

Robert Gehris

From: Peter Bellantoni <PBellantoni@pennoni.com>
Sent: Wednesday, March 4, 2026 3:25 PM
To: James Huggins
Cc: Michael Wright; Justin J. Brown; Amy Kimball
Subject: Atlas Chapel Hill (FKA Millenium Chapel Hill) Apartments - Vacation of Town of Chapel Hill Drainage Easement
Attachments: TrainingCenter.png; CS0201.pdf; PB 116 PG 183.pdf

James,

As I indicated in my voicemail, there is an existing Town of Chapel Hill Drainage Easement located at the intersection of Fordham Blvd and Ephesus Church Road, which based on the development of the Atlas Chapel Hill Apartments (formerly know as Millenium Chapel Hill) is no longer necessary (the storm pipe has been reconfigured). As this development is about to be completed, we will need to have the town vacate this easement. Please let me know how we can proceed with the vacation process. I appreciate your help with this and look forward to speaking with you on this matter.

Thank you,

Peter Bellantoni

Pennoni

5430 Wade Park Boulevard, Suite 106 | Raleigh, NC 27607
www.pennoni.com | PBellantoni@pennoni.com



[Learn more about the Pennoni Training Center!](#)

MATCHLINE (NORTH)

MATCHLINE (NORTH)

MATCHLINE (SOUTH)

MATCHLINE (SOUTH)

SUBJECT PARCEL OWNERSHIP DATA:

N/F RME MANAGEMENT, LLC DB 5465/435 DB 6277/368 PB 15/51 PB 116/183 TAX PIN 9799352260 169,326 SF OR 3.887 AC

FORDHAM BOULEVARD, INC 15-501 (VARIABLE WIDTH PUBLIC RW) PB 116 PG 183

N/F MAV, LLC DB 5016/542 TAX PIN 9799340759 ZONED: WX-7

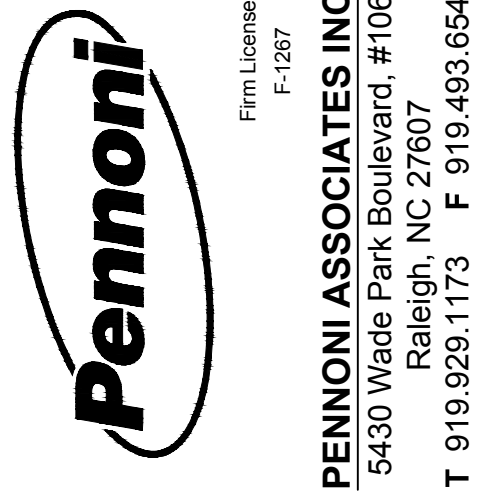
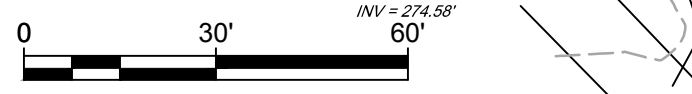
N/F COLONIAL MOTORS INC DB 188/630 PB 114/162 TAX PIN 9799355664 ZONED: WX-7

N/F DIAKO CONSTRUCTION INC DB 3973/521 PB 114/162 TAX PIN 9799354382 ZONED: WX-5

N/F HAMLIN PARK CONDOMINIUMS PB 36/28 TAX PIN 9799358050 ZONED: R-4

LEGION ROAD, NC 1741 (60' PUBLIC RW) PB 36 PG 28

TOWN OF CHAPEL HILL CONSTRUCTION PLAN APPROVAL
ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL, ORANGE WATER AND SEWER AUTHORITY (OWASA), AND NCDOT STANDARDS AND SPECIFICATIONS...



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

MILLENNIUM CHAPEL HILL CHAPEL HILL, NORTH CAROLINA EXISTING CONDITIONS PLAN

1301 FORDHAM BLVD CHAPEL HILL, NORTH CAROLINA MILLENNIUM CHAPEL HILL APARTMENTS, LLC 3411 RICHMOND AVENUE, FIFTH FLOOR HOUSTON, TX 77046

Table with columns: DATE, REVISIONS, NO., DATE. Rows include: 04/30/2025, 14, FDP MODIFICATION; 01/15/2024, 5, ASI #14 SITE REVISIONS; 08/02/2024, 6, ASI #12; 11/03/2023, 13, REVISIONS PER FINALIZED DUKE ENERGY DESIGN; 06/03/2023, 12, RFI #88; 02/17/2023, 11, ISSUED FOR CONSTRUCTION

