

# FINAL PLAT 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): 9870-52-9175 Date: 9/12/2018

## Section A: Project Information

Project Name: Minor Subdivision Rogers Road  
Property Address: 8300 Block Rogers Road PIN 9870-52-9175 Zip Code: 27516  
Existing Zoning District: R-1

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

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

Name: Mainsail Development LLC c/o Eric Chupp  
Address: 258 East Winmore Avenue  
City: Chapel Hill State: NC Zip Code: 27516  
Phone: (919) 260-7262 Email: ericbchupp@bellsouth.net

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: [Signature] Date: 9/12/2018  
Owner/Contract Purchaser Information: For Mainsail Development LLC.

Owner  Contract Purchaser

Name: Same As Above  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
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: [Signature] Date: 9/12/2018  
For Mainsail Development LLC



**FINAL PLAT APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

**Submittal Requirements**

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)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

|                                     |  |                |                    |
|-------------------------------------|--|----------------|--------------------|
| <input checked="" type="checkbox"/> | <b>Application fee</b> ( <a href="#">refer to fee schedule</a> )                   | Amount Paid \$ | 1080 <sup>00</sup> |
| <input type="checkbox"/>            | <b>Engineering Review fee</b> (base fee plus per acre charge)                      |                |                    |
| <input type="checkbox"/>            | <b>Digital Files</b> - provide digital files of all plans and documents            |                |                    |
| <input type="checkbox"/>            | <b>Recorded Plat or Deed of Property</b>   |                |                    |
| <input type="checkbox"/>            | <b>Copy of Approved Zoning Compliance Permit</b>                                   |                |                    |
| <input type="checkbox"/>            | <b>Street Addressing</b> (Engineering Department)                                  |                |                    |
| <input type="checkbox"/>            | <b>Recordable plat of easements, rights-of-way, and dedications, if applicable</b> |                |                    |
| <input type="checkbox"/>            | <b>Recordable Plat</b>   |                |                    |
| <input checked="" type="checkbox"/> | <b>Reduced Plan Set (reduced to 8.5"x11")</b>                                      |                |                    |

**Recorded Documents**

- a) HOA Documents
- b) Special Use Permit
- c) Utility Easements
- d) ROW Plats
- e) Access Easements
- f) Drainage Easements
- g) Any other easement or document

**Plan Sets (5 copies to be submitted no larger than 24"x36")**

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

- 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
- Revision dates and professional seals and signatures, as applicable

**NOTE 1:** THE LOCATION OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, AND TELEPHONE LINES, HAS BEEN DETERMINED BY THE SURVEYOR AND IS SHOWN ON THIS PLAN. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL SUCH UTILITIES AND HAS MADE A REASONABLE ATTEMPT TO MARK THEM WITH REFLECTORS. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO OBTAIN ALL NECESSARY RECORDS AND INFORMATION TO COMPLETE THIS SURVEY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO OBTAIN ALL NECESSARY RECORDS AND INFORMATION TO COMPLETE THIS SURVEY.

**NOTE 2:** THE SURVEY HAS BEEN MADE WITHOUT A REFERENCE TO ANY PREVIOUS SURVEY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO OBTAIN ALL NECESSARY RECORDS AND INFORMATION TO COMPLETE THIS SURVEY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO OBTAIN ALL NECESSARY RECORDS AND INFORMATION TO COMPLETE THIS SURVEY.

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**OWNER'S CERTIFICATE**  
THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE OR SHE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN AS DESCRIBED BELOW AND HEREBY REDEEMTS ALL RIGHTS-OF-WAY EASEMENTS, STREETS, OR PRIVATE COMMON USE AS NOTED ON THIS PLAN, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR RECORDATION OR CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

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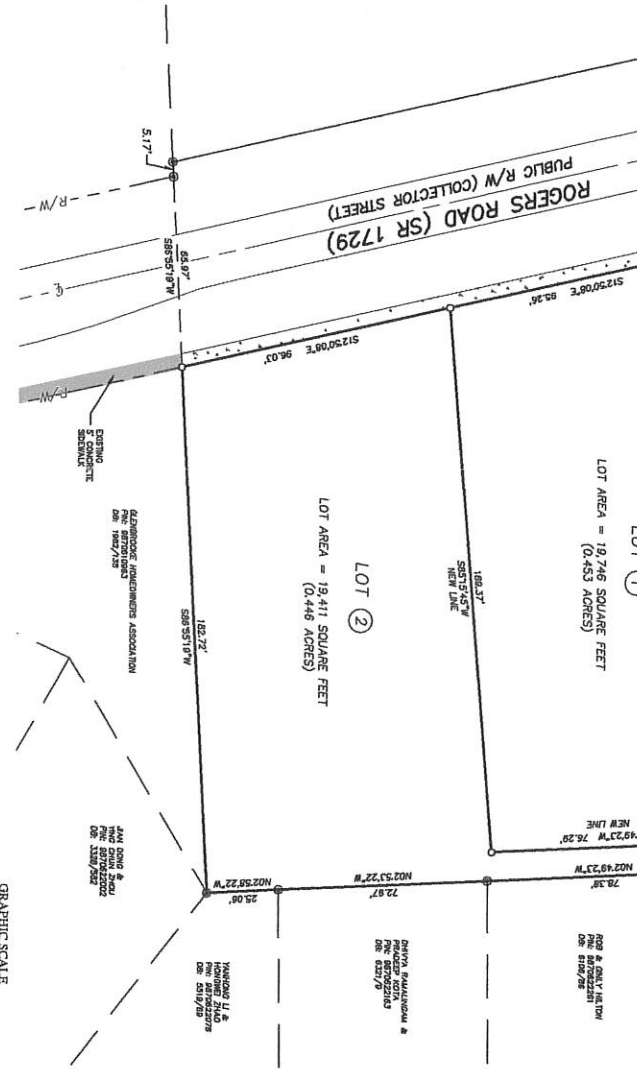
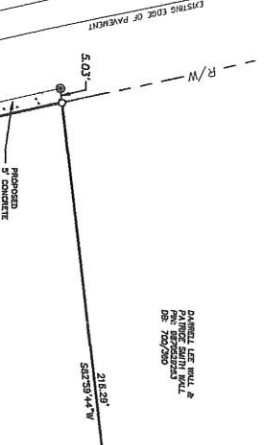
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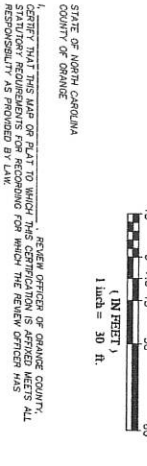
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**TOWN OF ORANGE WILL**  
CERTIFICATE OF APPROVEMENTS  
THE TOWN MANAGER HEREBY CERTIFIES THAT A SURVEY SHOWS THAT THE IMPROVEMENTS DESCRIBED ON THIS PLAN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ORANGE ORDINANCES AND THAT ALL PUBLIC IMPROVEMENTS WILL BE COMPLETED AS REQUIRED BY THE APPROVED PERMITS. THE TOWN MANAGER HEREBY CERTIFIES THAT THE IMPROVEMENTS DESCRIBED ON THIS PLAN ARE IN ACCORDANCE WITH THE TOWN OF ORANGE ORDINANCES AND THAT ALL PUBLIC IMPROVEMENTS WILL BE COMPLETED AS REQUIRED BY THE APPROVED PERMITS.



