

Notes
1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
3) No encroachments, conflicts, or visible or apparent easements were observed during this survey, except as shown on this plat.
4) This property is not in any Special Flood Hazard Areas as shown on DFIRM Panel 9778, Map Number 3710977800K, Panel Effective Date 11/17/2017.
5) This property is in the Jordan Lake Unprotected Watershed per Orange County GIS.
6) This property is subject to a water easement granted to OWASA per D.B. 6865-1797.
7) This property is subject to a sewer easement granted to OWASA per D.B. 6865-1803.
8) Gas service line shown hereon has been digitized per P.B. 128-92.
9) Rights-of-way shown beyond the limits of the surveyed parcel are based on Orange County GIS data and have not been field surveyed.
10) This property is in the B1G (General Business) zoning district per Town of Carrboro GIS.
11) This property is in the Downtown Neighborhood Protection Overlay District (DNP) per Town of Carrboro GIS.

Northings: 786,132.21'
Eastings: 1,977,674.73'
Elevation: 458'
Combined Factor: 0.99992142

Coordinates per NCGS
(North Carolina Geodetic Survey)
NC Geodetic Database

P.B. 128-92 (NC GRID)

LEGEND
EP ○ EXISTING IRON PIPE
ER ○ EXISTING IRON ROD
CALC △ CALCULATED POINT
EN △ EXISTING NAIL
NCGS MONU ○ NCGS MONUMENT
AG BG ABOVE GRADE
LP ○ BELOW GRADE
LP ○ UTILITY POLE
LP ○ LIGHT POLE
OH ○ "OVERHANG" OR "OVERHEAD"
OH ○ OVERHEAD UTILITIES
CANT ○ CANTILEVER
MH ○ MANHOLE
STMH ○ STORM MANHOLE
SSMH ○ SANITARY SEWER MANHOLE
COMM VOLT ○ COMMUNICATION VAULT
CONC CONCRETE
COMM COMMUNICATION
CB CATCH BASIN
G CURB INLET
BOC BACK OF CURB
RET RETAINING
FH FIRE HYDRANT
WV WATER VALVE
FES FLARED END SECTION
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE
HDPE HIGH DENSITY POLYETHYLENE
CO CLEAN-OUT
SS SANITARY SEWER LINE
SS GAS LINE
SS SANITARY SEWER
SS SANITARY SEWER
R/W RIGHT-OF-WAY
CL CENTERLINE
○ GAS METER
○ GAS VALVE
EASEMENT

E. Braxton Foushee Street
(Public R/W)

S. Greensboro Street
(50' Public R/W)

SR 1919

203 S. Greensboro St.
40,805.1 Sq. Ft.
0.937 Acres

Roberson Street
(40' Public R/W)

E. Braxton Foushee Street
(40' Public R/W)
F.K.A. E. Carr Street

Maple Avenue Extension
(Public R/W Notes per P.B. 128-92)

PIN: 9778-85-6692
MMF CARR, LLC
D.B. 6774-1560
LEGAL DESC:
LOT 1 MASON THOMAS
PROPERTY

PIN: 9778-85-7684
DASH HOLDINGS, LLC
D.B. 6406-553
(TRACT ONE)
LEGAL DESC:
LOT 2 M.J. DAWSON-DURHAM
HOSIERY MILLS PROPERTY

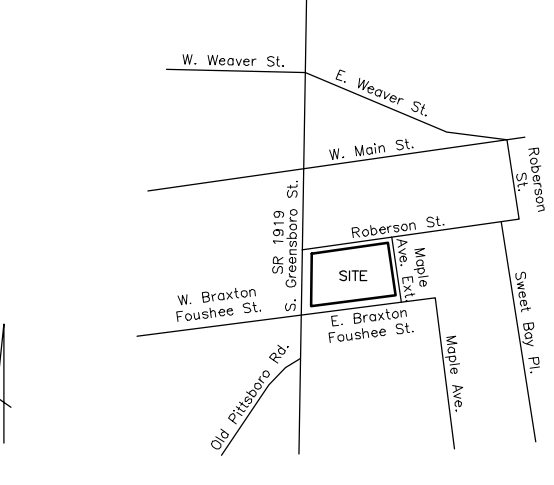
PIN: 9778-85-8826
JAMES M. RUNFELT
STEPHEN D. MILLS
D.B. 3273-313
LEGAL DESC:
14 COBB ROBERSON

PIN: 9778-86-7005
COLES, IVES & RUBISH, INC.
D.B. 2846-63
LEGAL DESC:
VACANT LOT SS MAIN

PIN: 9778-85-5967
RICHARD G. ANDREWS
BARBARA S. ANDREWS
D.B. 937-384
LEGAL DESC:
E/S GREENSBORO ST

PIN: 9778-85-4943
D&R OF CARRBORO, LLC
D.B. 3603-1
LEGAL DESC:
W/S S. GREENSBORO ST
P.B. 97-107

PIN: 9778-85-3774
DASASAMA, LLC
D.B. 6274-412
LEGAL DESC:
N/S CARR ST



PRELIMINARY PLAT — NOT FOR
RECORDATION, CONVEYANCES
OR SALES

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (BOUNDARY DESCRIPTION RECORDED IN SOURCES NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:
A. 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.
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
3. THAT THE SURVEY IS A CONTROL SURVEY.
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-1.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS
DAY OF _____, 2025.

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

Drakeford Library Complex Condominium Project

(Property of
Town of Carrboro & Orange County)

PROPERTY ADDRESS: 203 S. GREENSBORO STREET
PIN REFERENCE: 9778-85-7942
LEGAL DESC: NE INT GREENSBORO & CARR ST
DEED REFERENCES: 5582-486; 6864-964;
6864-965 (MERGE)
PLAT REFERENCES: 94-24; 128-92

OWNERS' ADDRESSES:

TOWN OF CARRBORO
301 W. MAIN ST.
CARRBORO, NC 27510

ORANGE COUNTY
C/O COUNTY MANAGER
300 W. TRYON ST.
HILLSBOROUGH, NC 27278

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

PLAT REV DATE: MARCH 3, 2025
PLAT DATE: FEB. 14, 2025
PLAT DATE: JAN. 29, 2025
SURVEY DATE: DEC. 12, 2024