PROJECT: DINC20001 DATE: 06/25/2021 DRAWING SCALE: 1"= 30'

DRAWN BY: KNB APPROVED BY: PCB

REVIEW OFFICER'S CERTIFICATE
ORANGE COUNTY, NORTH CAROLINA

I, _____, REVIEW OFFICER OF THE COUNTY AND

STATE AFORESAID, HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

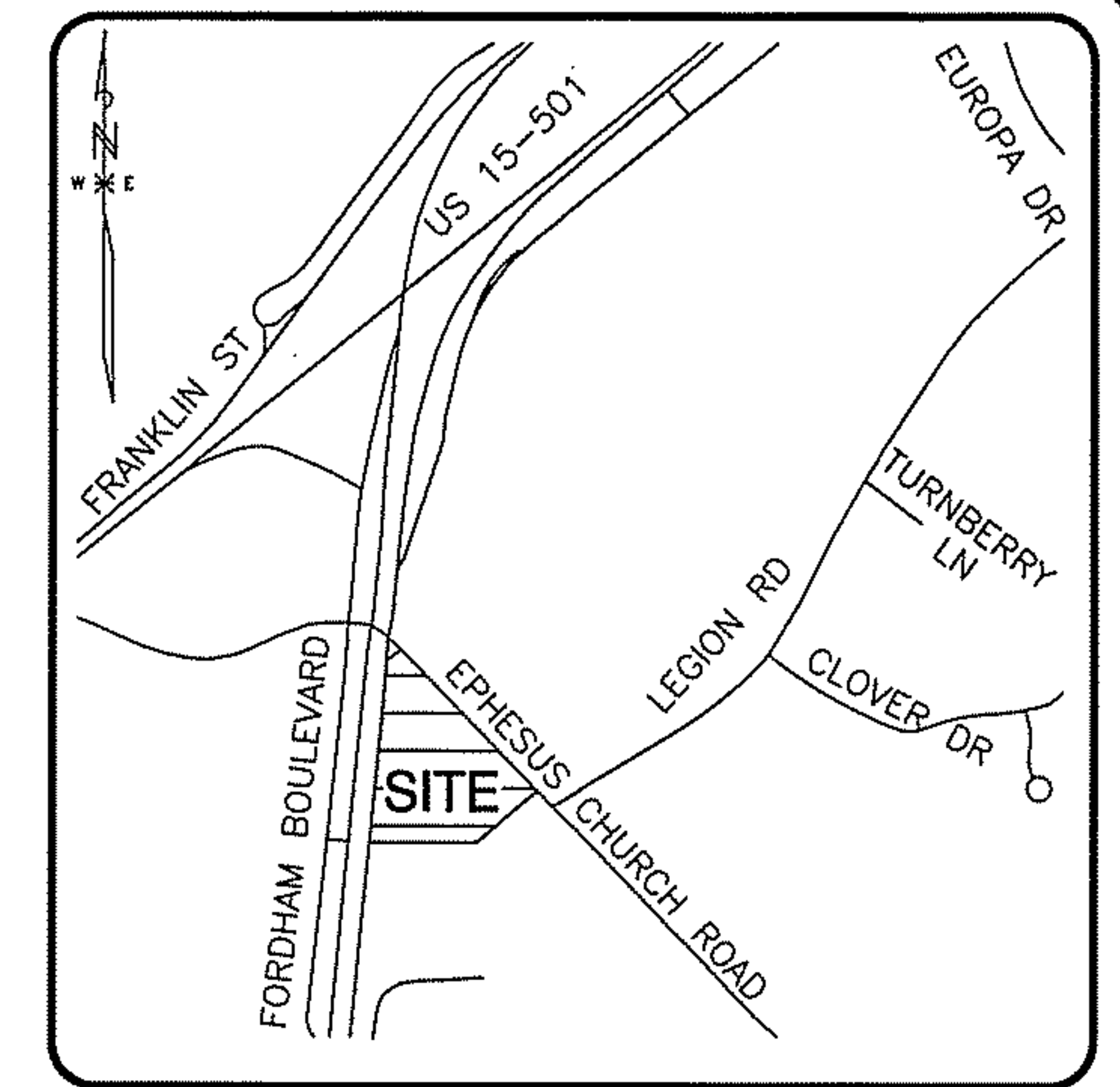
REVIEW OFFICER _____ DATE _____

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

Eric Feld
Town of Chapel Hill Planning Department

10/29/2015
Date

Parent: 9799-35-2127
New: 9799-35-2260
XKB



State of North Carolina
County of Orange

I, **Lori K. Berry**, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Lori K. Berry
Review Officer
Orange County Land Records/GIS
Date of Certification: 3/20/2017

