

**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): 9788179085, 9788178503, 9788178220,  
9788270111, 9788270263

Date: 4/9/2020

**Section A: Project Information**


Project Name: 318-326 WEST ROSEMARY STREET  
Property Address: 318, 322, 324 W. ROSEMARY ST., 1 - 7 AMITY CT. Zip Code: 27516  
Existing Zoning District: TC-2, R-3  
Project Description: SUBDIVIDE 6 LOTS FROM ORIGINAL 4 LOTS

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

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

Name: JEFF WILLIAMS c/o COULTER, JEWEL, THAMES P.A.  
Address: 111 WEST MAIN ST.  
City: DURHAM State: NC Zip Code: 27701  
Phone: 919-682-0368 Email: jwilliams@cjtpa.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.

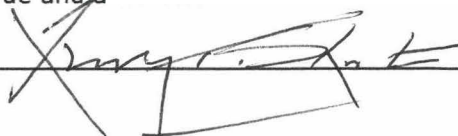
Signature:  Date: 4/9/2020

**Owner/Contract Purchaser Information:**

**Owner**  **Contract Purchaser**

Name: Larry Short - Amity Station LLC  
Address: P.O. Box 150  
City: Chapel Hill State: NC Zip Code: 27516  
Phone: 919-612-7814 Email: ltshort@email.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: 4-9-20



**Section A: Project Information**

Application Type: Minor Subdivision Date: 4/9/2020  
 Project Name: 318-326 WEST ROSEMARY STREET

**Use Type:** (check/list all that apply)

Office/Institutional  Residential  Mixed-Use  Other:

**Overlay District:** (check all that apply)

Historic District  Neighborhood Conservation District  Airport Hazard Zone

**Section B: Land Area**

**SEE INDIVIDUAL SITE PLAN APPLICATIONS**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=		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 1/2 width of public right-of-way	CSA=		sq. ft.
	b) Credit Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=		sq. ft.

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

**Special Protection Areas:** (check all those that apply)

Jordan Buffer  Resource Conservation District  100 Year Floodplain  Watershed Protection District

**SEE INDIVIDUAL SITE PLAN APPLICATIONS**

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)	
Area of Land Disturbance within RCD	
Area of Land Disturbance within Jordan Buffer	

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



SEE INDIVIDUAL SITE PLAN APPLICATIONS

**Section D: Dimensions**

Dimensional Unit (sq. ft.)	Existing	Demolition	Proposed	Total
Number of Buildings				
Number of Floors				
Recreational Space				

Residential Space				
Dimensional Unit (sq. ft.)	Existing	Demolition	Proposed	Total
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

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

Dimensional Requirements		Required by Ordinance	Existing	Proposed
<b>Setbacks (minimum)</b>	Street			
	Interior (neighboring property lines)			
	Solar (northern property line)			
<b>Height (maximum)</b>	Primary			
	Secondary			
<b>Streets</b>	Frontages			
	Widths			



**Section E: 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
Rosemary	50	38	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

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

\*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	
Rosemary	15	Concrete	<input checked="" 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 F: Parking Information**

SEE INDIVIDUAL SITE PLAN APPLICATIONS

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

**Section G: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	10	10	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Street			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	0		<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	0		<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



**Section H: Land Use Intensity**

**Existing Zoning District:**

**SEE INDIVIDUAL SITE PLAN APPLICATIONS**

**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
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

**Section I: 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 type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private		



**MINOR SUBDIVISION APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

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.

<input checked="" type="checkbox"/>	Application fee (including <a href="#">Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<input type="text" value="1075"/>
<input checked="" type="checkbox"/>	Pre-application meeting – with appropriate staff		
<input checked="" type="checkbox"/>	Digital Files – provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Recorded Plat or Deed of Property		
<input checked="" type="checkbox"/>	Recordable Plat of easements, right-of-way, and dedications, if applicable		
<input checked="" type="checkbox"/>	Deed history of parent tract since October 8, 1956		
<input checked="" type="checkbox"/>	Project Fact Sheet		
<input checked="" type="checkbox"/>	Street Addressing (Engineering Department)		
<input checked="" type="checkbox"/>	Utility Service clearance		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property ( <a href="#">GIS notification tool</a> )		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	<input type="text"/>
<input checked="" type="checkbox"/>	Written Narrative describing the proposal		
<input type="checkbox" value="n/a"/>	Jurisdictional Wetland Determination – if applicable		
<input checked="" type="checkbox"/>	Stream Determination – necessary for all submittals		
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5" x 11")		

**Plan Sets (3 copies to be submitted no larger than 24" x 36")**

Plans should be legible and clearly drawn. All plan set 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' notification boundary



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Planning and Development Services**

**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

TOWN MANAGER ENDORSEMENT  
 PROVIDED THAT THE PLAT IS RECORDED WITHIN 30 DAYS OF  
 FINAL APPROVAL: APPROVED BY THE TOWN MANAGER

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

SELF HELP VENTURES FUND  
 PIN 9788728456  
 DB 6447 PG 90

N/F ZEMAN  
 PIN 978878448  
 DB 3626 PG 506  
 LOT 2-86-108 PG 55

N/F ANDRESTER ET AL  
 PIN 978871135  
 WB 97-1-135

N/F VAUGHN  
 PIN 978876197  
 DB 2072 PG 59

N/F LOSEE ET AL  
 PIN 978876197  
 DB 4636 PG 474

N/F WEST-LLC  
 PIN 978876148  
 DB 6016 PG 517

N/F CRAIG, JR.  
 PIN 978876157  
 DB 418 PG 275

N/F AMITY STATION LLC  
 PIN 978876157  
 DB 5538 PG 132

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 PIN 978876157  
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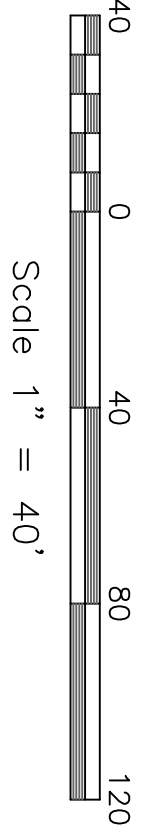
N/F AMITY STATION LLC  
 PIN 978876157  
 DB 5538 PG 132

N/F AMITY STATION LLC  
 PIN 978876157  
 DB 5538 PG 132

EXISTING SITE INFORMATION	PROPERTY 1:	PROPERTY 2:	PROPERTY 3:	PROPERTY 4:
OWNER	AMITY STATION LLC	AMITY STATION LLC	AMITY STATION LLC	AMITY STATION LLC
PIN	9788178220	9788179085	9788170111	9788178053
ACREAGE	4.867 SF / 1.03 AC	10.890 SF / 0.25 AC	2.614 SF / 0.06 AC	28.314 SF / 0.65 AC
EXISTING USE	DWELLING UNITS: 7 OR MORE	PARKING OFF-STREET	PRIVATE ROAD	BUSINESS-CONVENIENCE
SITE/PROJECT ADDRESS	1.2,3,4,5,6&7 AMITY CT.	318 W. ROSEMARY ST.	AMITY CT.	322 & 324 W. ROSEMARY ST.
ZIP 27514	CHAPEL HILL, NC	CHAPEL HILL, NC	CHAPEL HILL, NC	CHAPEL HILL, NC
ZONING INFORMATION	R-3	TC-2	TC-2	TC-2
EXISTING ZONING	A	CAPE FEAR	CAPE FEAR	CAPE FEAR
USE GROUP	CAPE FEAR	CAPE FEAR	CAPE FEAR	CAPE FEAR
RIVER BASIN				

R-3 MINIMUM SETBACKS:	
FRONT	24'
INTERIOR	8'
SOLAR	11'
MAXIMUM IMPERVIOUS SURFACE RATIO - 5/7	
TC-2 MINIMUM SETBACKS:	
FRONT	0'
INTERIOR	0'
SOLAR	0'

NEW LOT INFORMATION	AREA:	FRONTAGE:	Floor Ratio
LOT 1	37,307 SF, 0.86 Acres	none	8.58
LOT 2	12,108 SF, 0.28 Acres	66.67'	
LOT 3	9,850 SF, 0.23 Acres	46.40'	
LOT 4	11,224 SF, 0.26 Acres	46.40'	
LOT 5	11,162 SF, 0.26 Acres	46.40'	
LOT 6	11,319 SF, 0.26 Acres	46.40'	



I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

Class of survey:	Positional accuracy:	Type of GPS (or GNSS) field procedure:	Date(s) of survey:	Datum/Epoch:	Published/fixed control:
A	0.007m	OPUS	May 1, 2020	NAD_83(2011)/2010.0000	
PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)	UNIT
DM3527	NCRX ROXBORO CORP ARP	N362328.056	W0785954.418	53365.7	
DM5759	NCLI LILLINGTON 2004 CORP ARP	N352512.546	W0784840.339	59166.3	
DM5938	NCCA CARTHAGE CORP ARP	N352030.048	W0792305.085	69831.9	
DM3525	NCRE REDSVILLE CORP ARP	N362142.714	W07933956.540	73783.4	
DK7576	NONA NASHVILLE CORP ARP	N355809.067	W0780111.341	94159.0	
DK6525	NCSF SMITHFIELD CORP ARP	N353549.609	W0782010.804	76146.8	
AK4045	NCTR TROY CORP ARP	N352201.845	W0795212.770	95063.3	
AK4198	HPT HIGH POINT CORP ARP	N355756.488	W0800048.937	86151.3	
DM3529	NCMR WARRENTON CORP ARP	N352341.885	W0781013.749	96349.8	
Geoid model: GEOID12B					
Combined grid factor: 0.99992196					
Units: US survey feet					

That this plat was prepared in accordance with G.S. 47-30 as amended, that this plat meets the requirement of G.S. 47-30 section F-11-9, that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

STATE OF NORTH CAROLINA  
 ORANGE COUNTY

REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS REQUIREMENTS FOR RECORDING.

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

OWNER'S CERTIFICATE OF DEDICATION  
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN ON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

BY: \_\_\_\_\_

NORTH CAROLINA \_\_\_\_\_ COUNTY

FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS INSTRUMENT.

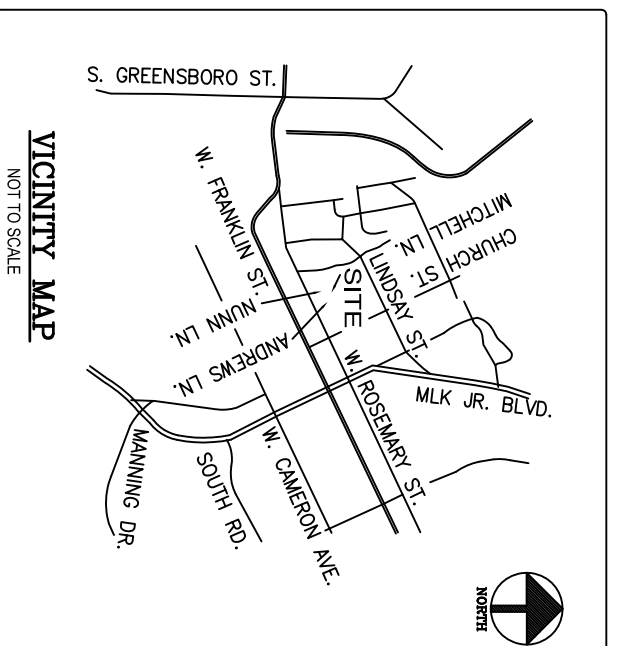
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

LEGEND

- Existing Iron Bar (1/2" unless noted otherwise)
- Existing Iron Pipe (3/4" unless noted otherwise)
- 1/2" Iron Pipe Set
- Existing PK Nail
- PK Nail Set
- △ Computed Point
- ⊠ Concrete Monument



FINAL PLAT

RECOMBINATION & SUBDIVISION PLAT

PROPERTY AT

318-326 WEST ROSEMARY STREET  
 CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NC

AMITY STATION, LLC

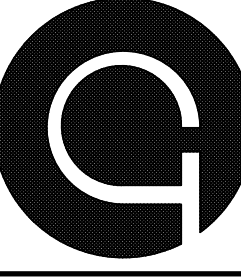
OWNER MAILING ADDRESS: PO BOX 150, CHAPEL HILL, NC 27514

Other References:

Drawn By	EG
Checked By	JW
Scale	1"=40'
Table No.	163
Date	7-15-2020

Sheet No. 1 of 1

Couter Jewell Thames PA  
 ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE  
 111 West Main Street Durham, North Carolina 27701  
 p919.652.0368 f919.688.5646 jw@cjtpa.com  
 LIC. #1209



NOTES  
 1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.  
 2) THIS SITE IS IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA PANEL 371097880K DATED 11/17/2017.  
 3) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.  
 4) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.



