

TITLE:

Consider Setting a Public Hearing on Requests for Voluntary Annexation of Property Contiguous to the Town Limits

PURPOSE: The purpose of this item is to provide the Board of Aldermen with an opportunity to consider setting a public hearing to consider annexation of property. Petitions for voluntary annexation of the properties have been submitted. Prior to reaching a decision on these requests, the Board of Aldermen must receive public input. A resolution setting a public hearing is provided for the Board's use.

DEPARTMENT: Planning

CONTACT INFORMATION: Trish McGuire, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>>, 919-918-7327

INFORMATION: Petitions for the voluntary annexation of three properties contiguous to the Town's city limits have been received. The addresses and parcel identification numbers (PIN) for these properties, with owners shown in parentheses, are listed below:

- 1) 716 Homestead Road PIN 9779188760 (Homescape Development)
- 2) 8802 Lake Hogan Farm Road PIN 9779184700 (The Berryhill Group)
- 3) 610 Homestead Road PIN 9779182544 (The Berryhill Group),

A map showing the properties is attached, along with the petitions, which Town Clerk, Cathy Dorando has found to be complete (*Attachments B and C*). The 13.67-acre area to be annexed is contiguous to the Town's municipal boundary. These properties are subject to Special Use Permits recently approved for residential subdivisions. If the Board is interested in proceeding to set a public hearing for consideration of the petitions, staff will prepare public notice and hearing materials.

FISCAL & STAFF IMPACT: The petitioners have submitted materials for review and processing. Staff and fiscal impacts associated with the public hearing are not extraordinary.

RECOMMENDATION: It is recommended that the Board of Aldermen consider adopting the resolution that would set a public hearing on the request for voluntary annexation (*Attachment A*).

A RESOLUTION CALLING A PUBLIC HEARING ON CONSIDERATION OF A PETITION FOR VOLUNTARY
ANNEXATION OF PROPERTIES

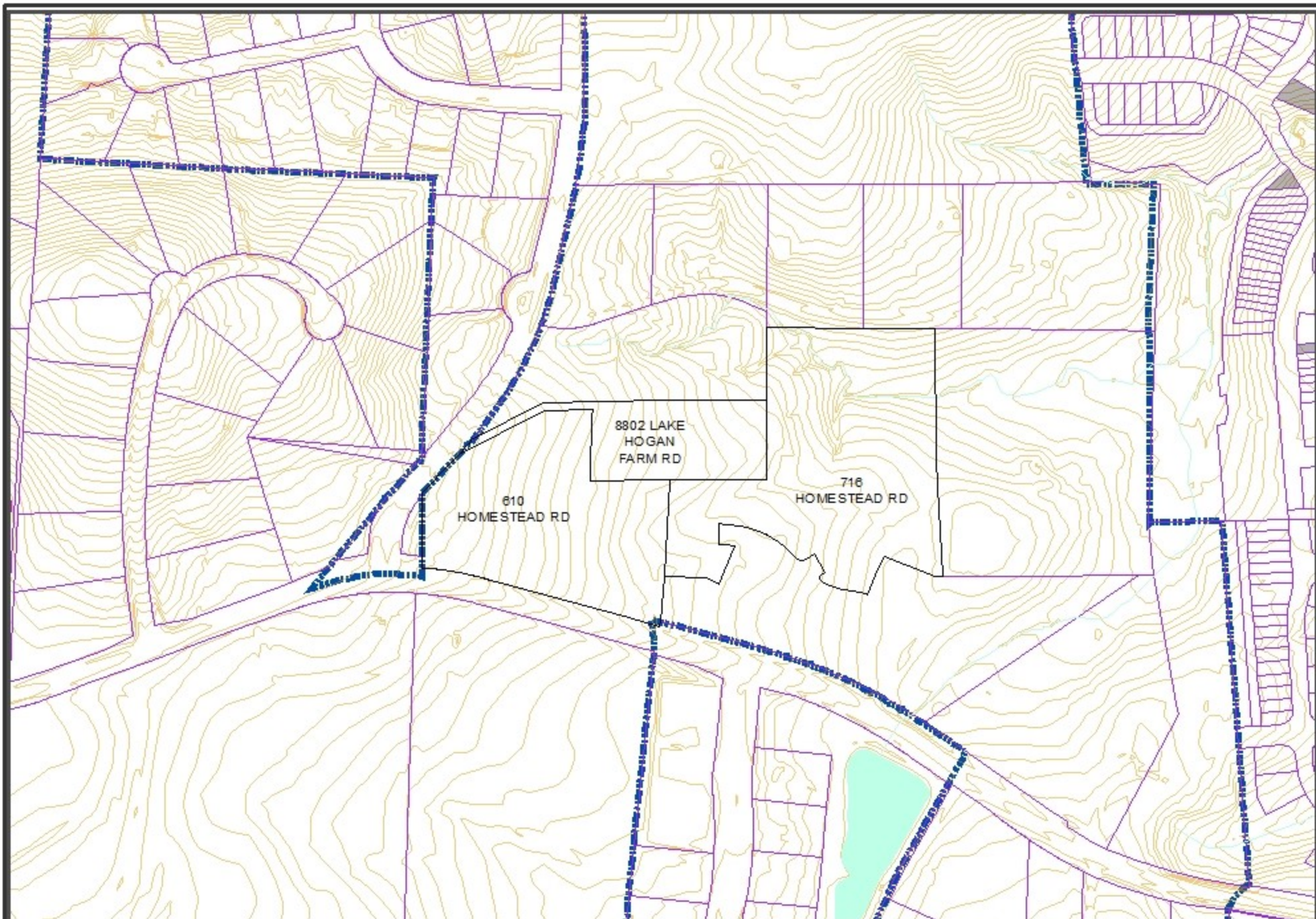
WHEREAS, petitions for voluntary annexation of the properties listed below; and