|                  |                         |
|------------------|-------------------------|
| OWNER'S ADDRESS: | 218 BOX 1815<br>NC 2715 |
| CLIENTS ADDRESS: | 218 BOX 1815<br>NC 2715 |
| PROJECT MANAGER: | TAS                     |
| DRAWN BY:        | BJP                     |

**FINAL PLAT OF MINOR SUBDIVISION FOR ROGERS ROAD**  
CHAPPEL HILL TWP., ORANGE CO., NORTH CAROLINA  
FIELD WORK PERFORMED APRIL 12, 2018  
PROPERTY AS DESCRIBED IN DEED BOOK 3787, PAGE 239  
STANDING IN THE NAME OF  
SCOTT KOVENS, ERIC B. CHUPP & PETER J. GAUDETTE

**SUMMIT**  
DESIGN AND ENGINEERING SERVICES  
18-0107-SURVEY  
SHEET 1 OF 1

**NOTARY PUBLIC**  
I, HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (P1)(1)(C)(1). THIS SURVEY CERTIFIES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
I, THOMAS A. SMITH, PLS NO. 2012, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (AS NOTED HEREON), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROWN LINE TYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE (AS NOTED HEREON) OR OTHER REFERENCE SOURCE (AS NOTED HEREON); THAT THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NOV 06, 1800).  
THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY OFFICIAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 17TH DAY OF APRIL, 2018.

**PROFESSIONAL LAND SURVEYOR REG. NUMBER T-2072**  
SMITH DESIGN & ENGINEERING SERVICES, PLLC, REG. NUMBER P-0139

**NOTARY PUBLIC**  
I, HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
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**ericbchupp@bellsouth.net**

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**From:** Allison Weakley <aweakley@townofchapelhill.org>  
**Sent:** Monday, April 30, 2018 11:17 AM  
**To:** ericbchupp@bellsouth.net  
**Subject:** RE: Rogers Road Lot

Hi, Eric ~

According to our GIS data, there are no streams within 150 ft of the property (PIN 9870-52-9175) so no stream determination is needed. For future reference, a stream determination is typically required if there are any streams or waterbodies within 150 ft of a property, and stream determinations are only valid for five (5) years from the date of the last site visit. So if there was a determination that was completed in 2007 that was relevant to this property (within 150 ft), a new site visit would be needed.

Hope that helps,  
~Allison



**Allison (Schwarz) Weakley**  
**Stormwater Analyst**  
Public Works Department  
Stormwater Management  
[Town of Chapel Hill](http://www.townofchapelhill.org)  
208 N. Columbia Street, 2<sup>nd</sup> Floor  
Chapel Hill NC 27514  
919-969-7202 | [aweakley@townofchapelhill.org](mailto:aweakley@townofchapelhill.org)

*E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties*

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**From:** ericbchupp@bellsouth.net [mailto:ericbchupp@bellsouth.net]  
**Sent:** Friday, April 27, 2018 3:38 PM  
**To:** Allison Weakley <aweakley@townofchapelhill.org>  
**Subject:** Rogers Road Lot

Dear Allison,

I am getting together an application for the minor subdivision of a lot on Rogers Road. I know Judy Johnson will probably ask for a stream determination and I think it is the last thing I need. Actually, I think one was done on the lot when we got the Burch Kove community approved across the street on Homestead Road back in, or about, 2007. This lot was originally to be subdivided at that time. The PIN number is 9870-52-9175. Can you check and see if I can update the one we had done previously or if I need to re-submit an application? There were no streams of any kind on the lot.

Best Regards, Eric Chupp

Director of Development



# Orange Water And Sewer Authority



## Fire Flow Test Report

Location: Rogers Road

Test Made By: Crew 4 Time: 08:10 AM Date: 12/06/17

Requested By: Eric Chupp Phone: (919) 260-7262

Date Requested: 12/5/2017 FAX: \_\_\_\_\_

Flow Hydrant No. 6358 Gauge Hydrant No. 4908

Hydrant Make Flow: AFC Nozzle Size: 2½"

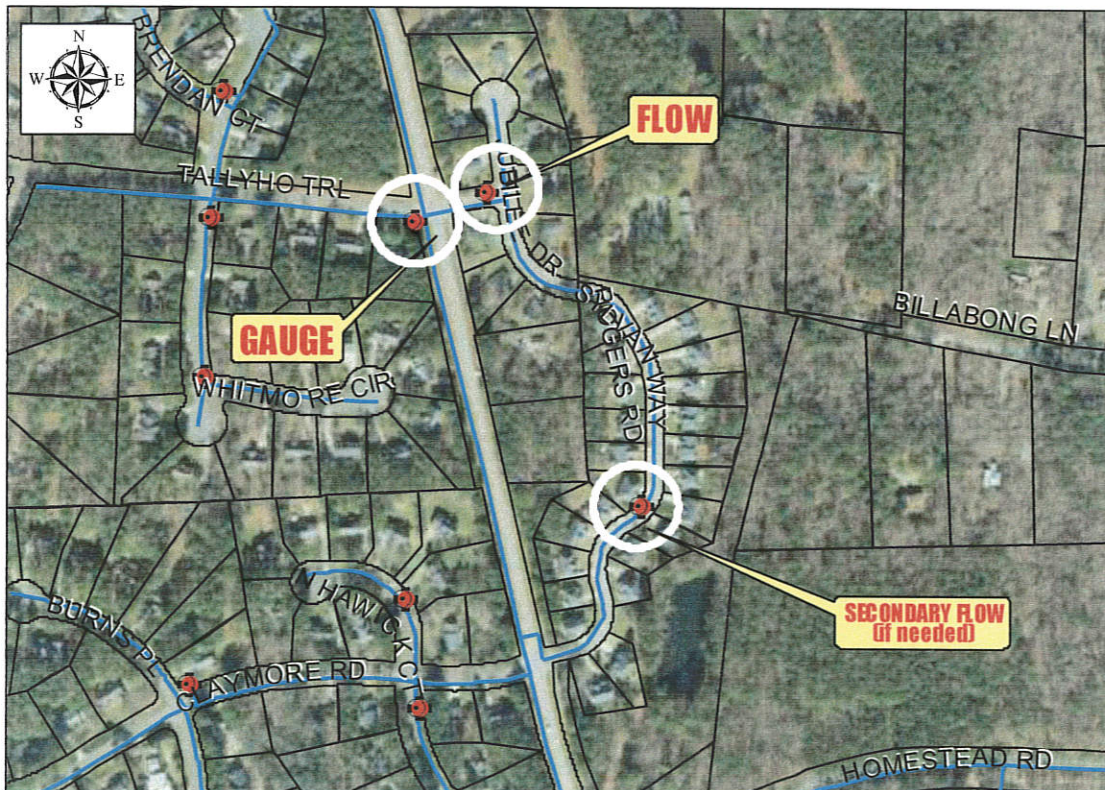
Hydrant Make Gauge: Mueller Nozzle Size: 2½"

Expected Static Pressure (PSI): \_\_\_\_\_ (Approx.)

