



M E M O R A N D U M

TO: Bryan Gruesbeck, Town Manager
FROM: Stuart W. Bass, Planning Director
DATE: May 19, 2015
RE: Proposed Annexation
A-2015-02, Chatham Park Investors, LLC

Background

We have received a petition requesting annexation.

Owner: Chatham Park Investors, LLC
Location: Suttles Road (SR 1809)
Current Zoning: PDD {Planned Development District}
Proposed Zoning: No change
Acreage: 29.29 acres
Contiguous to
Corporate Limits: Yes

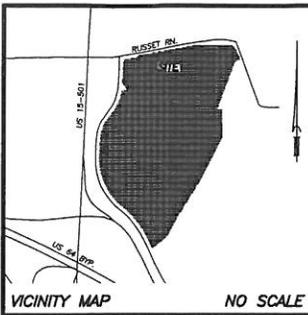
Existing Use: Currently being developed. Construction, site plan review and subdivision review for medical office and hospice building. The requested annexation area is necessary to include the entirety of the site within the corporate boundaries.

Utilities: Water and wastewater lines are adjacent to and/or planned within close proximity to the property.

A Public Hearing is required by GS 160A-31 to consider the request and was set and legally advertised for May 26, 2015.

Recommendations:

Conduct the Public Hearing on May 26, 2015.



- NOTES**
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(2011)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710975200A, PANEL 9752, EFFECTIVE DATE FEBRUARY 2, 2007.
 5. RIPARIAN BUFFERS SHOWN ON THIS MAP ARE 100' ON EACH SIDE OF THE PERENNIAL STREAM IN ACCORDANCE WITH CHATHAM PARK PDD MASTER PLAN. 50' ON EACH SIDE OF THE PERENNIAL STREAM IS SUBJECT TO JORDAN WATER SUPPLY NUTRIENT STRATEGY RULES IN ACCORDANCE WITH THE TOWN OF PITTSBORO RIPARIAN BUFFER PROTECTION ORDINANCE.

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE ANNEXATION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE ANNEXATION REGULATIONS FOR THE TOWN OF PITTSBORO AND THE STATE OF NORTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE CHATHAM COUNTY REGISTER OF DEEDS.

TOWN OF PITTSBORO CERTIFYING OFFICIAL _____ DATE _____

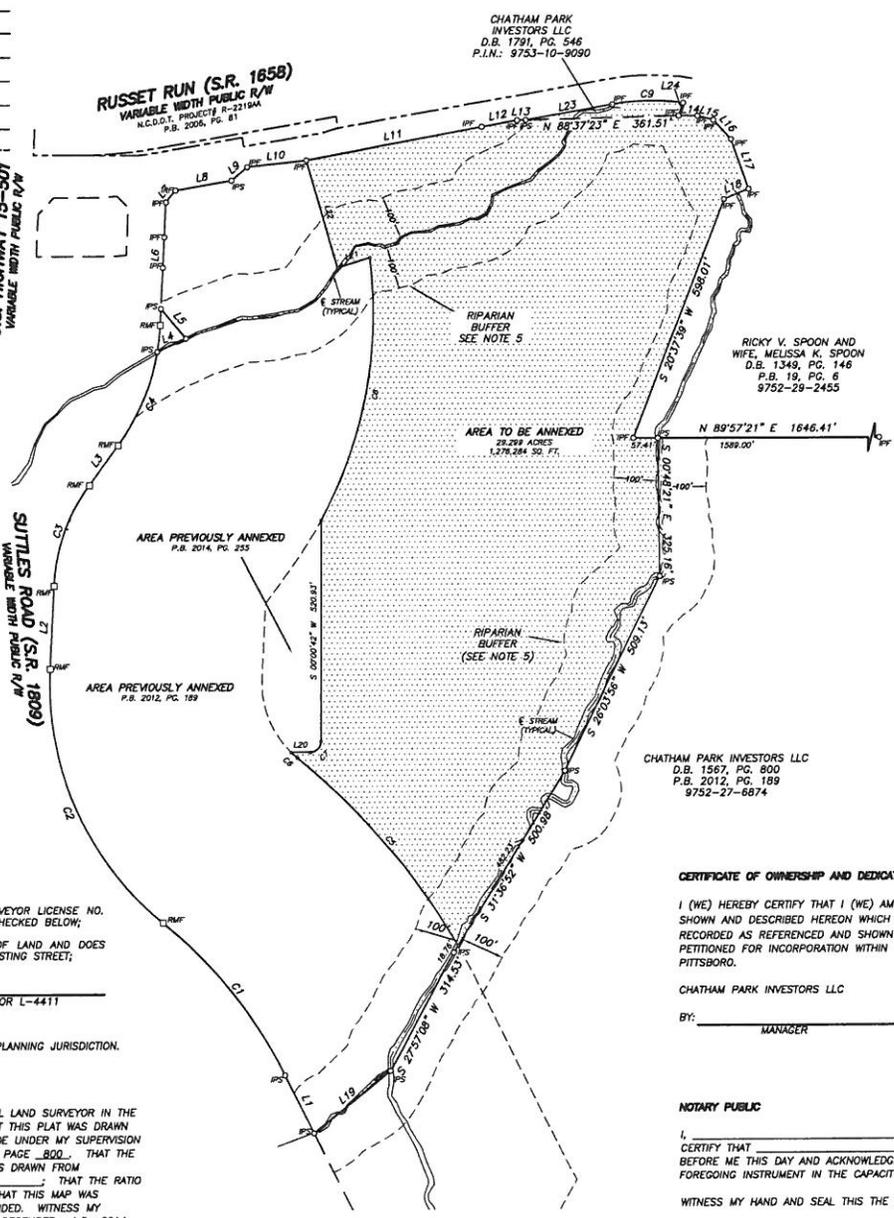
- LEGEND (UNLESS OTHERWISE NOTED)**
- CL - CENTERLINE
 - IPF - IRON PIPE FOUND
 - IPS - IRON PIPE SET
 - R/W - RIGHT OF WAY
 - RWF - RIGHT OF WAY MONUMENT FOUND
- ADJOINER - _____
- BOUNDARY - _____
- BUFFER - _____
- CREEK - _____
- SANITARY SEWER EASEMENT - _____
- STORMWATER EASEMENT - _____
- AREA TO BE ANNEXED - [Pattern]