- 1) 716 Homestead Road PIN 9779188760
- 2) 8802 Lake Hogan Farm Road PIN 9779184700
- 3) 610 Homestead Road PIN 9779182544

WHEREAS, the Board of Aldermen must hold a public hearing to consider these requests.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on Tuesday, November 28, 2017 to receive public comments and to consider the petitions for voluntary annexation for these properties.

This the 14th day of November in the year 2017.



Location - Map; Petitions for Voluntary Annexation

Printed November 10, 2017



1 inch = 303 feet

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 610 Homestead Road AND TAX MAP REFERENCED parcel ID # 9779182544. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

4.65 ACRES DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20 17.

| | |
|------------------|---------------------------------|
| NAME: | <u>The Berryhill Group, LLC</u> |
| ADDRESS: | <u>104 Painted Turtle Lane</u> |
| | <u>Chapel Hill, NC 27516</u> |
| OWNER/PRESIDENT: | <u>James Brandewie</u> |

ATTEST: *James Brandewie* SECRETARY

I, Catherine C. Dorando, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: *Catherine C. Dorando*



20130131000025250 DEED
BK:RB5536 Pg:416
01/31/2013 11:29:34 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$392.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$382.00

Return to: Grantee

Parcel Identifier No. 9779182544 **MM**

THIS DEED made this 31st day of January, 2013 by and between

GRANTOR

DAVID J. CAMPBELL, widower
2423 HWY 54, Carrboro, NC 27510

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

THE BERRYHILL GROUP, LLC
100 Cascade Point Lane, Suite 101, Cary, NC 27513

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 the 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 that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 136, Page 274, Orange County Registry.