M  
NB



M

20150423000074070 DEED  
Bk:RB5939 Pg:132  
04/23/2015 12:09:51 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$ .00

NA

Excise Tax \$0.00 (transfer for business convenience)

Prepared by and return to William A. Anderson, III, PO Box 51579, Durham, NC 27717-1579

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 21<sup>st</sup> day of April, 2015, by and between: 9788-17-8220 DB

GRANTOR: L. SHORT, LLC, a North Carolina limited liability company  
PO Box 150  
Chapel Hill, NC 27514

and

GRANTEE: AMITY STATION, LLC, a North Carolina limited liability company  
PO Box 150  
Chapel Hill, NC 27514

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

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina, and being more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor has 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 ad valorem taxes for 2015 and subsequent years, covenants, easements and restrictions of record, and that certain deed of trust recorded in Book 5450, Page 341, Orange County Registry.



All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

L. Short, LLC

By:

~~Handwritten signature of Larry T. Short~~  
Larry T. Short, Manager (seal)

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Larry T. Short

*(name of person signing in blank)*

Date: 4/21/15

WA  
Notary Public

Print Name: William A. Anderson III

My commission expires: 2/2/19

[Official Seal]





**EXHIBIT A**

BEGINNING at an old iron, designated as the “control corner” and being the Northeastern corner of the Robert Fetzer property in the western edge of Amity Lane; thence South 70° 58’ West, 122.8 feet to an iron (old iron established) the northwestern corner of the Fetzer property, on the eastern side of Nunn Lane, (a 12 foot lane); North 22° 58’ West 178.5 feet to an iron; thence to an iron (old iron established) marking the northwestern point of an iron (old iron established) marking the northwestern point of this land in the Southern property line of Carrie Foushee (life tenant); thence, North 68° 60’ East 235 feet to a point and iron in the western edge and property line of Andrew’s Lane; thence South 22° 21’ East 236.8 feet with the western edge of Andrew’s Lane, to a point and iron; thence South 65° West 88 feet to an iron in the western edge of Amity Lane (said Amity Lane being 16 feet in width as set forth in Deed Book 149, Page 218, Line 22); thence North 44° 52’ West 62 feet with the western edge of Amity Lane and a part of the eastern property line of the Fetzer property to the PLACE AND POINT OF BEGINNING, will all the structures and improvements thereupon situated, as per plat set forth herein.

There is also conveyed the perpetual right of ingress and egress into, over and out of said property by the 16 foot driveway serving same from the North side of West Rosemary Street, being the westernmost 16 feet of the Laura E. Warnock property, as it extends into the southern property line of Amity Court and as shown in Book 258, Page 542.

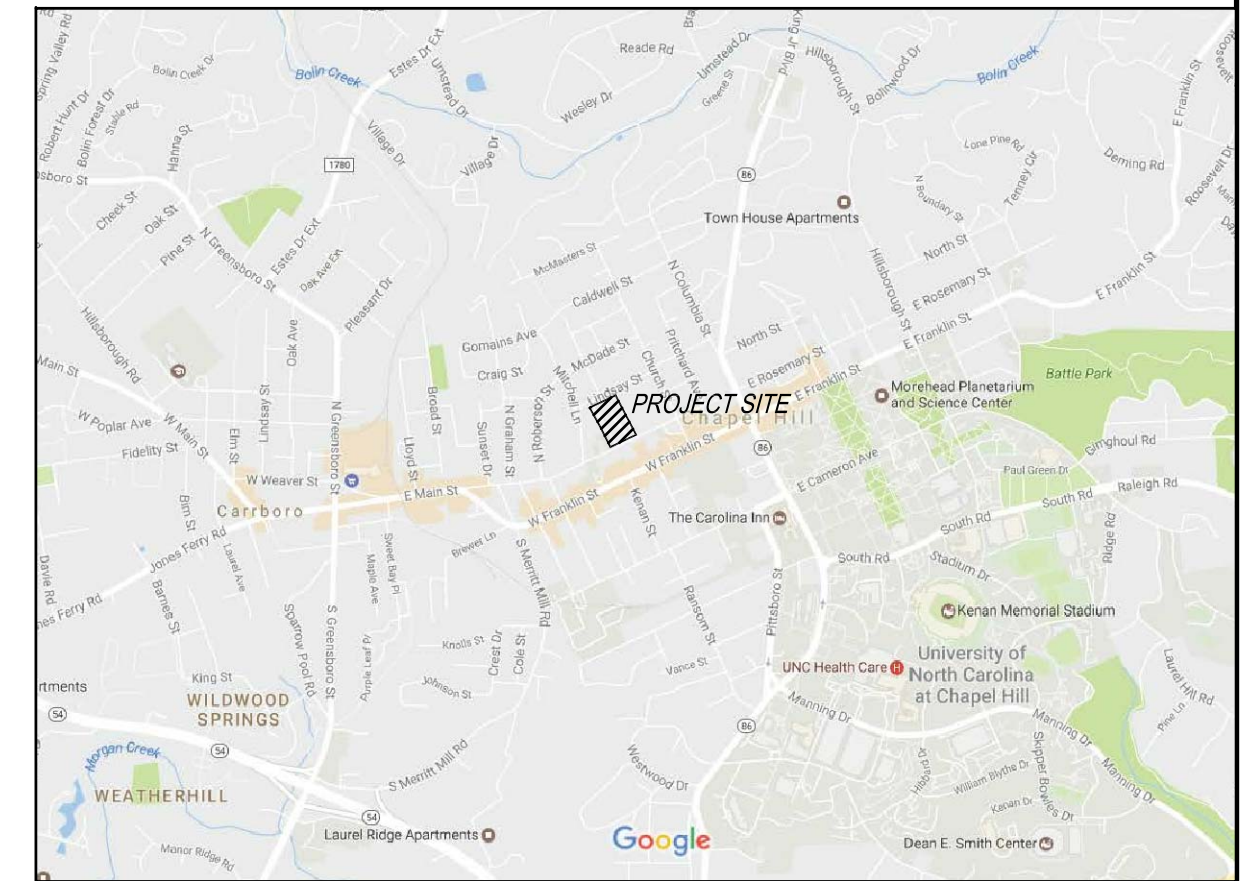
Deed References: Book 149, Page 218, Book 151, Page 62, Book 155, Page 396, and Book 173, Page 500 and Book 4326, Page 65, Orange County Registry.

PIN 9788-17-8220

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

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

DATE OF CERTIFICATION \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_  
ORANGE COUNTY LAND RECORDS/GIS



**LEGEND**

Water Valve	
Yard Inlet	
Curb Inlet/Catch Basin	
Mail Box	
Traffic Signal Box	
Electric Transformer	
Electric Junction Box	
Gas Meter	
Sanitary Sewer Manhole	
Storm Sewer Manhole	
Telephone Manhole	
Electric Manhole	
Sign	
Telephone Pedestal	
Fire Hydrant	
Fire Department Connection	
Post Indicator Valve	
Water Manhole	
Water Meter	
Hot Box	
Utility Pole	
Guy Wire	
Light Pole	
Sewer Cleanout	
Flared End Section	
Gas Valve	
Existing Iron Pipe (3/4" unless noted)	
1/2" Rebar	
1/2" Iron Pipe Set	
Existing PK Nail	
PK Nail Set	
Computed Point	
Concrete Monument	
Tree Line	
Fence	
Underground Electric	
Underground Telephone	
Gas Line	
Water Line	
Overhead Utilities	
Storm Sewer	
Sanitary Sewer	

I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

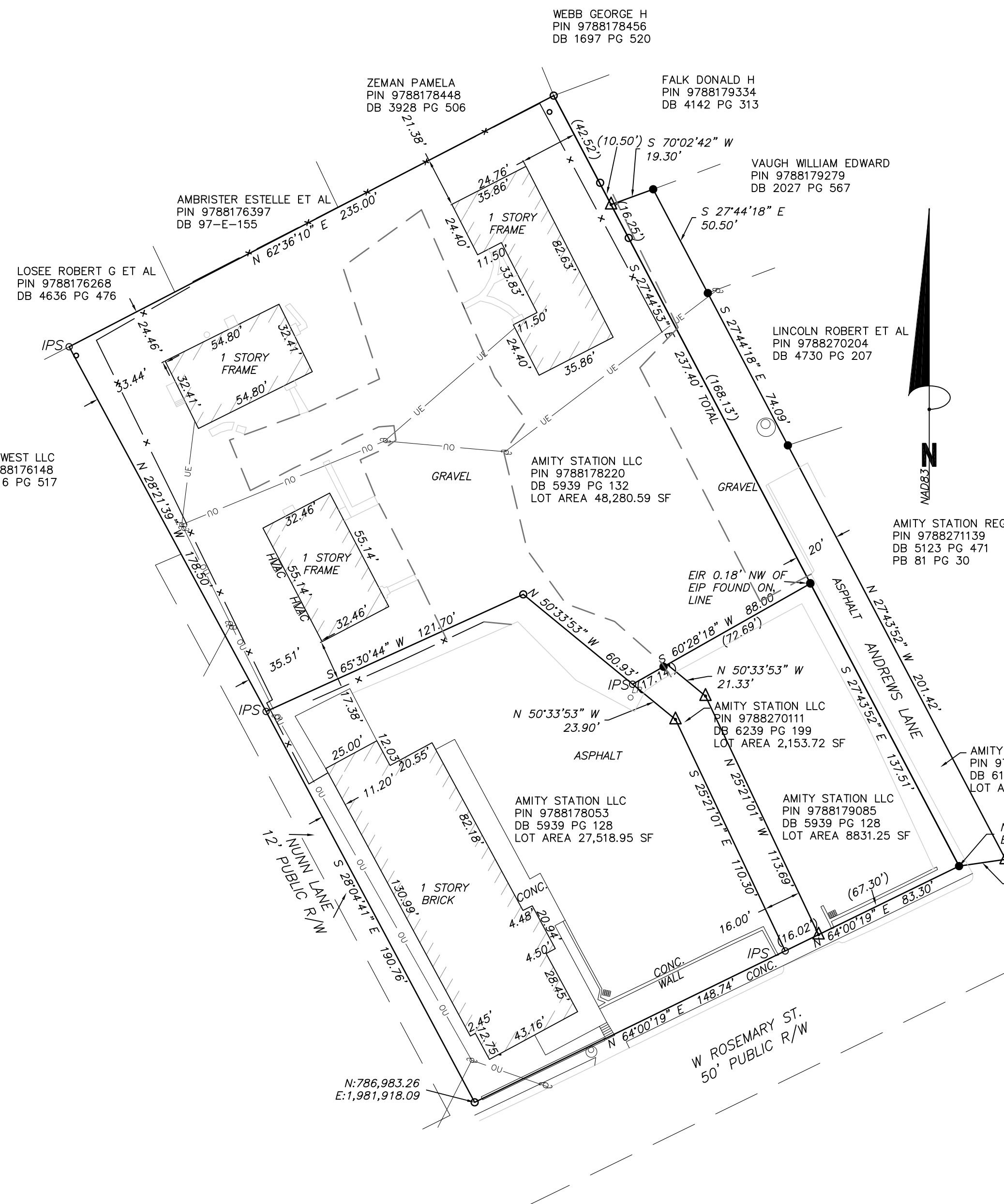
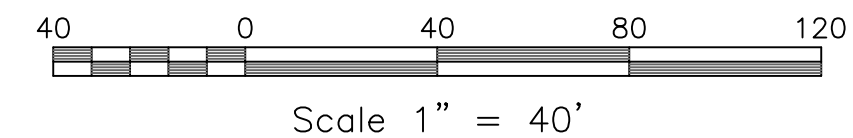
Class of survey: A  
Positional accuracy: 0.007m  
Type of GPS (or GNSS) field procedure: OPUS  
Date(s) of survey: June 23, 2017  
Datum/Epoch: NAD\_83(2011)/2010.0000  
Published/fixed control:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DM3527	NCRX ROXBORO CORS ARP	N362328.056	W0785954.418	53365.7
DG5759	NCLI LILLINGTON 2004 CORS ARP	N352512.546	W0784840.339	59166.3
DG5938	NCCA CARTHAGE CORS ARP	N352030.048	W0792305.085	69831.9
DM3525	NCRE REIDSVILLE CORS ARP	N362142.714	W0793956.540	73783.4
DK7576	NCNA NASHVILLE CORS ARP	N355809.067	W0780111.341	94159.0
DK6525	NCSF SMITHFIELD CORS ARP	N353349.609	W0782010.804	76146.8
DK4045	NCTR TROY CORS ARP	N352201.845	W0795212.770	95063.3
A4198	HIPT HIGH POINT CORS ARP	N355756.486	W0800048.937	86151.3
DM3529	NCWR WARRENTON CORS ARP	N362341.685	W0781013.749	96349.8

Ceoid model: GEOID12B  
Combined grid factor: 0.99996009  
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended.  
c. That this plat meets the requirement of G.S. 47-30 section F-11-c(1) That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;

Witness my original signature and seal this the \_\_\_\_\_ day of \_\_\_\_\_



**NOTES**  
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.  
2) THIS SITE IS IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA PANEL 3710978800J DATED 2/2/2007.  
3) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.  
4) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.