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	462.69'	1091.66'	24°17'03"	N 39°36'52" W	459.23'
C2	678.29'	1237.50'	54°25'13"	N 24°02'47" W	653.99'
C3	625.40'	437.46'	33°27'07"	N 19°23'20" E	251.79'
C4	239.23'	517.46'	26°29'19"	N 22°52'11" E	237.11'
C5	585.01'	1591.68'	21°03'31"	N 40°14'08" W	581.22'
C6	19.70'	227.33'	4°57'56"	N 49°17'05" W	19.69'
C7	39.28'	25.00'	90°00'54"	N 45°00'42" E	35.36'
C8	636.49'	1017.50'	35°50'20"	N 10°23'30" E	626.17'
C9	167.18'	531.40'	18°01'32"	N 89°00'13" E	166.49'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°28'27" W	152.61'
L2	N 02°33'43" E	195.90'
L3	N 36°06'50" E	175.79'
L4	N 64°42'26" E	73.38'
L5	N 39°38'41" W	90.83'
L6	N 02°33'51" E	249.99'
L7	N 36°04'27" E	35.29'
L8	N 60°01'40" E	133.55'
L9	N 49°20'07" E	48.17'
L10	N 83°31'12" E	140.16'
L11	N 79°22'50" E	417.57'
L12	N 79°40'25" E	84.67'
L13	N 89°08'04" E	19.96'
L14	S 80°31'29" E	43.80'
L15	S 75°09'47" E	38.12'
L16	S 42°38'36" E	81.19'
L17	S 19°27'04" E	124.20'
L18	S 67°12'49" W	62.44'
L19	S 51°11'12" W	230.79'
L20	N 89°53'15" W	45.29'
L21	N 72°53'20" E	78.21'
L22	S 16°20'04" E	262.70'
L23	N 79°59'27" E	208.63'
L24	S 19°02'26" W	32.23'



RICKY V. SPOON AND WIFE, MELUSSA K. SPOON
D.B. 1349, PG. 146
P.B. 19, PG. 6
9752-29-2455

CHATHAM PARK INVESTORS LLC
D.B. 1567, PG. 800
P.B. 2012, PG. 189
9752-27-6874

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEEDS RECORDED AS REFERENCED AND SHOWN HERE ON AND THAT I (WE) HAVE PETITIONED FOR INCORPORATION WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF PITTSBORO.

CHATHAM PARK INVESTORS LLC
BY: _____ MANAGER _____ DATE _____

NOTARY PUBLIC

I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT IN THE CAPACITY INDICATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

TYPE OF PLAT

I, JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4411, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

C. 1. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

THIS PARCEL IS LOCATED WITHIN THE _____ PLANNING JURISDICTION.

SURVEY CERTIFICATE

I, JAMES S. ARMSTRONG, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 1567, PAGE 800, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 188,226 ± ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 30TH DAY OF DECEMBER, A.D., 2014.