Parcel Line Table

Line #	Direction	Length
L1	S44° 07' 50"E	105.92'
L2	N55° 52' 53"W	23.37'
L3	S44° 07' 50"E	9.73'
L4	S55° 53' 27"E	95.99'
L5	S34° 06' 33"W	17.40'
L6	S44° 07' 50"E	165.50'
L7	S45° 52' 10"W	15.00'
L8	N44° 07' 50"W	173.68'
L10	N55° 52' 53"W	23.70'
L11	N41° 33' 12"W	43.48'
L12	N55° 53' 27"W	78.00'
L13	S34° 06' 33"W	6.61'
L14	S66° 37' 18"E	31.72'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.72'	206.50'	7.69°	N56° 23' 20"W	27.70'
C2	59.56'	1244.21'	2.74°	N41° 08' 09"W	59.56'
C3	5.52'	206.50'	1.53°	S53° 18' 28"E	5.52'
C4	22.21'	206.50'	6.16°	S57° 09' 15"E	22.20'
C5	2.50'	21.50'	6.67°	N8° 00' 19"E	2.50'

FORDHAM BOULEVARD (US 15-501)
(VARIABLE WIDTH PUBLIC R/W)

EPHESUS CHURCH ROAD
(VARIABLE WIDTH PUBLIC R/W)

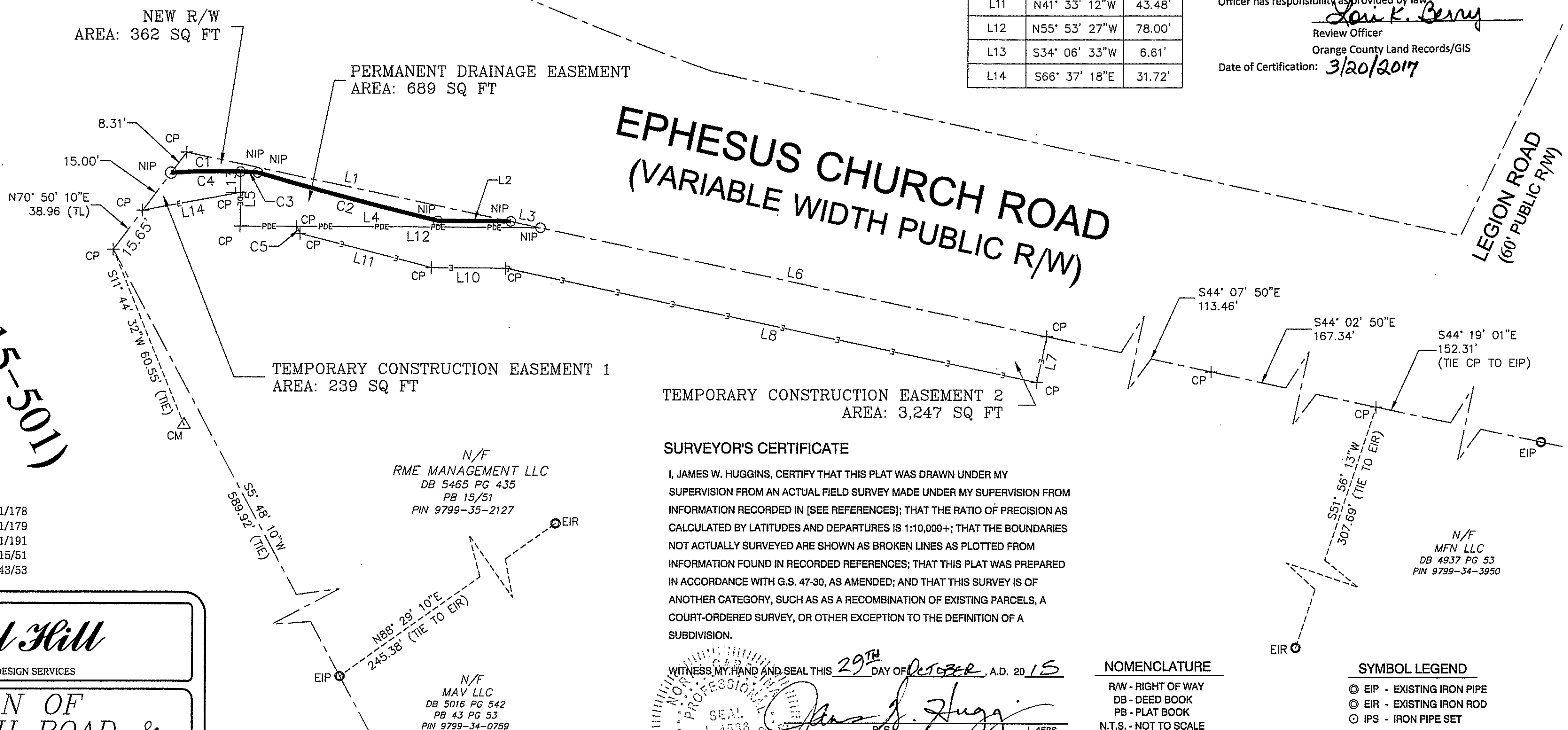
LEGION ROAD
(60' PUBLIC R/W)