A map showing the above described property is recorded in Plat Book 110, Page 197, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

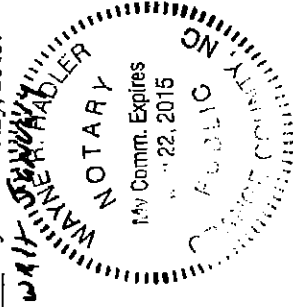
Subject to 2013 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

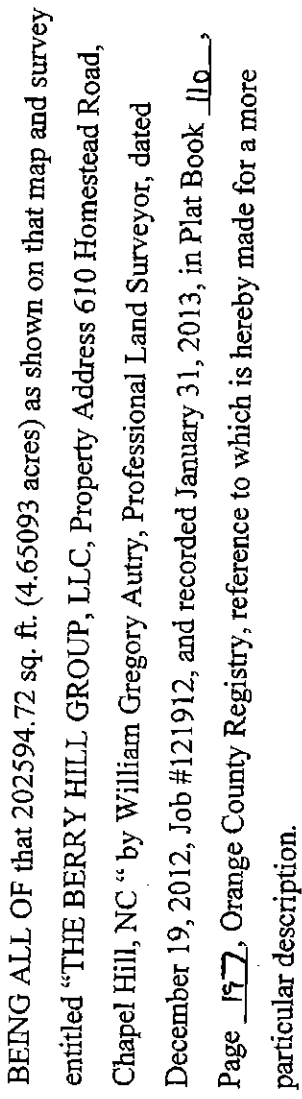
David J. Campbell (SEAL)
David J. Campbell

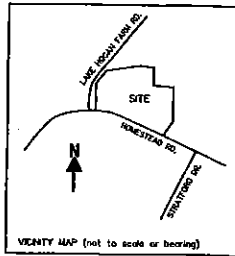
STATE OF North Carolina
COUNTY OF Orange

I, Wayne R. Hadler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David J. Campbell, Grantor(s). Witness my hand and official stamp or seal, this the 31st day of February, 2013.



Wayne R. Hadler
Notary Public
My Commission Expires: 11/22/2015





CURVE TABLE

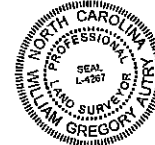
| # | Radius | Delta | Length | Chord | Tangent | Chord Bearing |
|---|---------|-----------|---------|---------|---------|---------------|
| 1 | 895.59' | 10°10'24" | 159.08' | 158.81' | 70.72° | N 70°41'02" W |

Curve Table Listing

| Station | Length | Chord | Tangent | Chord Bearing |
|---------|---------|---------|---------|---------------|
| 4 | 159.08' | 158.81' | 79.72° | N 79°41'02" W |

2613013100025250 PLAT
BK: PL118 Pg: 197
01/25/2013 11:29:35 AM 1/1

FILED Deborah S. Brooks Co.
Register of Deeds, Orange Co., NC
Recording Fee: \$21.00
NC Real Estate Fee: \$0.00



I certify that this map was drawn under my supervision from an actual survey made
under my supervision (date of drawing) _____ and in Book _____ page _____ or
other reference source _____ & the boundaries not surveyed
are indicated as shown from information in Book _____ page _____
reference source _____ I feel the ratio of precision or portland
_____ and that this map meets the requirements of the
Standards of Accuracy for Land Surveys in North Carolina (21 NCAG 56-1628).
Per _____ day of _____ 2016.
Seal

Professors Lord Savory

1. 6/26/84 W. J. COX P.L.S. # 4387, listing the following as checked:
- a. X That the survey covers a subdivision of land within the area of a county or municipality that has been organized or is being organized.
- b. X That the survey is located in a portion of a county or municipality that is incorporated or is to be incorporated into a separate political entity.
- c. X Any one of the following:
1. X That the survey is of an existing road or parcel of land and does not create a new road or change an existing street.
2. X That the survey is of an existing building or other structure, or natural features such as a watercourse or a wetland.
3. X That the survey is a coastal survey.
- d. X That the survey is of a portion of a tract of land that is the subject of a pending action, such as a court-ordered auction, such as the recommendation of expropriation, or a court-ordered award of compensation in the definition of individual parcels.
- e. X That the information contained in the survey is such that the surveyor is unable to make a determination as to whether the surveyors professional ability as to provisions contained in (a) through (d) above.

