than twenty (20) feet in width. Authorized flag lots shall reach the minimum lot width at a point not to exceed two hundred (200) feet from the street right-of-way."

There is no dispute that Lot 3B—the lot at issue in this case—is or would be created as part of a subdivision of land. There is also no dispute that the resulting Lot 3B reaches the minimum

lot width of eighty feet¹ at a point not exceeding two hundred feet from the street right-of-way because at a point located approximately seventy feet interior (measured from the street right-of-way line), Lot 3B measures at least eighty feet in width. Thus, at the seventy-foot mark—which does not exceed the two-hundred-foot mark—Lot 3B reaches the minimum lot width measurement. Therefore, provided that Lot 3B meets the lot layout standards established in Section 5.2 of the LUMO, Lot 3B qualifies for the exception to the minimum lot width standard outlined in Section 3.8.2(e)(1) of the LUMO.

Section 5.2.6 of the LUMO deals with the lot layout standards for flag lots. Section 5.2.6 prohibits flag lots except for under certain circumstances. One of those circumstances, outlined in Section 5.2.6(c) permits flag lots where “[t]he flag lot is necessary to reasonably utilize land with difficult topography.” Section 5.2.6 also states that under no circumstances will a flag lot be allowed “if it increases the number of access points onto an arterial or collector street.”

The proposed Lot 3B does not increase the number of access points onto an arterial or collector street. Therefore, the only issue remaining in this case is to determine whether Lot 3B should be classified as a flag lot in order to reasonably utilize the land due to difficult topography.

My clients have retained Modulus, PLLC to assist in determining the suitability of the soil on Lot 3B for development. Mr. Aric V. Geda, P.E., a North Carolina professional engineer, performed a soils evaluation of the proposed Lot 3B. Mr. Geda’s report is attached hereto as Exhibit A. Mr. Geda’s report concludes that “a significant portion of the northeast portion of the site would be unsuitable for construction due to soft soils, groundwater infiltration, topography, and stormwater flow.” For reference, Mr. Geda’s report includes map, entitled “Figure 4 – Suitable and Unsuitable Construction Areas,” which depicts those areas that are suitable and unsuitable for construction due to their topography.

Based on Mr. Geda’s conclusions, the northeastern quadrant of Lot 3B cannot be reasonably utilized for single-family development “due to soft soils, groundwater infiltration, topography, and stormwater flow.” The topography of the site makes it necessary that any development of Lot 3B to be undertaken toward the rear of the lot, and the LUMO allows Lot 3B to be classified as an authorized flag lot in order to reasonably utilize the land due to its difficult topography.

For the foregoing reasons, it is clear that Lot 3B qualifies as an authorized flag lot under Section 5.2.6(c) and qualifies for the exception from the minimum lot width requirements of Section 3.8.2(e)(1). Lot 3B meets Section 5.2.6’s thirty-five foot minimum street frontage requirement, does not increase the number of access points onto an arterial or collection street, and requires designation as an authorized flag lot in order to be reasonably utilized due to its difficult topography. As discussed above, Lot 3B also satisfies Section 3.8.2(e)(1)’s and Section 5.2.6’s lot width requirement because Lot 3B is at least eighty feet in width at a point less than two-hundred feet from the street right-of-way.

¹ The Subject Property is zoned R-A. Per Table 3.8-1, the minimum lot width for lots within the R-A district is eighty (80) feet.

If you have any questions, or would like to discuss this matter further, please feel free to contact me at (919) 929-3905 or a khornik@broughlawfirm.com.

Sincerely,

THE BROUGH LAW FIRM, PLLC

A handwritten signature in black ink, appearing to read 'KHORNIK', written over the printed name.

Kevin R. Hornik

KRH:
Enclosure

May 26, 2020

Mr. James Lilley and Ms. Pam Zeman
Owners
930 MLK Jr. Blvd.
Suite 106
Chapel Hill, NC 27514

Re: Report of Preliminary Soils Evaluation Services
124 Windsor Place
Proposed Lot 3B
Chapel Hill, NC 27514
Modulus Project: M942

Dear Mr. Lilley and Ms. Zeman:

In accordance with your request, Modulus, PLLC has conducted a soils evaluation of the referenced property to evaluate the site for potential areas that may be suitable and/or unsuitable for construction. The location of the site is indicated as Figure 1. A proposed site plan is shown as Figure 2.

AREA SOILS AND GROUNDWATER

According to the Orange County Soil Survey, the soils in area explored include the Enon loam complex (EnC). These soils have a highly variable permeability, ranging from 0.06 to 0.20 in/hr. Seasonal high-water table is reported to be below a depth of 80 inches. The reported typical profile is as follows:

- 0 to 3 inches: fine sandy loam
- 3 to 8 inches: fine sandy loam
- 8 to 11 inches: sandy clay loam
- 11 to 33 inches: clay
- 33 to 80 inches: loam

The soil series boundaries and topographic map can be found attached as Figure 3. An excerpt from the Orange County Soil Survey for this series is also attached.

