

**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

Parcel Identifier Number (PIN): 9788-30-8831

Date: 08 Apr 2019

**Section A: Project Information**


Project Name: 210 Howell Street Minor Subdivision  
Property Address: 210 Howell Street Zip Code: 27514  
Existing Zoning District: R-4  
Project Description: Subdivide 210 Howell St into 2 new lots

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

**Applicant Information (to whom correspondence will be mailed)**

Name: Ballentine Associates- Frank Emery  
Address: 221 Providence Road  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: 919-929-0481 Email: franke@bapa.eng.pro

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:  Date: 08 APR 19

**Owner/Contract Purchaser Information:**

**Owner**  **Contract Purchaser**

Name: Purefoy Road, LLC- Ted Kairys  
Address: 721 Mount Carmel Church Road  
City: Chapel Hill State: NC Zip Code: 27517  
Phone: 919-929-5444 Email: ted@kairysproperties.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:  Date: 08 APR 19



**PROJECT FACT SHEET**  
 TOWN OF CHAPEL HILL  
 Planning Department

**Section A: Project Information**

Application type: Minor Subdivision Application Date: 08 Apr 2019  
 Project Name: 210 Howell Street Minor Subdivision

**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=	<b>20,304</b>	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=	<b>2,030</b>	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	<b>22,334</b>	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)	N/A
Area of Land Disturbance within RCD	N/A
Area of Land Disturbance within Jordan Buffer	N/A

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	*0	N/A	N/A	N/A
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	*0%	N/A	N/A	N/A
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A	N/A	N/A	N/A



# 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	*0	N/A	N/A	N/A
Number of Floors	N/A	N/A	N/A	N/A
Recreational Space	N/A	N/A	N/A	N/A

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)	*0	N/A	N/A	N/A
Total Square Footage of All Units	N/A	N/A	N/A	N/A
Total Square Footage of Affordable Units	N/A	N/A	N/A	N/A
Total Residential Density	N/A	N/A	N/A	N/A
Number of Dwelling Units	N/A	N/A	N/A	N/A
Number of Affordable Dwelling Units	N/A	N/A	N/A	N/A
Number of Single Bedroom Units	N/A	N/A	N/A	N/A
Number of Two Bedroom Units	N/A	N/A	N/A	N/A
Number of Three Bedroom Units	N/A	N/A	N/A	N/A

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

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	22'	22.4'	22.4'
	Interior (neighboring property lines)	8'	30.7'	12.1'
	Solar (northern property line)	9'	27.1'	27.1'
Height (maximum)	Primary	34'	34'	34'
	Secondary	64'	40'+/-	40'+/-
Streets	Frontages	40'	203.3'+/-	146.8'+/-
	Widths	50'	97'+/-	82.6'+/-



**PROJECT FACT SHEET**  
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 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
N/A				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
N/A				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): 1 - Howell Street

\*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	N/A	N/A	N/A
Handicap Spaces	N/A	N/A	N/A
Total Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Surface Type	N/A		

**Section H: Landscape Buffers**

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

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
R-4	.230	.039					N/A
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

## Section J: Utility Service

Check all that apply

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<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](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

X	<b>Application fee</b> (including <a href="#">Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<del>1,080.00</del>
X	<b>Pre-Application meeting – with appropriate staff</b>		<b>Paid</b>
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Recorded Plat or Deed of Property</b>		
X	<b>Recordable Plat of easements, right-of-way, and dedications, if applicable</b>		
X	<b>Deed history of Parent tract since October 8, 1956</b>		
X	<b>Project Fact Sheet</b>		
X	<b>Street Addressing (Engineering Department)</b>		
X	<b>Utility Service clearance</b>		
X	<b>Mailing list of owners of property within 500 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	<del>45.60</del>
X	<b>Written Narrative describing the proposal</b>		<b>Paid</b>
X	<b>Stream Determination - necessary for all submittals</b>		
N/A	<b>Jurisdictional Wetland Determination – if applicable</b>		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

**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

## 210 Howell Street – Minor Subdivision

06 March 2019

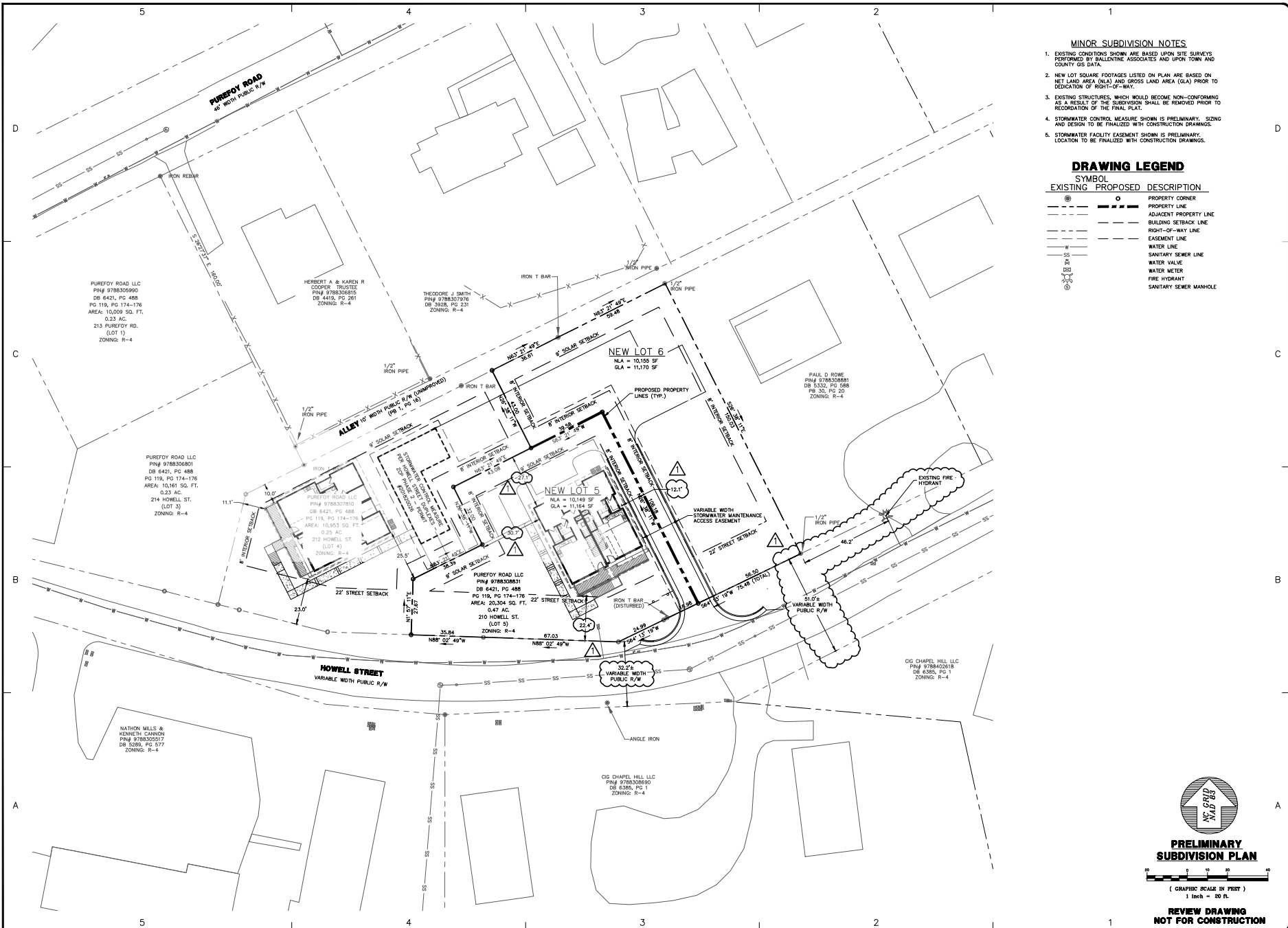
### Project Narrative:

210 Howell Street is an existing single-family lot on approximately 0.47 acres which is described as Lot 5 on Recombination Plat for Purefoy Road LLC. The owner is proposing to subdivide the existing tract to create 2 lots total. Each of these lots will have a minimum of 5,500 sq. ft. gross land area (GLA) and each will meet Town required dimensional standards for R-4 Zoning.

OWASA has confirmed that this subdivision meets their approval. Utility service clearance letters (including OWASA's) have been included with this submittal.







- MINOR SUBDIVISION NOTES**
- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES AND UPON TOWN AND COUNTY GIS DATA.
  - NEW LOT SQUARE FOOTAGES LISTED ON PLAN ARE BASED ON NET LAND AREA (NLA) AND GROSS LAND AREA (GLA) PRIOR TO DEDICATION OF RIGHT-OF-WAY.
  - EXISTING STRUCTURES, WHICH WOULD BECOME NON-CONFORMING AS A RESULT OF THE SUBDIVISION SHALL BE REMOVED PRIOR TO RECORDATION OF THE FINAL PLAT.
  - STORMWATER CONTROL MEASURE SHOWN IS PRELIMINARY. SIZING AND DESIGN TO BE FINALIZED WITH CONSTRUCTION DRAWINGS.
  - STORMWATER FACILITY EASEMENT SHOWN IS PRELIMINARY. LOCATION TO BE FINALIZED WITH CONSTRUCTION DRAWINGS.

