

## MEMORANDUM

TO: Chapel Hill Planning Commission

FROM: Gene Poveromo, Development Manager  
Judy Johnson, Principal Planner

SUBJECT: Minor Subdivision Application – 741 East Franklin Street  
(Project # 15-017)

DATE: May 5, 2015

## RECOMMENDATION

We have completed a review of the Minor Subdivision application noted above. We recommend approval with conditions.

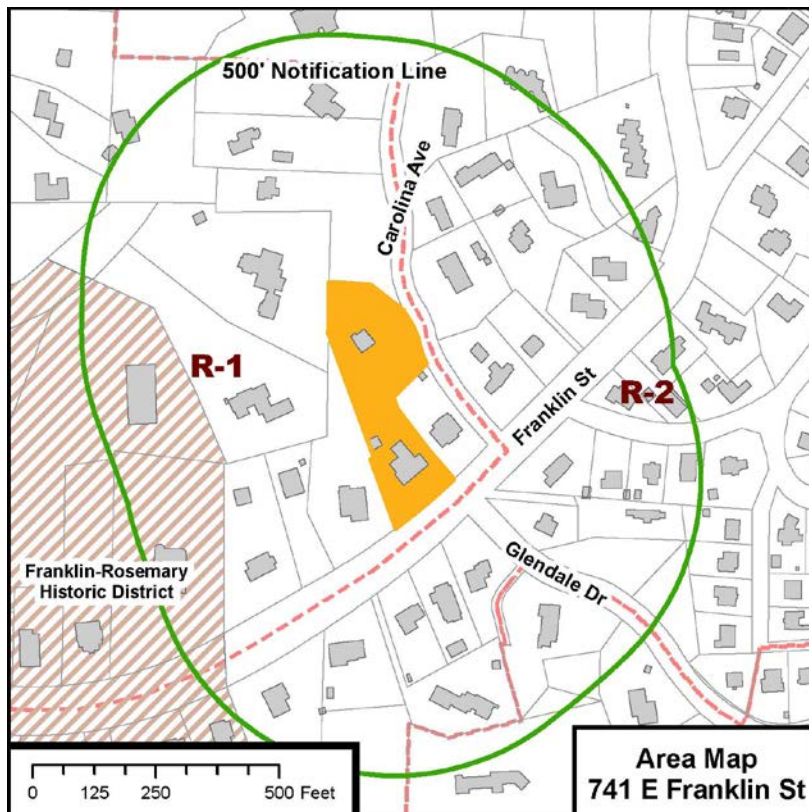
## INTRODUCTION

The application proposes to create two lots from what is currently one zoning lot at 741 East Franklin Street. The site is located on the southwest side of East Franklin Street near the intersection with Carolina Avenue. The existing lot is within the Chapel Hill Town limits and within the Residential-1 (R-1) zoning district. There are two existing dwelling units on the lot. East Franklin Street is two lanes in either direction with a center turn lane and sidewalks on both

sides within an approximately 70 foot right-of-way. We are recommending that the applicant dedicate right-of-way along the East Franklin Street frontage to a point at least one foot behind the existing sidewalk.

Carolina Avenue is currently approximately 20 feet wide with some curb and gutter. Carolina Avenue does not have a sidewalk in this area. We are recommending that the applicant improve the Carolina Avenue frontage to one-half of a 27 foot wide pavement with curb and gutter.

The proposed lot is sloping away from East Franklin Street



towards the rear of the lot. There is no Resource Conservation District on the property. The Franklin-Rosemary Historic District is to the west of the lot.

Minimum lot size in the Residential-1 (R-1) zoning district is 17,000 square feet. Each of the proposed lots would meet or exceed the required minimums for lot size, width, and street frontage.

