

# CERTIFICATE OF SUFFICIENCY

I, Sabrina M. Oliver, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Chapel Hill, on May 12, 2022.



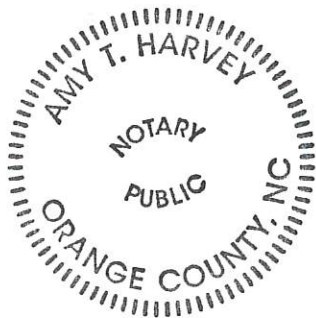
Sabrina M. Oliver, Town Clerk

Orange County, North Carolina

I certify that Sabrina M. Oliver, Town Clerk personally appeared before me this day, and acknowledging to me that she signed the foregoing document:

Date: May 12, 2022

(Official Seal)



Official Signature of Notary

Amy T. Harvey, Notary Public  
Notary's printed or typed name

My commission expires: May 15, 2025

Petition Requesting Annexation

April 7<sup>th</sup>, 2022

To the Town Council of the Town of Chapel Hill:

- 1) We, the undersigned owner of real property, respectfully request that the area described below be annexed into the Town of Chapel Hill.
- 2) The area to be annexed is contiguous to the existing primary corporate limits of the Town of Chapel Hill, and includes the following Orange County, NC land parcel.
- 3) This petition is presented under the authority contained in G.S. 160A-31 for contiguous annexations and G.S. 160A-58 for non-contiguous annexations.

Parcel Identification Number: 9870892007 19.654 acres

Total Area to be annexed: 20.170 acres

Survey description: Commencing from an existing rebar and cap known as McKim & Creed control point # 2 having North Carolina (NAD 83-2011) Grid Coordinates of N: 809,325.00' E: 1,977,466.97', from said control point a bearing and distance of N 16° 21' 25" E 157.10' to an iron rod found on the eastern right of way of Millhouse Road, said iron rod also known as the Point of Beginning (POB) and having North Carolina (NAD 83-2011) Grid Coordinates of N: 809,475.74' E: 1,977,511.21'; thence from said POB and running with the southern line of the Carolina Donor Services property (DB 6665, Pg 839) along the existing Town of Chapel Hill limits the following two calls: N 89° 41' 13" E 1,144.32' to an iron pipe found; thence continuing N 89° 41' 13" E 7.26' to a computed point on a southern corner of the Town of Chapel Hill Property (DB 2827, Pg 371); thence with a western line of said property S 04° 38' 05" E 96.20' to a computed point on a northern corner of the NR Edge property (DB 6092, Pg 357); thence with a western line of said property S 04° 38' 05" E 704.38' to an iron pipe found on a northern line of the Reclar Corporation Property (DB 910, Pg 324); thence with said northern line S 88° 46' 21" W 525.27' to an iron pipe found on a western line in the Chip-Orange, Inc. property (DB 2030, Pg 189);

thence with said line N 05° 57' 39" W 15.16' to an iron pipe found; thence continuing on said line N 05° 07' 53" W a total distance of 139.39' passing an iron pipe found at 89.64' to an iron pipe found; thence with a northern line of said property S 81° 17' 08" W a total distance of 644.68' passing an iron pipe found on the western right of way of Millhouse Road at 614.35' to a computed point in the centerline of Millhouse Road; thence with said centerline of road N 05° 29' 10" W 749.95' to a computed point; thence N 89° 41' 13" E 31.87' to an iron rod found, said iron rod being the point and place of beginning containing 878,590 SF / 20.170 acres, more or less.

Vested Rights:

We acknowledge that any zoning vested rights acquired pursuant to G.S. 160 A-385.1 of G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attached proof.)

As of the date of this petition, the property owner has been pursuant to lawfully issued permits, and the right of the owner have vested pursuant thereto.

Property Owner Name

Merritt CP1, LLC

Address

2066 Lord Baltimore Dr  
Baltimore, MD 21244

By: Merritt CP1, LLC

Authorized representative

Name: Keith Wallace

Title: Vice President

Date:

4/7/2022

STATE OF NC

COUNTY OF Wake

I, Brittany Callahan the undersigned Notary Public in and for the aforesaid County and State, certify that Keith Wallace personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 7 day of April 2022.