Static Pressure (PSI): 92 Pitot Reading: 70

Residual Pressure (PSI) 80 Flow (GPM): 1405

### Sketch:





# ORANGE WATER AND SEWER AUTHORITY

*A public, non-profit agency providing water, sewer and reclaimed water services  
to the Carrboro-Chapel Hill community.*

April 30, 2018

Mr. Eric Chupp  
222 Columbia Place W  
Chapel Hill, NC 27516

**Re: Minor Subdivision on Rogers Road (Orange County Parcel Identification Number 9870-52-9175)**

Dear Mr. Chupp,

This letter shall serve to advise you of the availability of public water and sewer service to the referenced site.

The site lies within OWASA's current service boundary. An OWASA public water main presently exists within Rogers Road and is available for connection to the above referenced property. An OWASA public sanitary sewer main currently exists at the northeast corner of the above referenced property and is available for connection to via an OWASA Sanitary Sewer Easement for the above referenced property.

Please note: **This letter serves to advise of the availability of water and sewer to the site but in no way indicates approval of construction for any project.** Construction drawings will need to be submitted to this office for review, comment, approval, and permitting.

If you have any questions or concerns please feel free to contact this office.

Sincerely

Carlton L. Hawkins, PLS  
Engineering Technician

c: Todd Spencer, P.E. – OWASA  
Nick Parker- OWASA  
Joe Leo-OWASA



Eric Chupp

7/12/2018

RE: Capkov Ventures Inc.

Rodgers Rd Lot 1 and Lot 2

Located at: Rodgers Rd Chapel Hill, NC 27516

This letter is to inform all parties associated with the above referenced project, that it is the intent of PSNC Energy to provide natural gas service to your facility. A feasibility study must be submitted to our engineering division to determine if any cost will be associated in providing the natural gas service.

I will be your point of contact for the duration of this project. Please feel free to contact me with any concerns.

P.S.N.C. Thanks you for the opportunity to provide your natural gas service.

Sincerely,

Jeremy Grove

P.S.N.C. Chapel Hill Regional Sales Representative

(919) 918-3015 ext. 23015





Duke Energy  
9700 David Taylor Dr.  
Charlotte, NC 28262  
[www.duke-energy.com](http://www.duke-energy.com)

July 02, 2018

ERIC B. CHUPP  
HOMESTEAD AND ROGER RD  
CHAPEL HILL, NC 27516

Re: Parcel 9870529175 for located at HOMESTEAD AND ROGER RD, CHAPEL HILL, NC 27516

Dear ERIC B. CHUPP:

This letter confirms that Duke Energy Carolinas will provide electric service to the above referenced property in accordance with our applicable rate schedules and service regulations. Please call us at 1-800-653-5307 when your construction plans are complete so we can expedite installation of facilities to meet electrical requirements.

We look forward to serving you!

Sincerely,

Amber Smith  
Business and Industry Analyst



20050824000234340 DEED  
Bk:RB3787 Pg:239  
06/24/2005 04:43:39PM 1/3

*52*  
*26*

Orange County NC 06/24/2005  
State of North Carolina  
Real Estate Excise Tax  
Excise Tax: \$110.00

FILED Joyce H. Pearson  
Register of Deeds Orange COUNTY, NC  
BY: *Gauvette Benadine*  
Deputy

TAX MAP: 7.23.C.23E

PIN: 9870-52-9175 *OK*

Prepared by and return to: Wayne R. Hadler, Beemer, Savery, Hadler & Jones, P.A.

Revenue Stamps: \$ 110.00

NORTH CAROLINA

**GENERAL WARRANTY DEED**

ORANGE COUNTY

THIS **GENERAL WARRANTY DEED**, made and entered into this the    day of June, 2005, by and between **TATE CONSTRUCTION & REALTY, INC.**, a North Carolina Corporation, party of the first part, hereinafter Grantor, and **SCOTT KOVENS, ERIC B. CHUPP and PETER J. GAUDETTE**, party of the second part, hereinafter Grantee, whose address is: P.O. Box 16815, Chapel Hill, NC 27516.

WITNESSETH

Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and sufficient consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, their heirs and assigns, that certain lot or parcel of land located in Chapel Hill Township, Orange County, North Carolina, and more particularly described as:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING, 0.9163 acres, identified as the property of George Tate, Jr. as shown on "Final plat of Patrice S. Wall" prepared by Fulton & Associates, recorded in Plat Book 48, Page 161, Orange County Registry, to which reference is made for a more particular description of same.  
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges



and appurtenances thereunto belonging, or in any wise appertaining, unto said Grantee, their heirs and assigns, in fee simple forever.

Grantor, for itself, its successors and assigns, covenants with Grantee, their heirs and assigns, that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that said premises are free from encumbrances except as stated herein, if any; and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

Wherever used herein, the singular, the plural and gender shall be interchangeable as the context may indicate.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its corporate name by its President all by order of its Board of Directors on the day and year first above written.

TATE CONSTRUCTION & REALTY, INC.

By: Eric T. Tate  
Eric T. Tate, President

NORTH CAROLINA - COUNTY OF ORANGE

I, Wayne R. Hadler, a notary public in and for said county and state do hereby certify that Eric T. Tate personally came before me this day and acknowledged that he is President of Tate Construction & Realty, Inc., a North Carolina corporation, and that by authority duly given, and as an act of the corporation, the foregoing instrument was signed in its corporate name by him as its President, all by order of its Board of Directors.

Witness my hand and notarial seal, this the 22nd day of June, 2005.

My commission expires:  
5/22/2010



Wayne R. Hadler  
Notary Public





Joyce H. Pearson  
Register of Deeds  
Orange County  
North Carolina

---

**State of North Carolina, County of Orange**

The foregoing certificate(s) of WAYNE R. HADLER, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day June 24, 2005.

