

I, ERIC M. MANTURUK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE 5156/195; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE 5156/195; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000±; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 21st DAY OF MAY, 2018.

Eric M. Manturuk
ERIC M. MANTURUK PLS L-5019



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Eric M. Manturuk 05/21/18
ERIC M. MANTURUK PLS L-5019

NOTES:

- THIS IS A SURVEY OF EXISTING PARCELS. THIS IS AN ALLEY RECOMBINATION PLAT.
- THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE EXISTING 10' ALLEY INTO THE ADJOINING PROPERTIES PER TOWN OF CHAPEL HILL RESOLUTION #2018-02-28/R-6
- ZONING: "TC-2" (TRACTS 1-4 AND 10' ALLEY AREA) & "R3" (TRACT 5)
- BEARINGS ARE BASED ON NC GRID (NAD 83)
- DISTANCES SHOWN ARE GROUND DISTANCES.
- REFERENCES: DB 5153, PG 195, DB 3319, PG 206 & 209; DB 4649, PG 179; PB 2, PG 78; ORANGE COUNTY REGISTRY.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD ZONE, IT IS IN ZONE "X" AS SHOWN ON FEMA MAP 3710978800 J, DATED FEBRUARY 2, 2007.
- THIS SURVEY MADE WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH COULD DISCLOSE ZONING, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SETBACKS, OR OTHER INFORMATION WHICH COULD AFFECT THIS PROPERTY.
- UNMAINTAINED ALLEY CLOSURE APPROVED BY CHAPEL HILL RESOLUTION #2018-02-28 / R-6. RECORDED IN DB 4178, PG 518

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, MICHAELA BUDWIS 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 OFFICE HAS RESPONSIBILITY AS PROVIDED BY LAW.

Michael A. Budwis
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION: 6-12-2018

RECORDING OF THIS DOCUMENT DOES NOT REQUIRE SUBDIVISION APPROVAL OF THE TOWN OF CHAPEL HILL AS PROVIDED IN SECTION 4.6.1 OF THE CHAPEL HILL DEVELOPMENT ORDINANCE.

Jake Zouma DATE 5-24-18
TOWN OF CHAPEL HILL

JOSEPH POLCARO
PIN: 9788279700
DB 5153, PG 195

**CERTIFICATE OF DEDICATION AND MAINTENANCE (TRACTS 1, 2 AND 5)
JOSEPH POLCARO**

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER 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 APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY DESCRIPTION/REFERENCE TO LOTS SHOWN ON THIS PLAT AND COVERED BY THIS CERTIFICATE: (INSERT LIST OF LOT NUMBERS OR OTHER CLEAR IDENTIFICATION OF LOTS COVERED BY THIS CERTIFICATION).

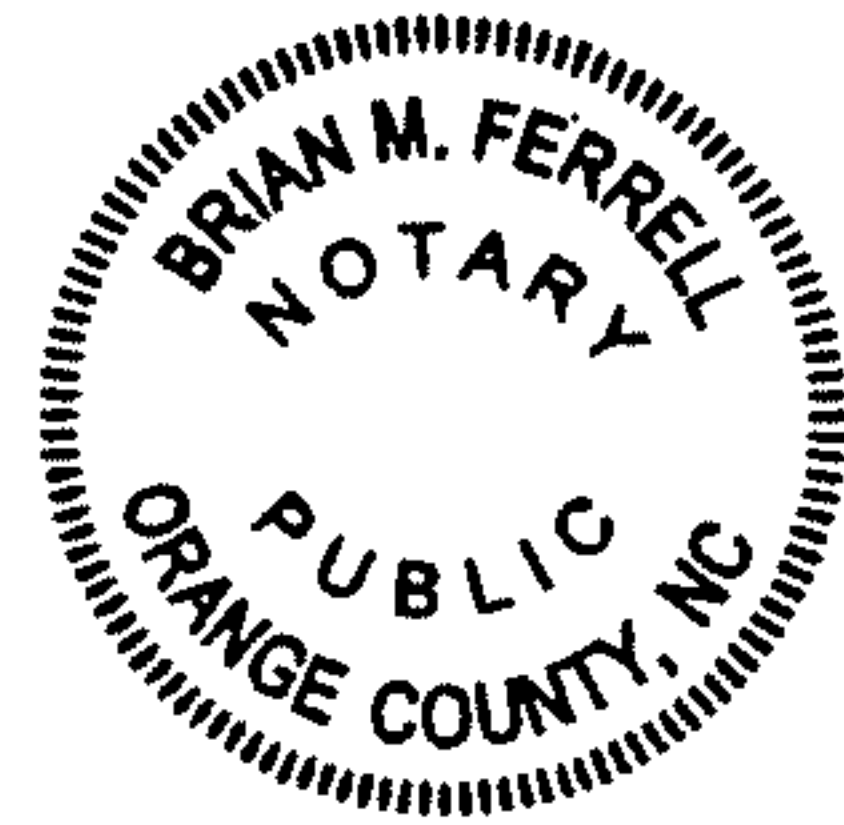
BY: *Joseph Polcaro*
SIGNATURE

DATE: May 22, 2018

I, Brian M Ferrell, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT Joseph Polcaro PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS signed OF Joseph Polcaro A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS signed SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May 2018