NEW R/W
AREA: 362 SQ FT

PERMANENT DRAINAGE EASEMENT
AREA: 689 SQ FT

TEMPORARY CONSTRUCTION EASEMENT 1
AREA: 239 SQ FT

TEMPORARY CONSTRUCTION EASEMENT 2
AREA: 3,247 SQ FT



2017032000051850 PLAT
Bk: PL116 Pg: 183
03/20/2017 04:22:44 PM 1/1

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$21.00
NC Real Estate TX: \$ 9.00

- REFERENCES:
- DB 5465/535 PB 1/178
 - DB 5016/542 PB 1/179
 - DB 4937/53 PB 1/191
 - PB 15/51
 - PB 43/53

PROPERTY ADDRESS:
1301 FORDHAM BLVD.
CHAPEL HILL, NC 27514

N/F
RME MANAGEMENT LLC
DB 5465 PG 435
PB 15/51
PIN 9799-35-2127

N/F
MAV LLC
DB 5016 PG 542
PB 43 PG 53
PIN 9799-34-0759

N/F
MFN LLC
DB 4937 PG 53
PIN 9799-34-3950

SURVEYOR'S CERTIFICATE

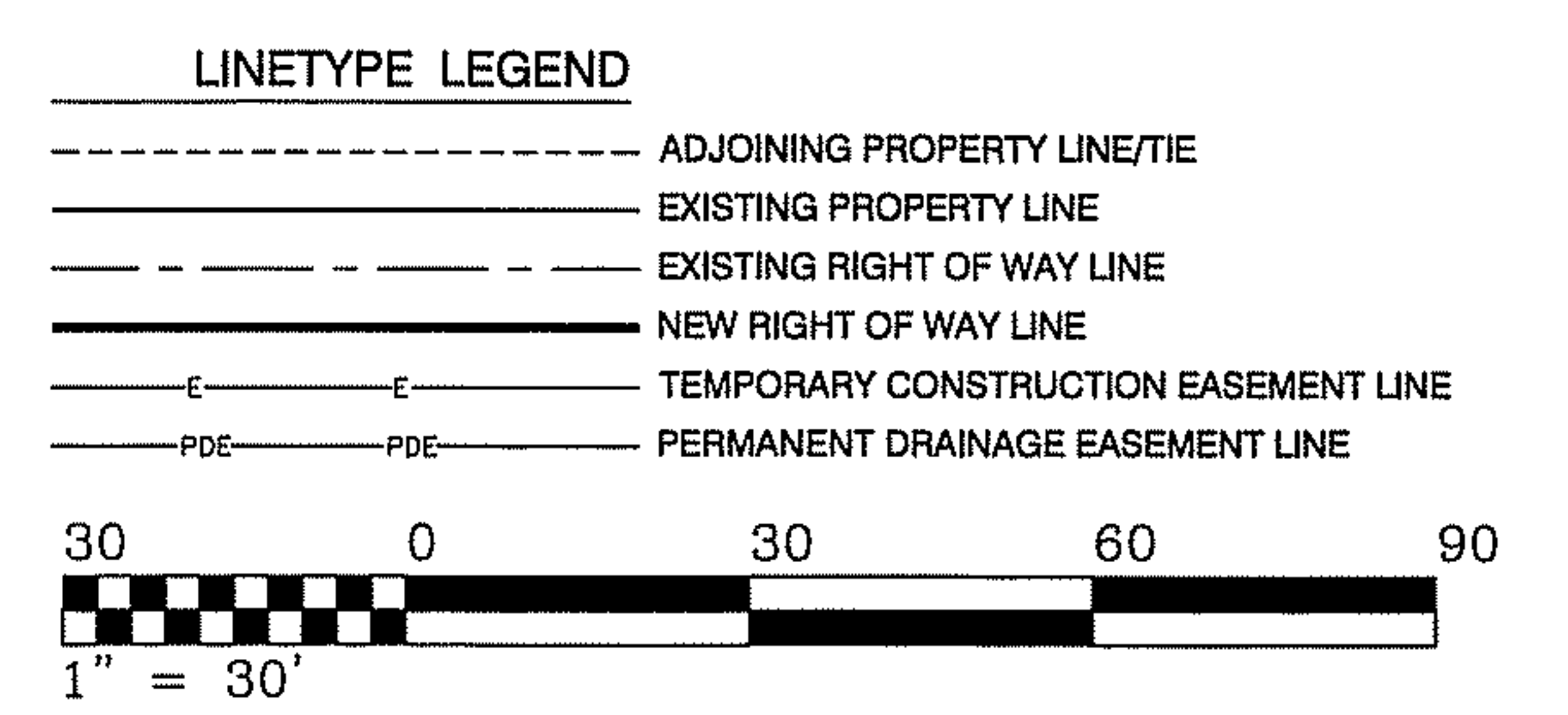
I, JAMES W. HUGGINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION RECORDED IN (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT ACTUALLY SURVEYED ARE SHOWN AS BROKEN LINES AS PLOTTED FROM INFORMATION FOUND IN RECORDED REFERENCES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; AND THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS AS A RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 29TH DAY OF October, A.D. 2015