**DRAWING LEGEND**

SYMBOL	EXISTING	PROPOSED	DESCRIPTION
○			PROPERTY CORNER
---	---	---	PROPERTY LINE
---	---	---	ADJACENT PROPERTY LINE
---	---	---	BUILDING SETBACK LINE
---	---	---	RIGHT-OF-WAY LINE
---	---	---	EASEMENT LINE
---	---	---	WATER LINE
---	---	---	SANITARY SEWER LINE
---	---	---	WATER VALVE
---	---	---	WATER METER
---	---	---	FIRE HYDRANT
---	---	---	SANITARY SEWER MANHOLE

**PRELIMINARY  
SUBDIVISION PLAN**  
  
 (GRAPHIC SCALE IN FEET)  
 1 inch = 20 ft.  
**REVIEW DRAWING  
NOT FOR CONSTRUCTION**

**210 HOWELL STREET  
MINOR SUBDIVISION  
CHAPEL HILL, NORTH CAROLINA**

**MINOR SUBDIVISION DRAWINGS**

<b>DATE</b>	06 MAR 19
<b>REVISIONS</b>	NO. 1: PER. 100% FINAL COMMENTS
<b>DATE</b>	06 APR 19
<b>REVISION</b>	NO. 2: MINOR SUBD. SUBMITTAL #2

**OWNER INFORMATION**  
 PUREFOY ROAD, LLC  
 221 MT. CARMEL CHURCH RD.  
 CHAPEL HILL, NC 27517

**OWNER'S REPRESENTATIVE:**  
 TED KARRIS  
 P/L (919) 929-5444  
 FAX: 919-929-5444  
 EMAIL: ted@purefoyroad.com

**JOB NUMBER:** 117028.02  
**DATE:** 06 MAR 19  
**SCALE:** AS SHOWN  
**DRAWN BY:** F.A.L.E.  
**REVIEWED BY:** A.R.S.

**SHEET  
C1001**

**BALLENTINE  
ASSOCIATES PA**

THEODORE J. SMITH  
 PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 LICENSE NO. 14087

PAUL D. ROBE  
 PROFESSIONAL SURVEYOR  
 STATE OF NORTH CAROLINA  
 LICENSE NO. 14087

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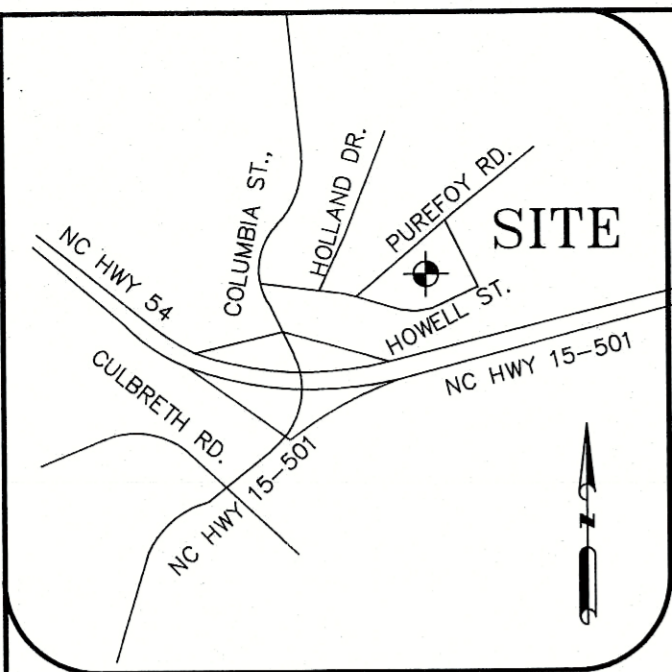
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 FAX: 919-929-5444  
 EMAIL: ted@purefoyroad.com

I:\Projects\117028.02\Drawings\Drawings\117028.02.dwg (Sheet: 1 of 1) - 11/11/2019 10:23:25 AM





I, ERIC M. MANTURUK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE 6421/488; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE 6421/488; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:53,200; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22<sup>ND</sup> DAY OF JANUARY 2019.

*Eric M. Manturuk*  
ERIC M. MANTURUK PLS L-5019

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

*Eric M. Manturuk* 01/22/2019  
ERIC M. MANTURUK PLS L-5019



**NOTES:**

- THIS IS A SURVEY OF EXISTING PARCELS. THIS IS A RECOMBINATION PLAT.
- THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE EXISTING FIVE (5) LOTS INTO FIVE (5) NEW LOTS.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83 (2011) BASED ON VRS DATA. CLOSURE = 1:53,200.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R4
- SETBACKS: STREET: 22', INTERIOR: 8', SOLAR: 9'
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE (SFHA). IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3710978800 J DATED FEBRUARY 02, 2007.
- REFERENCES: DB 6421, PG 488; DB 501, PG 212; DB 378, PG 658; DB 831, PG 84; DB 831, PG 84; DB 3874, PG 203; DB 5289, PG 577; DB 6300, PG 18; PB 1, PG 16; PB 30, PG 20; PB 30, PG 103; PB 114, PG 156 OF THE ORANGE COUNTY REGISTRY.
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO WETLANDS WERE DELINEATED AT THE TIME OF THE SURVEY.

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, *Deborah Blaylock*, 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 OFFICE HAS RESPONSIBILITY AS PROVIDED BY LAW.

*Deborah Blaylock*  
REVIEW OFFICER  
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: 2/6/19

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 DEVELOPMENT ORDINANCE.  
*Rebecca J. McDaniel* DATE 2/6/19  
TOWN OF CHAPEL HILL

**SITE DATA TABLE**

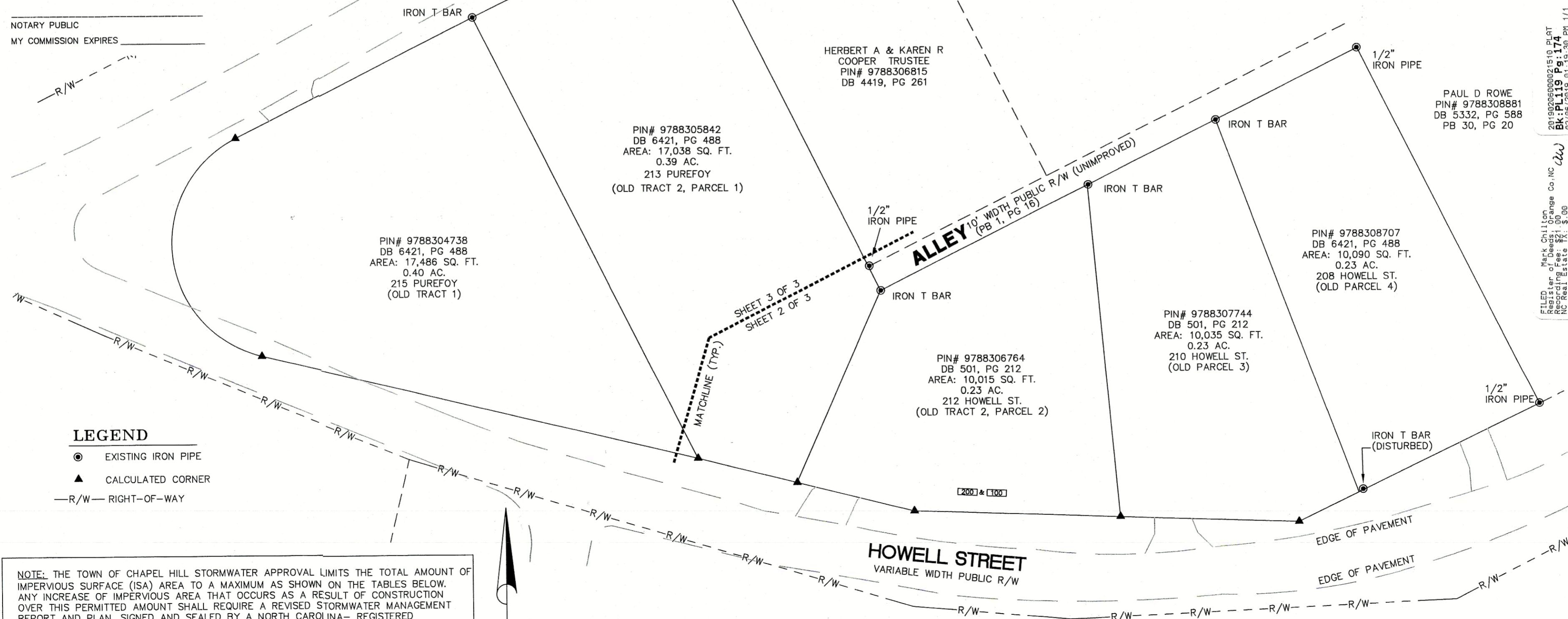
OLD PARCEL NO.	OLD PARCEL AREA		NEW PARCEL NO. (SEE SHEETS 2&3)	NEW PARCEL AREA	
	SQ. FT.	ACRES		SQ. FT.	ACRES
PIN# 9788305842 (OLD TRACT 2, PARCEL 1)	17,038	0.39	LOT 1	10,009	0.23
PIN# 9788305842 (OLD TRACT 1)	17,486	0.40	LOT 2	12,216	0.28
PIN# 9788306764 (OLD TRACT 2, PARCEL 2)	10,015	0.23	LOT 3	10,161	0.23
PIN# 9788307744 (OLD PARCEL 3)	10,035	0.23	LOT 4	10,953	0.25
PIN# 9788308707 (OLD PARCEL 4)	10,090	0.23	LOT 5	20,304	0.47
			NEW R/W	1,021	0.02
TOTAL	64,664	1.48	TOTAL	64,664	1.48

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY DESCRIPTION/REFERENCE TO LOTS SHOWN ON THIS PLAT AND COVERED BY THIS CERTIFICATE: (INSERT LIST OF LOT NUMBERS OR OTHER CLEAR IDENTIFICATION OF LOTS COVERED BY THIS CERTIFICATION).

BY: *[Signature]*  
SIGNATURE  
DATE: 1/22/19

I, \_\_\_\_\_ NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT \_\_\_\_\_ PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS \_\_\_\_\_ SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS \_\_\_\_\_ ITS \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

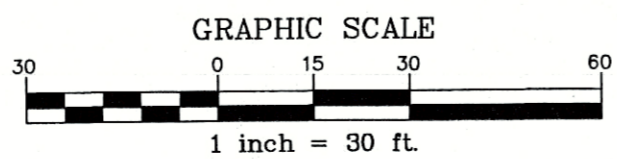


**LEGEND**

- EXISTING IRON PIPE
- ▲ CALCULATED CORNER
- R/W- RIGHT-OF-WAY

NOTE: THE TOWN OF CHAPEL HILL STORMWATER APPROVAL LIMITS THE TOTAL AMOUNT OF IMPERVIOUS SURFACE (ISA) AREA TO A MAXIMUM AS SHOWN ON THE TABLES BELOW. ANY INCREASE OF IMPERVIOUS AREA THAT OCCURS AS A RESULT OF CONSTRUCTION OVER THIS PERMITTED AMOUNT SHALL REQUIRE A REVISED STORMWATER MANAGEMENT REPORT AND PLAN, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED PROFESSIONAL ENGINEER, BE SUBMITTED TO THE TOWN STORMWATER ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A C/O. THE ISA TABLE BELOW SHOWS THE MAXIMUM ISA ALLOWED PER LOT. ANY ADJUSTMENTS TO THESE NUMBERS MUST BE APPROVED BY THE CHAPEL HILL TOWN MANAGER.

