

IRONCLAD SELF STORAGE

January 25, 2012

Angela Birchett
Chatham County Planning Department
P O Box 54
Pittsboro, NC 27312

Project: Ironclad Self Storage CUP modification and Zoning request
Minor changes to the application – typo and clarification

Dear Angela:

I found 2 items on my application that I would like to point out and correct. The first item is a typographic error. On the legal description of the property there is a distance of one line that is incorrect. The distance given is 210.42 and the correct distance is 250.62. I attached a copy of the correction.

The second item needs clarification added for the parcel identification. As you may recall, I created an exempt subdivision of 10 acres back in October for the purpose of making the recombination of this project simpler when that time comes. When I applied for this project in December, that 10 acre tract had not showed up on GIS at the time and had not been assigned a PIN yet. I listed the property identification as the entire 31.5 acre tract which is all that showed up in December. I noticed that GIS now has the 10 acre property shown so I wanted to add that my proposed 5 acre addition consists mostly of the new 10 acre parcel and a little of the parent tract which is now 21.5 acres. I have included a revised version of sheet 3 from my application.

Please let me know if you have any questions or comments. Thank you.

Sincerely,



Warren D. Mitchell

Legal Description of the property:

Existing Ironclad Self Storage Property

BEGINNING at a stake which is located in the eastern margin of the right of way of U. S. Hwy 15-501 and which point is the northwest corner of the property now or formerly owned by Ronald R. Knowles and Brenda S. Knowles as shown in Deed Book 676, at Page 944, and Plat Slide 95, at Page 404, Chatham County Registry; running thence along the eastern margin of said right of way North 18 deg. 14' 32" East 371.66 feet to a point; running thence North 45 deg. 53' 30" East 55.60 to a point; running thence along the southern margin of Vickers Road (S. R. 1719) in a clockwise direction to the right having an arc distance of 334.28', a radius 2196.74' and a bearing of North 83 deg. 51' 19" East; continuing thence in a clockwise direction to the right having an arc distance of 330.81', a radius of 1472.65' and a bearing of North 85 deg. 55' 52" East to a point; running thence South 3 deg. 56' 17" West 335.24 feet to a point; running thence South 78 deg. 17' 45" West 573.81 feet to the point and place of BEGINNING and being all of 5.425 acres and the Property of William Douglas Mitchell and Nina G. Mitchell as surveyed by Mitchell *Westendorf, P. A. dated 2 October 2002.

Additional 5.0 acres legal description

250.62
Beginning at the southeast corner of Ironclad Self Storage (PIN 9775-53-2125) running thence along the western boundary South 3 deg. 13' 26" West 78.2 feet to a point; running thence South 86deg. 50' 50" East 561.73 feet to a point; running thence North 03deg. 17' 36" East 416.07 feet to a point; running thence North 86deg. 42' 24" West 210.42 feet to a point; running thence along the southern margin of Vickers Road (SR 1719) along an arc distance of 140.73', a radius of 21158.35' and a bearing of N 86deg. 53' 50" West to a point; running thence South 02deg. 06' 50" West 104.21 feet to a point; running thence N 81deg. 24' 12" West 172.81 feet to a point common with Ironclad Self storage; running thence along the eastern boundary of Ironclad Self Storage to the point of origin S 4 deg. 00' 54" West 248.81 feet

Existing Ironclad Self Storage Property Information

PARCEL#: 71691

PIN: 9775-53-2125

Deed Book: 970 Page: 312 Yr: 2002

Deed Book: 1110 Page: 855 Yr: 2004

Plat Book: 2003 Page: 384

Current Zoning District: CUP-IND-L

Watershed District: WS-IV (P or NSW)

Acreage: 5.41

Proposed additional Property Information – New 10.01 ac parcel

PARCEL#: 18872

PIN: 9775-52-7942

Deed Book: 1315 Page: 544

Plat Book: 2011 Page: 0176

Current Zoning District: R-1

Watershed District: WS-IV (P or NSW)

