5 aw

7/1

TOWN MANAGER ENDORSEMENT

PROVIDED THAT THE PLAT IS RECORDED WITHIN 30 DAYS OF FINAL APPROVAL: APPROVED BY THE TOWN MANAGER

Florentine Miller 10-28-2020

BY: Deputy Town Manager DATE

Doc No: 30033410
Recorded: 11/03/2020 03:24:27 PM
Fee Amt: $21.00 Page 1 of 1
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 122 PG 118 - 118 (1)

Anna Wood

EXISTING SITE INFORMATION	PROPERTY 1:	PROPERTY 2:	PROPERTY 3:	PROPERTY 4:
OWNER	AMITY STATION LLC	AMITY STATION LLC	AMITY STATION LLC	AMITY STATION LLC
PIN	9788178220	9788179085	9788170111	9788178053
ACREAGE	44,867 SF / 1.03 AC	10,890 SF / 0.25 AC	2,614 SF / 0.06 AC	28,314 SF / 0.65 AC
EXISTING USE	DWELLING UNITS; 7 OR MORE	PARKING OFF-STREET	PRIVATE ROAD	BUSINESS-CONCVENIENCE
SITE/PROJECT ADDRESS	1,2,3,4,5,6&7 AMITY CT.	318 W. ROSEMARY ST.	AMITY CT.	322 & 324 W. ROSEMARY ST.
ZIP 27516	CHAPEL HILL, NC	CHAPEL HILL, NC	CHAPEL HILL , NC	CHAPEL HILL, NC
ZONING INFORMATION				
EXISTING ZONING	R-3	TC-2	TC-2	TC-2
USE GROUP	A	A		A
RIVER BASIN	CAPE FEAR	CAPE FEAR	CAPE FEAR	CAPE FEAR

R-3
MINIMUM SETBACKS:
FRONT – 24'
INTERIOR – 8'
SOLAR – 11'

MAXIMUM IMPERVIOUS SURFACE RATIO – .5/.7

TC-2
MINIMUM SETBACKS:
FRONT – 0'
INTERIOR – 0'
SOLAR – 0'

STATE OF NORTH CAROLINA
ORANGE COUNTY

I,_____,REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ REVIEW OFFICER

_____ DATE

OWNER'S CERTIFICATE OF DEDICATION

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

BY: Larry Short
Managing Partner

NEW LOT INFORMATION	AREA:	FRONTAGE:	Floor Ratio
LOT 1	37,307 SF, 0.86 Acres	none	8.58
LOT 2	12,108 SF, 0.28 Acres	66.69'	
LOT 3	9,850 SF, 0.23 Acres	46.40'	
LOT 4	11,224 SF, 0.26 Acres	46.40'	
LOT 5	11,162 SF, 0.26 Acres	46.40'	
LOT 6	11,319 SF, 0.26 Acres	46.40'	

NORTH CAROLINA
DURHAM COUNTY

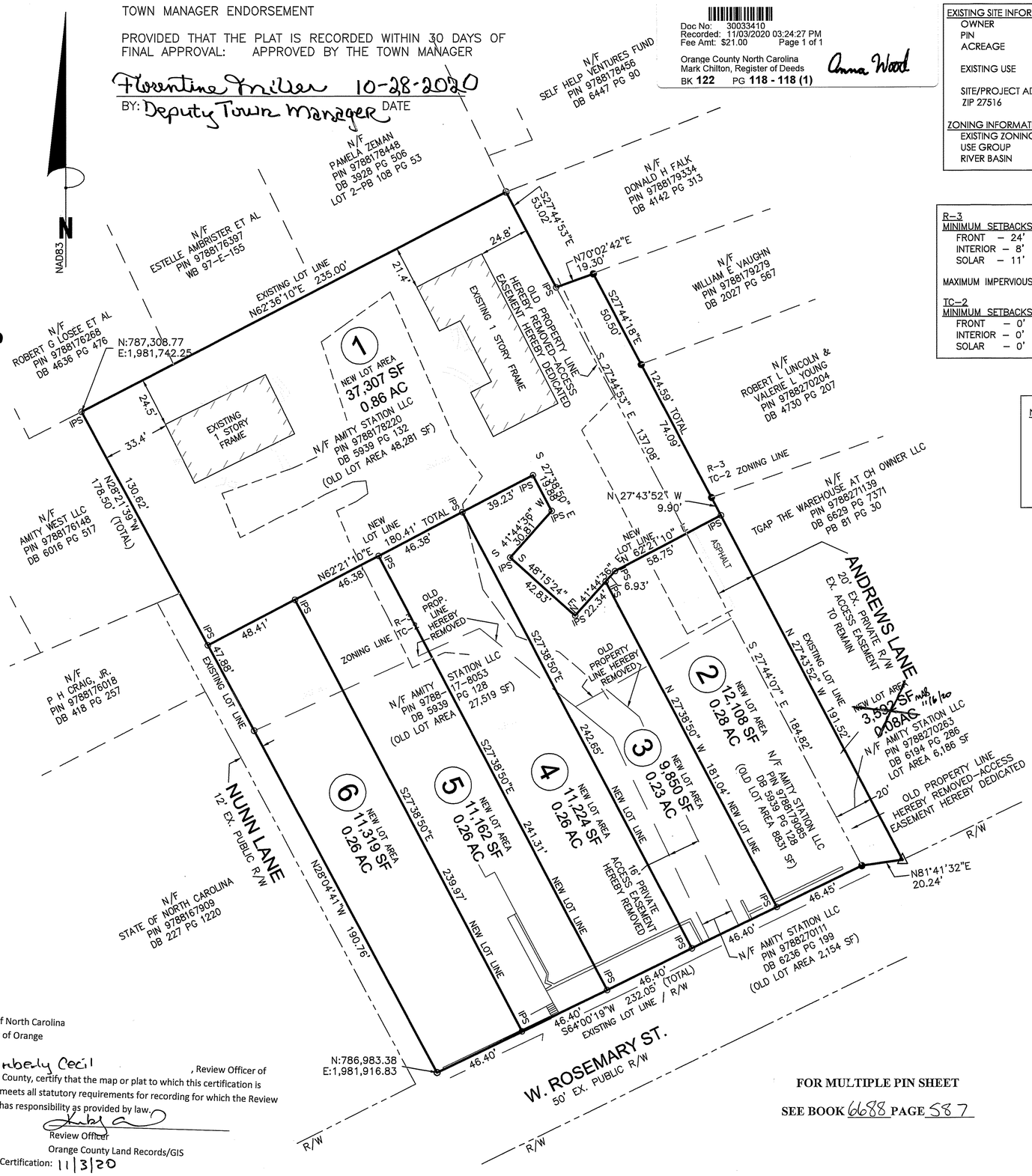
I, KEVIN M. BURKE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT LARRY T. SHORT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 19TH DAY OF OCT, 2020