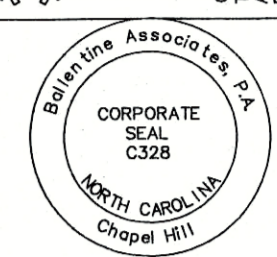
ISA TABLE - PUREFOY RD. LOTS		ISA TABLE - HOWELL ST. LOTS	
Lot 1	=6,600	Lot 4	=5,700
Lot 2	=6,000	Lot 5	=11,300
Lot 3	=4,400	Total	=17,000
Total	=16,600		



**CURRENT OVERALL LOT CONFIGURATION (FOR ILLUSTRATIVE PURPOSES ONLY)**

- Parent - 9788-30-4738
- Parent - 9788-30-5842
- Parent - 9788-30-6764
- Parent - 9788-30-7744
- Parent - 9788-30-8707
- Dummy - 9788-30-8801
- New Lot 1 - 9788-30-5940
- New Lot 2 - 9788-30-5805
- New Lot 3 - 9788-30-6801
- New Lot 4 - 9788-30-7810
- New Lot 5 - 9788-30-8831 OB

**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514  
(919) 979-0461 (919) 489-4789  
COPYRIGHT © 2019 BALLENTINE ASSOCIATES, P.A.  
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ANY REPRODUCTION OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.



**OWNER INFORMATION:**  
PUREFOY ROAD LLC  
721 MT. CARMEL CHURCH RD.  
CHAPEL HILL, NC 27517  
**OWNERS REPRESENTATIVE:**  
TED KAIRYS  
PH. (919) 418-2121  
EMAIL: ted@kairysproperties.com

DATE	ISSUED
11/26/18	REVISED LOT LINES
11/26/18	ADDED ADDRESSES
01/08/19	TOWN COMMENTS

**PUREFOY ROAD LLC.**  
208, 210, 212 HOWELL ST  
AND 213, 215 PUREFOY RD.  
CHAPEL HILL, TWSP., ORANGE CO., NORTH CAROLINA  
**RECOMBINATION PLAT**

JOB NUMBER: 117028.00  
DATE: 26 NOV 18  
SCALE: 1"=30'  
DRAWN BY: EMM  
REVIEWED BY: EMM

**SHEET**  
1 OF 3

FILED: Mark Chilton, Register of Deeds, Orange Co., NC  
BK: PL 119 Pg: 174  
2019020600021510 PLAT  
62/06/2019 01:15:30 PM 1/1



**NOTES:**

SEE SHEET 1 OF 3 FOR GENERAL NOTES.

**LEGEND**

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊕ POWER POLE
- GUY WIRE
- ⊙ SANITARY MANHOLE
- LINE NOT SURVEYED
- OHU — OVERHEAD UTILITY LINES
- SS — SANITARY SEWER PIPE
- R/W — RIGHT-OF-WAY LINE

**SITE DATA TABLE**

OLD PARCEL NO.	OLD PARCEL AREA		NEW PARCEL NO. (SEE SHEETS 2&3)	NEW PARCEL AREA	
	SQ. FT.	ACRES		SQ. FT.	ACRES
PIN# 9788305842 (OLD TRACT 2, PARCEL 1)	17,038	0.39	LOT 1	10,009	0.23
PIN# 9788305842 (OLD TRACT 1)	17,486	0.40	LOT 2	12,216	0.28
PIN# 9788306764 (OLD TRACT 2, PARCEL 2)	10,015	0.23	LOT 3	10,161	0.23
PIN# 9788307744 (OLD PARCEL 3)	10,035	0.23	LOT 4	10,953	0.25
PIN# 9788308707 (OLD PARCEL 4)	10,090	0.23	LOT 5	20,304	0.47
			NEW R/W	1,021	0.02
<b>TOTAL</b>	<b>64,664</b>	<b>1.48</b>	<b>TOTAL</b>	<b>64,664</b>	<b>1.48</b>

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

ERIC M. MANTURUK PLS L-5019 01/22/2019



20190206000021520 PLAT  
Bk: PL119 Pg: 175  
02/06/2019 01:19:31 PM 1/1

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$21.00  
NC Real Estate TX: \$ 00



**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514  
(919) 929-0461 (919) 468-4788

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Eric M. Manturuk  
CORPORATE SEAL  
C328  
NORTH CAROLINA  
Chapel Hill

**OWNER INFORMATION:**  
PUREFOY ROAD LLC  
721 MT. CARMEL CHURCH RD.  
CHAPEL HILL, NC 27517

**OWNERS REPRESENTATIVE:**  
TED KAIRYS  
PH: (919) 418-2121  
EMAIL: ted@kairysproperties.com

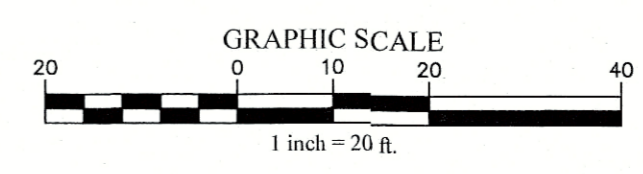
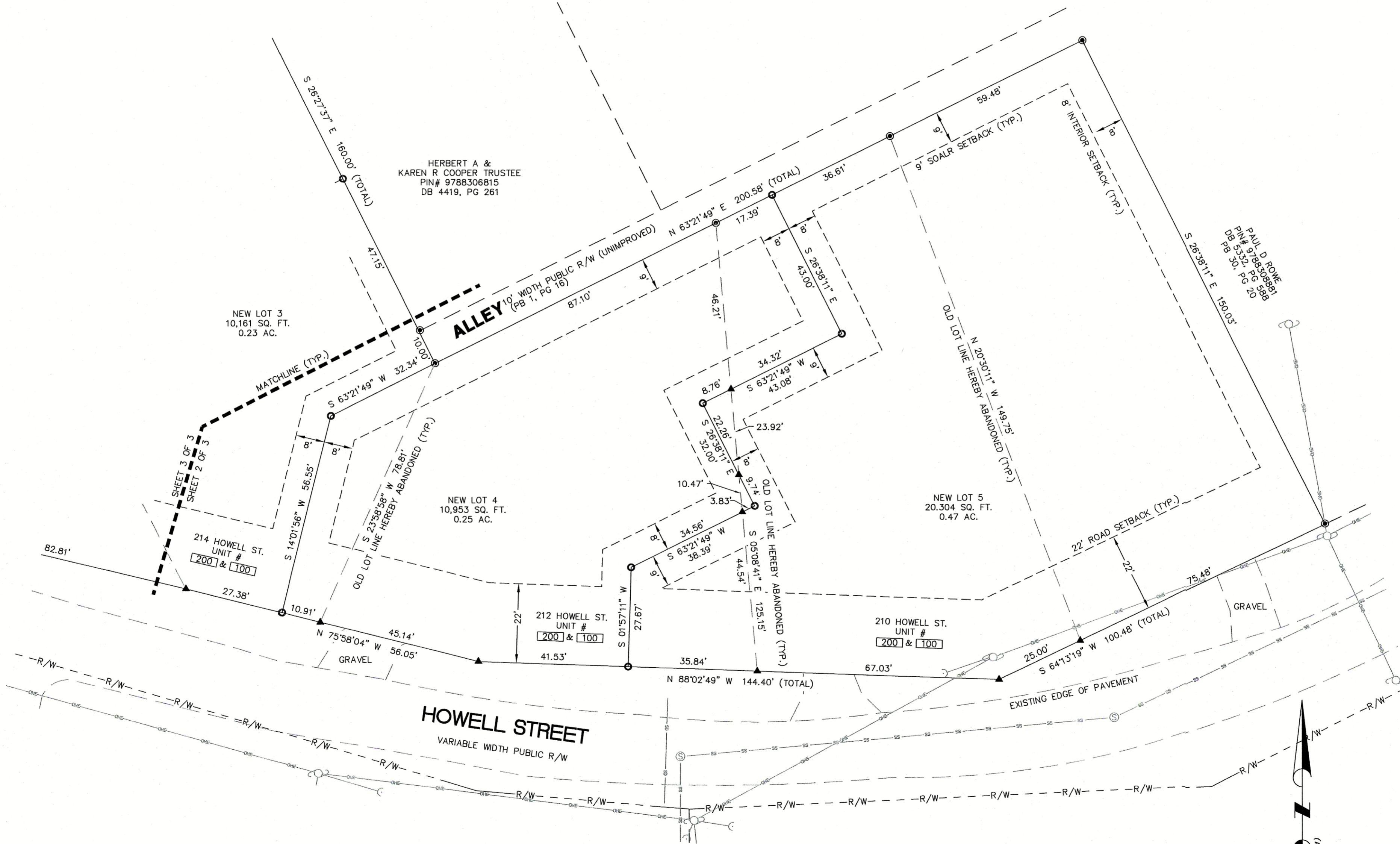
DATE	ISSUED
11/26/18	REVISED LOT LINES
11/26/18	ADDED ADDRESSES
01/08/19	TOWN COMMENTS

**PUREFOY ROAD LLC.**  
**208, 210, 212 HOWELL ST**  
**AND 213, 215 PUREFOY RD.**  
CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA

**RECOMBINATION PLAT**

JOB NUMBER: 117028.00  
DATE: 26 NOV 18  
SCALE: 1"=20'  
DRAWN BY: EMM  
REVIEWED BY: EMM

**SHEET**  
**2 OF 3**





**NOTES:**

SEE SHEET 1 OF 3 FOR GENERAL NOTES.

**LEGEND**

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊕ POWER POLE
- GUY WIRE
- ⊙ SANITARY MANHOLE
- LINE NOT SURVEYED
- OHU — OVERHEAD UTILITY LINES
- SS — SANITARY SEWER PIPE
- R/W — RIGHT-OF-WAY LINE

**SITE DATA TABLE**

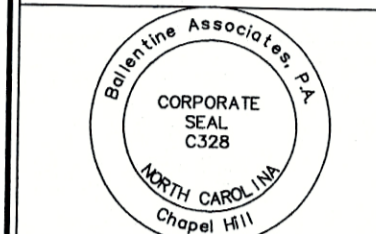
OLD PARCEL NO.	OLD PARCEL AREA		NEW PARCEL NO. (SEE SHEETS 2&3)	NEW PARCEL AREA		
	SQ. FT.	ACRES		SQ. FT.	ACRES	
PIN# 9788305842 (OLD TRACT 2, PARCEL 1)	17,038	0.39	LOT 1	10,009	0.23	
PIN# 9788305842 (OLD TRACT 1)	17,486	0.40	LOT 2	12,216	0.28	
PIN# 9788306764 (OLD TRACT 2, PARCEL 2)	10,015	0.23	LOT 3	10,161	0.23	
PIN# 9788307744 (OLD PARCEL 3)	10,035	0.23	LOT 4	10,953	0.25	
PIN# 9788308707 (OLD PARCEL 4)	10,090	0.23	LOT 5	20,304	0.47	
			NEW R/W	1,021	0.02	
	TOTAL	64,664	1.48	TOTAL	64,664	1.48

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY  
SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-  
ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF  
SUBDIVISION.