Brian M Ferrell
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/5/2018



**CERTIFICATE OF DEDICATION AND MAINTENANCE (TRACT 3)
INVESTORS TITLE COMPANY**

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER 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 APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY DESCRIPTION/REFERENCE TO LOTS SHOWN ON THIS PLAT AND COVERED BY THIS CERTIFICATE: (INSERT LIST OF LOT NUMBERS OR OTHER CLEAR IDENTIFICATION OF LOTS COVERED BY THIS CERTIFICATION).

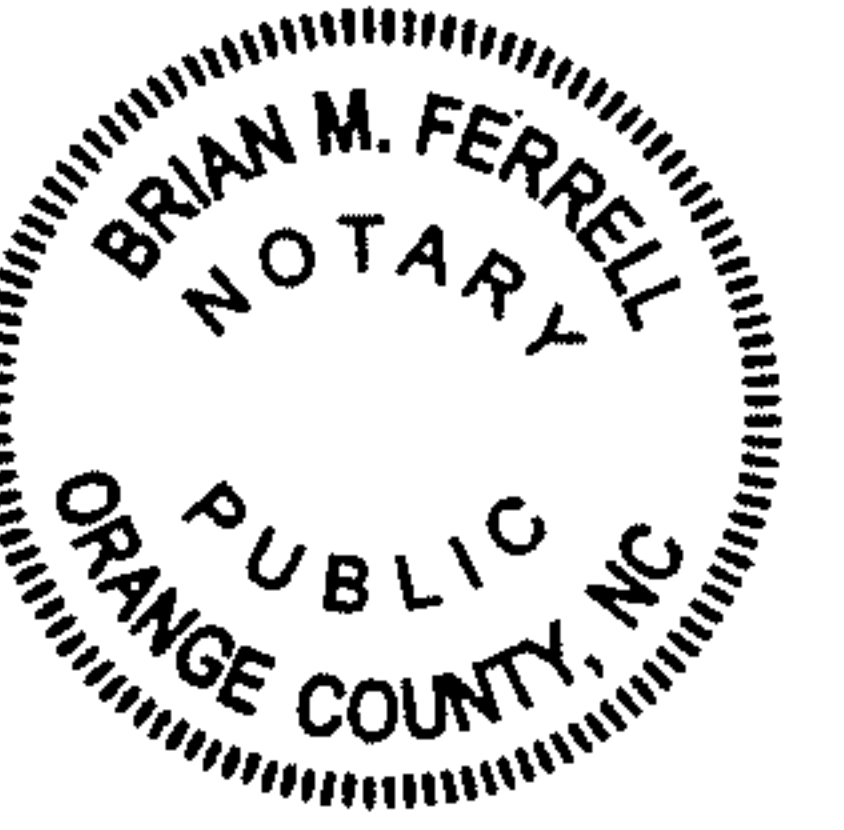
BY: *D. Martin*
SIGNATURE

DATE: May 22, 2018

I, Brian M Ferrell, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT D. Martin PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS vice president OF Investors Title Company A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS vice president, SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May 2018

Brian M Ferrell
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/5/2018



**CERTIFICATE OF DEDICATION AND MAINTENANCE (TRACT 4)
CAROLYN BAUCOM**

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT SHE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER 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 APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY DESCRIPTION/REFERENCE TO LOTS SHOWN ON THIS PLAT AND COVERED BY THIS CERTIFICATE: (INSERT LIST OF LOT NUMBERS OR OTHER CLEAR IDENTIFICATION OF LOTS COVERED BY THIS CERTIFICATION).