FIELD SERVICES

Our services included the evaluation of soil types, along with estimating areas of potential suitable and unsuitable bearing. Two (2) hand auger test locations were performed at the site as indicated on Figure 3. Our observations were as follows:

- Test location HA-1- This location was performed to a depth of approximately 3.5 feet below ground surface. Soils consisted of an upper layer of topsoil approximately 4 inches thick. Below the topsoil was a layer of soft orange-tan sandy silt that extended to a depth of approximately 12 inches. Below the sandy silt was a stratum of soft orange silty clay, which extended to the terminal depth of approximately 42 inches. The soils encountered were saturated, and the hole quickly filled with water to a depth of approximately 8" below ground surface.

- Test location HA-2- This location was also performed to a depth of approximately 3.5 feet below ground surface. Soils consisted of an upper layer of topsoil approximately 2 inches thick. Below the topsoil was a layer of stiff tan sandy silt that extended to a depth of approximately 10 inches. Below the sandy silt was a stratum of stiff orange silty clay, which extended to the terminal depth of approximately 42 inches. The soils encountered were moist, and no free water was encountered.

Modulus also probed several areas of the site in an attempt to delineate suitable and unsuitable areas of the site. A good portion of the northeast corner of the site was found to be unsuitable, as we were easily able to push a 4 foot probe rod fully into the soil with little effort. Figure 3 shows the probe locations, being red at unsuitable areas, and green at suitable areas.

SUMMARY OF SERVICES


Based upon our research and field observations, it is our opinion that a significant portion of the northeast portion of the site would be unsuitable for construction due to soft soils, groundwater infiltration, topography, and stormwater flow.

Based upon our evaluation, estimated areas of suitable and unsuitable building areas are shown on Figure 4.

CLOSING

Modulus appreciates the opportunity to provide these services. If you have questions, or if we can be of additional service, please contact us at (919) 800-9093.

Modulus, PLLC



Aric V. Geda, P.E.
Principal Engineer



Attachments: *Figure 1 Site Location Map*
Figure 2 Site Plan
Figure 3 Soil Survey / Topography / Test Locations
Figure 4 Suitable and Unsuitable Construction Areas
Photos
Soil Survey Descriptions

