

# **Phreddie D. Popp**

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Pittsboro, NC 27312

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February 3, 2007

Planning Board

Chatham County

Pittsboro, NC 27312

Re: Sketch Design Approval  
#Lot 4, 1.5 acres  
Burnette Mountain Lane  
Pittsboro, NC 27312

Dear Board Members:

In a recent conversation with Ms. Lynn Richardson of the Planning Office, I became aware of one of the conditions that was stipulated to be met to create lot #4 (1.5 acres) on Burnette Mountain Lane.

The approval of this lot by the Commissioners was included in her notes to be contingent upon upgrading the entire length of the easement to include Mr. Campbell's approximately 600+/- feet of road on his property which joins Mt. Gilead Church Road.

The following information may be somewhat confusing to anyone not familiar with the layout of the property and easements, but enlarged pictures and color-coded map will be presented at the Board meeting with a full detailed explanation of the following. (Also Refer to attached Map and Pictures.)

Mr. Campbell's road frontage-road/easement currently serves only two lots as follows (A-Green) (Picture #1):

Mr. Campbell's home – Lot #1.

Rolsh Investments, LLC, 1.5 acre lot – Lot #3

Popp easement/property:

Vickers Property, (B-Yellow) (Picture #1) currently serves Lot #2.

(lots numbers are in chronological order as to earliest approval, oldest first, etc.).

Easements A-Green and B-Yellow combine to become the common easement -C-Purple (Picture 1), and currently serves 3 lots, and will serve the proposed 4<sup>th</sup> lot before the Board. This easement (C-Purple)( Picture #2) measures approximately 12-15 wide and will be brought up to specifications of 16' travel-way with 4" gravel upon approval of my request. Mr. Campbell has an easement on my property (Easement C-Purple) for approximately 6 feet to reach his home. Where his easement ends, (D-orange)( Picture 3) serves two lots, Lots #2 and 3 beyond the common easement, and will serve proposed lot #4.

My request for approval of lot #4 will *only* be the third lot on easement A-Green. As noted above, Mr. Campbell's property/easement currently serves *only* two lots, and in the future would serve *only* three lots, with the approval of my current request for lot #4.

Due to the proximity of the two easements which join Mt. Gilead Church Road, I asked Mr. Benny Johnson of the Siler City Maintenance Department of DOT to make a site visit and evaluate the roads. He states that the access roads to Mt. Gilead Church Road are acceptable to the DOT as they currently are. Mr. Jimmy Knight of the Asheboro DOT Office has confirmed that a commercial entrance on the Campbell property/easement would not be required by the DOT. Mrs. Richardson has these confirmations in her files.

**(NOTE:** At the time my daughter and her husband were making plans to build their home on property at the end of Burnette Mountain Lane, I offered to work with Mr. Campbell regarding the road easements and create a better access to their property as well as my daughter's at no cost to them. At that time, the Fire Department had on one occasion refused to cross the 16' wide wooden bridge when the Campbell's had a fire at their home. On re-inspection of the bridge, the Fire Chief stated that they would not be able to access my daughter's home until the wooden bridge was replaced to meet standards. I offered (and have installed) a culvert at the creek which would meet specifications of the Fire Department and meet state standards at a current cost of over \$7,000. I might add that installing that culvert cost approximately \$3,000 more because Mr. Campbell would not permit me to move the culvert downstream about 5-6 feet onto his property at the creek-bed (and he and his family use that passage over the creek multiple times per day). At that time, In addition, I also offered to bring the entire road up to standards all the way to Mt. Gilead Church Road so it could be easily traveled by all parties using the road, and have plenty of room to pass each other without problems. I offered to drag the ditches and bring the road up to standards to benefit everyone involved..

Mr. Campbell was **very opposed and refused** to work out any such plan.)

The stipulated condition to widen the Campbell easement (A-Green) is not a general requirement as stipulated in Section 6.4, Lots, B, (3) and would not serve any purpose. I respectfully appeal to the Board that my request be honored to remove this stipulation as a condition for approval of Lot 4 on Burnette Mountain Lane.