**Coulter | Jewell | Thames P.A.**  
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE  
111 West Main Street Durham, North Carolina 27701  
p919.682.0368 f919.688.5646 jw@cjtpa.com  
LIC. #1209

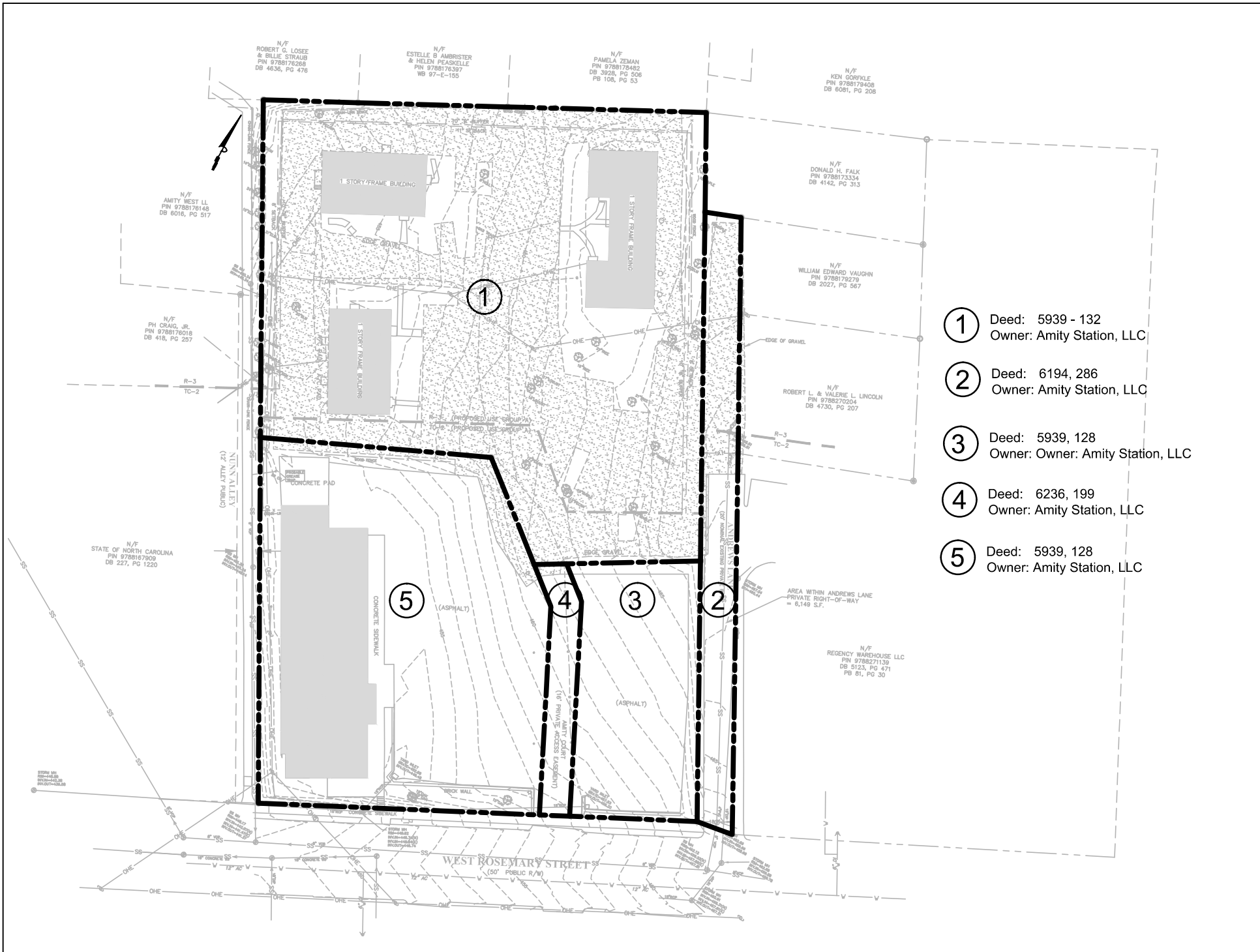
BOUNDARY SURVEY  
PROPERTY OF  
**AMITY STATION, LLC**  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NC  
SURVEY FOR  
**OWNER**  
PO BOX 150, CHAPEL HILL, NC 27514

Other References:

Drawn By:	JPW
Checked By:	JPW
Scale:	1"=40'
Project No.:	1663
Date:	July 13, 2017
Survey Date:	June 23, 2017

Sheet No.  
**1 of 1**





- ① Deed: 5939 - 132  
Owner: Amity Station, LLC
- ② Deed: 6194, 286  
Owner: Amity Station, LLC
- ③ Deed: 5939, 128  
Owner: Amity Station, LLC
- ④ Deed: 6236, 199  
Owner: Amity Station, LLC
- ⑤ Deed: 5939, 128  
Owner: Amity Station, LLC

M  
MB

**PARCEL 3 & 5**



20150423000074060 DEED  
**Bk: RB5939 Pg: 128**  
04/23/2015 12:09:50 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$.00

MB

Excise Tax \$0.00 (transfer for business convenience)

Prepared by and return to William A. Anderson, III, PO Box 51579, Durham, NC 27717-1579

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 17<sup>th</sup> day of April, 2015, by and between:

GRANTOR: ROY R. PISCITELLO and wife, REBECCA S. KING, and  
WILLIAM M. PISCITELLO and wife, CHRISTINE PISCITELLO  
c/o 506 Brandywine Rd.  
Chapel Hill, NC 27516

9788-17-8053  
9788-17-9085 MB

and

GRANTEE: AMITY STATION, LLC, a North Carolina limited liability company  
PO Box 150  
Chapel Hill, NC 27514

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

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina, and being more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor has 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 ad valorem taxes for 2015 and subsequent years,





covenants, easements and restrictions of record, and that certain deed of trust recorded in Book 4981, Page 551, Orange County Registry.

Grantors Rebecca S. King and Christine Piscitello join this conveyance solely for the purpose of releasing any inchoate marital interest they may have, and make no warranties or any type, either express or implied.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Roy R. Piscitello (seal)  
Roy R. Piscitello

Rebecca S. King (seal)  
Rebecca S King

William M. Piscitello (seal)  
William M. Piscitello

Christine Piscitello (seal)  
Christine Piscitello

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Roy R. Piscitello  
(name of person signing in blank)

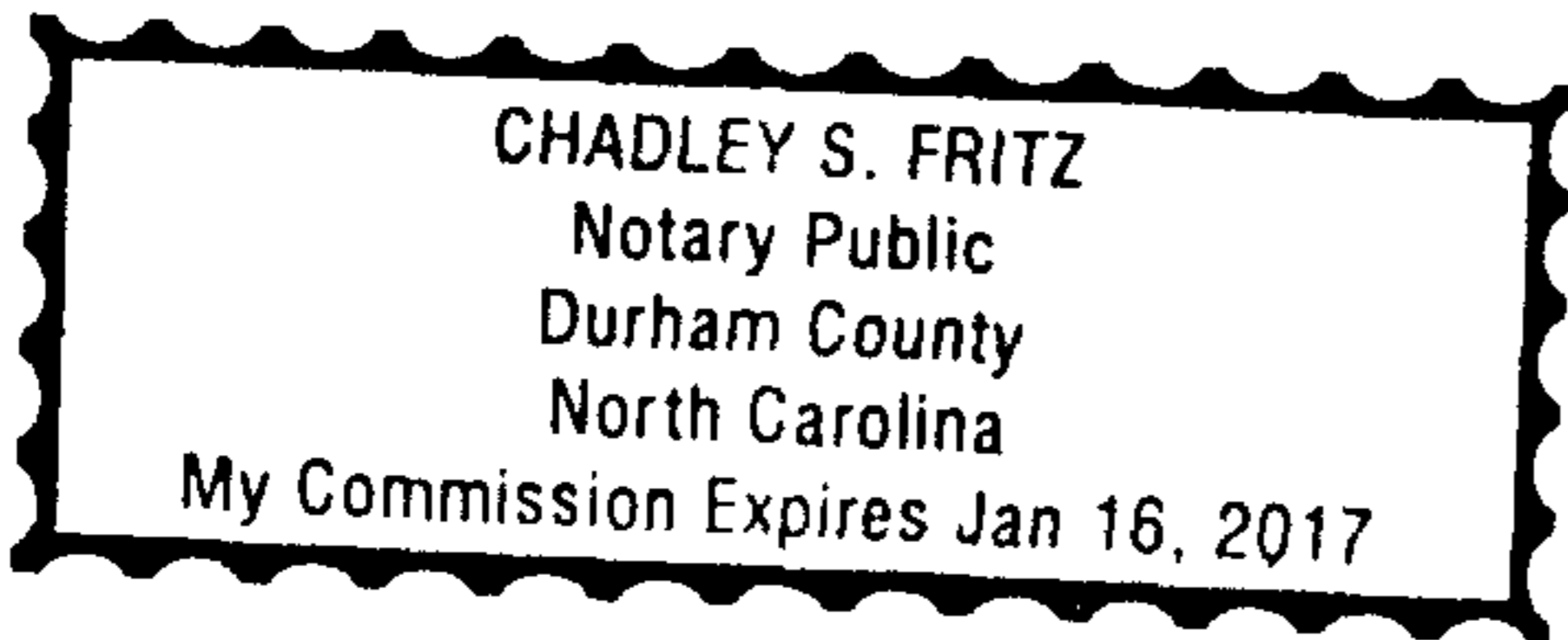
Date: April 15 2015

Chadley S. Fritz  
Notary Public

Print Name: Chadley S. Fritz

My commission expires: January 16, 2017

[Official Seal]