Location of underground utilities. If shown, are based on white evidence and drawings provided to the surveyor. Location of underground pipes and structures may vary from those locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an attorney (the search which could disclose potential restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.

My subscribers or environmental considerations affecting this property have been made by surveyor.

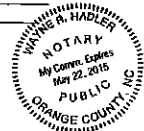
The undersigned hereby certifies that the land herein is owned by the Undersigned and is located within the subdivision regulation jurisdiction of Orange County and hereby freely dedicates all rights-of-way, Streets, recreation areas, open space, common area, utilities and other improvements to public or private common use as noted on this plat. And for the cause, the undersigned hereby ratifies, maintains and control of the improvements within they are accepted, for maintenance and control by an approved public body or by an incorporated neighborhood or homeowners association or similar legal entity.

James A. Braden 1/31/17
 0160 Manager, The Berryhill Group, LLC Date

NORTH CAROLINA - Orange COUNTY

I, a Notary Public of the County and State aforesaid, certify
That James H. Andrews, Manager of The Portland Map, Co
acknowledged the due execution of the foregoing certificate.
Witness my hand and seal this 21st day of January, 2011 AD.


Notary Public W. H. Kelly
My commission Expires: 5/14/2015



- AREAS BY CO-ORDINATE METHOD
- ALL DISTANCES ARE HORIZ. GROUND
- NO FACTORS HAVE BEEN APPLIED TO DISTANCES
- PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA BY FIRM MAP # 3710977900J DATED FEB. 2, 2007
- NO USABLE HORIZ. CONTROL WITHIN 2,000'

THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS "A" SURVEY.

- FINAL PLAT -

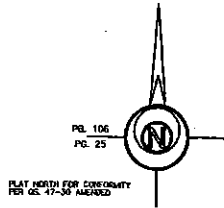
 **W. G. AUTRY LAND SURVEYOR**
WILLIAM GREGORY AUTRY PROFESSIONAL LAND SURVEYOR, L-4287
1708 SIE GABLES ROAD DURIHAM NC 27712
PHONE: 919-477-1423 E-MAIL: WAUTRY@NCRR.COM
FAX: 919-666-3920
BOUNDARY SURVEY FOR:

THE BERRYHILL GROUP, LLC.

TOWNSHIP: CHAPEL HILL COUNTY: ORANGE STATE: NC.
DATE: DEC. 18, 2012 SCALE: 1" = 100'

0' 100' 200' 300'

REVISED: JFH NUMBER: 121912A



FLAT NORTH FOR CONFORMITY
PER QS. 47-30 AMENDED

N/F:
 LAKE HOGAN FARMS
 ASSOCIATION, INC.
 PIN # 9779-08-8473

PB. 93
 PG. 30

LARRY LEE CAMPBELL
& ANNE CAMPBELL
PW # 9779-18-4700

PG. 14
PG. 2

100.0

PB. 106
 PG. 25

N/F:
EDWARD J. HAHN
& JOANNE ROSSETTI
PIN # 9770-1B-8760

FB, 59
PG, 53

N/F:
HONESTEAD PARTNERS, LLC
PN # 9779-18-9283

REFERENCES:

- DB. 136 PG. 274
- PB. 58 PG. 53
- PB. 106 PG. 25
- PD. 93 PG. 30
- PB. 74 PG. 183
- PRI # 9779-1B-2544

LEGEND:

- Iron found • Iron soil □ Men □ Moll Point + Nail x

State of North Carolina
County of Orange

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.

Review Officer
Orange County Land Records/CIS

Date of certification:

Review Officer of

I hereby certify that the division of property shown and described hereon is exempt from the Orange County Subdivision Regulations by definition.