Thank you for affording me this opportunity to present my request to the Board.

Respectfully submitted,

  
Phredde D. Popp

KELLY LYNN POPP VICKERS  
ERIC EUGENE VICKERS  
D.B. 1079-810  
P.B. 34-90

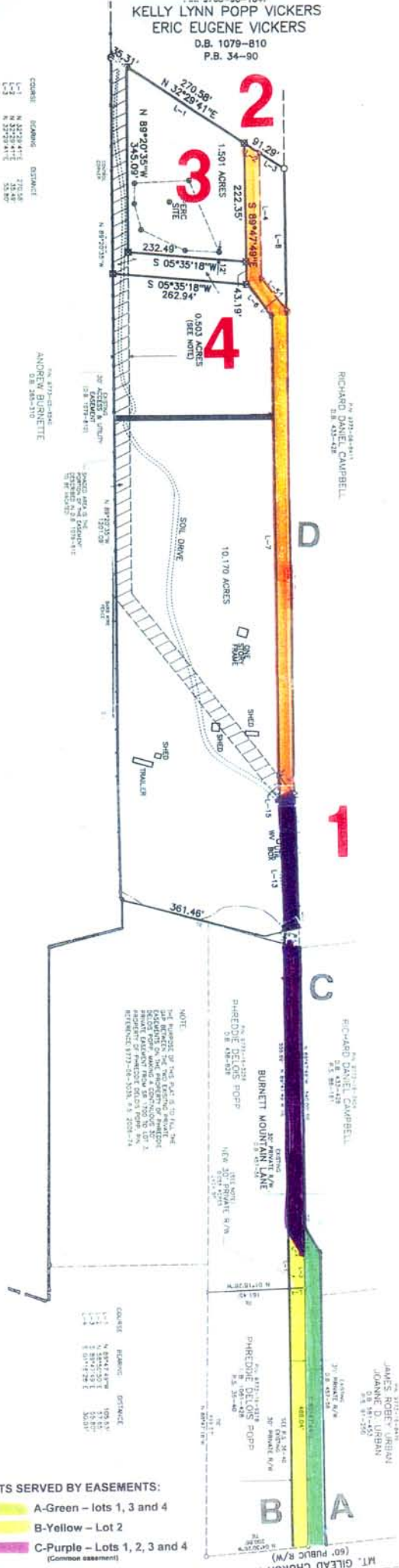
COURSE	BEARING	DISTANCE
L-1	N 37°28'41"E	770.38
L-2	N 37°28'41"E	35.48
L-3	N 37°28'41"E	33.89

ANDREW BURNETT  
D.B. 887-33-184  
D.B. 887-33-181

RICHARD DANIEL CAMPBELL  
D.B. 402-428

RICHARD DANIEL CAMPBELL  
D.B. 887-11-104  
D.B. 887-11-101

JAMES ROBERT URBAN  
JOANNE D. URBAN  
D.B. 887-450  
D.B. 887-450



NOTE  
The purpose of this plat is to show the easements on the property of Richard Daniel Campbell, Eric Eugene Vickers, Kelly Lynn Popp, and Andrew Burnett, as shown on the plat of Richard Daniel Campbell, Eric Eugene Vickers, Kelly Lynn Popp, and Andrew Burnett, D.B. 1079-810, P.B. 34-90, recorded in the public records of the State of Missouri, in the county of Boone, Missouri, on the 10th day of August, 2010.

COURSE	BEARING	DISTANCE
L-1	N 89°20'35"W	120.51
L-2	N 89°20'35"W	55.51
L-3	E 01°14'28"E	30.01

- LOTS SERVED BY EASEMENTS:
- A-Green - lots 1, 3 and 4
  - B-Yellow - Lot 2
  - C-Purple - Lots 1, 2, 3 and 4 (Common easement)
  - D-Orange - Lots 2, 3 and 4



Picture # 1  
Easements A, B, + C



Picture # 2  
Easement C





Picture # 3  
Easement D