KEVIN M BURKE NOTARY PUBLIC PERSON COUNTY, NC

Kevin M. Burke
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-10-2021



Scale 1" = 40'

FOR MULTIPLE PIN SHEET

SEE BOOK 6688 PAGE 587

I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervison, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

Class of survey: A
Positional accuracy: 0.007m
Type of GPS (or GNSS) field procedure: OPUS
Date(s) of survey: May 1, 2020
Datum/Epoch: NAD_83(2011)/2010.0000
Published/fixed control:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DM3527	NCRX ROXBORO CORS ARP	N362328.056	W0785954.418	53365.7
DG5759	NCLI LILLINGTON 2004 CORS ARP	N352512.546	W0784840.339	59166.3
DG5938	NCCA CARTHAGE CORS ARP	N352030.048	W0792305.085	69831.9
DM3525	NCRE REIDSVILLE CORS ARP	N362142.714	W0793956.540	73783.4
DK7576	NCNA NASHVILLE CORS ARP	N355809.067	W0780111.341	94159.0
DK6525	NCSF SMITHFIELD CORS ARP	N353349.609	W0782010.804	76146.8
DK4045	NCTR TROY CORS ARP	N352201.845	W0795212.770	95063.3
AI4198	HIPT HIGH POINT CORS ARP	N355756.486	W0800048.937	86151.3
DM3529	NCWR WARRENTON CORS ARP	N362341.685	W0781013.749	96349.8

Geoid model: GEOID12B
Combined grid factor: 0.99992196
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47–30 as amended.
That this plat meets the requirement of G.S. 47–30 section F–11–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.

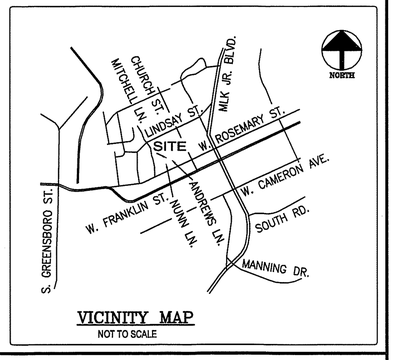
Witness my original signature and seal this the 15TH day of Oct., 2020.

NORTH CAROLINA PROFESSIONAL SEAL L-4204 LAND SURVEYOR JEFFREY P. WILLIAMS

Jeffrey P. Williams

LEGEND

Existing Iron Bar (1/2" unless noted otherwise)	●
Existing Iron Pipe (3/4" unless noted otherwise)	○
1/2" Iron Pipe Set	○ IPS
Existing PK Nail	● PK
PK Nail Set	● PKS
Computed Point	△
Concrete Monument	⊠



VICINITY MAP
NOT TO SCALE

State of North Carolina
County of Orange

I, Kimberly Cecil, 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.

Review Officer
Orange County Land Records/GIS
Date of Certification: 11/3/20

NOTES
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.
2) THIS SITE IS IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA PANEL 3710978800K, DATED 11/17/2017.
3) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
4) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.

Coulter | Jewell | Thames P.A.
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5646 jw@cjtpa.com
LIC. #1209

FINAL PLAT

RECOMBINATION & SUBDIVISION PLAT
PROPERTY AT
318–326 WEST ROSEMARY STREET
CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NC
SURVEY FOR
AMITY STATION, LLC
OWNER MAILING ADDRESS: PO BOX 150, CHAPEL HILL, NC 27514

Other References:

Drawn By	EG
Checked By	JPW
Scale: 1"=40'	
Project No.	1663
Date	10–15–2020

Sheet No. 1 of 1