### BACKGROUND

The following is a summary of why this application is a Minor Subdivision:

1. Does this Subdivision create more than four lots?	No
2. Does this Subdivision dedicate or improve any new streets?	No
3. Does this Subdivision extend public water or sewer?	No
4. Does this Subdivision install drainage improvements requiring easements?	No

Chapel Hill’s Land Use Management Ordinance requires that certain Minor Subdivision applications go before the Planning Commission for review and action. According to the Land Use Management Ordinance, a Minor Subdivision is:

“Any subdivision pursuant to an approved Zoning Compliance Permit for a two-family or multi-family townhouse development, an approved Special Use Permit for a planned development, an approved commercial subdivision, or a subdivision that does not:

- 1. Create more than four (4) lots from any one tract of land, whether such lots are created at one time or over an extended period of time; and*
- 2. Dedicate or improve any street other than widening approved existing streets; and*
- 3. Extend a public water or sanitary sewerage system other than laterals to individual lots; and*
- 4. Install drainage improvements which would require easements through one or more lots to serve other lots.”*

The criterial for review and action on a Minor Subdivision are objective and nondiscretionary. The only question is: Does the application meet the procedural and dimensional requirements for the Ordinance? Accordingly, our staff reports to the Planning Commission are short and focus exclusively on whether or not the application meets the specific standards in the Ordinance.

We believe that the proposed Minor Subdivision, with the conditions proposed in the attached resolution, meets all the regulations and standards in the Land Use Management Ordinance pertaining to Minor Subdivisions. A checklist of these regulations and standards can be found as Attachment 1.

## **RECOMMENDATION**

We recommend that the Planning Commission adopted Resolution A, approving the Minor Subdivision, with the stipulations noted.

Following the Planning Commission approval, the applicant will proceed with a Final Plat application demonstrating compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution. Once the Final Plat is approved administratively, the plat and associated documents will be recorded at the Orange County Register of Deeds Office.

Subsequent development of the new lots will be required to obtain a Zoning Compliance Permit and Building Permit and meet the Land Use Management Ordinance requirements.

## **ATTACHMENTS**

1. Checklist of Regulations and Standards
2. Resolution A
3. Resolution B
4. Project Fact Sheet
5. Area Map
6. Site Plan

**Checklist of Regulations and Standards  
Application for Minor Subdivision**

	STAFF EVALUATION	
	COMPLIANCE WITH ORDINANCE	NON-COMPLIANCE WITH ORDINANCE
<b>741 EAST FRANKLIN STREET Residential-1 Zoning District</b>		
<b>Dimensional Matrix 3.8-1 Standards:</b>		
Lots meet minimum lot size of 17,000 square feet gross land area	√	
Lots meet minimum frontage of 64 feet	√	
Lots meet minimum width of 80 feet	√	
Minimum setbacks from proposed lot lines: Street – 28 feet, Interior – 14 feet, Solar – 17 feet	N/A*	
Primary Maximum Height of 29 feet	√	
Secondary Maximum Height of 40 feet	√	
Duplex Units (not permitted)	N/A	√
Impervious Surface Limitation of 24%	N/A*	
Cluster Development	N/A for Minor Subdivision	
<b>Lot Layout Standards</b>		
Lots front on Roads meeting Town Standards (Access meets Section 5.2.4 of the Ordinance and the Design Manual)	√ with conditions #3 and 4	
Erosion and Sedimentation Control	N/A*	
Stormwater Management	√ with condition #5	
Recreation Area	N/A for Minor Subdivision	
Landscape Bufferyards	N/A for Minor Subdivision	
Homeowner's Association	N/A	
Tree Protection	N/A*	
Front Yard Parking 40% restriction	√	
Lighting	N/A*	
Utility Lines Underground	N/A*	
Public Water and Sewer available	√ with condition #6	
If outside Urban Services Boundary, County Health Department Approval	N/A	

Solid Waste Collection and Recycling	N/A*	
Neighborhood Conservation District Regulations	N/A	
Resource Conservation District Regulations	N/A	
Watershed Protection District Regulations	N/A	
Fire Protection	√ with condition #8	
Schools Adequate Public Facilities	N/A	
Reservation of a School Site, if Applicable	N/A for Minor Subdivision	

N/A – Not applicable

\* Will apply when subsequent residential development application is proposed.

