



**M E M O R A N D U M**

**TO:** Bryan Gruesbeck, Town Manager  
**FROM:** Stuart W. Bass, Planning Director  
**DATE:** June 2, 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 conducted on May 26, 2015.

**Recommendations:**

**An Ordinance for Adoption is attached.**

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE TOWN OF PITTSBORO, NORTH CAROLINA

Whereas, the Board of Commissioners has been petitioned by Chatham Park, LLC under G.S.160A-31, as amended, to annex the area described herein: and

Whereas, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

Whereas, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Town Hall, Pittsboro, North Carolina at 7:00 o'clock pm on the 26<sup>th</sup> day of May, 2015, after due notice by publication of legal advertisement on the 14<sup>th</sup> day and the 21<sup>nd</sup> day of May, 2015, and

Whereas, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G. S, 160A-31, as amended;

Now, Therefore Be It Ordained by the Board of Commissioners of the Town of Pittsboro, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and incorporated as part of the Town of Pittsboro as of the 8<sup>th</sup> day of June, 2015.

(See Attached – Schedule A, attached hereto and incorporated herein by reference.)

Section 2. Upon and after the 8<sup>th</sup> day of June, 2015, the above describe territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Pittsboro, and shall be entitled to the same privileges and benefits as other parts of the Town of Pittsboro. Said territory shall be subject to the municipal taxes according to GS 160A-31 (c), as amended.

Section 3. The Clerk of the Town of Pittsboro shall cause to be recorded in the office of the Register of Deeds of Chatham County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

A-2015-02

Adopted the 8<sup>th</sup> day of June, 2015.

TOWN OF PITTSBORO

By: \_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_ Clerk

Attachment  
Schedule A

**TOWN OF PITTSBORO ANNEXATION PETITION**

**APPLICANT: CHATHAM PARK INVESTORS LLC**

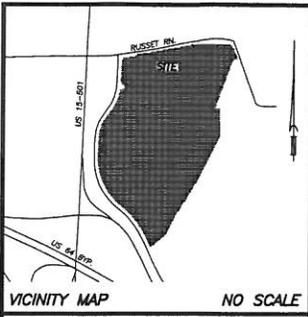
**METES AND BOUNDS DESCRIPTION**

**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.



**LEGEND (UNLESS OTHERWISE NOTED)**

CL - CENTERLINE  
 IPF - IRON PIPE FOUND  
 IPS - IRON PIPE SET  
 R/W - RIGHT OF WAY  
 RMF - RIGHT OF WAY MONUMENT FOUND

ADJOINER - \_\_\_\_\_  
 BOUNDARY - \_\_\_\_\_  
 BUFFER - \_\_\_\_\_  
 CREEK - \_\_\_\_\_  
 SANITARY SEWER EASEMENT - \_\_\_\_\_  
 STORMWATER EASEMENT - \_\_\_\_\_  
 AREA TO BE ANNEXED - [Hatched Pattern]

- 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 PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710975200L, 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.