Joyce H. Pearson, Register of Deeds

BY: Hewitt Benadum  
Deputy / ~~Assistant~~ Register of Deeds

ORANGE COUNTY  
1637

87-31-98

\$200.00



Real Estate  
Excise Tax

FILED

31 JUL 1998, at 04:41:16pm  
Book 1772, Page 17 - 26  
Betty June Hayes,  
Register of Deeds,  
Orange County, N. C.

Excise Tax: \$200.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

Mail after recording to: Grantee  
This instrument was prepared by: John A. Northen  
Brief description for the Index:

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28 day of July, 1998, by and between

**GRANTOR**

John A. Northen, Trustee in bankruptcy for  
George Tate, Jr. and wife, Esther Tate

**GRANTEE**

Affordable Properties, Inc.  
104 APPLE STREET  
CHAPEL HILL, NC 27514

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 NONE, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

[See attached Exhibit A for Legal Description]

9788-14-1076  
7.91.G.12A

9788-06-4584  
7.93.L.17

9788-06-4611  
7.93.L.20

9778-94-5840  
7.92.K.10

9788-06-4534  
7.93.L.18

9778-93-0153  
7.100.C.17

9870-52-9175

7.23.C.23E

PS

On January 14, 1994, George Tate, Jr. & Esther W. Tate (the "Debtors") filed a voluntary petition for relief under Title 11 of the United States Code, Case No. B-94-10105, in the U.S. Bankruptcy Court for the Middle District of North Carolina. On September 21, 1994, John A. Northen (the "Trustee") was appointed as Chapter 11 Trustee for the Debtors' estate; and, on November 14, 1994, the case was converted from Chapter 11 to Chapter 7, with John A. Northen continuing as trustee.

After notice to all interested parties and hearing, the Bankruptcy Court has approved the sale of the property described in this deed, and has further transferred all liens thereon (except for ad valorem taxes) to the proceeds of sale therefrom, so the Trustee may and does hereby convey said property free and clear of any such liens or encumbrances. Copies of said orders are attached hereto as exhibits and incorporated by reference.



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.

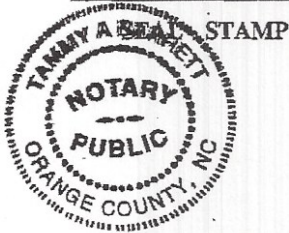
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All matters of record as of September 21, 1994.

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

John A. Northen (SEAL)  
John A. Northen, Trustee in Bankruptcy for George Tate, Jr. and Esther Tate



NORTH CAROLINA, Orange County.  
I, a Notary Public of the County and State aforesaid, certify that John A. Northen, Trustee in Bankruptcy for George Tate, Jr. and Esther Tate, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness by hand and official stamp or seal, this 28 day of July, 1998.

My Commission expires: 4-6-2002 Tammy A. Barnett Notary Public

The foregoing Certificate of Tammy A. Barnett, a Notary public, 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 31st day of July, 1998.

Betty Jean Hayes REGISTER OF DEEDS FOR Orange COUNTY

By Priscilla D. Mize Deputy/Assistant-Register of Deeds.



## Exhibit A

| Tract    | Pin #        | Tax Map Ref. | Property Description  |
|----------|--------------|--------------|---|
| Tract I  | 9788-14-1076 | 7.91.G.12A   | All that certain lot or parcel of land, together with the improvements thereon, situate, lying, and being on the West Side of Gore Street and a short distance South of the Town of Chapel Hill, North Carolina, and BEGINNING at a stake in the West property line of Gore Street, the North-east corner of Lot No. 10 and running thence along the West property line of Gore Street North 4 deg. 30' East 50 feet to a stake, the Southeast corner of Lot No. 12; running thence with the line of Lot No. 12 North 85 deg. 15' West 125 feet to a stake; running thence South 4 deg. 30' West 50 feet to a stake, the Northwest corner of Lot No. 10; running thence with the line of Lot No. 10 South 85 deg. 15' East 125 feet to the BEGINNING, being Lot No. 11, Block B of the T.A. Henry property as surveyed by J. Ralph Weaver, Registered County Surveyor, June 28, 1994. |
| Tract II | 9778-94-5840 | 7.92.K.10    | All of Lot 19, Carr Court, as shown on Plat prepared by J. Ralph Weaver, dated June 23, 1954, recorded in Plat Book 5 at Page 43, Orange County Registry to which Plat reference is hereby made for a more particular description.  |

|           |              |           |  |
|-----------|--------------|-----------|--|
| Tract III | 9788-06-4584 | 7.93.L.17 | <p>All of those certain lots or parcels of land situated, lying and being on the North side of Rosemary Street in the Town of Chapel Hill, N.C.; and known and designated as Lots Nos. 1 and 2 in Part "B" in the division of the Craig property as surveyed by J. Ralph Weaver September 14, 1939, and described as follows: BEGINNING at a stake in the North property line of Rosemary Street, Eugenia Jones' Southeast corner; running thence with the said Jones line North 1 Deg. West 161 feet to a stake; running thence South 89 Deg. East 50 feet to a stake; running thence South 1 Deg. West 156.6 feet to a stake in the North property line of Rosemary Street; running thence along the said Street South 85 Deg. West 50 feet to the BEGINNING.</p>  |
| Tract IV  | 9788-06-4534 | 7.93.L.18 | <p>BEGINNING at a stake on the north side of Rosemary Street at the southeast corner Lot #1 of said plat, which corner is also located North 83 degrees 50 minutes East 45.25 feet from the northeast intersection of Sunset Drive and Rosemary Street in the Town of Carrboro, North Carolina; running thence along and with the east property line of Lot #1 of said plat North 3 degrees 12 minutes West 130 feet to a stake in the south property line of Lot #3 of said plat; running thence along and with the South property line of Lot #3 North 84 degrees 20 minutes East 51.3 feet to a stake; running thence South 00 degrees 37 minutes East 130 feet to a stake in the inside property line of the North side of West Rosemary Street in the town of Chapel Hill, North Carolina; running thence along and with the North property line of West Rosemary Street South 83 degrees 50 minutes West 45.25 feet to the point and place of beginning.</p> |