James W. Huggins
PLS
L-4586

- NOMENCLATURE**
- R/W - RIGHT OF WAY
 - DB - DEED BOOK
 - PB - PLAT BOOK
 - N.T.S. - NOT TO SCALE
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY

- SYMBOL LEGEND**
- ⊙ EIP - EXISTING IRON PIPE
 - ⊙ EIR - EXISTING IRON ROD
 - ⊙ IPS - IRON PIPE SET
 - △ CM - CONCRETE MONUMENT
 - + CP - COMPUTED POINT
 - + NPS - NO POINT SET



- NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECTED TO ANY SUCH FACTS OR EASEMENTS WHICH MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
 - UNDERGROUND UTILITIES WERE NOT LOCATED ON THIS SURVEY. ANY SUCH UTILITIES SHOWN SHOULD BE CONSIDERED FOR ILLUSTRATION PURPOSES ONLY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED.
 - AREA DETERMINED BY COORDINATE METHOD.
 - NO RECOVERABLE NCOS MONUMENTS APPEAR TO BE WITHIN 2000' OF THE SUBJECT PROPERTY HEREON.
 - THE PURPOSE OF THIS SURVEY IS TO PROVIDE NEW PUBLIC R/W LIMITS, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS ON THE INDICATED PROPERTY.
 - THIS SURVEY IS BASED ON ACTUAL FIELD LOCATION OF EXISTING FIELD MONUMENTATION.
 - 5/8" SOLID IRON RODS SET AT NEW CORNERS AS SHOWN HEREON AND ACCORDING TO FIELD CONDITIONS. IF A SOLID IRON ROD COULD NOT BE SET, A PK NAIL WAS SET IN PLACE.

Town of Chapel Hill
ENGINEERING AND DESIGN SERVICES

INTERSECTION OF EPHESUS CHURCH ROAD & FORDHAM BOULEVARD
R/W & EASEMENT PLAT

CHAPEL HILL TOWNSHIP, ORANGE COUNTY NORTH CAROLINA

SURVEY BY: JAMES W. HUGGINS, PLS	SCALE: 1" = 30'
DATE: 08/12/2015	PIN: 9799-35-2127
DRAWN BY: JWH/MDR	FILE NAME: RMC_ROW.dwg
PROPERTY OWNER: RME MANAGEMENT LLC 4600 WINDSOR PKWY ATLANTA, GA 30342	SURVEYED FOR: TOWN OF CHAPEL HILL 405 MARTIN LUTHER KING JR BLVD CHAPEL HILL, NC 27514