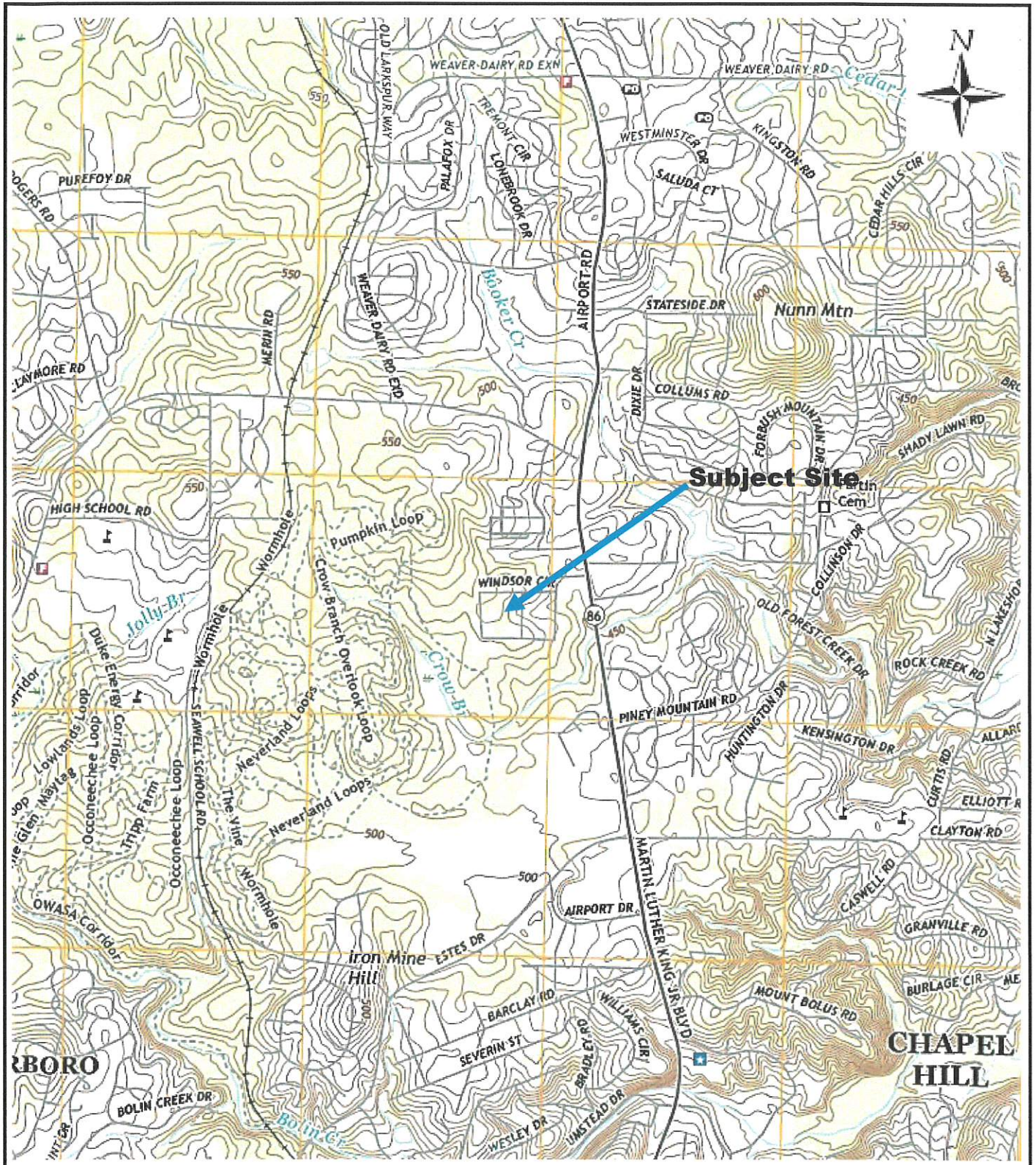


FIGURE 1- SITE LOCATION MAP

Soils Evaluation
 124 Windsor Place
 Proposed Lot 3B
 Chapel Hill, North Carolina

Modulus, PLLC.
 Engineering · Due Diligence · Design
 PO Box 935
 Oak Ridge, North Carolina 27310
 (919) 800-9093

Project No: M942
 May 2020
 Boundaries are approximate.
 Not to scale

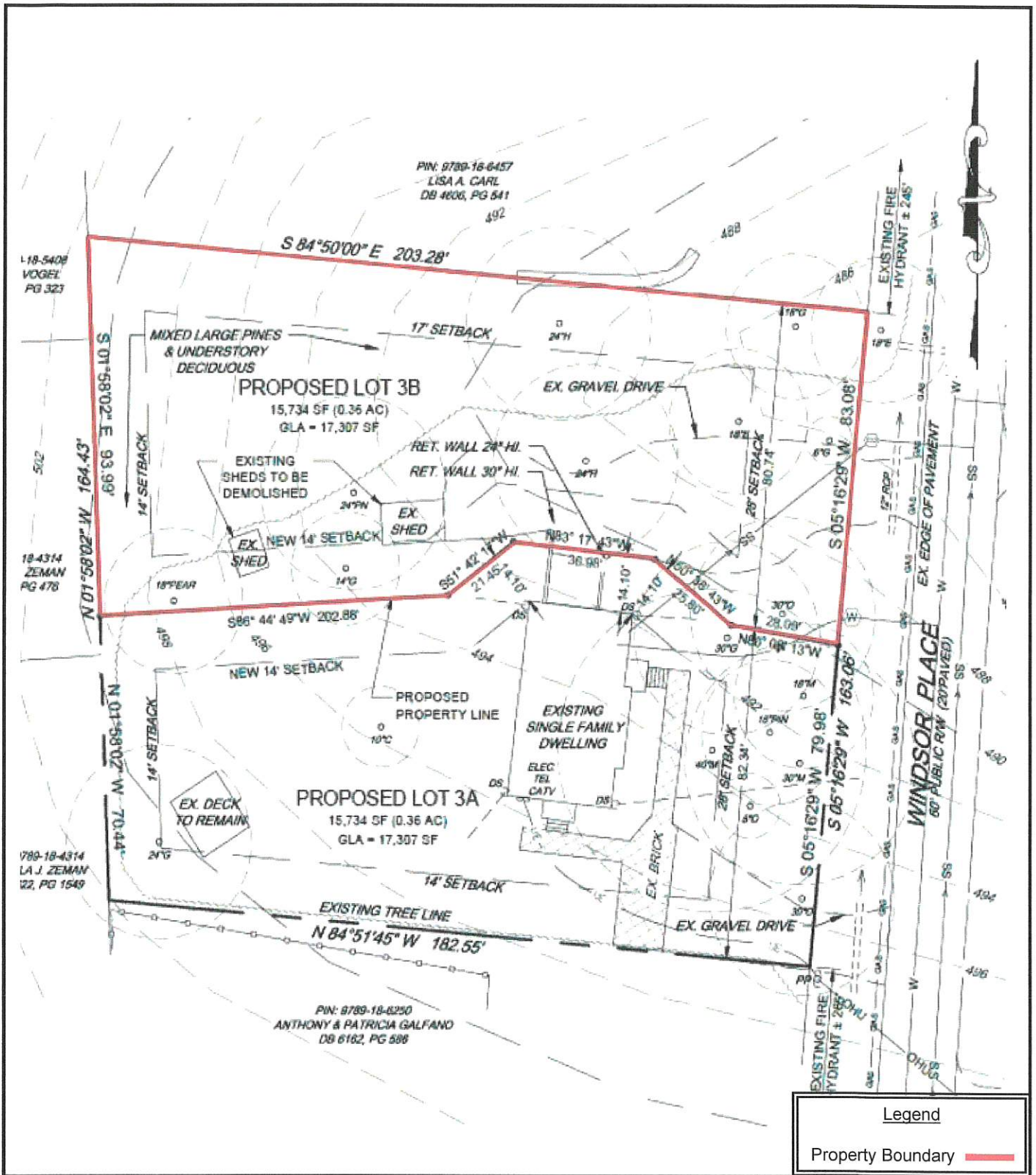


FIGURE 2- SITE PLAN

Soils Evaluation
124 Windsor Place
Proposed Lot 3B
Chapel Hill, North Carolina

Modulus, PLLC.
 Engineering · Due Diligence · Design
 PO Box 935
 Oak Ridge, North Carolina 27310
 (919) 800-9093