|          |              |            |   |
|----------|--------------|------------|---|
| Tract V  | 9788-06-4611 | 7.93.L.20  | <p>BEGINNING at a stake in the northeast corner of Lot #1 of the plat above referred to, which said beginning point is located North 6 degrees 10 minutes West 130 feet from the northeast intersection of Sunset Drive and West Rosemary Street in the Town of Carrboro, North Carolina; running thence along and with the inside property line of the East side of Sunset Drive in Chapel Hill, North Carolina, North 6 degrees 10 minutes West 33 feet to a stake in the southwest corner of Lot #4 of said plat running thence along and with the South property line of Lot #4 of said plat North 84 degrees 37 minutes East 106.35 feet to a stake; running thence South 00 degrees 37 minutes East 32 feet to a stake in the northeast corner of Lot #2 of said plat; running thence along and with the North property line of Lots #2 and #1 of said plat, South 85 degrees 20 minutes West 103.3 feet to the point and place of beginning.</p> |
| Tract VI | 9778-93-0153 | 7.100.C.17 | <p>BEGINNING at an iron stake in the northern right-of-way of Merritt Mill Road, said stake being located South 87 Deg. 11' West 150 feet from the Southwest corner of the property of Columbus G. Watson; running thence with the northern right-of-way of Merritt Mill Road South 87 Deg. 11' West 124.85 feet to an iron stake; running thence North 4 Deg. 23' West 365.43 feet to an iron stake, the Southwest corner of the property of W.R. Sturdivant; running thence with Sturdivant's southern property line, South 77 Deg. 03' 48" East 185.51 feet to an iron stake; running thence South 5 deg. 04' 56" East 317.94 feet to the point and place of BEGINNING, and being 1.19 acres, designated Lot 2 on the plat and survey of William S. Wentz, Jr., Registered Surveyor, denominated "Property of George Watson and Marie Watson Lyons", and dated August 11, 1971.</p>  |



|           |              |            |   |
|-----------|--------------|------------|---|
| Tract VII | 9870-52-9175 | 7.23.C.23E | All of that certain tract or parcel of land containing 0.9163 acres, identified as the property of George Tate, Jr., as shown on "Final plat for Patrice S. Wall" prepared by Fulton & Associates, recorded in Plat Book 48, at Page 161, Orange County Registry, to which plat reference is hereby made. |
|-----------|--------------|------------|---|

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA  
DURHAM DIVISION

ENTERED

JUN 30 6 1998

Bankruptcy Court  
Middle District  
CPH

In Re:

GEORGE TATE, JR. and  
ESTHER W. TATE  
342 W. Rosemary Street  
Chapel Hill, NC 27514

Case No. B-94-10105C-7D

ORDER FOR PRIVATE SALE OF REAL PROPERTY  
(Multiple Tracts)

This matter coming on for hearing at 9:30 o'clock a.m. on June 30, 1998 in the U.S. Bankruptcy Courtroom in Greensboro, North Carolina, after notice to all parties in interest, upon the Motion for Private Sale of Real Property (the "Motion"), and after considering the matters set forth in the Motion, the arguments of the Trustee, and the comments of any parties in interest, and for good and sufficient reasons appearing, it is hereby

ORDERED that the Trustee is authorized to sell and convey that certain real property more particularly described in the attached Exhibit A (the "Property") to Affordable Properties, Inc., in accordance with the terms and conditions of the contract submitted by the Trustee and attached to the Motion; and it is further

ORDERED that upon payment at closing of the Seller's customary closing costs, ad valorem taxes outstanding for any prior years, pro rata portion of the ad valorem taxes for the calendar year of closing, and broker's commission of \$8,000.00 to Thomas Heffner, all other proceeds shall be paid over to the Trustee to be distributed pursuant to or held pending further orders of this Court.

This the 30 day of June, 1998.

William L. Stocks

United States Bankruptcy Judge



Exhibit A  
Legal Description

1. .91 Acres on Rogers Road; PIN #9870-52-9175; Tax map reference 7.23.C.23 E; Deed reference 627, Page 583; Purchase price, \$3,000.00.
2. Lot on Gore Street; PIN #9788-14-1076; Tax map reference 7.91.G.12 A; Deed reference 269, Page 147; Purchase price, \$15,000.00.
3. Lot on Wesley Street, Lot 19 Carr Court; PIN #9778-94-5840; Tax map reference 7.92.K.10; Deed reference 226, Page 90; Purchase price, \$10,000.00.
4. Lot on West Rosemary Street; PIN #9788-06-4584; Tax map reference 7.93.L.17; Deed reference 204, Page 755; Purchase price, \$20,000.00.
5. Lot on West Rosemary Street; PIN #9788-06-4534; Tax map reference 7.93.L.18; Deed reference 288, Page 866; Purchase price, \$20,000.00.
6. Lot on Sunset Drive; PIN #9788-06-4611; Tax map reference 7.93.L.20; Deed reference 218, Page 868; Purchase price, \$12,000.00.
7. Lot on Merrit Mill Road; PIN #9778-93-0153; Tax map reference 7.100.C.17; Deed reference 248, Page 1328; Purchase price, \$20,000.00.

ORANGE COUNTY  
1722

68-86-98



\$185.00

Real Estate  
Excise Tax

Excise Tax \$185.00

FILED  
06 AUG 1998, at 03:21:22pm  
Book 1774, Page 416 - 421  
Betty June Hayes,  
Register of Deeds,  
Orange County, N. C.

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to \_\_\_\_\_ Grantee: 342 W. Rosemary St. C-Hill, NC 27514

This instrument was prepared by John G. McCormick, P.A.

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of July, 1998, by and between

| GRANTOR               | GRANTEE   |
|-----------------------|---|
| AFFORDABLE PROPERTIES | TATE CONSTRUCTION &<br>REALTY, INC.<br><br>342 W. ROSEMARY ST.<br>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 Township,

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

SEE ATTACHED EXHIBIT A FOR DESCRIPTION

|                     |                   |     |
|---------------------|-------------------|-----|
| Tax Map #7.91.G.12A | PIN# 9788-14-1076 | TR1 |
| 7.92.k.10           | 9778-94-5840      | TR2 |
| 7.93.l.17           | 9788-06-4584      | TR3 |
| 7.93.l.18           | 9788-06-4534      | TR4 |
| 7.93.L.20           | 9788-06-4611      | TR5 |
| 7.100.C.17          | 9778-93-0153      | TR6 |
| 7.23.c.23E          | 9870-52-9175      | TR7 |



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

A map showing the above described property is recorded in

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:

Easements and Restrictions of record.

1997 ad valorem taxes.

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.