Planning Director or Designee

1.30.13
Date

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 8802 Lake Hogan Farm Road AND TAX MAP REFERENCED parcel ID # 9779184760. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

1.95 ACRES DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20 17.

| | |
|------------------|---------------------------------|
| NAME: | <u>The Berryhill Group, LLC</u> |
| ADDRESS: | <u>104 Painted Turtle Lane</u> |
| | <u>Chapel Hill, NC 27516</u> |
| OWNER/PRESIDENT: | <u>James Brandewie</u> |

ATTEST: James Brandewie SECRETARY

I, Catherine C. Dorando, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: Catherine C. Dorando




20141031000197130 1/3

20141031000197130 DEED
Bk: RB5864 Pg: 332
10/31/2014 11:42:04 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$345.00

ND

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 345.00

Return to: Grantee

Parcel Identifier No. 9779184700 *mb*

THIS DEED made this 24th day of October, 2014 by and between

GRANTOR

GLADYS ANNE CAMPBELL, a/k/a ANNE CAMPBELL
5235 Salem Church Road, Graham, NC 27253

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

THE BERRYHILL GROUP, LLC
a North Carolina limited liability company
104 Painted Turtle Lane, Chapel Hill, NC 27516

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 the 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 that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4823, Page 209, Book 3230, Page 594, and Book 318, Page 173, Orange County Registry.

A map showing the above described property is recorded in Plat Book 113, Page 147, Orange County Registry, and referenced within this instrument.

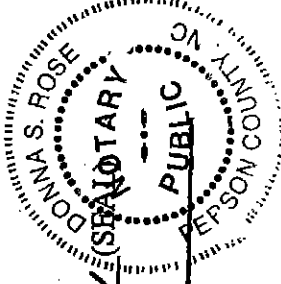
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2014 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Gladys Anne Campbell
Gladys Anne Campbell

STATE OF NC
COUNTY OF Orange

I, Donna S. Rose, Notary Public for the County of Orange, State of NC, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gladys Anne Campbell, a/k/a Anne Campbell, Grantor(s). Witness my hand and official stamp or seal, this the 24 day of October, 2014.

Donna S. Rose
Notary Public

My Commission Expires: 3-19-2015

WRH/sbw

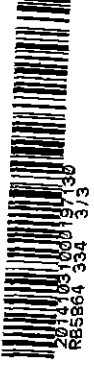
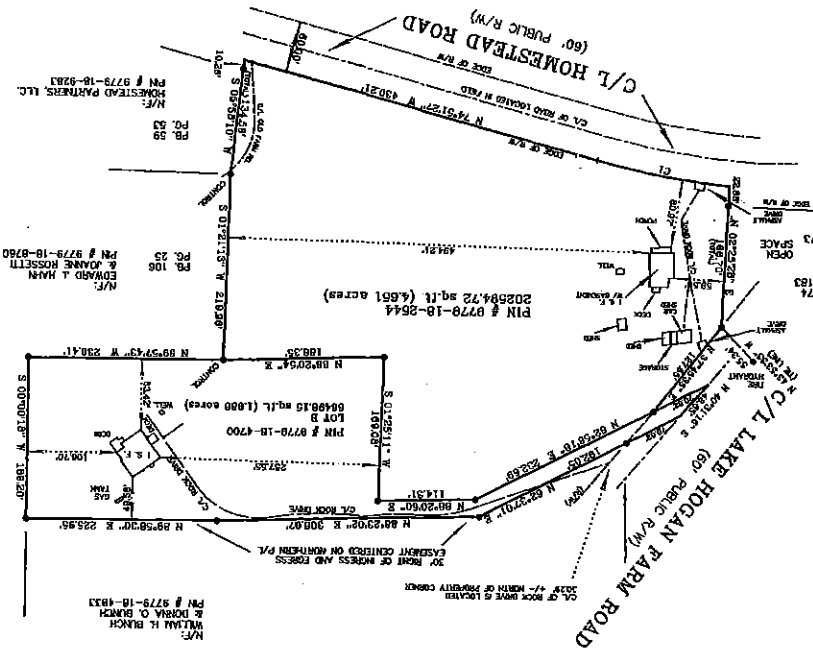