REFERENCE:
D.B. 1567, PG. 800; P.B. 2012, PG. 189;
P.B. 2003, PG. 19; D.B. 1651, PG. 843;
D.B. 1683, PG. 679; P.B. 2006, PG. 81;
P.B. 2002, PG. 407; D.B. 1791, PG. 546



JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR L-4411

REVISIONS: _____ DATE: 4/16/2015

SCALE: 1"=200'

SURVEYED BY: RJ

DRAWN BY: TAM

CHECK & CLOSURE BY: JSA

CAD FILE: BD_15070

PROJECT NO: _____

ANNEXATION MAP

A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT

OWNER: CHATHAM PARK INVESTORS LLC

TOWNSHIP: CENTER COUNTY: CHATHAM STATE: NORTH CAROLINA

P.I.N. 9752-08-9484, 9752-19-4891, 9752-19-9827, 9752-27-6874, 9753-10-9090

ZONE: PDD AND R-A2

WITHERS & RAVENEL

ENGINEERS | PLANNERS | SURVEYORS

115 MacKenan Drive Cary, North Carolina 27511 www.withersravenel.com License No. C-0832
tel: 919-469-3340 fax: 919-467-6008

TOWN OF PITTSBORO ANNEXATION PETITION

APPLICANT: CHATHAM PARK INVESTORS LLC

METES AND BOUNDS DESCRIPTION

PARCEL 1: PORTION OF CHATHAM COUNTY P.I.N.: 9752-27-6874 (AKPAR 7101)

Beginning at point in/near the center line of a stream in the eastern boundary line of "Tract 3" as shown on a map recorded in the Chatham County, North Carolina Registry in Plat Slide 2014-254, thence from said Beginning point along a curve to the left having a radius of 1,591.68 feet, an arc length of 585.01 feet, and a chord bearing and distance of North 40°14'08" West 581.72 feet to a point; thence along a curve to the right having a radius of 227.53 feet, an arc length of 19.70 feet, and a chord bearing and distance of North 48°17'05" West 19.69 feet to a point; thence South 89°59'18" East 45.29 feet to a point; thence along a curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord bearing and distance of North 45°00'42" East 35.36 feet to a point; thence North 00°00'42" East 520.93 feet to a point; thence along a curve to the left having a radius of 1,017.56 feet, an arc length of 636.49 feet, and a chord bearing and distance of North 10°23'30" East 626.17 feet to a point; thence South 72°53'20" West 78.27 feet to a point; thence North 16°20'04" West 262.70 feet to a point on the southern right of way of Russet (or Russett) Run (SR 1658, a variable width public right of way; thence with said right of way North 79°22'50" East 417.57 feet to a point; thence North 79°40'22" East 84.67 feet to a point; thence North 89°06'02" East 19.96 feet to a point; thence leaving said right of way and running North 88°37'23" East 361.51 feet to a point; thence South 89°31'29" East 43.80 feet to a point; thence South 75°09'47" East 38.12 feet to a point; thence South 42°38'36" East 61.19 feet to a point; thence South 19°27'04" East 124.20 feet to a point; thence South 67°12'49" West 62.44 feet to a point; thence South 20°37'39" West 598.01 feet to a point; thence North 89°57'21" East 57.41 feet to a point; thence South 00°48'21" East 325.16 feet to a point; thence South 26°03'56" West 509.13 feet to a point; thence South 31°36'52" West 482.23 feet to the point and place of beginning containing 29.095 acres more or less.

PARCEL 2: CHATHAM COUNTY P.I.N.: 9753-10-9090 (AKPAR 83663)

Beginning at a point on the southern right of way of Russet (or Russett) Run (SR 1658, a variable width public right of way), a common corner with Parcel 1 described above; thence from said beginning point and with the southern right of way of Russet (or Russett) Run (SR 1659 and a variable width public right of way), North 79°59'27" East 208.63 feet to a point; thence along a curve to the right having a radius of 531.40 feet, an arc length of 167.18 feet, and a chord bearing and distance of North 89°00'13" East, 166.49 feet to a point; thence leaving said right of way and running South 19°02'26" West 32.23 feet to a point, a common corner with Parcel 1 described above; thence with the northern boundary of Parcel 1 described above, South 88°37'23" West 361.51 feet to a point and place of beginning containing 0.205 acres more or less.

**EXHIBIT A
TO
TOWN OF PITTSBORO
ANNEXATION PETITION
APPLICANT: CHATHAM PARK INVESTORS LLC**

<u>Chatham County Map ID (PIN) Number</u>	<u>Chatham County Parcel (AKPAR) Number</u>	<u>E911 Property Address</u>
9752-19-4891	80309	Russett Run Road, Pittsboro, NC
9752-19-9827	80308	Russett Run Road, Pittsboro, NC
9753-10-9090	83663	Russett Run Road, Pittsboro, NC
9752-27-6874	7101	Suttles Road, Pittsboro, NC

NOTE:

This Annexation Petition includes all of the following Chatham County AKPAR Parcels: 80309; 80308; and 83663.

This Annexation Petition includes a portion of Chatham County AKPAR Parcel 7101.