AFFORDABLE PROPERTIES (Corporate Name)
By: Sharna Tate pres. President
ATTEST: Sharna Tate, Secretary Secretary (Corporate Seal)
USE BLACK INK ONLY

NORTH CAROLINA, ..... County.
I, a Notary Public of the County and State aforesaid, certify that ..... Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ..... day of ....., 19 98.
My commission expires: ..... Notary Public

NORTH CAROLINA, ORANGE ..... County.
I, a Notary Public of the County and State aforesaid, certify that SHARON TATE Secretary of AFFORDABLE PROPERTIES 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 HER as its Secretary.
Witness my hand and official stamp or seal, this 28th day of July, 19 98.
My commission expires: 4-14-03 John G. McCormick Notary Public

The foregoing Certificate of John G. McCormick, 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 6th day of August, 1998. Betty June Hayes REGISTER OF DEEDS FOR Orange COUNTY
By: [Signature] Deputy/Assistant - Register of Deeds

## Exhibit A

| Tract    | Pin #        | Tax Map Ref. | Property Description   |
|----------|--------------|--------------|--|
| Tract I  | 9788-14-1076 | 7.91.G.12A   | All that certain lot or parcel of land, together with the improvements thereon, situate, lying, and being on the West Side of Gore Street and a short distance South of the Town of Chapel Hill, North Carolina, and BEGINNING at a stake in the West property line of Gore Street, the North-east corner of Lot No. 10 and running thence along the West property line of Gore Street North 4 deg 30' East 50 feet to a stake, the Southeast corner of Lot No. 12; running thence with the line of Lot No. 12 North 85 deg. 15' West 125 feet to a stake; running thence South 4 deg. 30' West 50 feet to a stake, the Northwest corner of Lot No. 10; running thence with the line of Lot No. 10 South 85 deg. 15' East 125 feet to the BEGINNING, being Lot No. 11, Block B of the T.A. Henry property as surveyed by J. Ralph Weaver, Registered County Surveyor, June 28, 1994. |
| Tract II | 9778-94-5840 | 7.92.K.10    | All of Lot 19, Carr Court, as shown on Plat prepared by J. Ralph Weaver, dated June 23, 1954, recorded in Plat Book 5 at Page 43, Orange County Registry to which Plat reference is hereby made for a more particular description.   |



|           |              |           |  |
|-----------|--------------|-----------|--|
| Tract III | 9788-06-4584 | 7.93 L.17 | <p>All of those certain lots or parcels of land situated, lying and being on the North side of Rosemary Street in the Town of Chapel Hill, N C.; and known and designated as Lots Nos. 1 and 2 in Part "B" in the division of the Craig property as surveyed by J. Ralph Weaver September 14, 1939, and described as follows: BEGINNING at a stake in the North property line of Rosemary Street, Eugenia Jones' Southeast corner; running thence with the said Jones line North 1 Deg West 161 feet to a stake; running thence South 89 Deg. East 50 feet to a stake; running thence South 1 Deg. West 156.6 feet to a stake in the North property line of Rosemary Street; running thence along the said Street South 85 Deg. West 50 feet to the BEGINNING.</p>   |
| Tract IV  | 9788-06-4534 | 7.93.L.18 | <p>BEGINNING at a stake on the north side of Rosemary Street at the southeast corner Lot #1 of said plat, which corner is also located North 83 degrees 50 minutes East 45.25 feet from the northeast intersection of Sunset Drive and Rosemary Street in the Town of Carrboro, North Carolina; running thence along and with the east property line of Lot #1 of said plat North 3 degrees 12 minutes West 130 feet to a stake in the south property line of Lot #3 of said plat; running thence along and with the South property line of Lot #3 North 84 degrees 20 minutes East 51.3 feet to a stake; running thence South 00 degrees 37 minutes East 130 feet to a stake in the inside property line of the North side of West Rosemary Street in the town of Chapel Hill, North Carolina; running thence along and with the North property line of West Rosemary Street South 83 degrees 50 minutes West 45.25 feet to the point and place of beginning.</p> |

|          |              |            |  |
|----------|--------------|------------|--|
| Tract V  | 9788-06-4611 | 7.93.L.20  | <p>BEGINNING at a stake in the northeast corner of Lot #1 of the plat above referred to, which said beginning point is located North 6 degrees 10 minutes West 130 feet from the northeast intersection of Sunset Drive and West Rosemary Street in the Town of Carrboro, North Carolina; running thence along and with the inside property line of the East side of Sunset Drive in Chapel Hill, North Carolina, North 6 degrees 10 minutes West 33 feet to a stake in the southwest corner of Lot #4 of said plat running thence along and with the South property line of Lot #4 of said plat North 84 degrees 37 minutes East 106.35 feet to a stake; running thence South 00 degrees 37 minutes East 32 feet to a stake in the northeast corner of Lot #2 of said plat; running thence along and with the North property line of Lots # 2 and #1 of said plat, South 85 degrees 20 minutes West 103.3 feet to the point and place of beginning.</p> |
| Tract VI | 9788-93-0153 | 7.100.C.17 | <p>BEGINNING at an iron stake in the northern right-of-way of Merritt Mill Road, said stake being located South 87 Deg. 11' West 150 feet from the Southwest corner of the property of Columbus G. Watson; running thence with the northern right-of-way of Merritt Mill Road South 87 Deg. 11' West 124.85 feet to an iron stake; running thence North 4 Deg. 23' West 365.43 feet to an iron stake, the Southwest corner of the property of W.R. Sturdivant; running thence with Sturdivant's southern property line, South 77 Deg. 03' 48" East 185.51 feet to an iron stake; running thence South 5 deg. 04' 56" East 317.94 feet to the point and place of BEGINNING, and being 1.19 acres, designated Lot 2 on the plat and survey of William S. Wentz, Jr., Registered Surveyor, denominated "Property of George Watson and Marie Watson Lyons", and dated August 11, 1971.</p>   |



|           |              |            |   |
|-----------|--------------|------------|---|
| Tract VII | 9870-52-9175 | 7.23.C 23E | All of that certain tract or parcel of land containing 0.9163 acres, identified as the property of George Tate, Jr., as shown on "Final plat for Patrice S. Wall" prepared by Fulton & Associates, recorded in Plat Book 48, at Page 161, Orange County Registry, to which plat reference is hereby made. |
|-----------|--------------|------------|---|

# Orange County Land Records System

DATE: 7/1/2016 2:01:45 PM

PAGE: 1

PIN: 9870528774  
STATUS: Inactive  
TAX OWNER:

CURRENT OWNER 1: TATE GEORGE JR  
CURRENT OWNER 2: TATE ESTHER W  
ADDRESS: 342 W ROSEMARY ST

TOWNSHIP: CHAPEL HILL  
RATE CODE: 07  
SIZE OF PARCEL: 6.00 Acres  
ACCOUNT TYPE: Individual

CITY: CHAPEL HILL  
STATE: NC  
ZIP: 27514  
BOOK/PAGE: 627/583  
DATE RECORDED: 12/4/1992  
STAMP VALUE: \$0.00

MERGED TO: Descendant PIN  
9870528945  
9870529175

MERGED FROM: Ancestor PIN  
9870526385

PARCEL DESC: E/S SR 1729



STATE OF NORTH CAROLINA  
 Real Estate Excise Tax  
 JAN: 4'87  
 RR: 1224  
 48.00

FILED  
 BOOK 627 PAGE 583

BOOK 627 PAGE 583

JAN 14 1 28 PM '87

BETTY B. BARNETT  
 REC. CLERK  
 ORANGE COUNTY, N.C.