EXHIBIT "A"

BEING all of Lot B, 86,498.15 square feet (1.986 acres) as shown on that plat and survey entitled "BOUNDARY SURVEY FOR: THE BERRYHILL GROUP, LLC", prepared by William Gregory Autry, Professional Land Surveyor, Job Number 121912D, dated December 19, 2012 and updated May 23, 2013, and recorded in Plat Book 112, Page 147, Orange County Registry, reference to which is hereby made for a more particular description. And, being the same property conveyed to Larry Lee Campbell by deed recorded in Book 318, Page 173, and the same property conveyed to Larry L. Campbell and spouse Anne Campbell by deed recorded in Book 3230, Page 594, and the same property conveyed to Larry L. Campbell and spouse Anne Campbell by deed recorded in Book 4823, Page 209, all Orange County Registry.

9
Kink

Curve Table Listing



LEGEND
 - Iron found • Iron not ○ Man. □ Math Polyt + Mat x

County of Orange
State of North Carolina
I, _____, County Clerk, do hereby certify that the map or plat to which this certificate is attached is a true and correct copy of the original as the same is on file in the office of the Register of Deeds for the County of Orange, North Carolina, and according to which the Review Officer has responsibility provided by him.

Review Officer
Orange County Land Records/CIS

I hereby certify that the division of property shown and described hereon is exempt from the Orange County Subdivision Regulations by definition.

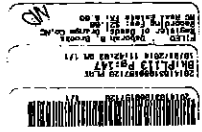
NOTE:
-OVERHEAD UNITIES
ALONG SOUTH SIDE PL
-UNDERGROUND UNITIES
ALONG WEST SIDE PL
-OLD FARM ROAD SHOWN
IS NOT IN USE AT THIS TIME

W. C. MURPHY LAND SURVEYOR
MURPHY LAND SURVEYOR
1708 SW GABLES ROAD DUBUQUE IA 52002
PHONE 319-261-1433 FAX 319-261-5910
BLOOMINGTON SURVEY FIRM
THE BERRYHILL GROUP, LLC
TOWNSHIP QUARTER 18, 2012 SCALE 1" = 100'
DATE DEC. 18, 2012
COUNTY GRAMER STATE NC
SHEET 1 OF 1
JOB NUMBER 12181120

AREAS BY CO-ORDINATE METHOD
ALL DISTANCES ARE MEASURED
AND ACTIONS HAVE BEEN TAKEN TO DISTANCE
PROPERTY IS NOT LOCATED WITHIN A 100 YARD
1000 YARD RADIUS FROM FEB. 1, 2007
-NO USABLE DATA CONTROL WITH 2007
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS "A" SURVEY.

PLAT UPDATED 06-23-18
TO INCLUDE LOT B

WAYNE R. HADLER
Notary Public
Orange County, North Carolina
My Commission Expires 7/22/2011

[illegible][illegible]

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 716 Homestead Road AND TAX MAP REFERENCED parcel ID # 9779188760. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

6.67 ACRES DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20 17.

| | |
|------------------|--|
| NAME: | <u>Homescape Development Company, Inc.</u> |
| ADDRESS: | <u>104 Painted Turtle Lane</u> |
| | <u>Chapel Hill, NC 27516</u> |
| OWNER/PRESIDENT: | <u>James Brandewie</u> |

ATTEST: [Signature] SECRETARY

I, Catherine C. Dorando Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: [Signature]

1/2



20130506000106250 DEED
BK:RB5600 Pg:412
05/06/2013 03:45:25 PM 1/4

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$630.00

20
1/2

NORTH CAROLINA
GENERAL WARRANTY DEED

DB

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 530.00

Return to: Grantee
County: Orange

PN: 9779188760 MAB

THIS DEED made this 1st day of May, 2013 by and between

GRANTOR

EDWARD J. HAHN and wife JOANNE ROSSETTI

5A School Lane Lloyd Harbor, NY 11743

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

HOMESCAPE DEVELOPMENT COMPANY, INC.