**RESOLUTION A**  
**(Approving the Application)**

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION  
FOR 741 EAST FRANKLIN STREET (File No. 15-017)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds the 741 East Franklin Street Minor Subdivision, proposed by Bradley Barker, on the property identified as Orange County Parcel Identification Number 9788-79-7193, if developed according to the preliminary plat dated January 2, 2015 and revised January 29, 2015 and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following supplemental stipulations:

Stipulations Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.
2. That this approval shall authorize the creation of no more than 2 lots on 1.52 acres.
3. That the Final Plat shall dedicate as public right-of-way to the Town of Chapel Hill on East Franklin Street to one foot behind the edge of the sidewalk. The dedicated right-of-way shall be shown on the recorded Final plan, subject to Town Manager approval.
4. That the applicant improves the Carolina Avenue frontage to ½ of a 27 foot pavement with curb and gutter.
5. That future development must comply with the *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
6. That easement documents as required by OWASA and the Town Manager shall be recorded concurrently with the Final Plat. That the Final Plat shall be approved by OWASA prior to Town Manager approval.
7. That the name of the development and its streets and house numbers be approved by the Town Manager prior to recordation of the Final Plat.
8. That prior to recordation of the Final Plat, it will be necessary to identify or provide a fire hydrant within 500 feet of the structures on the proposed lots, and submit a Fire Flow report sealed by a Professional Engineer licensed in North Carolina to ensure the fire flow will meet Town standard.
9. That future development requires issuance of a Zoning Compliance Permit.

10. That the applicant provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for the 741 East Franklin Street in accordance with the plans and conditions listed above.

This the 5<sup>th</sup> day of May, 2015.

**RESOLUTION B**  
**(Denying Application)**

**A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR  
741 EAST FRANKLIN STREET (File No 15-017)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds the 741 East Franklin Street Minor Subdivision, proposed by Bradley Barker, on the property identified as Orange County Parcel Identification Number 9788-79-7193, if developed according to the preliminary plat dated January 2, 2015 and revised January 29, 2015, and the conditions listed below, would not comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following:

(INSERT REASON FOR DENIAL)

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby denies the application for a Minor Subdivision for the 741 East Franklin Street.

This the 5<sup>th</sup> day of May, 2015.



**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): 9788797193

Date: 3/3/2015

**Section A: Project Information**

Project Name: MINOR SUBDIVISION 741 EAST FRANKLIN STREET  
Property Address: 741 EAST FRANKLIN STREET Zip Code: 27514  
Existing Zoning District: R-1  
Project Description: MINOR SUBDIVISION OF EXISTING LOT INTO TWO LOTS

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

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

Name: BRADLEY A. BARKER  
Address: 390 LAUREL KNOLL DRIVE  
City: PITTSBORO State: NC Zip Code: 27312  
Phone: 919-638-6238 Email: bradley.barker@live.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: BA Barker Date: 3/3/2015

**Owner/Contract Purchaser Information:**

**Owner**  **Contract Purchaser**  
Name: CATHERINE D. BARKER (ESTATE ADMINISTRATOR)  
CAROLYN S. WATKINS aka CAROLINE DEHAVEN LAMAR (DECEASED)  
Address: 390 LAUREL KNOLL DRIVE  
City: PITTSBORO State: NC Zip Code: 27312  
Phone: 919-200-3111 Email: dehchase@aol.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: Catherine Barker Date: 3/3/2015



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

**Section A: Project Information**

Application type: MINOR SUBDIVISION Date: 3/3/2015

Project Name: MINOR SUBDIVISION 741 EAST FRANKLIN STREET

Use Type: (check/list all that apply)

Office/Institutional  Residential  Mixed-Use  Other: \_\_\_\_\_

Overlay District: (check all those that apply)

Historic District  Neighborhood Conservation District  Airport Hazard Zone

**Section B: Land Area**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	<u>60,179</u>	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 <sup>RIGHT OF WAY IS 28'</sup> $(162.36' + 96' + 28.83') (14) =$	CSA=	<u>4,020</u>	sq. ft.
	b) Credited 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=	<u>64,197</u>	sq. ft.