Excise Tax

48.00

Recording Time, Book and Page

Tax Lot No. 7, 23, C, 25B Parcel Identifier No. 9870-52-3303  
 Verified by County on the day of 19  
 by

Mail after recording to LEVINE, STEWART & TOLTON  
 123 W. Franklin Street, Suite 304, Chapel Hill, N.C. 27514  
 This instrument was prepared by John T. Stewart  
 Brief description for the Index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 29th day of October, 1986, by and between

GRANTOR

GRANTEE

Arthur N. Allen

George Tate, Jr. and wife,  
 Esther W. Tate

342 W. Rosemary Street  
 Chapel Hill, N.C. 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 Township, Orange County, North Carolina and more particularly described as follows:

BEGINNING at a point in the southwest corner of the George Tate, Jr. property as described in Deed Book 511 at Page 489; running thence North 89° 29' 36" West 613.05 feet to an iron; running thence North 03° 01' 12" East 765.82 feet to an iron, said iron being in the southern right of way of Tallyho Trail; running thence with said right of way South 79° 10' 34" East 722.50 feet to a point; running thence North 81° 09' 36" West to an iron; running thence South 09° 06' 48" East 680.14 feet to the point and place of BEGINNING, and containing 8.911 acres, more or less.

Arthur N. Allen is the sole heir of the will of Laura Allen and they had no children.

RECEIVED  
 1987 JAN 14 AM 11:32  
 RECORDED  
 1986 DEC 22 PM 0:36  
 ORANGE COUNTY RECORDS

RECEIVED  
1986 NOV -3 PM 1:24  
ORANGE CO. LAND RECORDS

BOOK 627 PAGE 584

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

*Arthur N. Allen* (SEAL)  
*by Thomas A. Walker, Attorney in Fact* (SEAL)  
Arthur N. Allen by Thomas A. Walker, Attorney in Fact (SEAL)  
..... (SEAL)  
..... (SEAL)

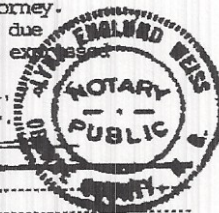
NORTH CAROLINA  
ORANGE COUNTY

I, Lynn England Weiss, a Notary Public for said County and State do hereby certify that Thomas A. Walker, attorney in fact for Arthur N. Allen, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Arthur N. Allen, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Orange County Registry, State of North Carolina, on the 6<sup>th</sup> of June, 1986, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas A. Walker acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Arthur N. Allen.

Witness my hand and official seal, this 27<sup>th</sup> day of, 1986 October, 1986.

My commission expires: 6-27-90



The foregoing Certificate(s) of .....

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of Lynn England Weiss,

A Notary Public of the designated Governmental units is hereby certified to be correct. Filed for registration this the 14<sup>th</sup> day of January 19 87, at 1:28 o'clock, PM in Record Book 627 Page 583.

Return: .....

Betsy June Hayes, Register of Deeds  
By: Deborah B. Bland  
Deputy Register of Deeds



STATE OF NORTH CAROLINA  
 APR 23 '85  
 RB. 14224  
 Real Estate Excise Tax  
 50.00

FILED  
 BOOK/PAGE # 511 PAGE # 489  
 APR 23 2 16 PM '85  
 ELTON ONEY, JR.  
 REGISTER OF DEEDS  
 ORANGE COUNTY, N.C.

BOOK 511 PAGE 489

Excise Tax 50.00 Recording Time, Book and Page

Tax Lot No. 7 23C 25A Parcel Identifier No. 9870-52-6350  
 Verified by 7 23D 25B County on the day of 9870-52-8646-91  
 by

Mail after recording to LEVINE, STEWART & TOLTON, Suite 304, 123 W. Franklin St. Chapel Hill, North Carolina 27514

This instrument was prepared by John T. Stewart

Brief description for the Index Two Tracts - Arthur Allen Property

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11<sup>th</sup> day of February, 1985, by and between

| GRANTOR   | GRANTEE  |
|---|--|
| COYON<br>MYRLE WALKER and LAURA ALLEN, Co-Guardians<br>of LAURA ALLEN, Incompetent, and<br>ARTHUR ALLEN | George Tate, Jr. and wife, Esther W. Tate<br>342 W. Rosemary Street<br>Chapel Hill, N.C. 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 Orange Township, Orange County, North Carolina and more particularly described as follows:

**TRACT I:** BEGINNING at a stake in the northwest side of Rogers Road as it intersects with Talleyho Trail and running from said beginning point along and with Rogers Road, South 09°06'48" East 647.56 feet to an iron stake in the corner with Mary F. Duncan; running thence along and with Mary F. Duncan, North 89°29'17" West 213.85 feet to a stake; running thence North 09°06'48" West 680.14 feet to a stake in the edge of Talleyho Trail; running thence along and with Talleyho Trail, South 81°09'16" East 221.64 feet to the point and place of BEGINNING.

**TRACT II:** BEGINNING at a stake on the eastern side of Rogers Road approximately 1,055 feet south of Purefoy Drive, being also the corner of George Tate, as recorded in Deed Book 396, Page 118, Orange County Registry; running thence along and with George Tate's line, North 85°54'48" East 317.70 feet to an iron pipe in Ralph Hughes' line; running thence with Ralph Hughes, John R. Tracey, and

RECEIVED  
 3:05 APR 23 PM '85  
 CLERK OF COURSE



FILED  
BOOK 700 PAGE 360

DEC 29 3 45 PM '87

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

BOOK 700 PAGE 360

Excise Tax 13.00

Recording Time, Book and Page

Tax Lot No. 7-23-C-250 Parcel Identifier No. 9870-52-976389  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to LEVINE, STEWART & TOLTON  
123 W. Franklin Street, Suite 304, Chapel Hill, N.C. 27514  
This instrument was prepared by John T. Stewart  
Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22<sup>nd</sup> day of December, 1987, by and between

GRANTOR

GRANTEE

George Tate, Jr. and wife,  
Esther W. Tate

342 W. Rosemary Street  
Chapel Hill, N.C. 27514

Darrell Lee Wall and wife  
Patrice Smith Wall

200 Caldwell Street  
Chapel Hill, N.C. 27514

RECEIVED  
711 DEC 28 PM 3 39

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

BEGINNING at a point in the eastern right of way of Rogers Road, said point being 360.54 feet from the northwest corner of the Mary F. Duncan Property as described in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, running thence North 83 deg. 56' 29" East 246.45 feet to an iron pipe; running thence South 0 deg. 43' 18" West 178.72 feet to an iron pipe; running thence South 86 deg. 16' 13" West 216.08 feet to an iron pipe; running thence North 09 deg. 06' 48" West 169.11 feet to the point and place of BEGINNING.