ERIC M. MANTURUK PLS L-5019



**BALLENTINE ASSOCIATES, P.A.**  
271 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514  
(919) 286-0461 (919) 489-4789  
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20190206000021530 PLAT  
Bk: PL119 Pg: 176  
02/06/2019 01:19:32 PM 1/1

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$21.00  
NC Real Estate TX: \$ 0.00

**OWNER INFORMATION:**  
PUREFOY ROAD LLC  
721 MT. CARMEL CHURCH RD.  
CHAPEL HILL, NC 27517

**OWNERS REPRESENTATIVE:**  
TED KAIRYS  
PH. (919) 418-2121  
EMAIL: ted@kairysproperties.com

FOR PINS SEE

PAGE \_\_\_\_\_

DATE	ISSUED
11/26/18	REVISED LOT LINES
11/26/18	ADDED ADDRESSES
01/08/19	TOWN COMMENTS

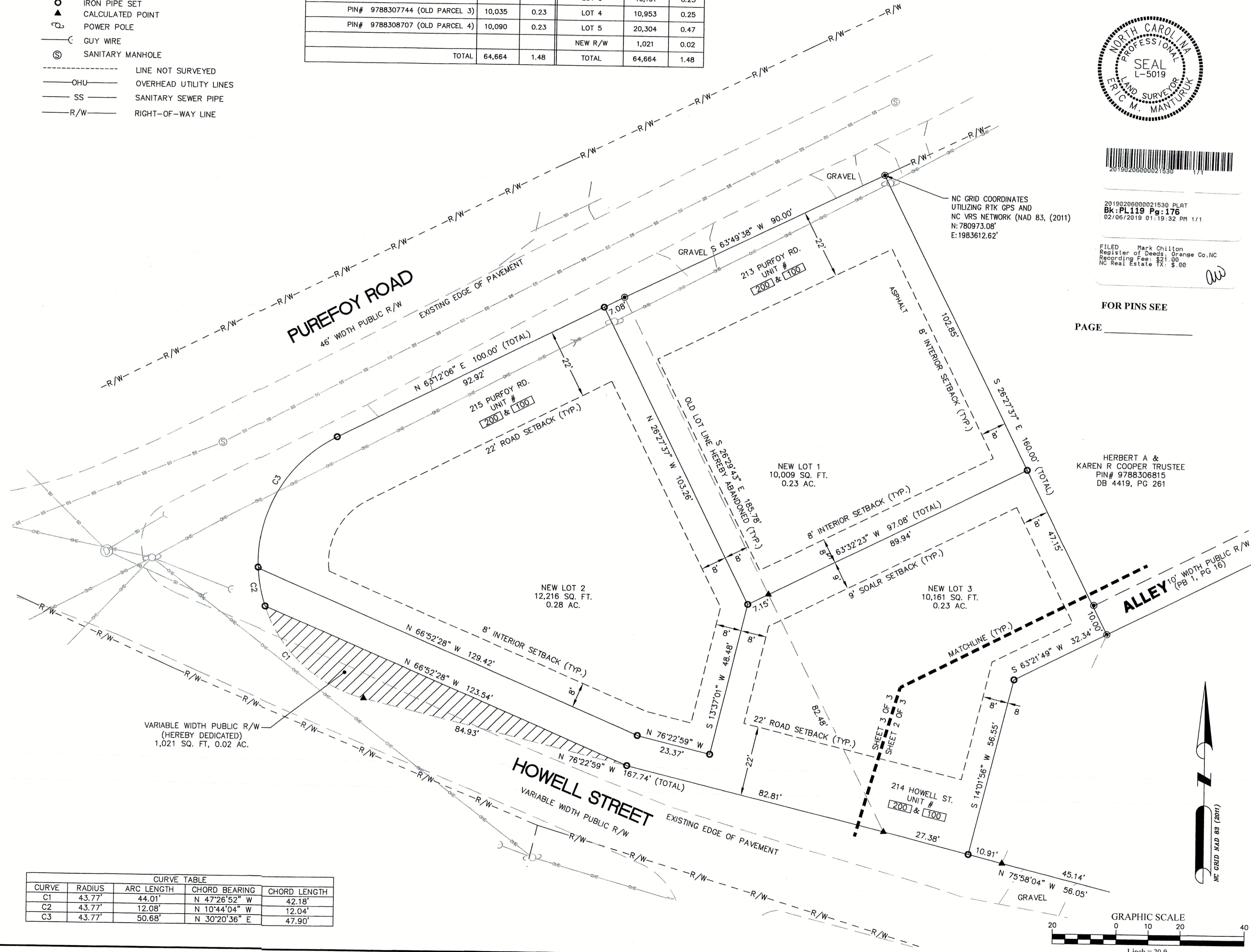
HERBERT A & KAREN R COOPER TRUSTEE  
PIN# 9788306815  
DB 4419, PG 261

**PUREFOY ROAD LLC.**  
**208, 210, 212 HOWELL ST**  
**AND 213, 215 PUREFOY RD.**  
CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA

**RECOMBINATION PLAT**

JOB NUMBER: 117028.00  
DATE: 26 NOV 18  
SCALE: 1"=20'  
DRAWN BY: EMM  
REVIEWED BY: EMM

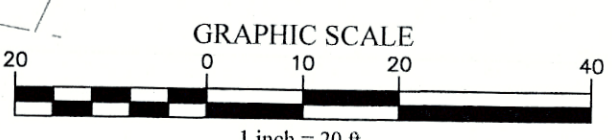
**SHEET**  
**3 OF 3**



VARIABLE WIDTH PUBLIC R/W  
(HEREBY DEDICATED)  
1,021 SQ. FT., 0.02 AC.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	43.77'	44.01'	N 47°26'52" W	42.18'
C2	43.77'	12.08'	N 10°44'04" W	12.04'
C3	43.77'	50.68'	N 30°20'36" E	47.90'







**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

May 4, 2018

Ted Kairys  
Purefoy Road, LLC  
721 Mount Carmel Church Road  
Chapel Hill, NC 27517  
[ted@kairysproperties.com](mailto:ted@kairysproperties.com)

**RE: Stream Determination for 213 & 215 Purefoy Rd. and 208, 210, & 212 Howell St., Chapel Hill, NC  
PINs 9788-30-6815, 9788-30-4738, 9788-30-6764, 9788-30-7744, 9788-30-8707**

Dear Mr. Kairys:

As requested, the Town Public Works Department has performed a stream determination for the properties identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the properties in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on these properties, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding regulations.

This stream determination will remain in effect for five years from the date of the site visit, after which a new stream determination with site visit will be required.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30 days** of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-7202 or [aweakley@townofchapelhill.org](mailto:aweakley@townofchapelhill.org). If you have questions regarding the Town's Resource Conservation District (RCD) or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at: <http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances>.

Regards,

A handwritten signature in cursive script that reads "Allison Schwarz Weakley".

Allison Schwarz Weakley  
Stormwater Analyst

Cc: David Ballentine, Ballentine Associates, P.A. ([davidb@bapa.eng.pro](mailto:davidb@bapa.eng.pro))



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.

Chapel Hill, NC 27514-5705

Telephone (919) 969-7246

Fax (919) 969-7276

www.townofchapelhill.org

## STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9788-30-6815, 9788-30-4738 9788-30-6764, 9788-30-7744, 9788-30-8707	213 & 215 Purefoy Road and 208, 210, & 212 Howell Street

These are the results of a site visit to the properties listed above for a stream determination conducted on 5/2/2018 by Town Staff:

No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.

Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

**A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.**

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Watershed Riparian Buffer:

FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must be determined by a field survey commissioned by the owner or a representative.

Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer.

Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended if impacts to wetlands are anticipated.