Project No: M942
 May 2020

Boundaries are approximate.
 Not to scale

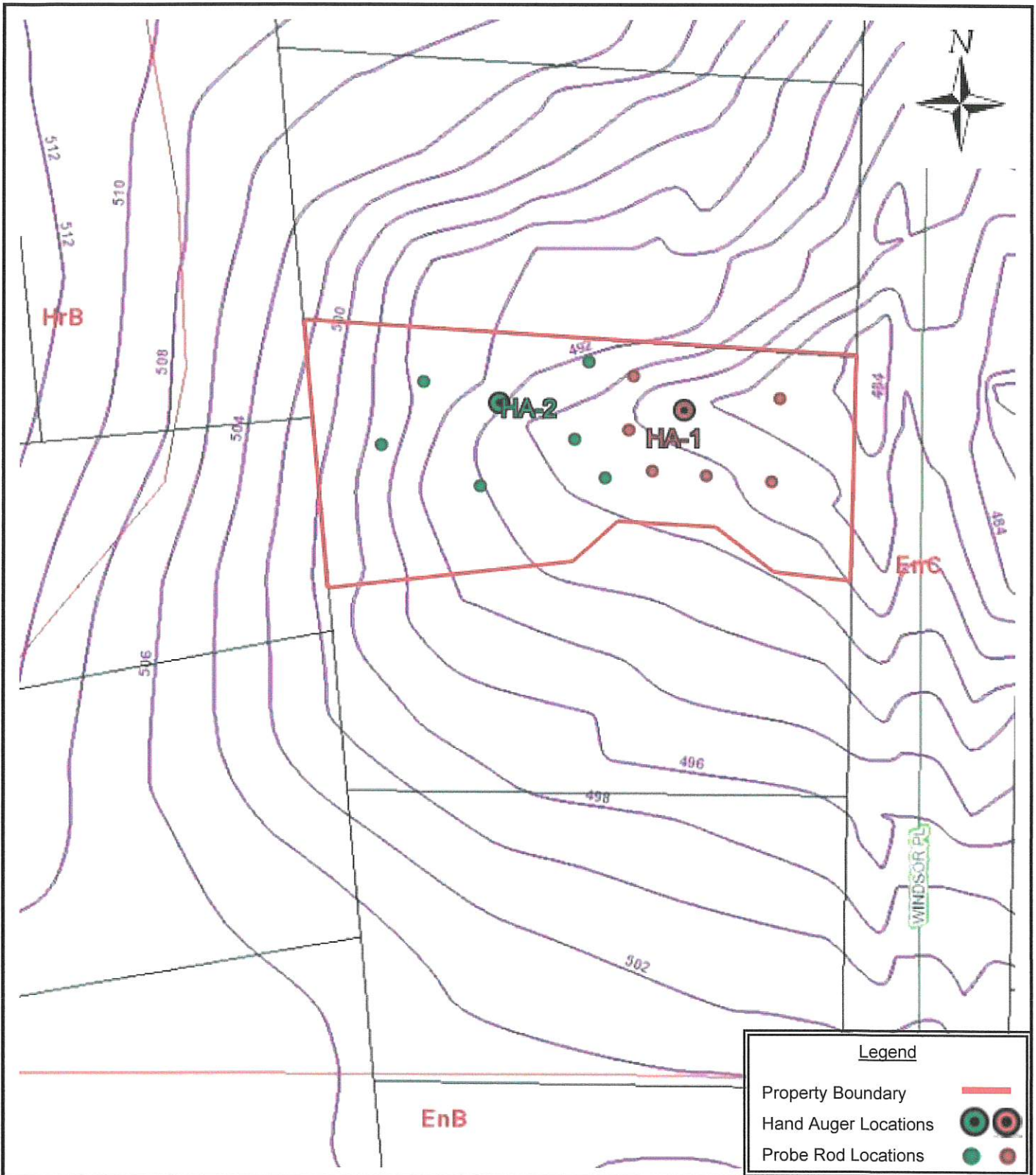


FIGURE 3- SOIL SURVEY / TOPOGRAPHY / TEST LOCATIONS

Soils Evaluation
 124 Windsor Place
 Proposed Lot 3B
 Chapel Hill, North Carolina

Modulus, PLLC.
 Engineering · Due Diligence · Design
 PO Box 935
 Oak Ridge, North Carolina 27310
 (919) 800-9093