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

Special Protection Areas: (check all those that apply)

Jordan Buffer  Resource Conservation District  100 Year Floodplain  Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	<u>NA</u>
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)			<u>NA</u>	
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %			<u>NA</u>	
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



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

**Section D: Dimensions**

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	3		NA	
Number of Floors	1-4		NA	
Recreational Space	NA		NA	

Residential Space				
Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)			NA	
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
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

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



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

**Section F: Adjoining or Connecting Streets and Sidewalks**

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
EAST FRANKLIN STREET	28'		2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
CAROLINA AVENUE				<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
NA			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

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

**Section H: Landscape Buffers**

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



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

**Section I: Land Use Intensity**

Existing Zoning District: R-1  
Proposed Zoning Change (if any): NA

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
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

**Section J: Utility Service**

Check all that apply

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Telephone</b>	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**MINOR SUBDIVISION APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)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> (including <a href="#">Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<input type="text"/>
<input checked="" type="checkbox"/>	<b>Pre-Application meeting – with appropriate staff</b>		\$958 + \$60/LOT
<input checked="" type="checkbox"/>	<b>Digital Files</b> - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	<b>Recorded Plat or Deed of Property</b> REF (A)		
<input checked="" type="checkbox"/>	<b>Recordable Plat of easements, right-of-way, and dedications, if applicable</b>		
<input checked="" type="checkbox"/>	<b>Deed history of Parent tract since October 8, 1956</b> REF (B)		
<input checked="" type="checkbox"/>	<b>Project Fact Sheet</b> REF (C)		
<input checked="" type="checkbox"/>	<b>Street Addressing (Engineering Department)</b> REF (D)		
<input checked="" type="checkbox"/>	<b>Utility Service clearance</b> REF (D)		
<input checked="" type="checkbox"/>	<b>Mailing list of owners of property within 500 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> ) REF (E)		
<input checked="" type="checkbox"/>	<b>Mailing fee for above mailing list</b>	Amount Paid \$	<input type="text" value="44.84"/> 59 x \$ 0.76
<input checked="" type="checkbox"/>	<b>Written Narrative describing the proposal</b> REF (F)		
<input checked="" type="checkbox"/>	<b>Stream Determination - necessary for all submittals</b> REF (G)		
<input checked="" type="checkbox"/>	<b>Jurisdictional Wetland Determination – if applicable</b>		
<input checked="" type="checkbox"/>	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b> REF (H)		

ASSIGNMENT OF ESTATE ADMINISTRATRIX REF (I)

**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:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



### Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000 foot notification boundary

### Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

### Detailed Site Plan

- a) Proposed building locations and envelopes
- b) Driveway locations
- c) Proposed setbacks

### Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Significant tree stand survey

### Steep Slopes Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater





NORTH CAROLINA  
ORANGE COUNTY.

THID DEED, made and entered into this, the 13th day of April, 1940, by and between J. B. Ross and wife, Hattie Ross, parties of the first part, and James Gust and George Livas and wife, Sophie P. Livas, parties of the second part,

W I T N E S S E T H:

That for and in consideration of the sum of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them in hand paid, the receipt of which is hereby fully acknowledged, said parties of the first part have given, granted, bargained and sold and do by these presents, give, grant, bargain, sell and convey unto James Gust an one-half undivided interest and to George Livas and wife, Sophie P. Livas, as an estate by the entirety, an one-half undivided interest in and to the following tract or parcel of land, lying and being in Chapel Hill Township, Orange County, North Carolina, and bounded and described as follows, to-wit:

All of that certain lot or parcel of land with the improvements thereon situated, lying and being on the North side of Franklin Street near the Eastern Corporate Limits of the Town of Chapel Hill, N. C., and BEGINNING at a stake in the North property line of Franklin Street, Wm. deB. MacNider's Southeast corner; running thence along the North property line of Franklin Street North 46° 15' East 162 feet to a stake; running thence North 41° 20' West parallel with Park Place or University Avenue and 100 feet Westward therefrom for distance of 90 feet to a stake; running thence in a Northern direction and parallel with the property line of the said Park Place or Avenue 109.8 feet to a stake; running thence North 28° 48' West 20.2 feet to a stake; running thence North 46° 15' East 100 feet to a stake in the property line of Park Place or University Avenue; running thence along the property line of the said Park Place or Avenue North 26° 48' West 96 feet to a stake; thence continuing in a Northern direction along the curving property line of said Park Place 36 feet to a stake; running thence North 50° 20' West 80.6 feet to a stake; running thence North 81° 30' West 78.6 feet to a stake in the line of the property of the E. V. Howell estate; running thence South 1° West 100 feet to an iron stake; running thence South 15° 50' East with the said MacNider's line 446 feet to the beginning, being part of the same land conveyed to J. B. Ross and wife by deed of Bruce Strowd and others.