Acreage: portion of 5.0ac

Proposed additional Property Information – New 21.49 acre parcel

PARCEL#: 89206

PIN: 9775-62-0226

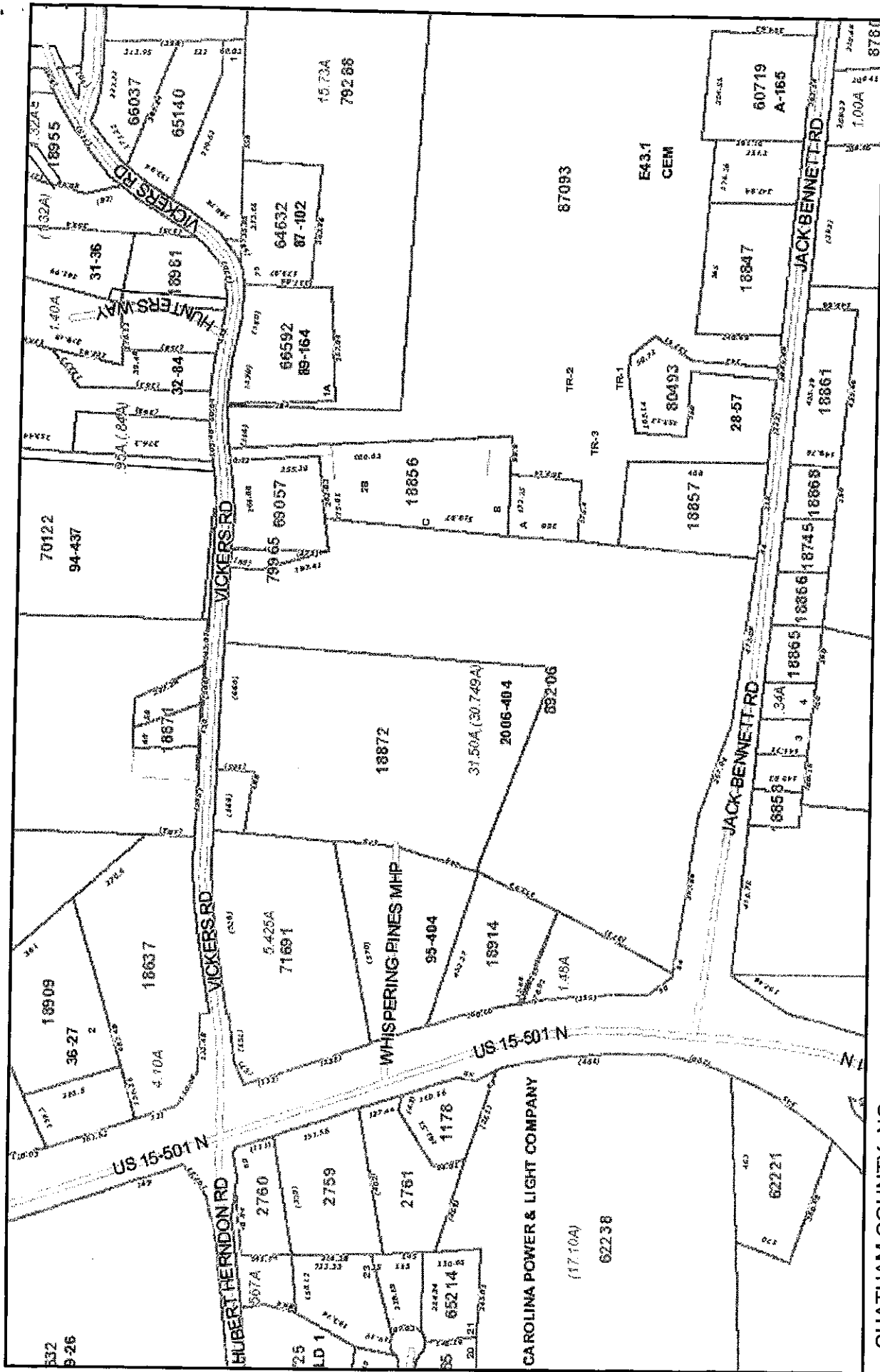
Deed Book: 1315 Page: 544

Plat Book: 2006 Page: 404

Current Zoning District: R-1

Watershed District: WS-IV (P or NSW)

Acreage: portion of 5.0 ac



One Inch = 358 Feet

CHATHAM COUNTY, NC

Property Map



Disclaimer:
This map provides for the inventory of real property found within Chatham County, NC, as compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.