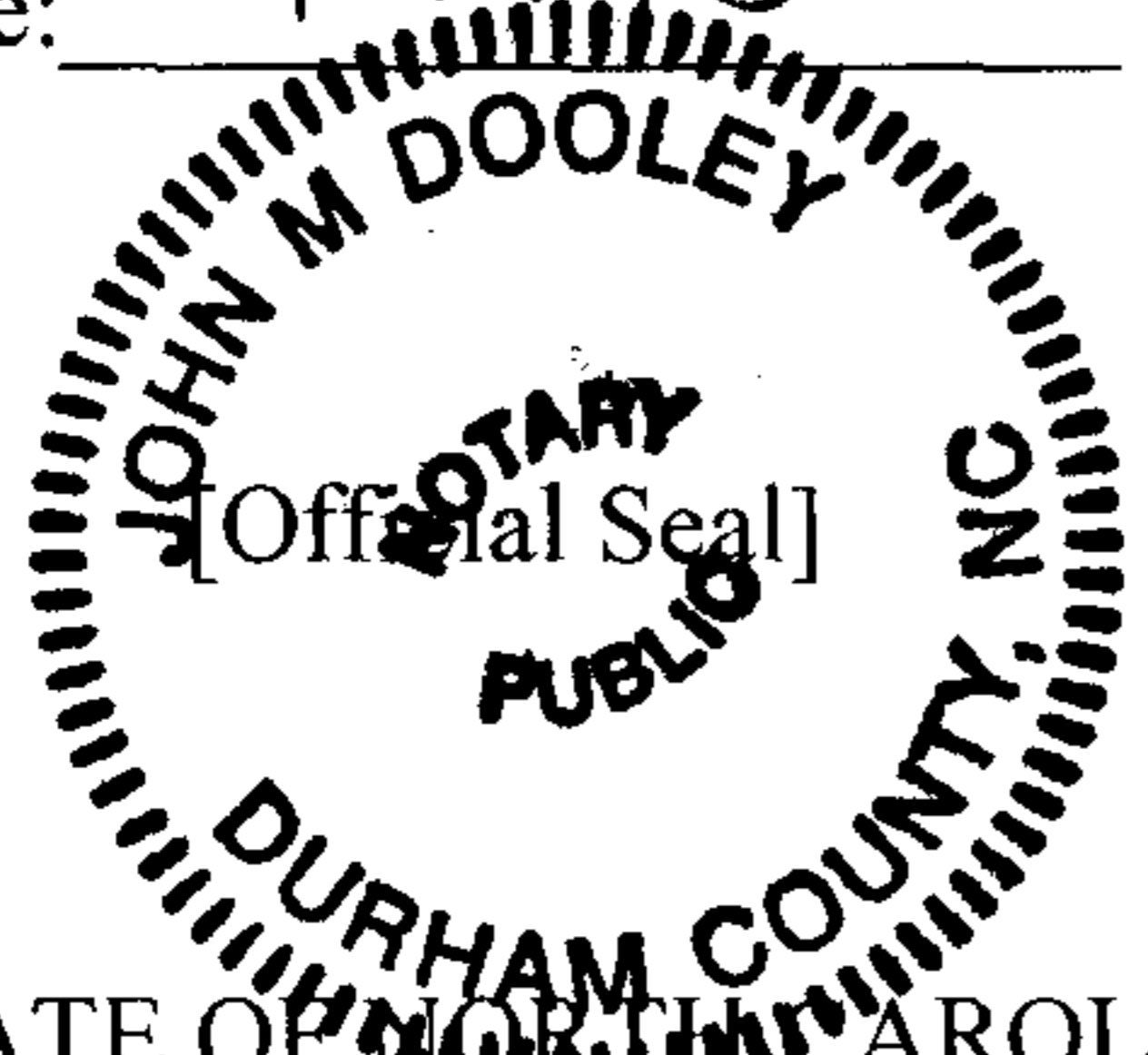


STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Rebecca S King

(name of person signing in blank)

Date: 4-14-15



John M Dooley  
Notary Public

Print Name: John M Dooley

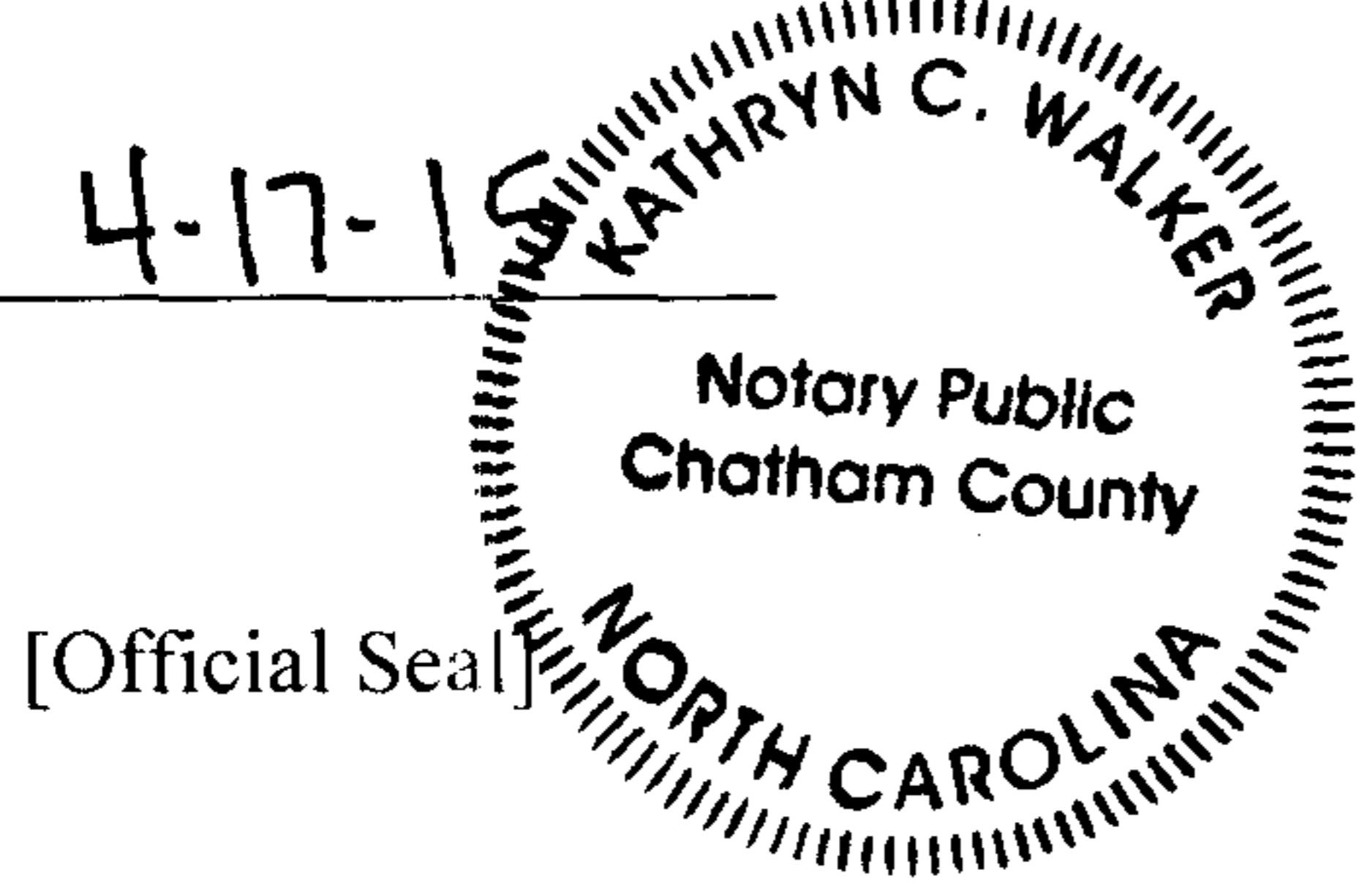
My commission expires: 6-29-19

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: William M. Pisatello

(name of person signing in blank)

Date: 4-17-15



Kathryn C. Walker  
Notary Public

Print Name: Kathryn C. Walker

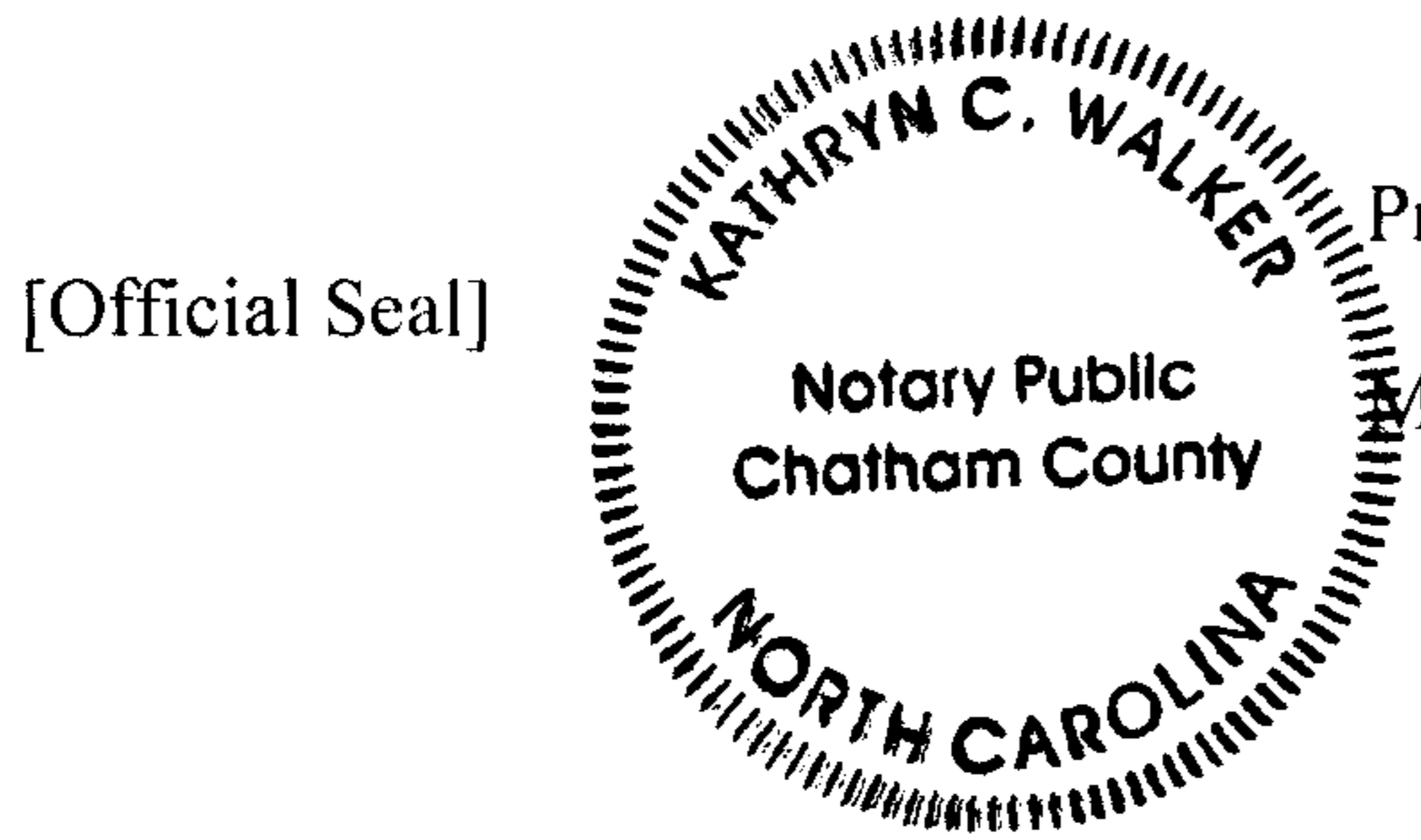
My commission expires: Feb 12, 2017

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Christine Pisatello

(name of person signing in blank)

Date: 4-17-15



Kathryn C. Walker  
Notary Public

Print Name: Kathryn C. Walker

My commission expires: Feb 12, 2017





**EXHIBIT A**

**Tract 1: All that certain lot or parcel of land together with the improvements thereon, situated, lying and being on the north side of West Rosemary Street in the Town of Chapel Hill, and more particularly described as BEGINNING at a stake in the north property line of West Rosemary Street and in the east property line of a public walkway or alley known as Nunn Alley; running thence along the east property line of said alley North 25 deg. West 200 feet to a stake, the southwest corner of Lot 2 of the subdivision herein referred to; running thence with the line of Lot 2, North 65 deg. East 124 feet to a stake in the west line of a 16 foot driveway; running thence along the west property line of the said driveway the following courses and distances: South 40 deg. East 85 feet to a stake and South 25 deg. 30 min. East 116 feet to a stake in the north property line of the said street; thence along and with the north property line of West Rosemary Street South 65 deg. West 148.6 feet to the point and place of BEGINNING and BEING LOT NO. 1 of the PROPERTY OF LLOYD R. ROOF, as surveyed by J. Ralph Weaver, R. S., on August 28, 1953.**

PIN 9788-17-8053

**Tract 2: All that certain lot or parcel of land together with the improvements thereon situated, lying and being on the northwest side of Rosemary Street and known and designated as LOT 4 of the LLOYD R. ROOF PROPERTY, as surveyed and plotted by J. Ralph Weaver, R. L. S., on August 26, 1953, and more particularly described as: BEGINNING at a stake in the northeastern intersection of Rosemary Street and Amity Place; running thence along the east property line of Amity Place North 25 deg. 30 min. West 116 feet to a stake and North 40 deg. West 40 feet to a stake, the southwest corner of Lot 5; running thence with the line of said lot North 65 deg. East 88 feet to an iron stake in the west property line of Daniels Drive; running thence with the west line of said Drive South 25 deg. East 150 feet to a stake in the north property line of Rosemary Street; running thence along the north property line of Rosemary Street South 65 deg. West 72 feet to the point and place of BEGINNING and being the same land conveyed to George Tate, Jr., and wife by Laura E. Warnock by deed dated September 24, 1964, recorded in Book 199, Page 565, Orange County Registry.**

**Prior deed reference: Book 1100, Page 414, Orange County Registry.**

PIN 9788-17-9085



M  
NB

PARCEL 1

M



20150423000074070 DEED  
Bk:RB5939 Pg:132  
04/23/2015 12:09:51 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$.00

NA

Excise Tax \$0.00 (transfer for business convenience)

Prepared by and return to William A. Anderson, III, PO Box 51579, Durham, NC 27717-1579

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 21<sup>st</sup> day of April, 2015, by and between: 9788-17-8220 DB

GRANTOR: L. SHORT, LLC, a North Carolina limited liability company  
PO Box 150  
Chapel Hill, NC 27514

and

GRANTEE: AMITY STATION, LLC, a North Carolina limited liability company  
PO Box 150  
Chapel Hill, NC 27514

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

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina, and being more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor has 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 ad valorem taxes for 2015 and subsequent years, covenants, easements and restrictions of record, and that certain deed of trust recorded in Book 5450, Page 341, Orange County Registry.