Project No: M942
 May 2020
 Boundaries are approximate.
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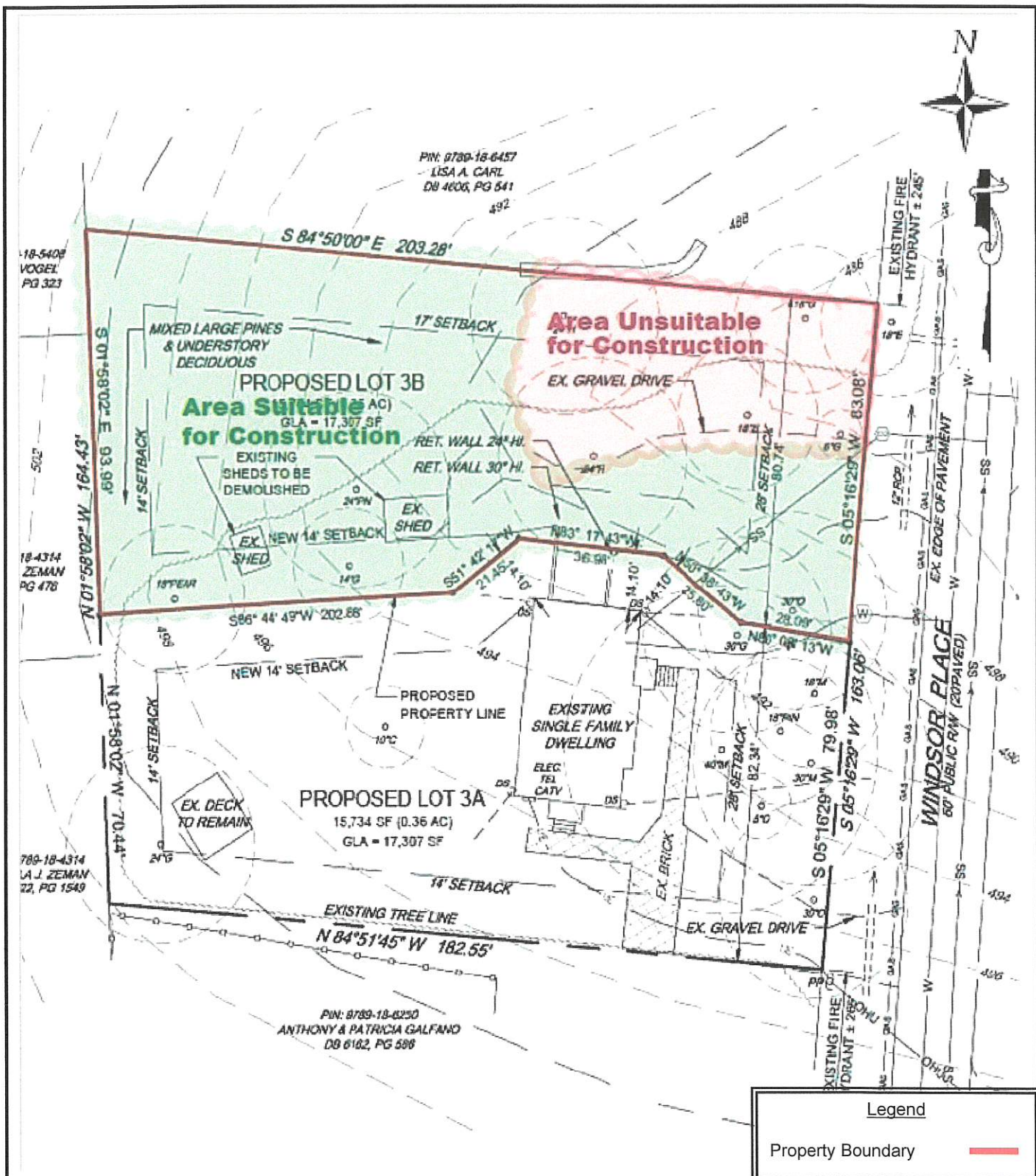


FIGURE 4- SUITABLE AND UNSUITABLE CONSTRUCTION AREAS

Soils Evaluation
124 Windsor Place
Proposed Lot 3B
Chapel Hill, North Carolina

Modulus, PLLC.
 Engineering · Due Diligence · Design
 PO Box 935
 Oak Ridge, North Carolina 27310
 (919) 800-9093

Project No: M942
 May 2020
 Boundaries are approximate.
 Not to scale



HA-1 filling with water



Probe rod in unsuitable soils

Orange County, North Carolina

EnC—Enon loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: 3tqm
Elevation: 200 to 1,400 feet
Mean annual precipitation: 37 to 60 inches
Mean annual air temperature: 59 to 66 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Enon and similar soils: 85 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Enon

Setting

Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Saprolite derived from diorite and/or gabbro and/or diabase and/or gneiss

Typical profile

A - 0 to 3 inches: fine sandy loam
E - 3 to 8 inches: fine sandy loam
BE - 8 to 11 inches: sandy clay loam
Bt - 11 to 33 inches: clay
C - 33 to 80 inches: loam

Properties and qualities

Slope: 6 to 10 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Wynott

Percent of map unit: 4 percent

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Wedowee

Percent of map unit: 3 percent

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Cecil

Percent of map unit: 1 percent

Landform: Interfluves

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Data Source Information

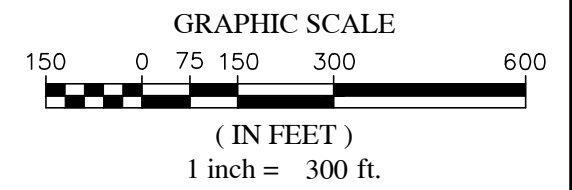
Soil Survey Area: Orange County, North Carolina