TO HAVE AND TO HOLD said tract or parcel of land, together with all privileges and appurtenances thereon and thereto belonging unto said James Gust an one-half undivided interest and to George Livas and wife, Sophie P. Livas, as an estate by the entirety, an one-half undivided interest, forever in fee simple.

And said parties of the first part for themselves and their heirs covenant to and with said parties of the second part and their heirs and assigns that they are seized of said premises in fee, and have good right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that they will forever warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

J. B. Ross (Seal)  
Hattie Ross (Seal)

North Carolina  
Johnston County.

I, John W. Ives, a notary public do hereby certify that J. B. Ross and wife, Hattie Ross, personally appeared before me this day and both acknowledged the due execution of the foregoing deed; and the said Hattie Ross being by me thereafter privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and Notarial Seal, this the 19th day of April, 1940.

My commission expires: 3/23/41.

John W. Ives.  
Notary Public ( N. P. Seal)

North Carolina, Orange County

The foregoing certificate of John W. Ives, N. P. of Johnston County, N. C. attested by his Notarial Seal is adjudged to be correct. Let the instrument with the certificates be registered.

Witness my hand this 22nd. day of April, 1940.

E. M. Lynch Deputy  
Clerk Superior Court

North Carolina, Orange County

Filed for registration April, 22 1940 at 4:30 o'clock A. M. and registered in Book 112 at page 155.

R. S. \$15.50

S. W. Andrews.  
Register of Deeds  
fee \$1.00

REF (B)

**WRITTEN NARRATIVE DESCRIBING THE PROPOSAL**

That 741 East Franklin Street, one lot, be subdivided into two lots. The proposed second lot already has a home on it, with water/sewer/electrical services and an assigned address: 100 Carolina Avenue, Chapel Hill, NC 27514.

NORTH CAROLINA  
COUNTY OF \_\_\_\_\_  
I, the undersigned, being a Notary Public for the County of \_\_\_\_\_, do hereby certify that the above described property is within the subdivision described herein, which subdivision was recorded in the public records of this State, and that the person(s) personally appeared before me on this day, acknowledging to me that he or she is the owner of the property therein and in the capacity indicated.

CERTIFICATE OF OWNERSHIP  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION DESCRIBED HEREIN, AND THAT THE PERSON(S) PERSONALLY APPEARED BEFORE ME ON THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE IS THE OWNER OF THIS PROPERTY IN THE CAPACITY INDICATED.

TOWN MANAGER ENDORSEMENT  
I HEREBY CERTIFY THAT THE MAP IS RECORDED WITHIN 30 DAYS OF THE DATE OF THE ORIGINAL RECORDING OF THIS PLAN.

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE  
I HEREBY CERTIFY THAT THE REVENUE OFFICER OF THE ORANGE COUNTY REGISTER HAS REVIEWED THIS PLAN AND HAS REVENUE OFFICER'S RECORDS FOR THIS PLAN WHICH MEET THE REQUIREMENTS FOR RECORDING FOR WHICH THE REVENUE OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THE ACTUAL SURVEY MADE UNDER MY SUPERVISION (USED DESCRIPTION RECORDED IN BOOK 237, PAGE 114), THAT THE BOUNDARIES NOT SHOWN ON THIS PLAN ARE THE BOUNDARIES OF THE PREVIOUS PLAN AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED.