*Allison Weasley*

Town Staff Signature


5/4/2018

Date





# USGS 24K Topographic / County Soil Survey Maps

 Subject Property

**Address:** 1830 Fordham Blvd, Chapel Hill, NC

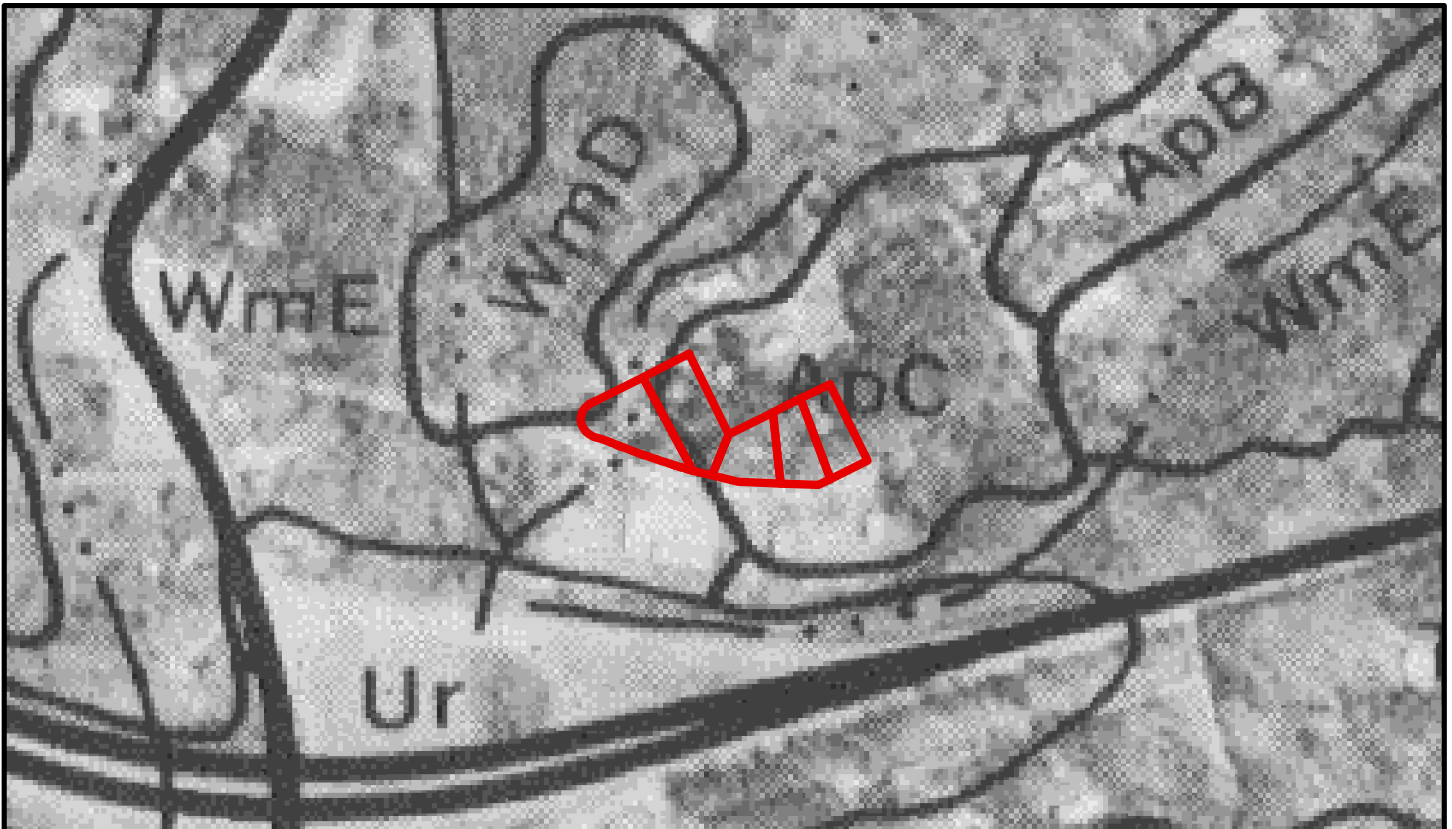
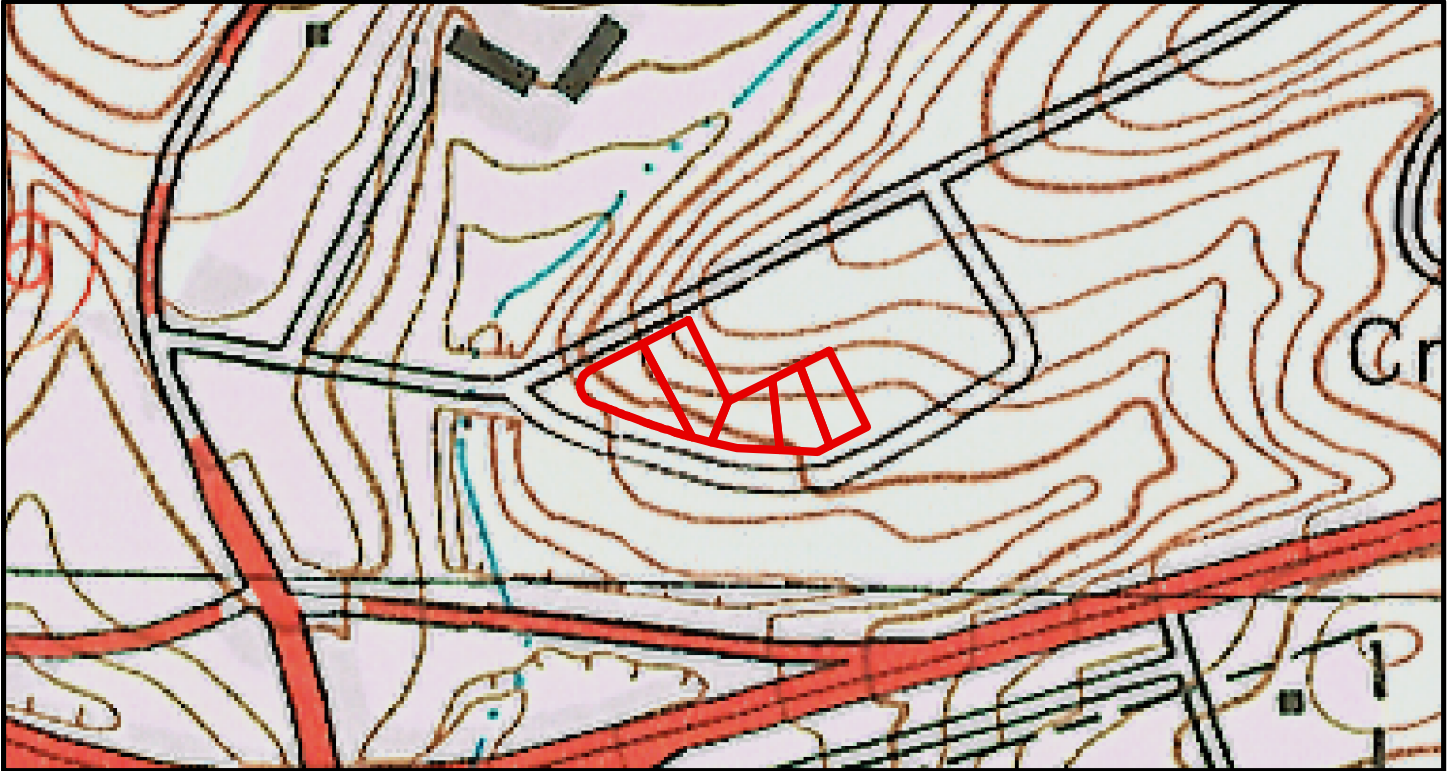
0 100 200 300 400 Feet

**Parcel ID:** 9788-30-6815, 9788-30-4738, 9788-30-6764,  
9788-30-7744, 9788-30-8707



1 inch = 342 feet

*Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 5/4/2018*

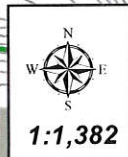
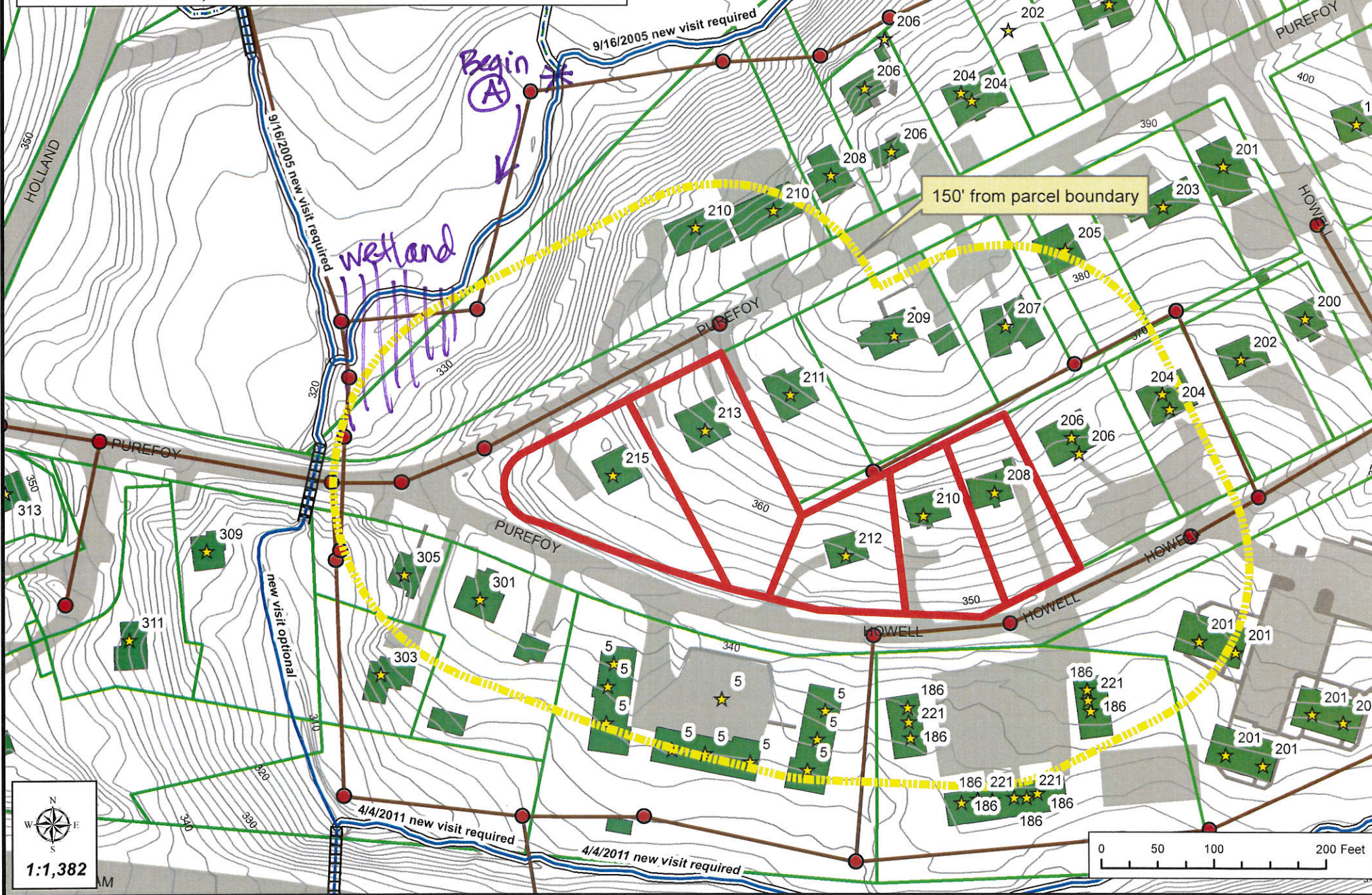




**FIELD MAP**

5/2/18

213, 215 Purefoy & 208, 210, 212 Howell  
PIN 9788-30-6815, 9788-30-4738, 9788-30-6764,  
9788-30-7744, 9788-30-8707



1:1,382



201805021448

Jones Park  
Feature (A)

NC DWQ Stream Identification Form Version 4.11

Date: 5/2/18	Project/Site: Purefoy + Howell	Latitude: 35.897
Evaluator: Weakley + Salat	County: Orange	Longitude: -79.056
Total Points: Stream is at least intermittent if $\geq 19$ or perennial if $\geq 30^*$ 45.5	Stream Determination (circle one) Ephemeral Intermittent <b>Perennial</b>	Other e.g. Quad Name:

A. Geomorphology (Subtotal = 23.5)

	Absent	Weak	Moderate	Strong
1 <sup>a</sup> . Continuity of channel bed and bank	0	1	2	(3)
2. Sinuosity of channel along thalweg	0	1	(2)	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	(2) →	3
4. Particle size of stream substrate	0	1	2	(3)
5. Active/relict floodplain	0	1	2	(3)
6. Depositional bars or benches	0	1	2	(3)
7. Recent alluvial deposits	0	1	2	(3)
8. Headcuts	(0)	1	2	3
9. Grade control	0	(0.5)	1	1.5
10. Natural valley	0	(0.5)	(1)	1.5
11. Second or greater order channel	No = 0		(Yes = 3)	

<sup>a</sup> artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 10.5)

12. Presence of Baseflow	0	1	2	(3)
13. Iron oxidizing bacteria	0	(1)	2	3
14. Leaf litter	(1.5) →	1	0.5	0
15. Sediment on plants or debris	0	0.5	(1)	1.5
16. Organic debris lines or piles	0	0.5	(1) →	1.5
17. Soil-based evidence of high water table?	No = 0		(Yes = 3)	