Survey Area Data: Version 19, Sep 16, 2019



LEGEND

- BUS STOP
- FH FH



6/24/2020	3	FLAG LOT	DMC
4/15/2020	2	TRT COMMENTS	DMC
2-10-2020	1	TOWN COMMENTS	DMC
DATE	NO.	REVISIONS	BY

SCALE 1" = 30'
FIRST ISSUE DATE 1-2-2020
PROJECT NO. 124 Windsor
SHEET NO. 1 of 3

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124 WINDSOR PLACE
 PIN: 9789-18-6354 - 31,467 SF (0.722 AC) (NLA)
 OWNER: PAMELA J. ZEMAN
 124 WINDSOR PLACE
 CHAPEL HILL, NORTH CAROLINA 27514

AREA MAP

PRELIMINARY

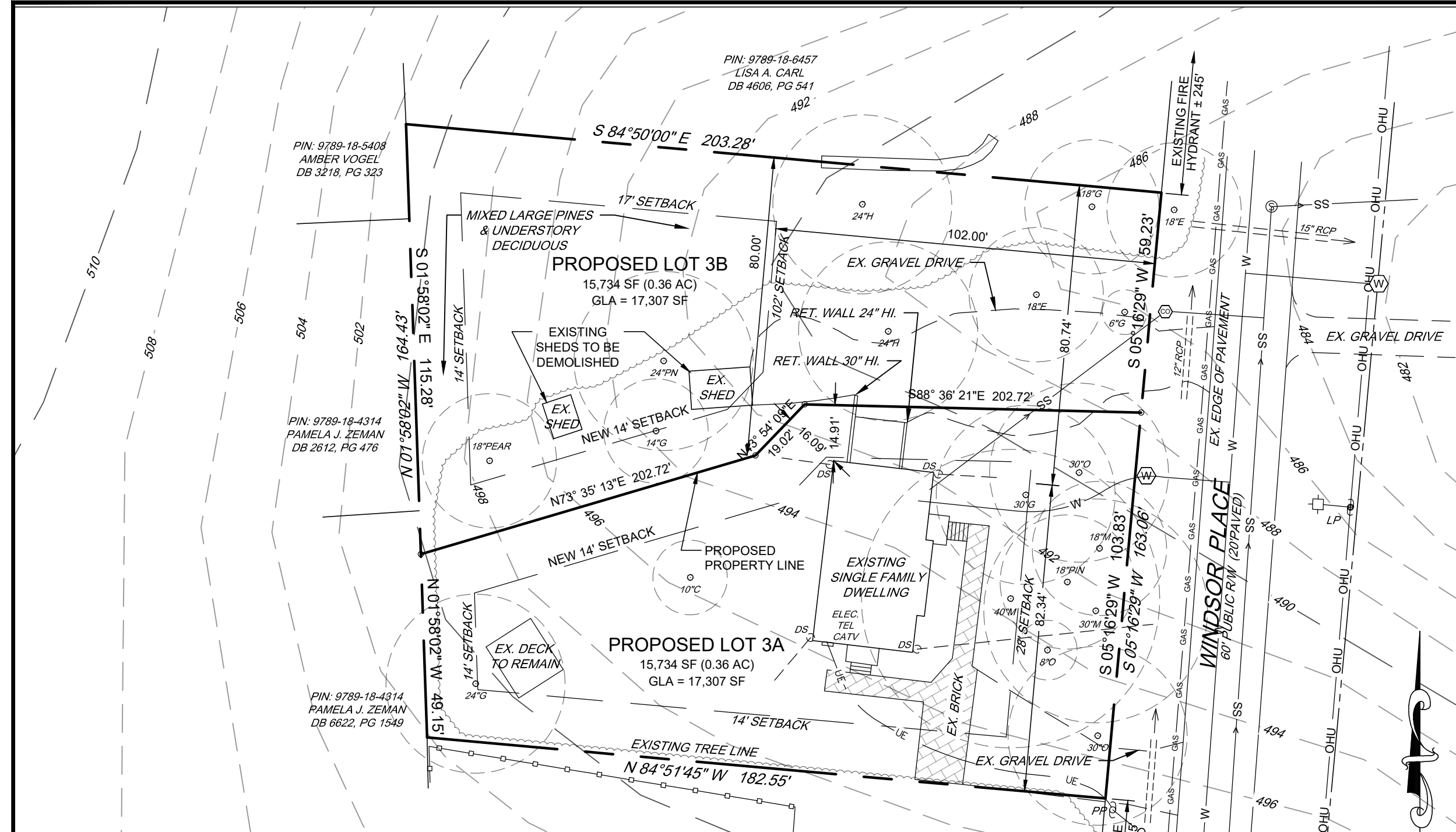
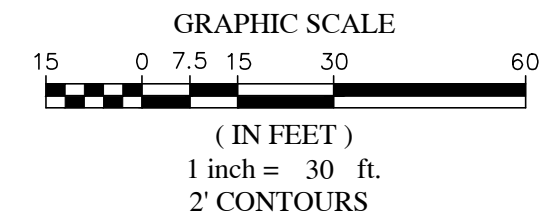
 PHILIP POST ENGINEERING FIRM: C-347	Philip N. Post, PE, PLS
	(919) 818-7862 philip.n.post@gmail.com
	PO Box 4912 Chapel Hill, NC 27515