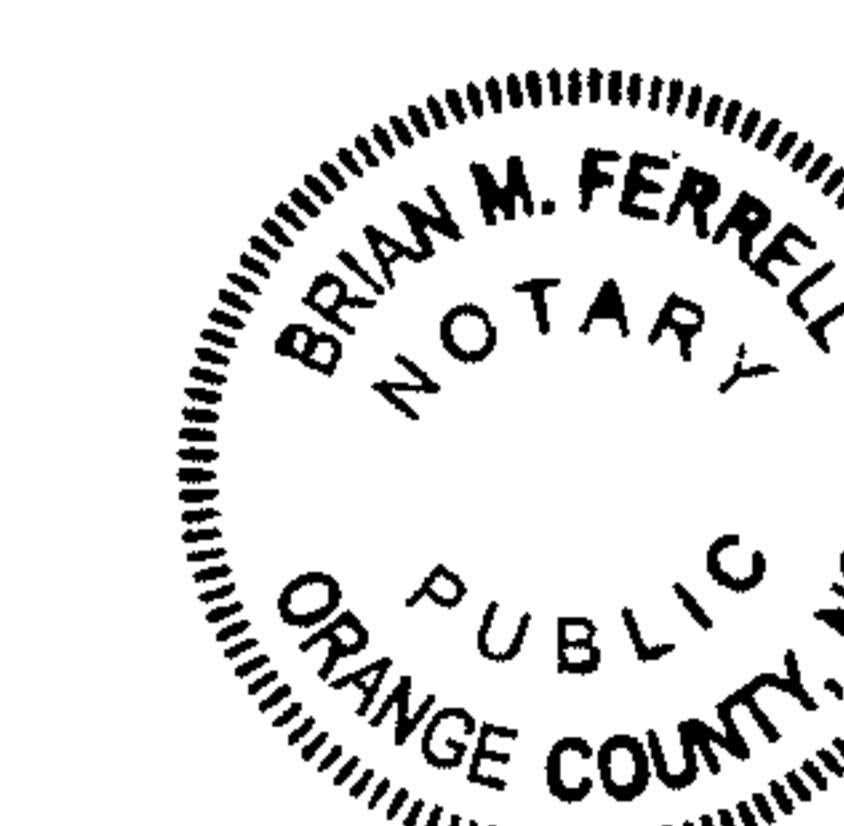
BY: *Carolyn Baucum*
SIGNATURE

DATE: 5/22/2018

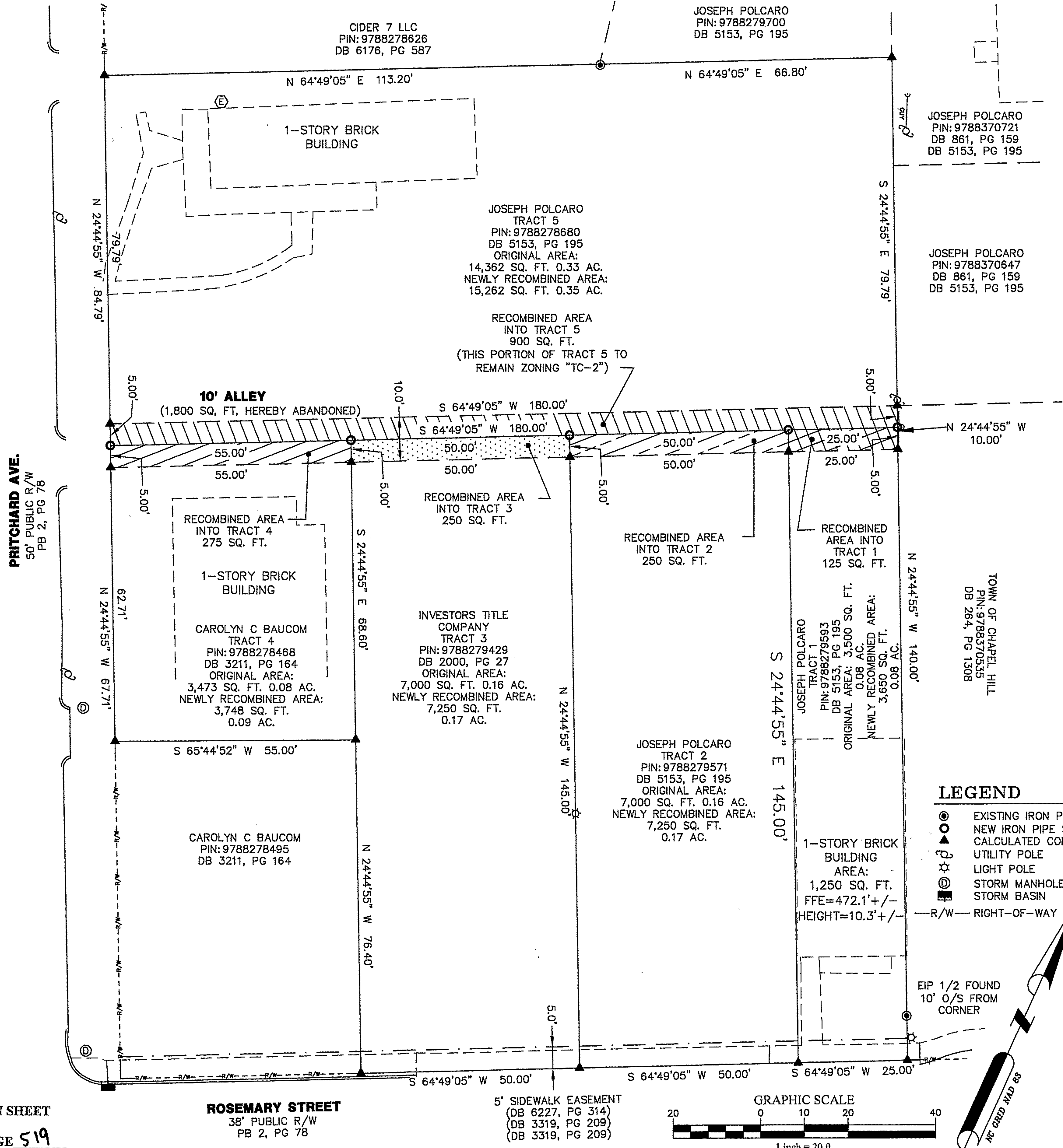
I, Brian M Ferrell, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT Carolyn Baucum PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS signed OF Carolyn Baucum A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS signed SEALED WITH ITS CORPORATE SEAL, AND ATTESTED BY HIMSELF AS ITS