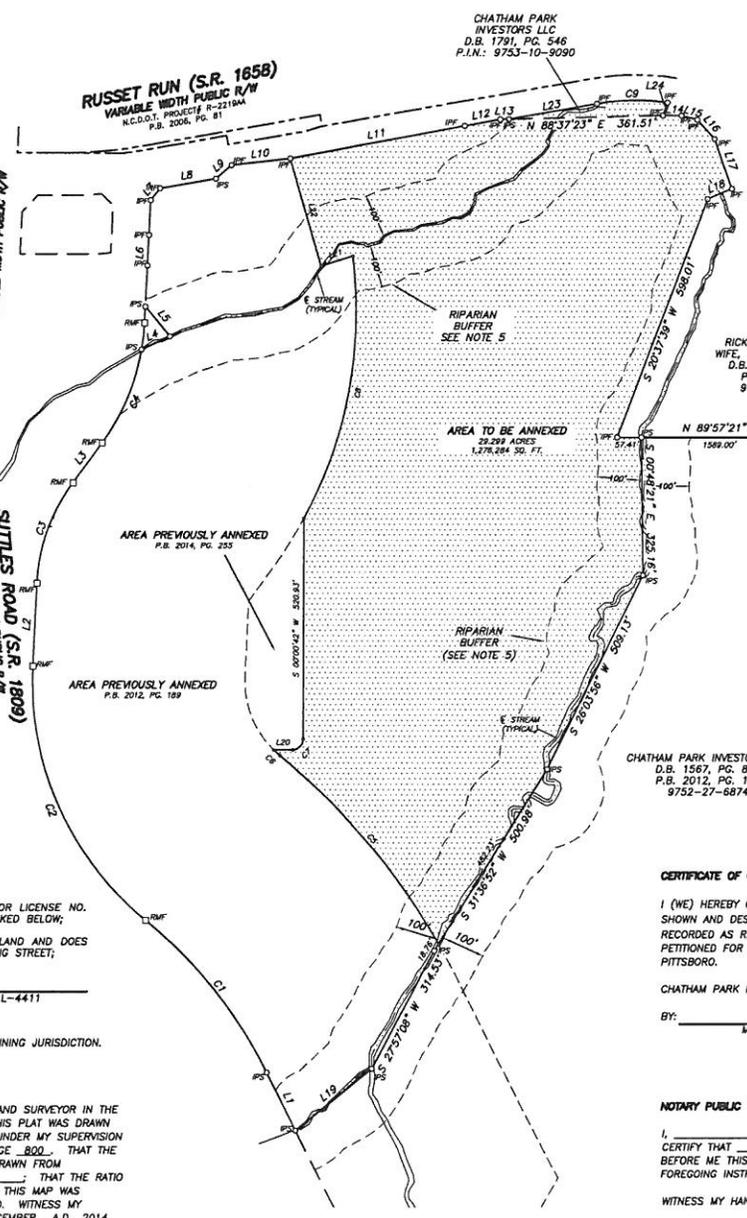
TOWN OF PITTSBORO CERTIFYING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	462.69'	1091.66'	241°17'03"	N 39°36'52" W	1459.23'
C2	678.29'	727.50'	53°23'13"	N 24°02'42" W	653.99'
C3	255.40'	437.46'	33°27'01"	N 19°23'20" E	261.79'
C4	239.23'	517.46'	26°29'19"	N 22°52'11" E	237.11'
C5	585.01'	1597.68'	21°03'31"	N 40°14'08" W	587.72'
C6	19.70'	222.53'	4°57'56"	N 48°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°28'21" W	152.61'
L2	N 02°39'49" E	195.90'
L3	N 30°08'50" E	115.79'
L4	N 64°42'26" E	73.18'
L5	N 39°38'41" W	90.63'
L6	N 02°33'51" E	249.99'
L7	N 36°04'27" E	35.25'
L8	N 80°01'40" E	133.55'
L9	N 49°20'07" E	48.17'
L10	N 83°37'12" E	140.18'
L11	N 79°22'50" E	417.57'
L12	N 79°40'23" E	84.67'
L13	N 89°06'02" E	19.96'
L14	S 89°11'29" E	43.86'
L15	S 75°09'47" E	38.12'
L16	S 42°38'36" E	61.19'
L17	S 19°23'04" E	124.20'
L18	S 67°12'48" W	84.44'
L19	S 51°11'12" W	230.72'
L20	N 89°58'18" W	45.29'
L21	N 72°53'20" E	78.27'
L22	S 16°20'04" E	262.70'
L23	N 79°59'27" E	208.63'
L24	S 19°02'26" W	37.23'



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 \_\_\_\_\_ PERSONALLY APPEARED 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 1587, PAGE 800, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1587, PAGE 800, THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 168.72± ; 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;  
 D.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:

**"PRELIMINARY PLAT" NOT FOR CONVEYANCE, RECORDATION, OR SALES**

ANNEXATION MAP  
 A PORTION OF CHATHAM PARK PLANNED DEVELOPMENT DISTRICT  
 OWNER: CHATHAM PARK INVESTORS LLC

TOWNSHIP: CENTER	COUNTY: CHATHAM	STATE: NORTH CAROLINA
ZONE: PDD AND R-A2	P.I.N. 9752-06-8484, 9752-19-4891, 9752-19-9827, 9752-27-6874, 9753-10-9090	

**WITHERS & RAVENEL**  
 ENGINEERS | PLANNERS | SURVEYORS

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