- DEVELOPMENT INFORMATION**
- GROSS LAND AREA = 34,614 SF (0.795 AC.)
 - ZONING = R1
 - MIN. LOT SIZE = 17,000 SF; PROPOSED: 17,307 SF
 - DENSITY = 2 LOTS; PROPOSED: 2 LOTS
 - MIN. FRONTAGE = 64'; PROPOSED: 79.98'
 - MIN. LOT WIDTH = 80'; PROPOSED: 80.74'
 - SETBACKS = STREET: 28'
INTERIOR: 14'
SOLAR: 17'
 - PROPOSED USE: "A"; SINGLE FAMILY DWELLING
 - WATER / SEWER: OWASA
 - STEEP SLOPES, RCD, FLOODPLAIN, JORDAN BUFFER: NONE ON THIS SITE.

LEGEND

- EXISTING TREE LINE
- G = GUM
- E = ELM
- H = HORNBEAM
- M = MAPLE
- O = OAK
- C = CEDAR
- P = POPLAR
- PEAR = PEAR
- PN = PINE
- TREE DRIP LINE
- W — EXISTING WATER LINE
- EXISTING WATER METER
- OHU — EXISTING OVERHEAD UTILITY
- UE — EXISTING ELECT. CATV & TEL
- SS — EXISTING SANITARY SEWER
- EXISTING SS CLEANOUT
- GAS — EXISTING GAS LINE
- == == == EXISTING STORM SEWER
- DS — EXISTING ROOF DOWNSPOUT

- UTILITY AND DEMOLITION NOTES**
- 30" RETAINING WALL- DEMOLISH ANY PORTION ON LOT 3B.
 - DEMOLISH EXISTING SHEDS.
 - EXISTING UTILITY CONNECTIONS & DOWNSPOUTS (IF ANY) TO REMAIN BY BLANKET EASEMENT ON LOT 3B.
 - UNDERGROUND UTILITIES ARE APPROX. ONLY.



DATE	NO.	REVISIONS	BY
6/24/2020	3	FLAG LOT	DMC
4/15/2020	2	TRT COMMENTS	DMC
2-10-2020	1	TOWN COMMENTS	DMC

NOTE:
THE 102 FOOT SETBACK BLDG. LINE IS AT THE POINT WHERE THE LOT IS 80 FEET WIDE.

SCALE 1" = 30'
FIRST ISSUE DATE 1-2-2020
PROJECT NO. 124 Windsor
SHEET NO. 2 of 3

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EXISTING CONDITIONS & PROPOSED LOT LINE

PRELIMINARY

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 philip.n.post@gmail.com

PO Box 4912
 Chapel Hill, NC 27515

C:\ACAD Folders\Projects\124 Windsor Circle\Windsor.dwg, 6/26/2020 6:45:22 AM, 1:1

I HEREBY CERTIFY TO ONE OF THE FOLLOWING:

---a. That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

---b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that requires that regulates parcels of land.

---c. Any of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.

---d. That this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception the definition of subdivision.

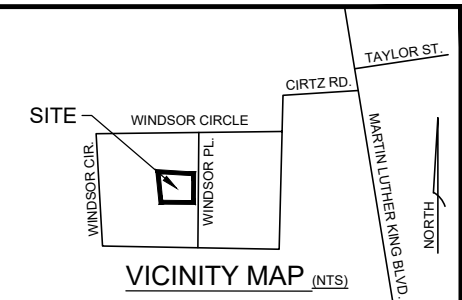
Surveyor _____ Date _____

Surveyor's Certificate

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page _____); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1: _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 2020