C. Biology (Subtotal = 11.5)

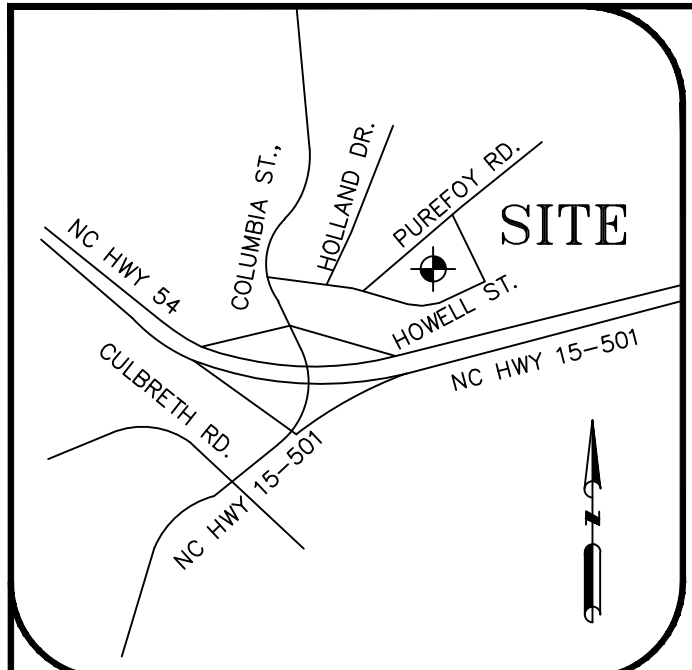
18. Fibrous roots in streambed	(3)	2	1	0
19. Rooted upland plants in streambed	(3)	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	(2)	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	0	0.5	(1)	1.5
25. Algae	0	0.5	(1) →	1.5
26. Wetland plants in streambed	Ludwigia FACW = 0.75; QBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes: Hydroptilid caddisflies abundant, midges, 2 larval salamanders, 2 adult frogs

Sketch: Feature begins @ confluence with ephemeral channel & ends @ culvert (Purefoy Rd). See field map.





VICINITY MAP  
NOT TO SCALE

INVESTORS TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 201852984 CH/RC  
REVISION NUMBER: 201852984 CH/RC/03  
COMMITMENT DATE: DECEMBER 29, 2017 AT 5:00 PM  
REVISION NO 2 DATED JANUARY 24, 2018

SCHEDULE B - SECTION II EXCEPTIONS

STANDARD EXCEPTIONS:

- \*\*AS TO ALL TRACTS\*\*
  - Taxes for the year 2018, and subsequent years, not yet due and payable. -[NOT A SURVEY MATTER]
  - \*\*AS TO TRACT 1\*\*
    - Title to that portion of the Land within the right-of-way of Purefoy Road. -[PROPERTY EXTENDS INTO PUREFOY ROAD AS SHOWN ON SURVEY]
    - Title to that portion of the Land within the right-of-way of Howell Street. -[PROPERTY EXTENDS INTO HOWELL STREET AS SHOWN ON SURVEY]

THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE OWNERS POLICY ONLY:

- \*\*AS TO TRACT 1\*\*
  - Plot of survey by Charles R Billings, PLS, dated 01/03/04, shows overhead utilities; utility pole(s); cleanout(s); stone wall; and rights of way of Purefoy Rd and Howell Streets located on the Land. -[MATTERS AFFECTING SUBJECT PROPERTIES, SHOWN ON SURVEY]
  - Such state of facts occurring subsequent to 06/23/04, date of survey by Charles R Billings, PLS, as would be disclosed by an accurate survey and inspection of the Land. -[MATTERS SHOWN HEREON BASED ON A FIELD SURVEY PERFORMED BY BALLENTINE ASSOCIATES, PA ON JANUARY 12, 2018]
- \*\*AS TO TRACT 2\*\*
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. Paragraph 2 (c) of the Covered Risks is hereby deleted. -[WOOD SHED, PAVEMENT ENCROACHMENTS SHOWN ON SURVEY]

To: Purefoy Road, LLC a North Carolina limited liability company; Investors Title Insurance Company, First Carolina Bank, its successors and/or assigns as their respective interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(c), 7(d)(1), 7(c), 8, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on January 12, 2018.

Date of Plot or Map: January 26, 2018

ERIC M. MANTURUK, P.L.S. L-5019

BALLENTINE ASSOCIATES, PA.  
221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514  
CORPORATE SEAL C328  
NORTH CAROLINA  
CHAPER 1411

Professional Seal for Eric M. Manturuk, P.L.S. L-5019, State of North Carolina.

(Investors Title Insurance Company Description)

TRACT 1:  
BEGINNING AT AN IRON STAKE LOCATED IN THE NORTHWEST CORNER OF LOT NO. 2, PROPERTY OF CLARENCE LEE SOCKWELL, AS DESCRIBED IN DEED BOOK 831, PAGE 84, ORANGE COUNTY REGISTRY; RUNNING THENCE FROM SUCH BEGINNING POINT SOUTH 22 DEG. 15' 00" EAST 185.77 FEET TO AN IRON STAKE; RUNNING THENCE NORTH 72 DEG. 00' 00" WEST 168.08 FEET TO A CALCULATED POINT; RUNNING THENCE WITH THE CURVE OF A CIRCLE TO THE RIGHT HAVING A RADIUS OF 43.77 FEET, A LENGTH OF 106.76 FEET, A DELTA OF 139 DEG. 45' 00", A CHORD DISTANCE OF 82.20 FEET AND A CHORD BEARING OF NORTH 02 DEG. 07' 30" WEST TO A CALCULATED POINT; RUNNING THENCE NORTH 67 DEG. 45' 00" EAST 100.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 17,492 SQUARE FEET, MORE OR LESS, ACCORDING TO THE UNRECORDED SURVEY PREPARED BY FRESHOLD LAND SURVEYS, INC. ON JUNE 23, 2004, AND BEING ALL OF LOT NO. 1, PROPERTY OF CLARENCE LEE SOCKWELL, AS DESCRIBED IN DEED BOOK 207, PAGE 590, ORANGE COUNTY REGISTRY.

ADDRESS: 215 PUREFOY ROAD, CHAPEL HILL, NC 27514  
PIN: 9788-30-4738

TRACT 2:  
PARCEL 1:  
ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING ON THE SOUTH SIDE OF PUREFOY ROAD, AND ON THE NORTH SIDE OF HOWELL STREET, AND KNOWN AND DESIGNATED AS LOT NO. 2 OF THE PROPERTY OF CLARENCE LEE SOCKWELL AS SURVEYED BY JOHN R. GOVE, ENGINEER, IN MARCH 1956, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A STAKE IN THE PROPERTY LINE OF PUREFOY ROAD, THE NORTHEAST CORNER OF LOT NO. 1; RUNNING THENCE WITH THE LINE OF SAID LOT SOUTH 22 DEGREES 15 MINUTES EAST 185.76 FEET TO A STAKE IN THE NORTH PROPERTY LINE OF HOWELL STREET; RUNNING THENCE ALONG THE NORTH PROPERTY LINE OF THE SAID STREET SOUTH 72 DEGREES EAST 37.93 FEET TO A STAKE, THE SOUTHWESTERN CORNER OF LOT NO. 3; RUNNING THENCE WITH THE LINE OF THE SAID LOT NORTH 28 DEGREES 17 MINUTES EAST 79.08 FEET TO A STAKE; RUNNING THENCE NORTH 22 DEGREES 15 MINUTES WEST 160 FEET TO A STAKE IN THE SOUTH PROPERTY LINE OF THE PUREFOY ROAD; RUNNING THENCE ALONG THE PROPERTY LINE OF SAID ROAD SOUTH 67 DEGREES 45 MINUTES WEST 90 FEET TO THE BEGINNING, AND BEING PART OF THE PROPERTY CONVEYED TO CLARENCE LEE SOCKWELL BY RICHARD SPARROW AND WIFE BY DEED RECORDED IN BOOK 147, PAGE 617, ORANGE COUNTY REGISTRY.

ADDRESS: 213 PUREFOY ROAD, CHAPEL HILL, NC 27514  
PIN: 9788305842

PARCEL 2:  
LOT NO. 3 OF THE PROPERTY OF CLARENCE LEE SOCKWELL, AS SURVEYED BY JOHN R. GOVE, ENGINEER, IN MARCH 1956, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A STAKE IN THE NORTH PROPERTY LINE OF HOWELL STREET, THE MOST SOUTHERN CORNER OF LOT NO. 2; RUNNING THENCE WITH THE LINE OF THE SAID LOT NORTH 28 DEGREES 17' EAST 79.08 FEET TO A STAKE IN THE SOUTH LINE OF A 10 FOOT ALLEY; RUNNING THENCE ALONG THE SOUTH LINE OF THE SAID ALLEY NORTH 67 DEGREES 45' EAST 87 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT NO. 4; RUNNING THENCE WITH THE LINE OF THE SAID LOT SOUTH 0 DEGREE 45' 30" EAST SOUTH 0 DEGREES 45' 30" EAST 125.13 FEET TO A STAKE IN THE NORTH PROPERTY LINE OF HOWELL STREET; RUNNING THENCE ALONG THE NORTH PROPERTY LINE OF SAID STREET NORTH 83 DEGREES 39' 30" WEST 76.89 FEET TO A STAKE AND NORTH 72 DEGREES WEST 45.47 FEET TO THE BEGINNING.

ADDRESS: 212 HOWELL STREET, CHAPEL HILL, NC 27514  
PIN: 9788306764

PARCEL 3:  
LOT NO. 4, OF THE PROPERTY OF CLARENCE LEE SOCKWELL, AS SURVEYED BY JOHN R. GOVE, ENGINEER IN MARCH, 1956, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A STAKE IN THE NORTH PROPERTY LINE OF SAID STREET, THE SOUTHEAST CORNER OF LOT NO. 3; RUNNING THENCE WITH THE LINE OF THE SAID LOT NORTH 0 DEGREES 45' 30" WEST 125.13 FEET TO A STAKE IN THE SOUTH PROPERTY LINE OF A 10 FOOT ALLEY; RUNNING THENCE ALONG THE SOUTH PROPERTY LINE OF SAID ALLEY NORTH 67 DEGREES 45' EAST 54 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT NO. 5; RUNNING THENCE WITH THE LINE OF THE SAID LOT SOUTH 16 DEGREES 07' EAST 149.73 FEET TO A STAKE IN THE NORTH PROPERTY LINE OF HOWELL STREET; RUNNING THENCE ALONG THE NORTH PROPERTY LINE OF SAID STREET SOUTH 68 DEGREES 36' 30" WEST 25 FEET TO A STAKE AND NORTH 83 DEGREES 39' 30" WEST 67 FEET TO THE BEGINNING.