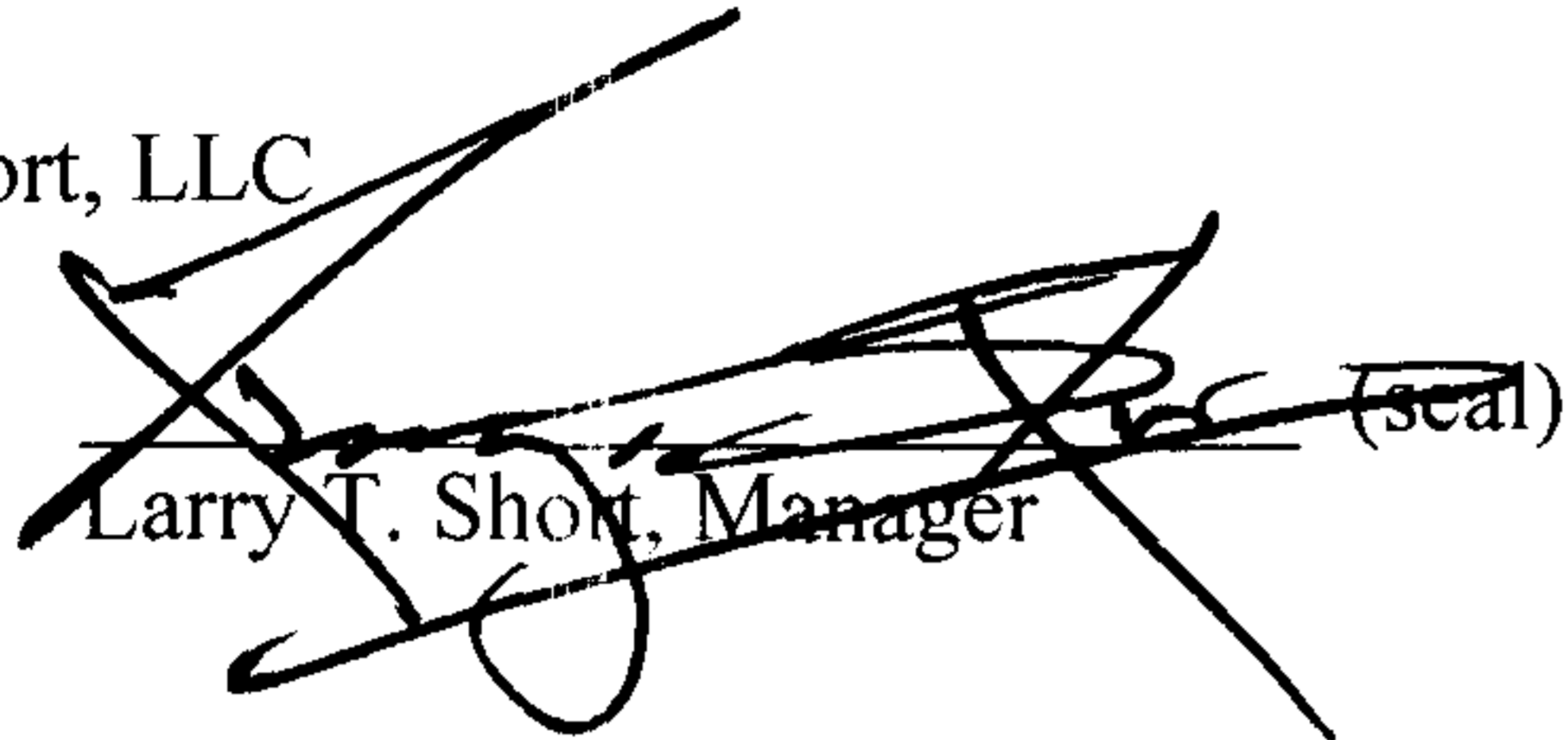


All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

L. Short, LLC

By:

 (seal)  
Larry T. Short, Manager

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Larry T. Short

*(name of person signing in blank)*

Date: 4/21/15

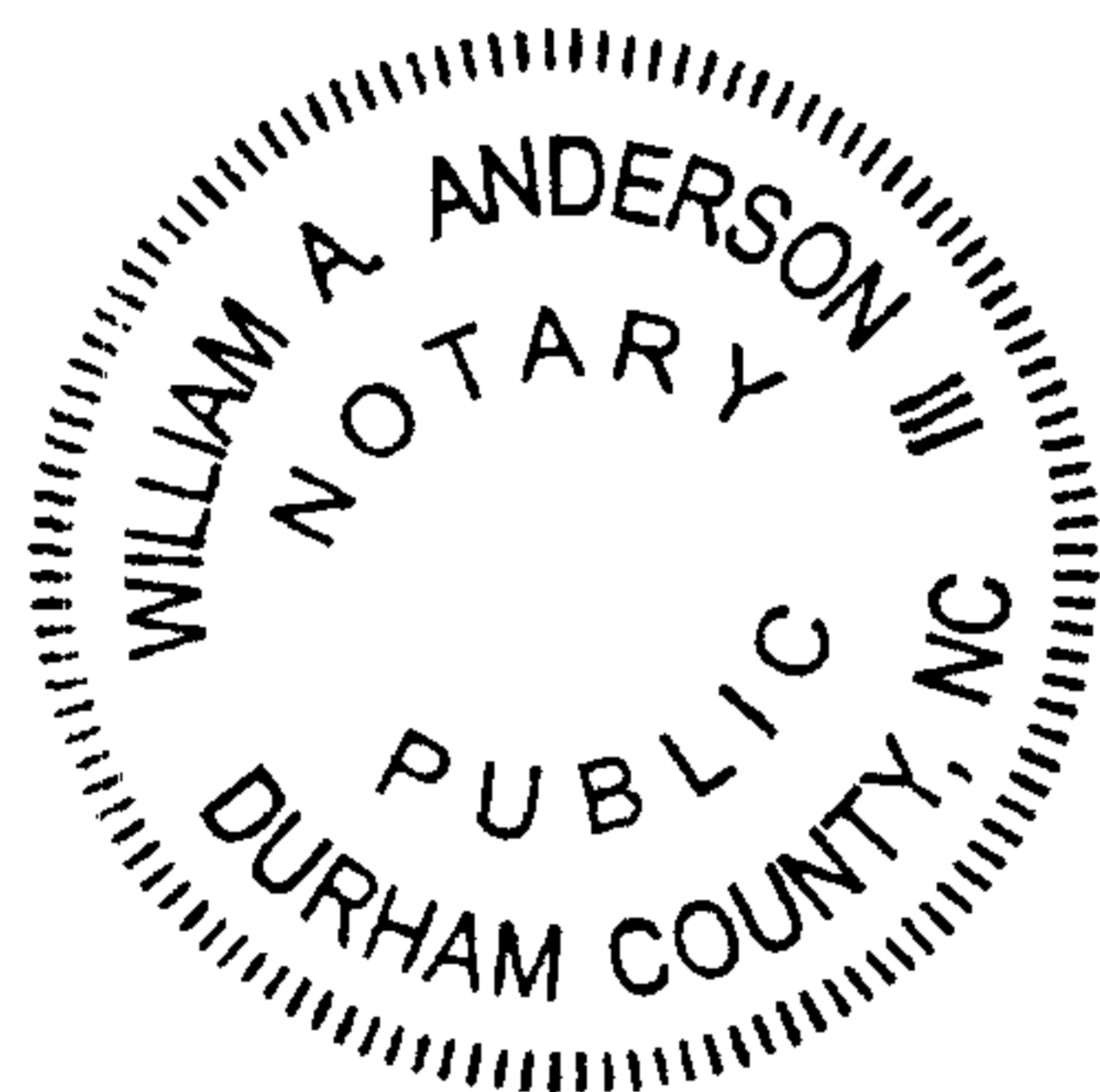
  
\_\_\_\_\_

Notary Public

Print Name: William A. Anderson III

My commission expires: 2/2/19

[Official Seal]







## EXHIBIT A

BEGINNING at an old iron, designated as the "control corner" and being the Northeastern corner of the Robert Fetzer property in the western edge of Amity Lane; thence South  $70^{\circ} 58'$  West, 122.8 feet to an iron (old iron established) the northwestern corner of the Fetzer property, on the eastern side of Nunn Lane, (a 12 foot lane); North  $22^{\circ} 58'$  West 178.5 feet to an iron; thence to an iron (old iron established) marking the northwestern point of an iron (old iron established) marking the northwestern point of this land in the Southern property line of Carrie Foushee (life tenant); thence, North  $68^{\circ} 60'$  East 235 feet to a point and iron in the western edge and property line of Andrew's Lane; thence South  $22^{\circ} 21'$  East 236.8 feet with the western edge of Andrew's Lane, to a point and iron; thence South  $65^{\circ}$  West 88 feet to an iron in the western edge of Amity Lane (said Amity Lane being 16 feet in width as set forth in Deed Book 149, Page 218, Line 22); thence North  $44^{\circ} 52'$  West 62 feet with the western edge of Amity Lane and a part of the eastern property line of the Fetzer property to the PLACE AND POINT OF BEGINNING, will all the structures and improvements thereupon situated, as per plat set forth herein.

There is also conveyed the perpetual right of ingress and egress into, over and out of said property by the 16 foot driveway serving same from the North side of West Rosemary Street, being the westernmost 16 feet of the Laura E. Warnock property, as it extends into the southern property line of Amity Court and as shown in Book 258, Page 542.

Deed References: Book 149, Page 218, Book 151, Page 62, Book 155, Page 396, and Book 173, Page 500 and Book 4326, Page 65, Orange County Registry.

PIN 9788-17-8220



**PARCEL 2**



*EMC*

20160926000202480 DEED  
Bk:RB6194 Pg:286  
09/26/2016 01:13:37 PM 1/5

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$.00

*af*

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

**SPECIAL WARRANTY DEED**

Excise Tax: \$ ~~0~~ *EWK*

PIN: 9788-27-0263 *RKB*

Prepared by and RETURN TO: Eric W. Hinson, 1709 Legion Road, Ste 229, Chapel Hill, NC 27517

THIS DEED, made and entered into this the 20<sup>th</sup> day of July, 2016, by and between **Paul Edward Sexton, Jr. and spouse, Paul Laura S. Sexton**, (hereinafter referred to as "Grantor"), whose mailing address is 5005 Dairyland Road, Hillsborough, NC 27278 and **Amity Station, LLC**, a North Carolina limited liability company, (hereinafter referred to as "Grantee"), whose mailing address is **PO Box 150, 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 said 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 of his/her undivided interest in and to that certain lot or parcel of land situated in the City of Chapel Hill, Chapel Hill, Orange County, North Carolina, more particularly described as follows:

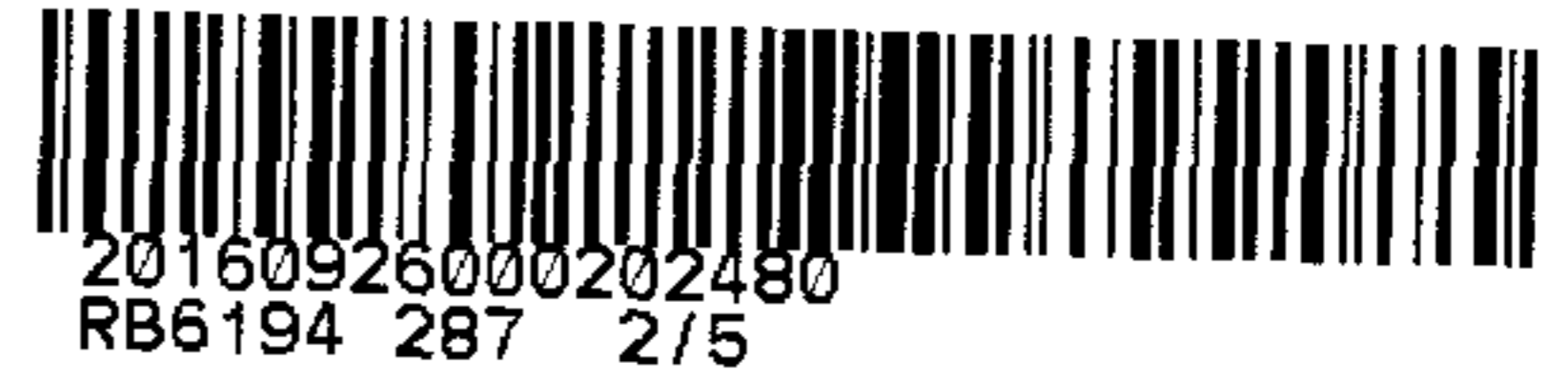
***See Exhibit "A" attached hereto and incorporated herein by reference.***

The property hereinabove described was acquired by Grantor by instrument recorded/filed as follows: Deed Book 89, Page 229 [less and except Deed Book 125, Page 92; Deed Book 131, Page 3, Deed Book 160, Page 606; and, Deed Book 204, Page 503], all of Orange County Registry. [See Also, Estate Proceedings 72-E-238; 85-E-399; 07-E-610; and, 15-E-142, Orange County, NC].

