

MEMORANDUM

TO: The Mayor and Members of the Town Council

RE: Need for Correction Plat for Greene Tract

FROM: Nick Herman

DATE: June 4, 2024

As you know, Carrboro is a part owner of the Greene Tract, along with Orange County and Chapel Hill. The latest plat for this property, dated December 5, 2022 and recorded on April 25, 2023, failed to show an access easement for Lots A & B of the Tract owned by the Inmans and located in the southeastern portion of the Plat. (See attached Exhibit A). The attached Exhibit B shows a 2000 Plat of the Tract (Plat Book 86, Page 128), which correctly depicts a 60-foot-wide easement for the benefit of access to the Inman property.

In January of this year, Mr. Tom Holt, on behalf of the Inmans and Zinn Brothers Construction Inc., which is seeking to purchase the Inman property, raised with me and counsel for Orange County and Chapel Hill the defect in the 2022 Plat (Exhibit A) that failed to show the 60-foot-wide easement for access to the Inman property as properly shown on the 2000 Plat (Exhibit B). He requested a Correction Plat to properly show the easement.

Counsel for Orange County and Chapel and myself investigated this matter. We have concluded that a Correction Plat is necessary to reflect the easement for the Inman property. This Correction Plat is attached as Exhibit C. Each of us is seeking approval from the jurisdiction we represent to have this Correction Plat (Exhibit C) executed and thereafter recorded.

Based on the foregoing, I am recommending that the Council authorize the Manager to execute the Correction Plat (Exhibit C) to properly show the 60-foot-wide access easement for the benefit of the Inman property contiguous to the Greene Tract. A Resolution to this effect is provided at the end of this Memorandum.

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State of North Carolina
County of Orange
I, James H. Wood, Justice of the Peace for said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County, for which the proper fees have been paid by him.

James H. Wood
Justice of the Peace
Orange County, North Carolina

Date of Certification: 4/26/87

[illegible]

Exhibit C

GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE ASSUMPTION THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
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10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REFERENCES

1. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLES 1 AND 2.

2. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 3.

3. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 4.

4. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 5.

5. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 6.

6. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 7.

7. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 8.

8. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 9.

9. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 10.

10. NORTH CAROLINA GENERAL STATUTES, CHAPTER 40A, ARTICLE 11.

PROPERTY DATA TABLE

LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	28.34
2	1,234,567	28.34
3	1,234,567	28.34
4	1,234,567	28.34
5	1,234,567	28.34
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REVISIONS

NO.	DATE	REVISION
1	10/10/2011	ISSUED FOR PERMIT
2	10/10/2011	ISSUED FOR PERMIT
3	10/10/2011	ISSUED FOR PERMIT
4	10/10/2011	ISSUED FOR PERMIT
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TRUE NORTH

DATE: 10/10/2011

BY: [Signature]

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