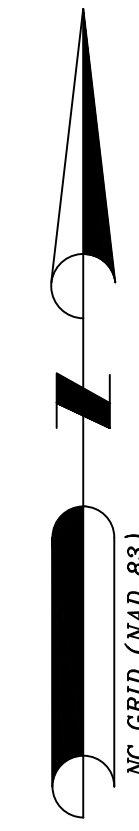
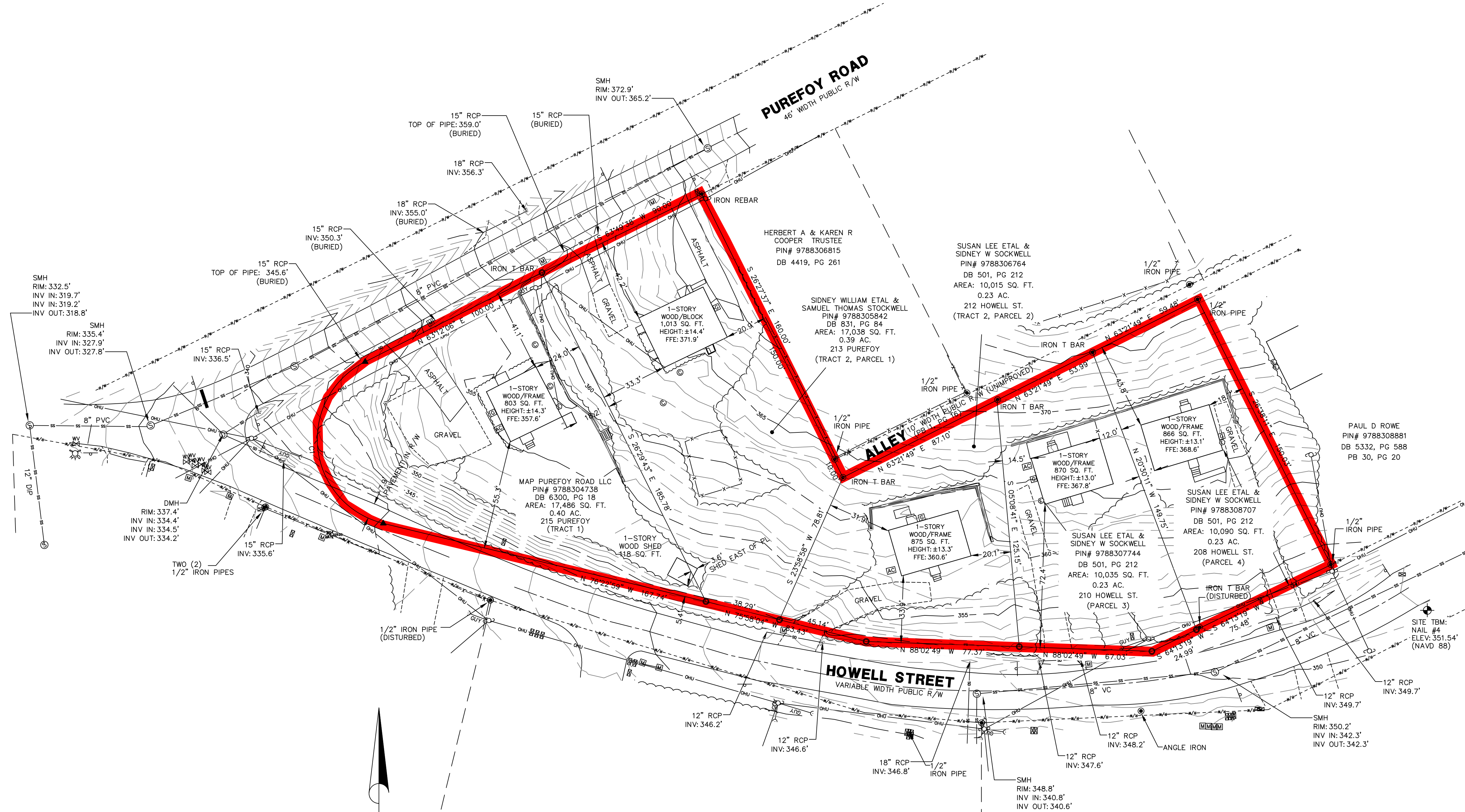
ADDRESS: 210 HOWELL STREET, CHAPEL HILL, NC 27514  
PIN: 9788307744

PARCEL 4:  
LOT NO. 5 OF THE PROPERTY OF CLARENCE LEE SOCKWELL, AS SURVEYED BY JOHN R. GOVE, ENGINEER, IN MARCH, 1956, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A STAKE IN THE NORTH PROPERTY LINE OF THE SAID STREET, THE SOUTHEAST CORNER OF LOT NO. 4; RUNNING THENCE WITH THE LINE OF THE SAID LOT NORTH 16 DEGREES 07' WEST 149.73 FEET TO A STAKE IN THE SOUTH PROPERTY LINE OF A 10 FOOT ALLEY; RUNNING THENCE ALONG THE SOUTH PROPERTY LINE OF THE SAID ALLEY NORTH 67 DEGREES 45' EAST 59 FEET TO A STAKE; RUNNING THENCE SOUTH 22 DEGREES 15' EAST 150 FEET TO A STAKE IN THE NORTH PROPERTY LINE OF HOWELL STREET; RUNNING THENCE ALONG THE NORTH PROPERTY LINE OF SAID STREET SOUTH 68 DEGREES 36' 30" WEST 75.02 FEET TO THE BEGINNING.

ADDRESS: 208 HOWELL STREET, CHAPEL HILL, NC 27514  
PIN: 9788308707

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID COORDINATES NAD 83 (2011) BASED ON VRS DATA. CLOSURE = 1:53,200.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R4  
SETBACKS: FRONT:25', SIDE:10', REAR:10' CORNER SIDE:25'  
MAX BUILDING HEIGHT:25', MIN. LOT SIZE:10,000 SQ. FT.,  
FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE (SFHA). IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3710978800, DATED FEBRUARY 02, 2007.
- REFERENCES: DB 501, PG 212; DB 378, PG 658; DB 831, PG 84; DB 831, PG 84; DB 3874, PG 203; DB 5289, PG 577; DB 6300, PG 18; PB 1, PG 16; PB 30, PG 20; PB 30, PG 103; PB 114, PG 156 OF THE ORANGE COUNTY REGISTRY.
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO WETLANDS WERE DELINEATED AT THE TIME OF THE SURVEY.
- ALL PARCELS HAVE DIRECT ACCESS TO A PUBLIC RIGHT-OF-WAY.
- VERTICAL DATUM = NAVD 88. SITE TBM.



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ HVAC UNIT
- ⊕ DRAINAGE MANHOLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ SANITARY CLENOUT
- ⊕ SANITARY MANHOLE
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- LINE NOT SURVEYED
- OHU --- OVERHEAD UTILITY LINES
- X --- FENCE LINE
- SD --- STORM DRAIN PIPE
- SS --- SANITARY SEWER PIPE
- R/W --- RIGHT-OF-WAY LINE

DATE	REVISIONS	CLIENT COMMENTS
26 JAN 18		

NUM	OWNER INFORMATION
	MISCELLANEOUS AS SHOWN

DATE	ISSUED

**PUREFOY - HOWELL PROPERTIES**  
(5 TRACTS)  
**213, 215 PUREFOY RD. & 208, 210, 212 HOWELL ST.**  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY NORTH CAROLINA  
ALTA/NSPS LAND TITLE SURVEY

JOB NUMBER: 117028.00  
DATE: 2018-01-16  
SCALE: 1"=30'  
DRAWN BY: EMM  
REVIEWED BY: EMM

SHEET  
**AT-1**





**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
www.townofchapelhill.org

## REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed ([aweakley@townofchapelhill.org](mailto:aweakley@townofchapelhill.org)), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name: Purefoy Road, LLC - Ted Kairys

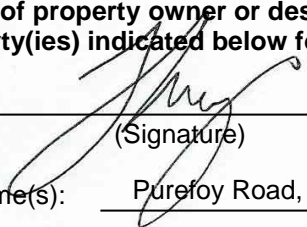
Mailing Address: 721 Mount Carmel Church Road

City, State, ZIP: Chapel Hill, NC 27517

Phone / FAX / Email: ted@kairysproperties.com & please cc davidb@bapa.eng.pro

Check method(s) for report to be sent:  US Mail  Email  FAX  Call for pickup

**Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:**

 \_\_\_\_\_  
(Signature) (Date)

Owner Name(s): Purefoy Road, LLC - Ted Kairys  
(Please print)

Company Name (if applicable): \_\_\_\_\_

Property Information	
Fill in both columns, <u>or</u> fill in Parcel ID Number (PIN) and attach a site map indicating location.	
Parcel ID Number (PIN)	Address / Location Description
9788-30-6815	213 Purefoy Road
9788-30-4738	215 Purefoy Road
9788-30-6764	212 Howell Street
9788-30-7744	210 Howell Street
9788-30-8707	208 Howell Street
See attached survey	

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



20180202000021120 DEED  
Bk:RB6421 Pg:488  
02/02/2018 03:21:36 PM 1/10

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1850.00

*aw*

## GENERAL WARRANTY DEED

*pl*

Parcel Identifier Numbers: 9788-30-6764; 9788-30-7744; 9788-30-8707; and 9788-30-5842 R/S: \$1,850.00

Mail after recording to: Grantee at 721 Mt. Carmel Church Road, Chapel Hill, NC 27517  
This instrument was prepared by: Charles H. Thibaut, Attorney (w/o Benefit of Title Examination)  
Brief description for the property:

THIS DEED made this *2<sup>nd</sup>* of *February*, 2018, by and between

### GRANTOR

**Susan S. Bendlin (f/k/a Susan Lee Sockwell)**  
and husband, **Gregory Bendlin**  
and  
**Sidney W. Sockwell**  
and wife, **Marcella C. Sockwell**  
and  
**Samuel T. Sockwell**  
and wife, **Barbara Imperiali**  
and  
**Sally S. Smith (f/k/a Sally A. Sockwell)**  
and husband, **Robert F. Smith**

#### Mailing Addresses:

Susan S. Bendlin:  
9189 Camden Gardens Street, Orlando, FL 32827  
Sidney W. Sockwell:  
1466 Old Lystra Road, Chapel Hill, NC 27517  
Samuel T. Sockwell:  
58 Porter Road, Cambridge, MA 02140  
Sally S. Smith:  
1502 Murray Lane, Chapel Hill, NC 27517

### GRANTEE

**Purefoy Road, LLC**  
a North Carolina limited liability company

#### Property Addresses:

208, 210, and 212 Howell Street  
Chapel Hill, NC 27514  
and  
213 Purefoy Road  
Chapel Hill, NC 27514

#### Mailing Address:

721 Mt. Carmel Church Road  
Chapel Hill, NC 27517



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 Orange County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE  
HEREIN FOR THE LEGAL DESCRIPTION.**

The subject property does \_\_\_\_\_, or does not   x   contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 501, Page 212.