A map showing the above described property is recorded in Deed Book 204, Page 505, Orange County Registry.

All or a portion of the property herein conveyed ~~includes or~~ X does not include the primary residence of Grantor.





TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to 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 on account of Grantor, other than the following exceptions:

- Restrictions, covenants, easements and rights-of-way of record.
- Ad valorem property taxes for current and subsequent years.
- Such matters as would appear upon an accurate survey and physical inspection of the property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Paul Edward Sexton, Jr. (Seal)  
 Paul Edward Sexton, Jr.

Karen S. Sexton (Seal)  
 Karen S. Sexton  
 {Printed Name for Spouse of Paul Edward Sexton, Jr.}

[Acknowledgement Page Follows]



\*\*\*\*\*

STATE OF NORTH CAROLINA, ORANGE COUNTY ss:

I, ERNEST C. LANE JR, a Notary Public of the State of North Carolina,  
County of CHATHAM, do hereby certify that Paul Edward Sexton, Jr.  
and spouse, KAREN SNIPES SEXTON

, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

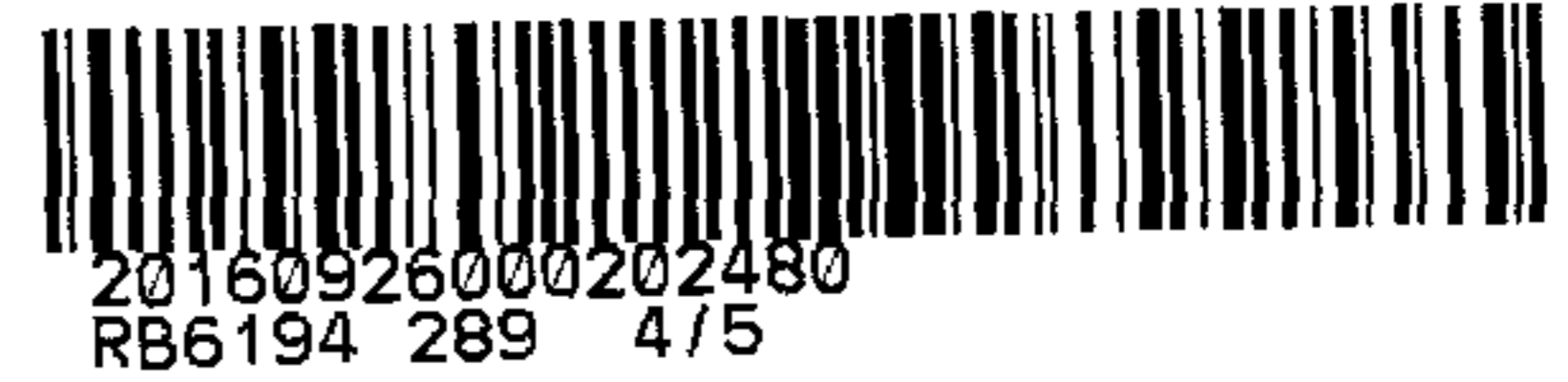
Witness my hand and official seal, this the 20<sup>th</sup> day of July, 2016.

(Official Seal or Stamp)



Ernest C Lane Jr  
Notary Public  
My Commission Expires: 052020

\*\*\*\*\*



### Exhibit "A"

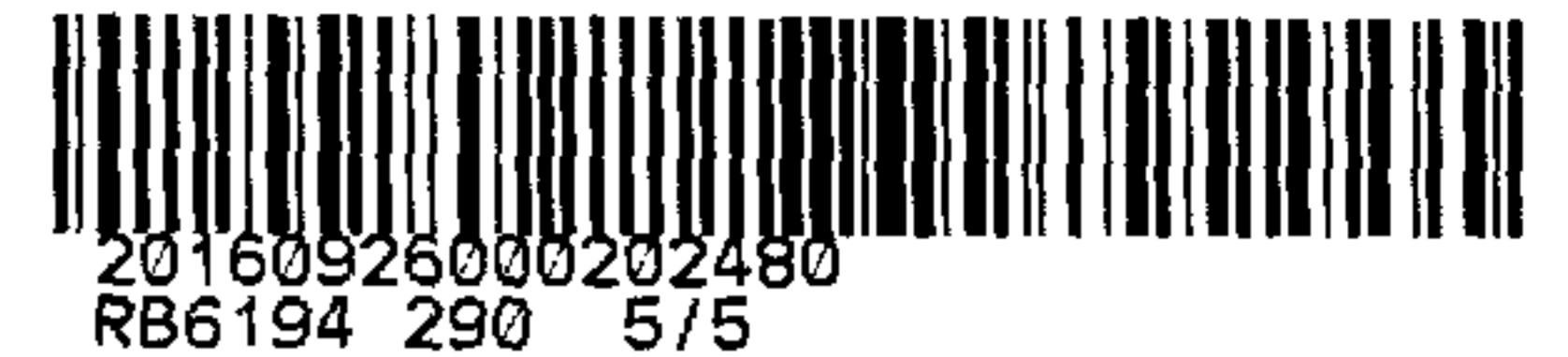
All that certain lot or parcel of land, situated, lying and being on the northwestern side of West Rosemary Street, known and designated as Andrews Lane of the Gales E. Andrews Property as surveyed and plotted by F.M. Carlisle, Registered Engineer, in September 9, 1946, shown and recorded in Deed Book 204, Page 505, Orange County Registry and being all of the remaining portion of the property as described in Deed Book 89, Page 229, Orange County Registry, less and except those lots conveyed from the Gales E. Andrews Property by those deeds recorded in Deed Book 125, Page 92 {Lot 5}; Deed Book 160, Page 606 {Lot 4}; Deed Book 131, Page 3 {Lot 3}; and, Deed Book 204, Page 503 {Lots 2 and 1}, all of Orange County Registry, and which said lot is more particularly described as BEGINNING at a point in the northwestern right of way of West Rosemary Street, the southeastern corner of Lot 4 of the Lloyd R. Roof Property [now the Amity Station, LLC property] as described in that certain deed recorded in Book 5939, Page 128, {Tract 2}, Orange County Registry; running thence along and with the easterly property line of said Lot 4 {Tract 2} northeasterly about 335 feet to a stake, the southwest corner of Lot 5 of the Gales E. Andrews Property as described in that certain deed recorded in Deed Book 125, Page 92, Orange County Registry; running thence along with the southern property line of said Lot 5 of the Gales E. Andrews Property North 73 degrees 00 minutes East 20 feet to a stake, the northeast corner of said Andrews Lane and the northwest corner of Lot 4 of the Gales E. Andrews Property; running thence along and with the western property line of Lots 4, 3, 2 and 1 of the Gales E. Andrews Property, as described by those certain deeds recorded in Deed Book 160, Page 606 {Lot 4}; Deed Book 131, Page 3 {Lot 3}; and, Deed Book 204, Page 503 {Lots 2 and 1}, all of the Orange County Registry, South 25 degrees 00 minutes East about 325 feet to a stake in the northwestern right of way of West Rosemary Street; running thence along and with the right of way of West Rosemary Street westerly 20 feet to the point and place of Beginning.



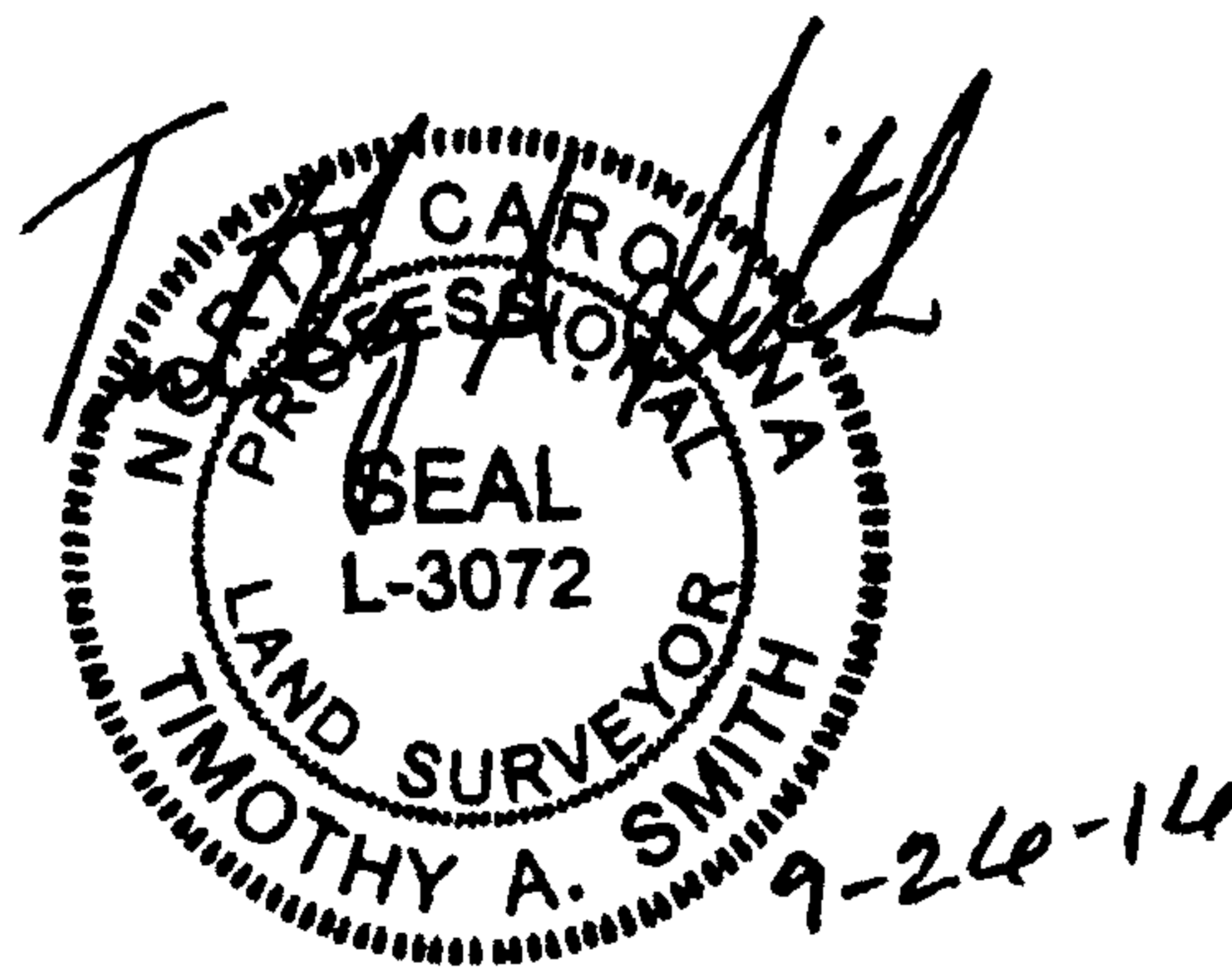
More particularly described as:

(E104)

PROPERTY DESCRIPTION  
ANDREWS LANE - CHAPEL HILL, N.C.