DATE: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

REVENUE OFFICER LAND RECORDS / GIS  
ORANGE COUNTY REGISTER

DATE OF CERTIFICATION: \_\_\_\_\_

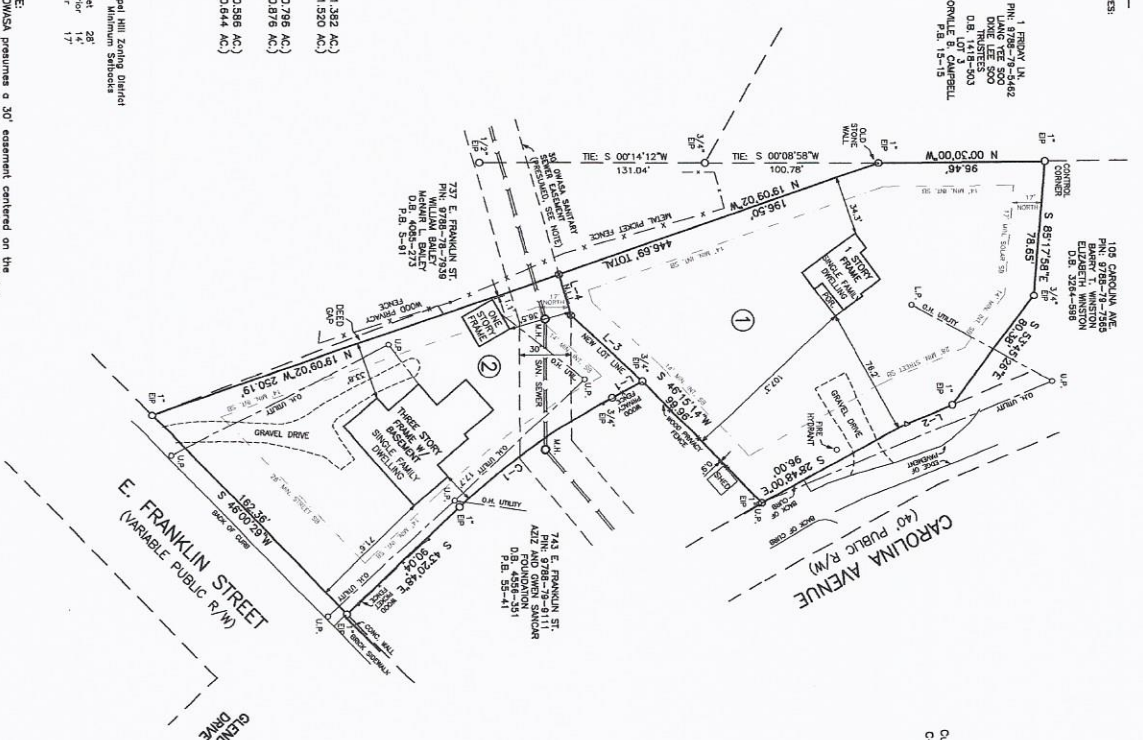
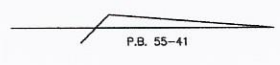
1. REBOY LN.  
P.N. 9788-79-5462  
LAND AREA = 2.00 AC.  
GROSS LAND AREA = 2.00 AC.  
D.R. LOT 1-3-003  
ORVILLE B. CAMPBELL  
P.B. 15-13

102 CAROLINA WES  
BARRY T. WINSTON  
E.D. 0214-5810

743 E. FRANKLIN ST.  
P.N. 9788-79-0111  
AZIZ AND OMER SANCAR  
D.R. 4050-351  
P.B. 55-41

741 E. FRANKLIN ST.  
P.N. 9788-79-0111  
AZIZ AND OMER SANCAR  
D.R. 4050-351  
P.B. 55-41

CHABLES R. BILINGS PROFESSIONAL LAND SURVEYOR L-2711



Course	Bearing	Distance	Chord	Chord Bear.
L-1	S 28°30'44" E	20.19'		
L-2	S 23°33'11" E	20.19'		
L-3	S 43°12'27" W	56.89'		
L-4	S 74°16'45" W	25.21'		
Curve	Radius	Length	Delta	Chord
C-1	425.00'	108.79'	1°48'08"	108.48'
				S 35°52'14" E



SCALE: 1" = 50'  
SD: JAN. 20, 2015  
JAN. 2, 2015  
J241635D

CHABLES R. BILINGS PROFESSIONAL LAND SURVEYOR L-2711

PROPERTY SURVEYED FOR  
**BRAD BARKER**  
PROPERTY ADDRESS  
741 E. FRANKLIN STREET &  
741 E. FRANKLIN STREET UNIT 1/2  
P.N. REFERENCE: 9788-79-7193  
DIED REFERENCE: 257-714  
OWNER ADDRESS:  
CAROLYN S. WATKINS  
SARALYN S. WATKINS  
2711 W. MAIN STREET  
ORANGE COUNTY  
NORTH CAROLINA 27712

CHABLES R. BILINGS PROFESSIONAL LAND SURVEYOR L-2711

113 W. MAIN STREET  
P.O. BOX 188, CARROBO, NC 27510  
PHONE 919-828-8090

FREEHOLD LAND SURVEYS, INC. C-165

REF (H)