Surveyor _____

Registration Number _____



PIN: 9789-18-5408
 AMBER VOGEL
 DB 3218, PG 323

PIN: 9789-18-4314
 PAMELA J. ZEMAN
 DB 2612, PG 476

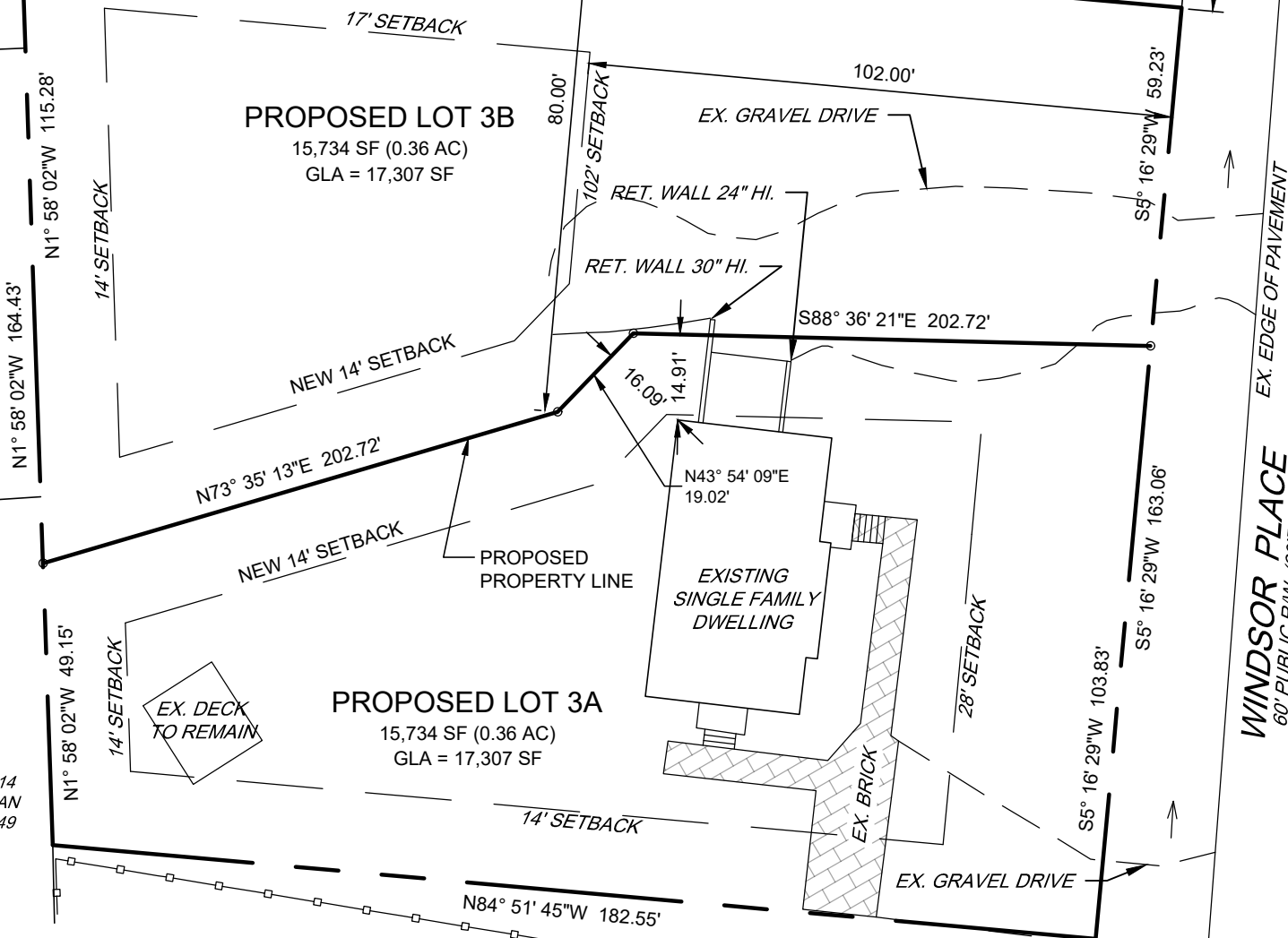
PIN: 9789-18-4314
 PAMELA J. ZEMAN
 DB 6622, PG 1549

LEGEND

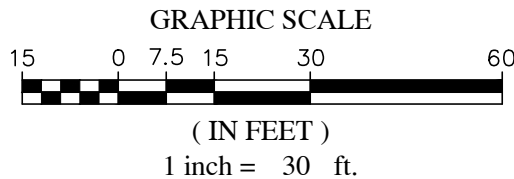
- NIR ● NEW IRON ROD
- EIP ● EXISTING IRON ROD

PIN: 9789-18-6457
 LISA A. CARL
 DB 4606, PG 541

S84° 50' 00"E 203.28'



PIN: 9789-18-6250
 ANTHONY & PATRICIA GALFANO
 DB 6162, PG 586



NOTE:
 THE 102 FOOT SETBACK BLDG. LINE IS AT THE POINT WHERE THE LOT IS 80 FEET WIDE.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF CHAPEL HILL AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE THOSE PRIVATE AND PUBLIC EASEMENTS SHOWN HEREON.

OWNER _____ DATE _____

OWNER _____ DATE _____

NORTH CAROLINA
 ORANGE COUNTY

I, _____, A NOTARY PUBLIC FOR SAID

COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL,

THIS THE _____ OF _____, 2020

NOTARY PUBLIC

(OFFICIAL SEAL)
 MY COMMISSION EXPIRES _____, 2020

REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF ORANGE

I, _____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER
 ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: _____

CERTIFICATE OF ENDORSEMENT

TOWN MANAGER ENDORSEMENT
 THIS PLAT MUST BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL OF PLAT BY THE CHAPEL HILL TOWN MANAGER.

TOWN MANAGER _____ DATE _____

PRELIMINARY - NOT FOR RECORDATION, CONVEYANCE, OR SALE

DATE	NO.	REVISIONS	BY
6/24/2020	3	FLAG LOT	DMC
4/15/2020	2	TRT COMMENTS	DMC
2-10-2020	1	TOWN COMMENTS	DMC

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PROJECT NO. 124 Windsor
SHEET NO. 3 of 3

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PRELIMINARY MINOR SUBDIVISION PLAT

PRELIMINARY

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