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May 2018

Brian M Ferrell
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/5/2018



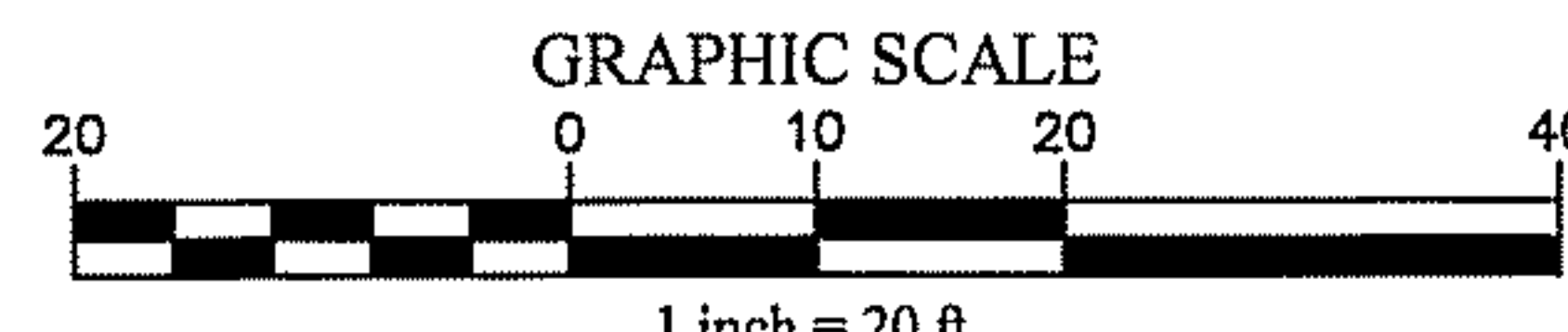
FOR MULTIPLE PIN SHEET
SEE BOOK 6478 PAGE 519



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE SET
- CALCULATED CORNER
- UTILITY POLE
- LIGHT POLE
- STORM MANHOLE
- STORM BASIN
- R/W - RIGHT-OF-WAY

EIP 1/2 FOUND
10' O/S FROM
CORNER



FILED
Register of Deeds, Orange Co. NC
Recording Fee \$3.00
No Real Estate Tax \$0.00
2018052200195550
BK:17118 PG:160
05/12/2018 02:25:24 PM 1/1

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 928-0481 (919) 489-4789
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OWNER INFORMATION:
MULTIPLE AS SHOWN HEREON
OWNER REPRESENTATIVE:
BRIAN FERRELL
EAST 54 1340 ENVIRON WAY
3RD FLOOR REGUS CENTER
CHAPEL HILL, NC 27517
PH: (919) 490-0500
EMAIL: bferrell@kenoncraver.com

DATE	ISSUED	TOWN COMMENTS
07 MAY 18		

Property of Carolyn C. Baucum, and Investors Title Company, and Joseph Polcaro
ROSEMARY ST. AND PRITCHARD AVE.
CHAPEL HILL NORTH CAROLINA
BINGHAM TWP, ORANGE CO., NORTH CAROLINA

ALLEY RECOMBINATION PLAT

JOB NUMBER: 218015.00
DATE: 13 MAR 18
SCALE: 1"=20'
DRAWN BY: EMM
REVIEWED BY: EMM

SHEET 1 OF 1