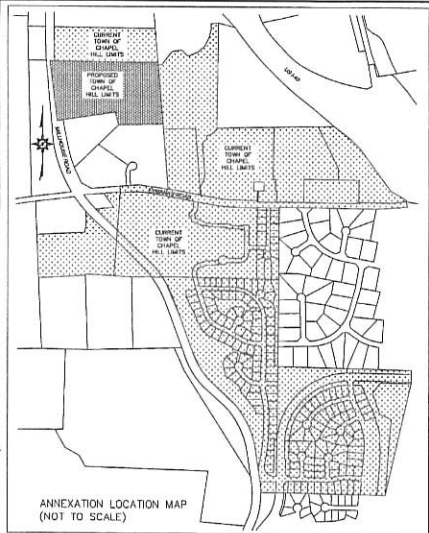
Printed Name: Brittany N Callahan, Notary Public

Brittany N. Callahan

My Commission expires: June 22, 2025



3/20



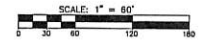
RECORDING OF THIS DOCUMENT DOES NOT REQUIRE SUBDIVISION APPROVAL OF THE TOWN OF CHAPEL HILL, AS PROVIDED IN SECTION 4.6.1 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE.

*Judy Stamm*  
Date: 4/17/2022

Map No. 1772022  
Chapel County North Carolina  
Map Color: Register of Deeds  
SP 124 PC 166 - 165 (S)

- SURVEY NOTES:**
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
  2. NO NC CRD MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
  3. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NAD 2011).
  4. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  5. TWO PROPERTY IS LOCATED IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD AND ZONE "A" AREAS DETERMINED TO BE THE 500 YEAR FLOOD AS SHOWN ON FEMA PANEL 211067603C WITH AN ELEVATION DATE OF NOVEMBER 17, 2017.
  6. DASHED LINES SHOWN HEREON WERE NOT FIELD SURVEYED.

REFERENCE	SITE ADDRESS	OTHER INFORMATION
DB 8761, PG 736 DB 8745, PG 373 DB 5122, PG 486 DB 3820, PG 212 PB 74, PG 161	7300 WILLOWHURST ROAD CHAPEL HILL, NC 27516	MERRITT-CP1, LLC

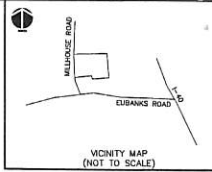


DATE	REVISION	INITIAL

**MCKIM & CREED**  
1730 Verity Drive Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8001, Fax: (919)233-8031  
NC FIRM # F-1222  
Internet Site: <http://www.mckimcreed.com>

DATE: \_\_\_\_\_

**TOTAL AREA OF ANNEXATION**  
20.170 Acres  
878,590 SqFt



I, JEFFREY D. AYER, PLS. L-4234, CERTIFY THAT THIS PLAN AND INSTRUMENT UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN TO BE TRUE BASED THEREON OR ON MAP AND MAP BOOKS REFERENCED ON MAP, THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS DOTTED LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAN; THAT THE METHOD OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH U.S. 47-30 AND 47-35, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, STATE OF NORTH CAROLINA, A.D. 1922.

TOWN OF CHAPEL HILL  
DB 2827, PG 373  
PB 25, PG 116  
PIN# 9871-00-9160

APR 17 2022

JUDY STAMM  
APPROVED

JUDY STAMM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
L-4234

I, JEFFREY D. AYER, PLS. L-4234, CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JUDY STAMM  
APPROVED

JUDY STAMM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
L-4234

4/5/22  
DATE



N/T  
MR EDGE PROPERTY  
CORP., LLC  
DB 8092, PG 307  
PB 83, PG 116  
PIN# 9870-99-5152

State of North Carolina  
County of Orange

I, Kimberly Cecil, Review Officer of Orange County, certify that the 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.

Kimberly Cecil  
Review Officer

Orange County Land Records  
Date of Certification: 4/17/22

- LEGEND:**
- R.R. RAILROAD
  - FOR POINT OF BEGINNING
  - R/MON RIGHT OF WAY MONUMENT
  - R/W RIGHT OF WAY
  - CF COMBINED FEET
  - GRND GROUND
  - SqFt SQUARE FEET
  - AC ACRES
  - NOE OR FORMERLY NOISE OR FORMERLY
  - DB DICT BOOK
  - PLT PLAT BOOK
  - FACE FACE
  - IPF IRON PIPE FOUND
  - IRP IRON ROD FOUND
  - CPM COMPUTED POINT
  - BCP BENCH MARK
  - EXISTING MONUMENT

VOLUNTARY CONTIGUOUS ANNEXATION PLAN  
ON THE PROPERTY OF  
**MERRITT-CP1, LLC**  
FOR  
**THE TOWN OF CHAPEL HILL**  
DATE: MARCH 02, 2022 SCALE: 1" = 60'  
CHAPEL HILL TOWNSHIP ORANGE COUNTY NORTH CAROLINA

PROJECT # : 07171-0004  
PROJ. SVTR : JDA  
DRAWN BY : JJC  
FIELD SK :  
COMP. FILE : VARI-77470004-ANDLING  
SHEET # : 1 OF 1  
DWG. # :