104 Painted Turtle Lane
Chapel Hill, NC 27516

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 the 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 that certain lot or parcel of land and more particularly described as follows:

See Attached Exhibit "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5182, Page 72, Orange County Registry.

A map showing the above described property is recorded in Plat Book 111, Page 78 referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, it's successors, and assigns, in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2013 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Edward J. Hahn (SEAL)
EDWARD J. HAHN

Joanne Rosetti (SEAL)
JOANNE ROSETTI

New York State
NORTH CAROLINA

COUNTY OF: Suffolk.

I, Erika L. Zelaya, a Notary Public for Suffolk County, New York
do, hereby certify that Edward J. Hahn and Joanne Rosetti, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1st day of May, 2013

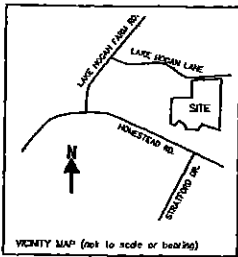
ERIKA L. ZELAYA
Notary Public, State of New York
No. 01ZE6261612
Qualified in Suffolk County
Commission Expires May 14, 2016

Erika L. Zelaya
Notary Public
My Commission Expires: May 14, 2016



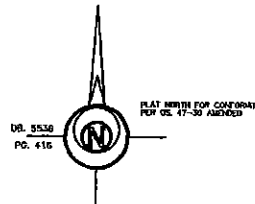
EXHIBIT "A"

BEING all of that 6.67698 acres as shown on that plat and survey entitled "BOUNDARY SURVEY FOR: HOMESCAPE DEVELOPMENT COMPANY INC.", prepared by William Gregory Autry, Professional Land Surveyor, dated February 26, 2013, revised May 6, 2013, and recorded May 6, 2013, in Plat Book 111, Page 78, Orange County Registry, reference to which is hereby made for a more particular description.



| COURSE | BEARING | DISTANCE |
|--------|---------------|----------|
| 1 | N 88°30'33" W | 128.05 |
| 2 | N 87°52'33" W | 128.05 |
| 3 | N 87°05'33" W | 128.05 |
| 4 | N 86°18'33" W | 128.05 |
| 5 | N 85°31'33" W | 128.05 |
| 6 | N 84°44'33" W | 128.05 |
| 7 | N 83°57'33" W | 128.05 |
| 8 | N 83°10'33" W | 128.05 |
| 9 | N 82°23'33" W | 128.05 |
| 10 | N 81°36'33" W | 128.05 |
| 11 | N 80°49'33" W | 128.05 |
| 12 | N 79°62'33" W | 128.05 |
| 13 | N 78°75'33" W | 128.05 |
| 14 | N 77°88'33" W | 128.05 |
| 15 | N 77°01'33" W | 128.05 |
| 16 | N 76°14'33" W | 128.05 |
| 17 | N 75°27'33" W | 128.05 |
| 18 | N 74°40'33" W | 128.05 |
| 19 | N 73°53'33" W | 128.05 |
| 20 | N 73°06'33" W | 128.05 |

| CURVE | RADIUS | ARC LENGTH |
|-------|--------|------------|
| 9 | 20.00 | 22.10 |
| 10 | 225.00 | 189.01 |
| 14 | 175.00 | 23.34 |



201304000100000 PLAT
 84:PL111 Pg. 78
 05/06/2013 05:45:08 PM 1/1
 FILED - William B. Brooks
 Register of Deeds, Orange Co., NC
 Recording Fee: \$21.00
 NC Not. Exits: 1/1 5:00



I certify that this map was drawn under my supervision from an actual survey made under my supervision (except as noted) and that the same is a true and correct representation of the facts as shown on the ground. I am a duly licensed Professional Land Surveyor in the State of North Carolina (21 NCAC 58.100).
 Date: 5/6/13
 Signature: [Signature]
 Professional Land Surveyor

1. That the survey was made in accordance with the provisions of the laws of the State of North Carolina relating to the practice of the profession of land surveying.
2. That the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties.
3. That the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties.
4. That the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties.
5. That the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties, and that the survey is a subdivision of land within the limits of a county or counties.