**Beginning** at an existing iron rod set at the southeast corner of the Amity Station property, said iron rod set also being the southwest corner of Andrews Lane located on the northern right-of-way line of Rosemary Street; thence along the western side of Andrews Lane  $N27^{\circ}42'55''W$ , 137.67 feet to an existing iron pipe; thence continuing along the western side of Andrews Lane  $N27^{\circ}42'53''W$ , 184.33 feet to an iron rod set, said iron rod set being located at the southwest corner of the property now or formerly belonging to Donald H. Falk; thence with the southern line of the Falk property  $N70^{\circ}02'42''E$ , 19.29 feet to an iron rod set, said iron rod being located on the eastern side of Andrews Lane and also being located at the northwest corner of the property now or formerly belonging to William Edward Vaughn; thence with the eastern side of Andrews Lane  $S27^{\circ}42'53''E$ , 50.69 feet to an iron rod set, said iron rod set being the northwest corner of the property now or formerly belonging to Robert L. and Valerie L. Lincoln; thence continuing along the eastern side of Andrews Lane  $S27^{\circ}42'53''E$ , 73.95 feet to an iron rod set, said iron rod set being located at the northwest corner of the property now or formerly belonging to Regency Warehouse LLC; thence continuing along the eastern side of Andrews Lane  $S27^{\circ}35'13''E$ , 201.32 feet to a computed point located on the northern right-of-way line of Rosemary Street; thence  $S81^{\circ}40'54''W$ , 19.79 feet to an iron rod set, said iron rod set being the **Point and Place of Beginning** and containing 6,149 sq. ft.





PARCEL 4



20161215000263160 DEED  
Bk:RB6236 Pg:199  
12/15/2016 11:57:09 AM 1/4

4  
N/A

DML

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$2.00

MB

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

**NON-WARRANTY DEED**

Excise Tax: \$200 *not*

PIN: 9788-27-0111 *RKB*

Prepared by and RETURN TO: Eric W. Hinson, 1709 Legion Road, Ste 229, Chapel Hill, NC 27517

THIS DEED, made and entered into this the 12<sup>th</sup> day of December, 2016, by and between **Stephen Michael Owens, Sr. and spouse, Ann L. Owens**, (hereinafter referred to as "Grantor"), whose mailing address is 6511 Brevard Drive, Wilmington, NC 28405 and **Amity Station, LLC**, a North Carolina limited liability company, (hereinafter referred to as "Grantee"), whose mailing address is **PO Box 150, 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 said 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 those certain lots or parcels of land situated in the City of Chapel Hill, Chapel Hill, Orange County, North Carolina, more particularly described as follows:

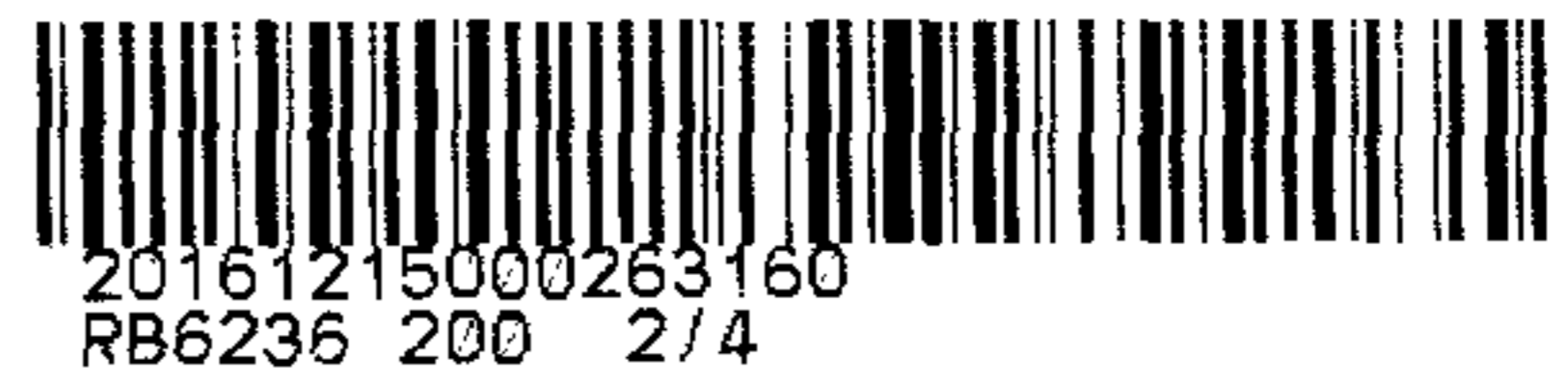
**All that certain lot or parcel of land together with improvements thereon, situated, lying and being on the north side of West Rosemary Street, and more commonly known as Amity Place immediately adjacent to the property of R.A. Fetzer and wife Pearl Fort Fetzer and being that easement as referred to in Deed Book 258, Page 543, Orange County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded/filed as follows: Book 353, Page 395.

A map showing the above described property is recorded in Plat Book 67, Page 211.

All or a portion of the property herein conveyed ~~includes~~ X does not include the primary residence of Grantor.





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

And the Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature] (Seal)  
Stephen Michael Owens, Sr.

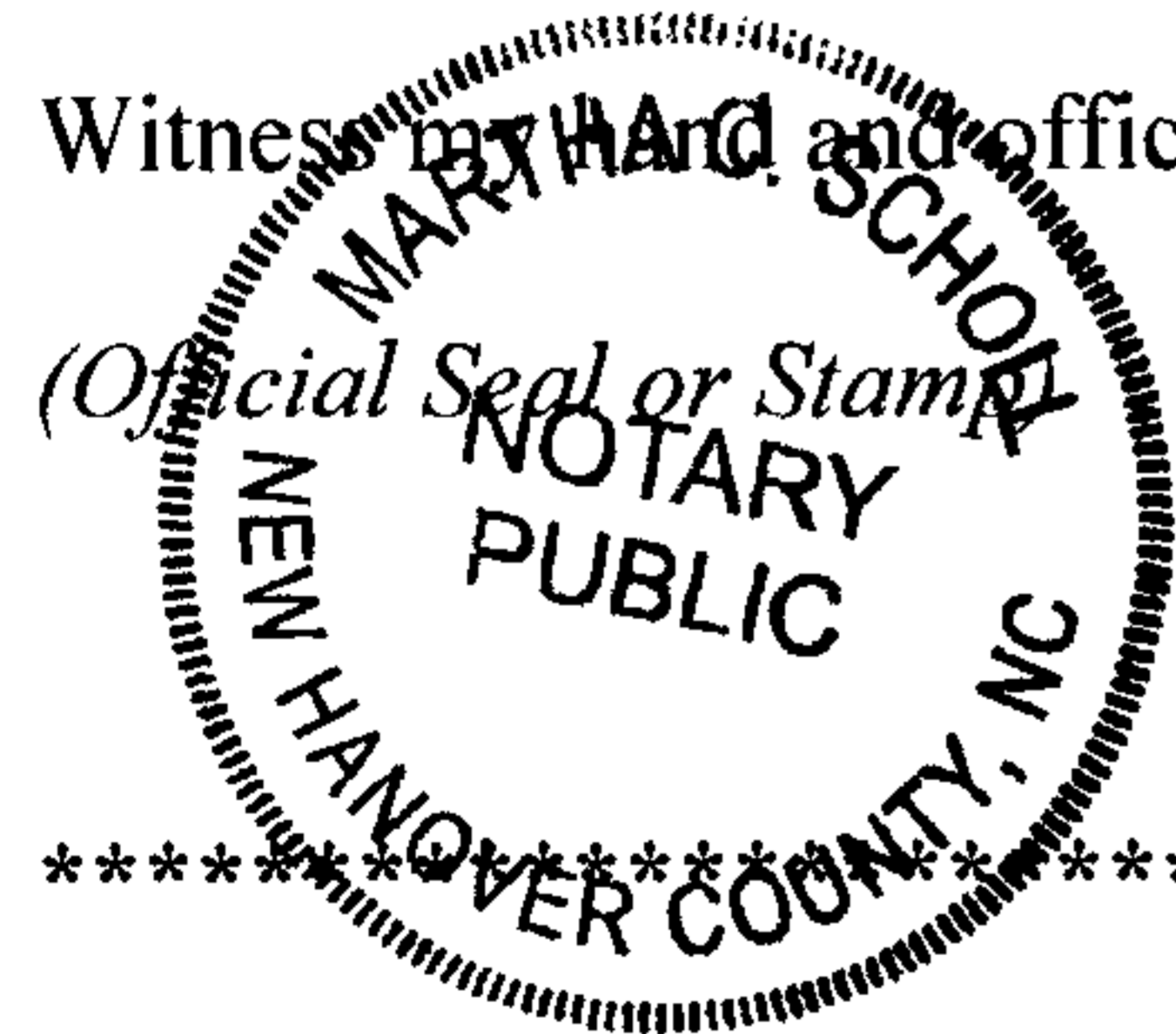
[Signature] (Seal)  
Ann L. Owens

\*\*\*\*\*

STATE OF NORTH CAROLINA, New Hanover COUNTY ss:

I, Martha C. Schell, a Notary Public of the State of North Carolina, County of New Hanover, do hereby certify that Stephen Michael Owens, Sr. and spouse, Ann L. Owens, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12<sup>th</sup> day of December, 2016.



Martha C. Schell  
Notary Public  
My Commission Expires: 9/18/21

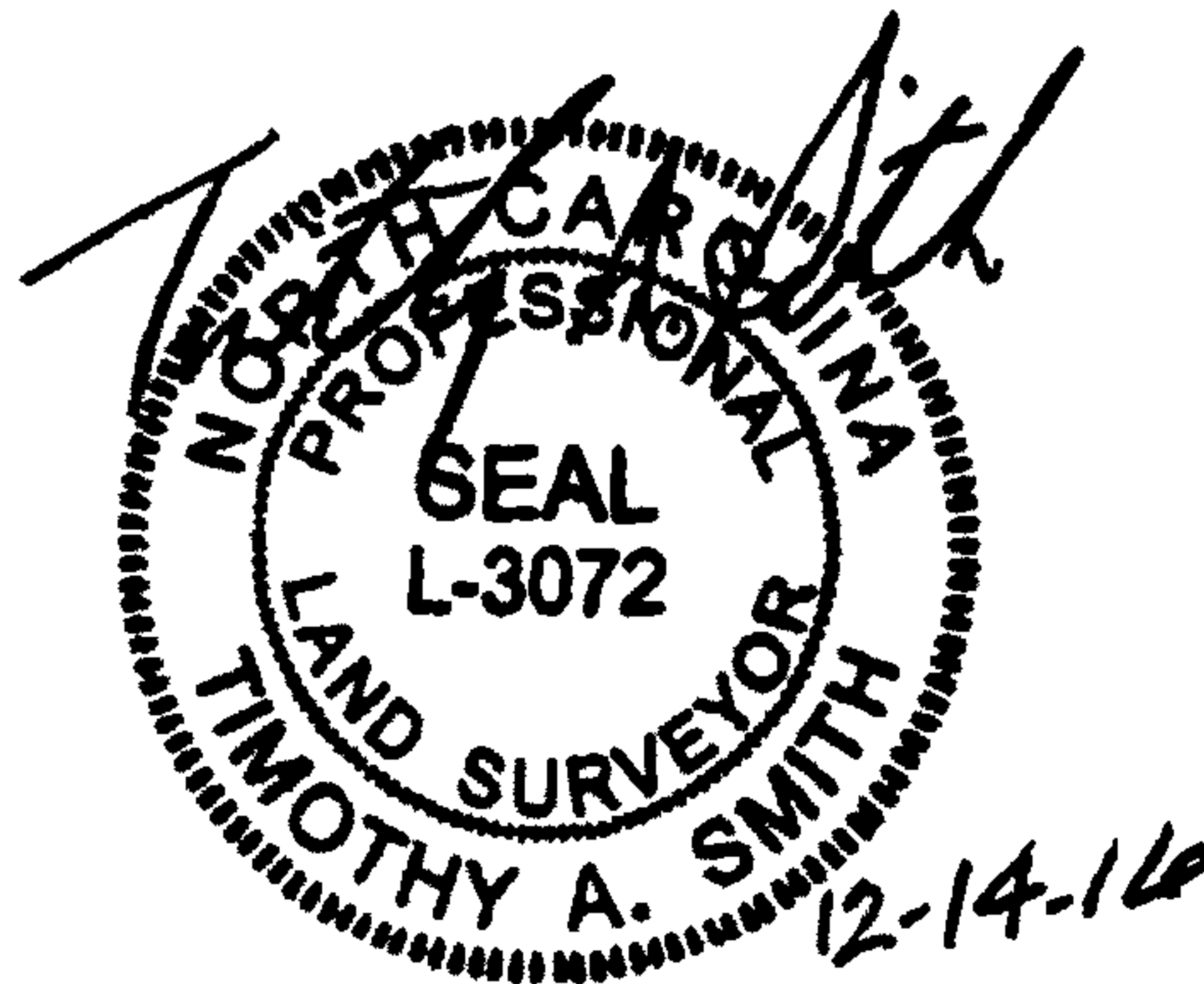
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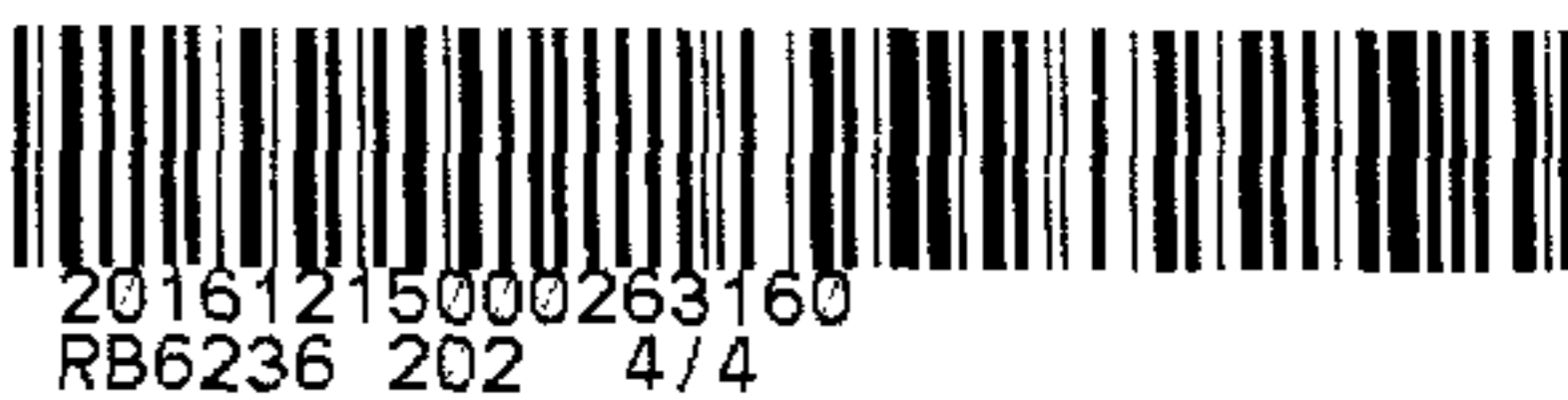
also being more particularly described as follows:

PROPERTY DESCRIPTION

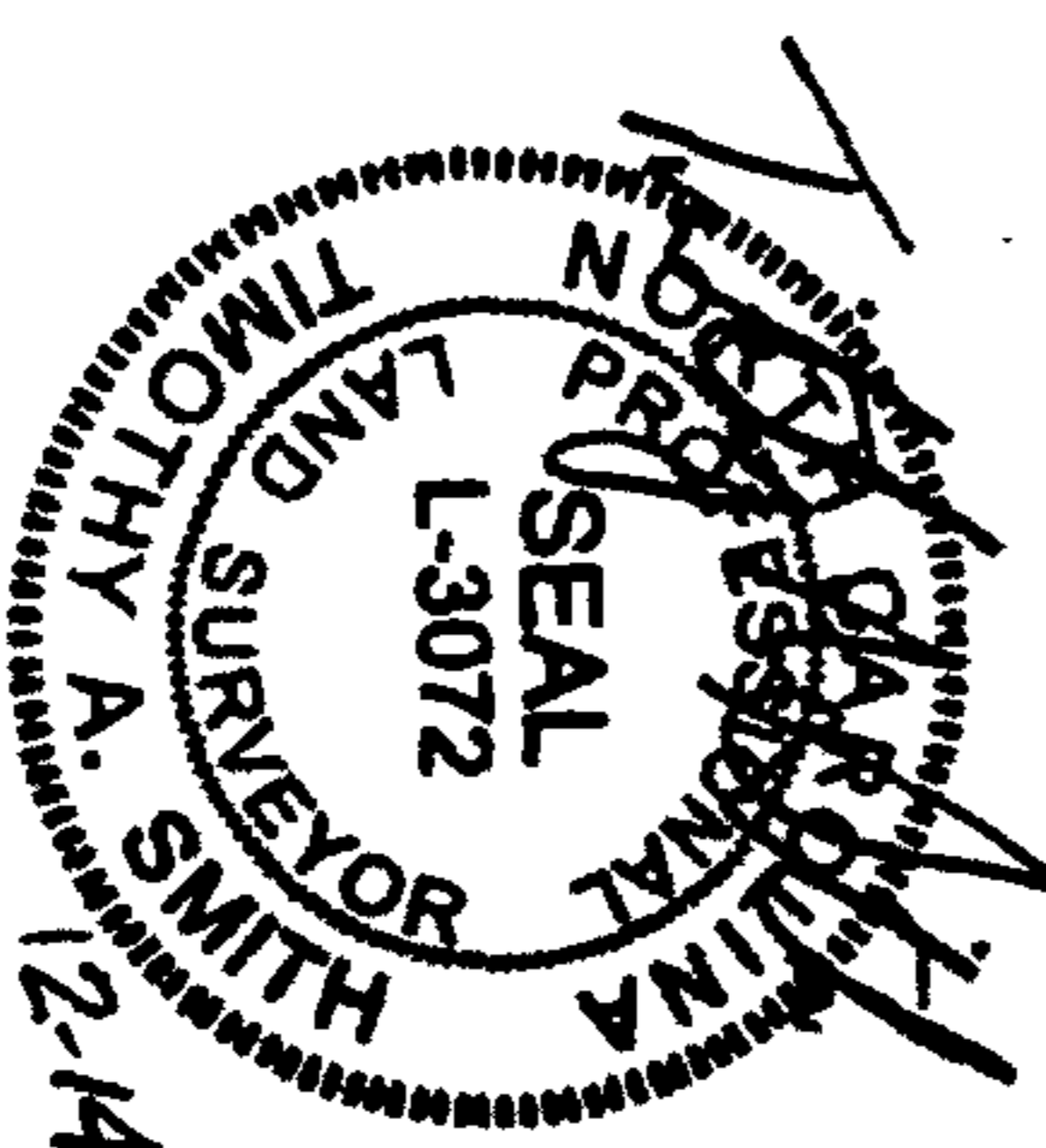
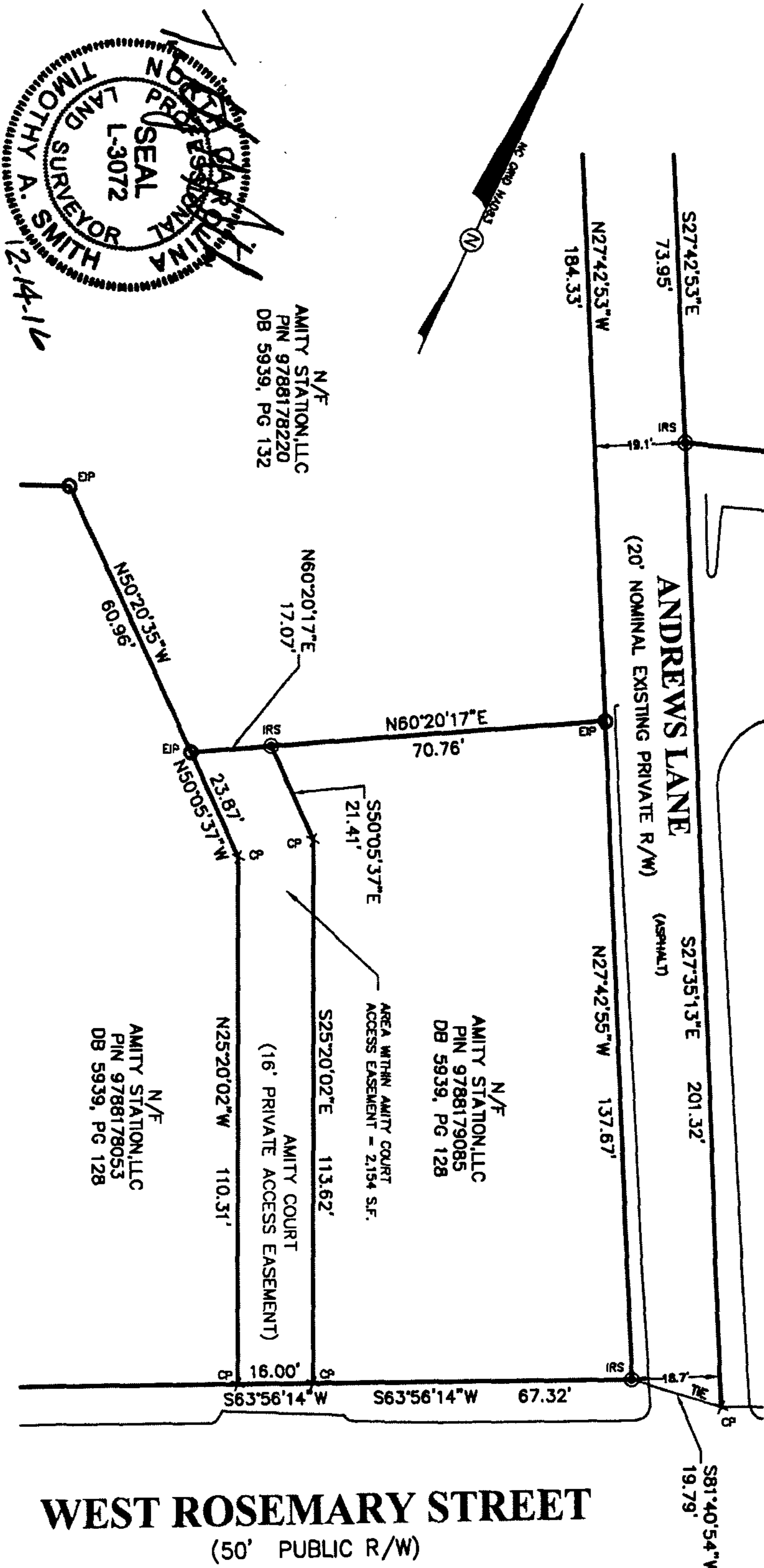


**Beginning** at a point in the northern right-of-way line of Rosemary Street, said point being the southeast corner of the property now or formerly belonging to Amity Station, LLC, recorded in Orange County Register of Deeds at Deed Book 5939, Page 128; thence with the eastern boundary line of said Amity Station, LLC property N25°20'22"W, 110.31 feet to a point; thence N50°05'37"W, 23.87 feet to an existing iron pipe, said iron pipe being the southwest corner of the property now or formerly belonging to Amity Station, LLC, recorded in Orange County Register of Deeds at Deed Book 5939, Page 132; thence with the southern line of said Amity Station, LLC property N60°20'17"E, 17.07 feet to an iron rod set, said iron rod being located at the northwest corner of the property now or formerly belonging to Amity Station, LLC as recorded in Orange County Register of Deeds at Deed Book 5939, Page 128; thence with the western line of said Amity Station, LLC property S50°05'37"E, 21.41 feet to a point; thence S25°20'02"E, 113.62 feet to a point on the northern right-of-way line of Rosemary Street; thence with said right-of-way line S63°56'14"W, 16.00 feet to a point, said point being the **Point and Place of Beginning** and containing 2,154 sq. ft.





and shown for illustrative purposes only on the following.



**EXHIBIT "A"**  
 \*THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.\*



**PHILIP POST & ASSOCIATES**  
 A Division of Pennoni  
 Firm License F-1287  
**PENNONI ASSOCIATES INC.**  
 401 Providence Road, #200  
 Chapel Hill, NC 27514  
 T 919.929.1173 F 919.493.6548

AMITY STATION  
 324 ROSEMARY STREET  
 TOWN OF CHAPEL HILL, N.C. 27514  
**AMITY COURT - EXHIBIT MAP**  
 LARRY SHORT  
 PO BOX 190  
 CHAPEL HILL, N.C. 27514

PROJECT	PP470101
DATE	2016-12-14
DRAWING SCALE	1"=30'
DRAWN BY	TAS
APPROVED BY	KDA
<b>B404BP01</b>	
SHEET 1 OF 1	

REVISIONS		
NO.	DESCRIPTION	DATE BY