NORTH CAROLINA  
ORANGE COUNTY

IN THE SUPERIOR COURT  
BEFORE THE CLERK

ROBERT G. WALKER (Single);  
WILLIAM WALKER and wife,  
LUIA F. WALKER & LAURA W. )  
ALLEN and husband, ARTHUR )  
ALLEN )

REPORT OF COMMISSIONERS

-VS-

ISRAEL WALKER and wife,  
WILLIE R. WALKER )

TO THE HONORABLE E. M. LYNCH, Clerk of the Superior Court of Orange  
County:

We, the undersigned, John P. Balliard, George W. Smith and Jack Cain  
Childress, heretofore appointed by the Court in the above entitled Special  
Proceeding to divide and apportion the lands described in the Notice to us,  
among the tenants in common, respectfully report to the Court, that having  
met and, after being duly sworn as by law required, did divide said lands  
among the tenants in common as follows:

TRACT NO. ONE: was allotted to Willie Walker, which tract is described  
as follows:

LYING AND BEING in Chapel Hill Township, Orange County, North Carolina,  
ADJOINING the lands of John Duncan, Laura and Arthur  
Allen, Clarence Jones, et als, and more particularly described as  
follows:

BEGINNING at an iron stake in the South property line of the Freeman  
Rogers Heirs, said point being a common corner with Tract  
No. 3 on the Plat hereinafter referred to; running thence along and  
with the East property line of said Tract No. 3 South 3° 37' West  
400 feet to an iron stake and pointers, the Southeast corner of said  
Lot No. 3 and the Northeast corner of Tract No. 2; thence along and  
with the East line of Tract No. 2 South 9° 30' East 1,360 feet to a  
rock pile, the Southeast corner of said Tract No. 2 and the North  
property line of John Duncan; thence along and with the North line  
of said John Duncan South 87° 16' East 543.54 feet to rock and  
pointers the Southwest corner of Laura and Arthur Allen; thence along  
and with the West line of said Allen Tract North 3° 48' East 1320  
feet to an iron stake the Northwest corner of said Allen Tract and  
the Southwest corner of said Clarence Jones property; thence continuing  
with the West line of Clarence Jones property North 1° 19' East 401.22  
feet to a rock pile and pointers; thence along and with the South line  
of Freeman Rogers Heirs North 86° 23' West 826.8 feet to the point or  
place of beginning, containing 29.08 acres and being designated as  
Tract No. 1 according to a survey and plat by Robert A. Jones,  
Registered Surveyor, dated May 1961, entitled "MAP TO ACCOMPANY  
COMMISSIONERS REPORT IN REGARDS TO ROBERT WALKER, ISRAEL WALKER AND  
WILLIE WALKER".



TRACT NO. TWO: was allotted to Israel Walker, which tract is described as follows:

LYING AND BEING in Chapel Hill Township, Orange County, North Carolina, ADJOINING the lands of Jack Hogan, John Gates, et als, and more particularly described as follows:

BEGINNING at a rock pile and pointers said point being the Southeast corner of the John Gates Tract and the North property line of Jack Hogan Property; thence along and with the North property line of the said Hogan Tract South 85° 05' East 900.37 feet to an iron stake and pointers, said point being the Northwest corner of John Duncan and the Northeast corner of Jack Hogan; thence along and with the North line of John Duncan Tract South 87° 16' East 304.8 feet to a rock pile and pointers, the Southwest corner of Tract No. 1 on the Plat hereinafter referred to; thence along and with the West line of Tract No. 1 North 9° 30' West 1360 feet to an iron stake and pointers the Southeast corner of Tract No. 3; thence along and with the South line of Tract No. 3 North 85° 40' West 870 feet to a rock pile and pointers in the East property line of the aforesaid John Gates Tract; thence along and with the East property line of John Gates South 4° 42' West 1316.55 feet to the point or place of beginning, and containing 31.51 acres, and being designated as Tract No. 2, according to a survey and plat by Robert A. Jones, Registered Surveyor, dated May 1961, entitled "MAP TO ACCOMPANY COMMISSIONERS' REPORT IN REGARDS TO HOBART WALKER, ISRAEL WALKER AND WILLIE WALKER".

TRACT NO. THREE: was allotted to Hobart (Hobert) Walker, which tract is described as follows:

LYING AND BEING in Chapel Hill Township, Orange County, North Carolina, ADJOINING the lands of John Gates, Labon Hogan, Johnny Walker, et als, and more particularly described as follows:

BEGINNING at an iron stake in the South property line of the Freeman Rogers Heirs, said point being the Northwest corner of Tract No. 1 on the plat hereinafter referred to; running thence along and with the said Rogers Heirs Tract North 86° 23' West 470 feet to a rock pile near a pine stump, the Southwest corner of the said Freeman Rogers Heirs; thence along and with the West line of said Rogers Heirs North 2° 50' East 875 feet to a rock pile the Southeast corner of the Johnny Walker Tract; thence along and with the South line of said Johnny Walker South 89° 41' West 1014.2 feet to an iron stake in the East property line of Labon Hogan; thence along and with the East line of said Labon Hogan South 24° 32' West 949.3 feet to a rock, the Southeast corner of said Labon Hogan in the North line of John Gates property; thence along and with the North line of said John Gates North 89° 25' East 971 feet to a cedar stake and pointers the Northeast corner of said John Gates property; thence along and with the East line of said John Gates property South 4° 42' West 400 feet to a rock pile and pointers the Northwest corner of Tract No. 2; thence along and with the North line of said Tract No. 2 South 85° 40' East 870 feet to an iron stake and pointers the Northeast corner of said Tract No. 2 and the West line of aforesaid Tract No. 1; thence along and with the line of Tract No. 1 North 3° 37' East 400 feet to the point or place of beginning; containing 31.51 Acres, and being designated as Tract No. 3, according to survey and plat by Robert A. Jones, Registered Surveyor, dated May 1961, entitled "MAP TO ACCOMPANY COMMISSIONERS' REPORT IN REGARDS TO HOBART WALKER, ISRAEL WALKER AND WILLIE WALKER".

In making said apportionment and allotment, we employed Robert A. Jones, Registered Surveyor, of Orange County, who ran and marked the lines of the



tracts as above described and made a map of said lands, which is hereto attached and made a part of this Report.

Reported under our hands, this 6th. day of June, 1961.

Respectfully submitted,

*[Signature]*  
 \_\_\_\_\_  
 COMMISSIONER

*George W. Smith*  
 \_\_\_\_\_  
 COMMISSIONER

*Rocky Cain Childs*  
 \_\_\_\_\_  
 COMMISSIONER

NORTH CAROLINA  
ORANGE COUNTY

FILED for registration November 8, 1961, at 4:30  
o'clock p.m. and registered in Deed Book 184 on page 478, Orange  
County Registry.

*[Signature]*  
 \_\_\_\_\_  
 Register of Deeds

E. M. Lynch

For Map which accompanies this Report of Commissioners see Plat  
Book 10, page 6.