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an official title search which could disclose existing, undetected encumbrances, easements or other interests in the property, or other information which could affect the survey.

No adverse or environmental conditions affecting this property have been made by surveyor.

The undersigned hereby certifies that the land shown herein is owned by the Underlined and is located within the subdivision regulation jurisdiction of Orange County and hereby freely dedicates to right-of-way, easements, improvements to public or private common use as noted on this plat.

And further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an Approved public body or by an incorporated neighborhood or homeowners association or similar local entity.

Witness my hand and seal this 6 day of MAY, 2013 A.D.
 Date: 5/6/13
 Signature: [Signature]

NORTH CAROLINA - ORANGE COUNTY

I, a Notary Public of the County and State aforesaid, certify that [Signature] personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

Witness my hand and seal this 6 day of MAY, 2013 A.D.

Notary Public: [Signature]

My commission Expires: 6/17/2017



NOTE:
 - OVERHEAD UTILITIES ALONG SOUTH SIDE P/L
 - UNDERGROUND UTILITIES ALONG WEST SIDE P/L
 - OLD FARM ROAD SHOWN IS NOT IN USE AT THE TIME

- REFERENCES:
- DB: 5182 PG. 72
 - DB: 3871 PG. 15
 - DB: 3473 PG. 518
 - DB: 5182 PG. 62
 - DB: 3473 PG. 511
 - DB: 3473 PG. 507
 - DB: 5538 PG. 416
 - DB: 105 PG. 25
 - DB: 45 PG. 29
 - DB: 58 PG. 53
 - DB: 46 PG. 45
 - DB: 343 PG. 316

State of North Carolina
 County of Orange

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.

Review Officer
 Orange County Land Records/OS

Date of certification:

Review Officer of

OWNER:
 HOMESCAPE DEVELOPMENT CO. INC.
 100 CASCADE POINT LANE
 CARY NC 27513

I hereby certify that the division of property shown and described herein is exempt from the Orange County Subdivision Regulations by definition.

Signature: [Signature]
 Planning Director & Dealing

5-10-13
 Date

LEGEND:
 - Iron found • Iron set • Iron • Metal Point • Nail •

- AREAS BY CO-ORDINATE METHOD
 - ALL DISTANCES ARE HORIZ. GROUND
 - NO FACTORS HAVE BEEN APPLIED TO DISTANCES
 - PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA BY FEMA MAP
 - 3710677900 DATED FEB. 2, 2007
 - NO USABLE FLOOD CONTROL WITHIN 2,000'
 THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS "A" SURVEY.

- FINAL PLAT -

W. G. AUTRY LAND SURVEYOR
 WILLIAM GREGORY AUTRY PROFESSIONAL LAND SURVEYOR, L-4287
 1708 'SE DAVIS ROAD DURHAM NC 27712
 PHONE: 919-477-1423
 FAX: 919-965-3920 E-MAIL: WAUTRY@NCJUL.COM

BOUNDARY SURVEY FOR
HOMESCAPE DEVELOPMENT COMPANY INC.

TOWNSHIP: CHAPEL HILL COUNTY: ORANGE STATE: NC
 DATE: FEB. 26, 2013 SCALE: 1" = 100'
 0' 100' 200' 300'

REVISED: 05-06-13 JOB NUMBER: 022813A

Standing in the NAME OF EDWARD J. KAHN + JOANNE ROSETTI