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 the 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:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

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

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SEE FOLLOWING PAGES FOR SIGNATURES AND NOTARY ACKNOWLEDGMENTS]***



Susan S. Bendlin (SEAL)  
Susan S. Bendlin (f/k/a Susan Lee Sockwell)

Gregory Bendlin (SEAL)  
Gregory Bendlin

\_\_\_\_ (SEAL)  
Sidney W. Sockwell

\_\_\_\_ (SEAL)  
Marcella G. Sockwell

\_\_\_\_ (SEAL)  
Samuel T. Sockwell

\_\_\_\_ (SEAL)  
Barbara Imperiali

\_\_\_\_ (SEAL)  
Sally S. Smith (f/k/a Sally A. Sockwell)

\_\_\_\_ (SEAL)  
Robert F. Smith

STATE OF NC, COUNTY OF Orange

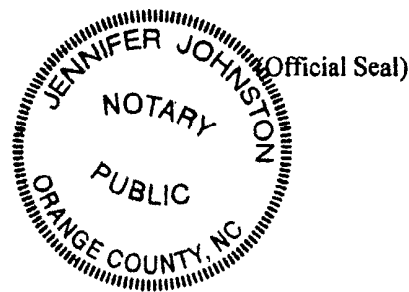
I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Susan S. Bendlin (f/k/a Susan Lee Sockwell) and husband, Gregory Bendlin.**

This the 24 day of January, 2018.

Jennifer Johnston  
Notary Public

Printed Name: Jennifer Johnston

My Commission Expires: 11/15/20



\_\_\_\_\_(SEAL)  
**Susan S. Bendlin (f/k/a Susan Lee Sockwell)**

\_\_\_\_\_(SEAL)  
**Gregory Bendlin**

*Sidney W. Sockwell* \_\_\_\_\_(SEAL)  
**Sidney W. Sockwell**

*Marcella C. Sockwell* \_\_\_\_\_(SEAL)  
**Marcella C. Sockwell**

\_\_\_\_\_(SEAL)  
**Samuel T. Sockwell**

\_\_\_\_\_(SEAL)  
**Barbara Imperiali**

\_\_\_\_\_(SEAL)  
**Sally S. Smith (f/k/a Sally A. Sockwell)**

\_\_\_\_\_(SEAL)  
**Robert F. Smith**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Susan S. Bendlin (f/k/a Susan Lee Sockwell) and husband, Gregory Bendlin.**

This the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(Official Seal)

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



STATE OF NC, COUNTY OF Orange

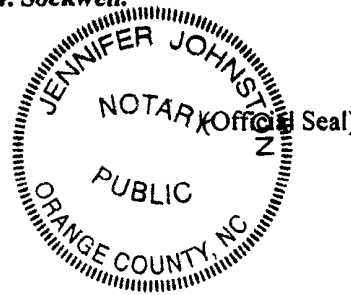
I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sidney W. Sockwell and wife, Marcella G. Sockwell.**

This the 24 day of January, 2018.

Notary Public Jennifer Johnston

Printed Name: Jennifer Johnston

My Commission Expires: 11/15/20



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Samuel T. Sockwell and wife, Barbara Imperiali.**

This the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(Official Seal)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sally S. Smith (f/k/a Sally A. Sockwell) and husband, Robert F. Smith.**

This the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(Official Seal)



\_\_\_\_\_(SEAL)  
**Susan S. Bendlin (f/k/a Susan Lee Sockwell)**

\_\_\_\_\_(SEAL)  
**Gregory Bendlin**

\_\_\_\_\_(SEAL)  
**Sidney W. Sockwell**

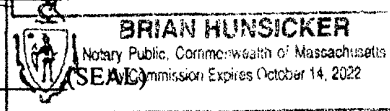
\_\_\_\_\_(SEAL)  
**Marcella G. Sockwell**

*[Handwritten signature]*



**Samuel T. Sockwell**

*[Handwritten signature]*



**Barbara Imperiali**

\_\_\_\_\_(SEAL)  
**Sally S. Smith (f/k/a Sally A. Sockwell)**

\_\_\_\_\_(SEAL)  
**Robert F. Smith**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Susan S. Bendlin (f/k/a Susan Lee Sockwell) and husband, Gregory Bendlin.**

This the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(Official Seal)

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



\_\_\_\_\_  
Susan S. Bendlin (f/k/a Susan Lee Sockwell) (SEAL)

\_\_\_\_\_  
Gregory Bendlin (SEAL)

\_\_\_\_\_  
Sidney W. Sockwell (SEAL)

\_\_\_\_\_  
Marcella G. Sockwell (SEAL)

\_\_\_\_\_  
Samuel T. Sockwell (SEAL)

\_\_\_\_\_  
Barbara Imperiali (SEAL)

*Sally S. Smith*  
\_\_\_\_\_  
Sally S. Smith (f/k/a Sally A. Sockwell) (SEAL)

*Robert F. Smith*  
\_\_\_\_\_  
Robert F. Smith (SEAL)

STATE OF NC, COUNTY OF Orange

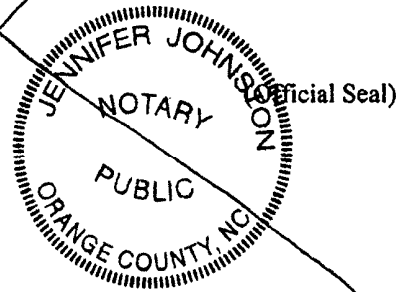
I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Susan S. Bendlin (f/k/a Susan Lee Sockwell) and husband, Gregory Bendlin.**

This the 26 day of January, 2018.

\_\_\_\_\_  
Notary Public *Jennifer Johnson*

Printed Name: Jennifer Johnson

My Commission Expires: 1/15/20





STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sidney W. Sockwell and wife, Marcella G. Sockwell.**

This the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

(Official Seal)

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF MA, COUNTY OF Middlesex

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Samuel T. Sockwell and wife, Barbara Imperiali.**

This the 25<sup>th</sup> day of January, 2018.

[Signature]  
Notary Public

(Official Seal)



Printed Name: Brian Hunsicker

My Commission Expires: 10/14/2022

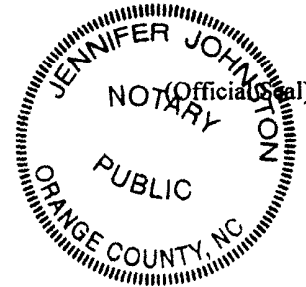
STATE OF NC, COUNTY OF Orange

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sally S. Smith (f/k/a Sally A. Sockwell) and husband, Robert F. Smith.**

This the 26 day of January, 2018.

[Signature]  
Notary Public

(Official Seal)



Printed Name: Jennifer Johnston

My Commission Expires: 11/15/20



EXHIBIT A

Parcel 1:

All that certain lot or parcel of land situated, lying and being on the South side of Purefoy Road, and on the North side of Howell Street, and known and designated as Lot No. 2 of the Property of CLARENCE LEE SOCKWELL as surveyed by John R. Gove, Engineer, in March 1956, and more particularly described as BEGINNING at a stake in the property line of Purefoy Road, the Northeast corner of Lot No. 1; running thence with the line of said lot South 22 degrees 15 minutes East 185.76 feet to a stake in the North property line of Howell Street; running thence along the North property line of the said street South 72 degrees East 37.93 feet to a stake, the Southwestern corner of Lot No. 3; running thence with the line of the said lot North 28 degrees 17 minutes East 79.08 feet to a stake; running thence North 22 degrees 15 minutes West 160 feet to a stake in the South property line of Purefoy Road; running thence along the property line of said Road South 67 degrees 45 minutes West 90 feet to the BEGINNING, and being part of the property conveyed to Clarence Lee Sockwell by Richard W. Sparrow and wife by deed recorded in Book 147, Page 617, Orange County Registry.

Address: 213 Purefoy Road, Chapel Hill, NC 27514  
PIN: 9788305842

Parcel 2:

Lot No. 3 of the property of CLARENCE LEE SOCKWELL, as surveyed by John R. Gove, Engineer, in March, 1956, and more particularly described as BEGINNING at a stake in the North property line of Howell Street, the most southern corner of Lot No. 2; running thence with the line of the said lot North 28 degrees 17' East 79.08 feet to a stake in the South line of a 10 foot alley; running thence along the South line of the said alley North 67 degrees 45' East 87 feet to a stake, the Northwest corner of Lot No. 4; running thence with the line of the said lot South 0 degrees 45' 30" East 125.13 feet to a stake in the North property line of Howell Street; running thence along the North property line of said street North 83 degrees 39' 30" West 76.89 feet to a stake and North 72 degrees West 45.47 feet to the BEGINNING.

Address: 212 Howell Street, Chapel Hill, NC 27514  
PIN: 9788306764

-Continues on next page-



Parcel 3:

Lot No. 4 of the property of CLARENCE LEE SOCKWELL, as surveyed by John R. Gove, Engineer, in March, 1956, and more particularly described as BEGINNING at a stake in the North property line of said street, the Southeast corner of Lot No. 3; running thence with the line of the said lot North 0 degrees 45' 30" West 125.13 feet to a stake in the South property line of a 10 foot alley; running thence along the South property line of said alley North 67 degrees 45' East 54 feet to a stake, the Northwest corner of Lot No. 5; running thence with the line of the said lot South 16 degrees 07' East 149.73 feet to a stake in the North property line of Howell Street; running thence along the North property line of said street South 68 degrees 36' 30" West 25 feet to a stake and North 83 degrees 39' 30" West 67 feet to the BEGINNING.

Address: 210 Howell Street, Chapel Hill, NC 27514  
PIN: 9788307744

Parcel 4:

Lot No. 5 of the property of CLARENCE LEE SOCKWELL, as surveyed by John R. Gove, Engineer, in March, 1956, and more particularly described as BEGINNING at a stake in the North property line of the said street, the Southeast corner of Lot No. 4; running thence with the line of the said lot North 16 degrees 07' West 149.73 feet to a stake in the South property line of a 10 foot alley; running thence along the South property line of the said alley North 67 degrees 45' East 59 feet to a stake; running thence South 22 degrees 15' East 150 feet to a stake in the North property line of Howell Street; running thence along the North property line of said street South 68 degrees 36' 30" West 75.02 feet to the BEGINNING.

Address: 208 Howell Street, Chapel Hill, NC 27514  
PIN: 9788308707

