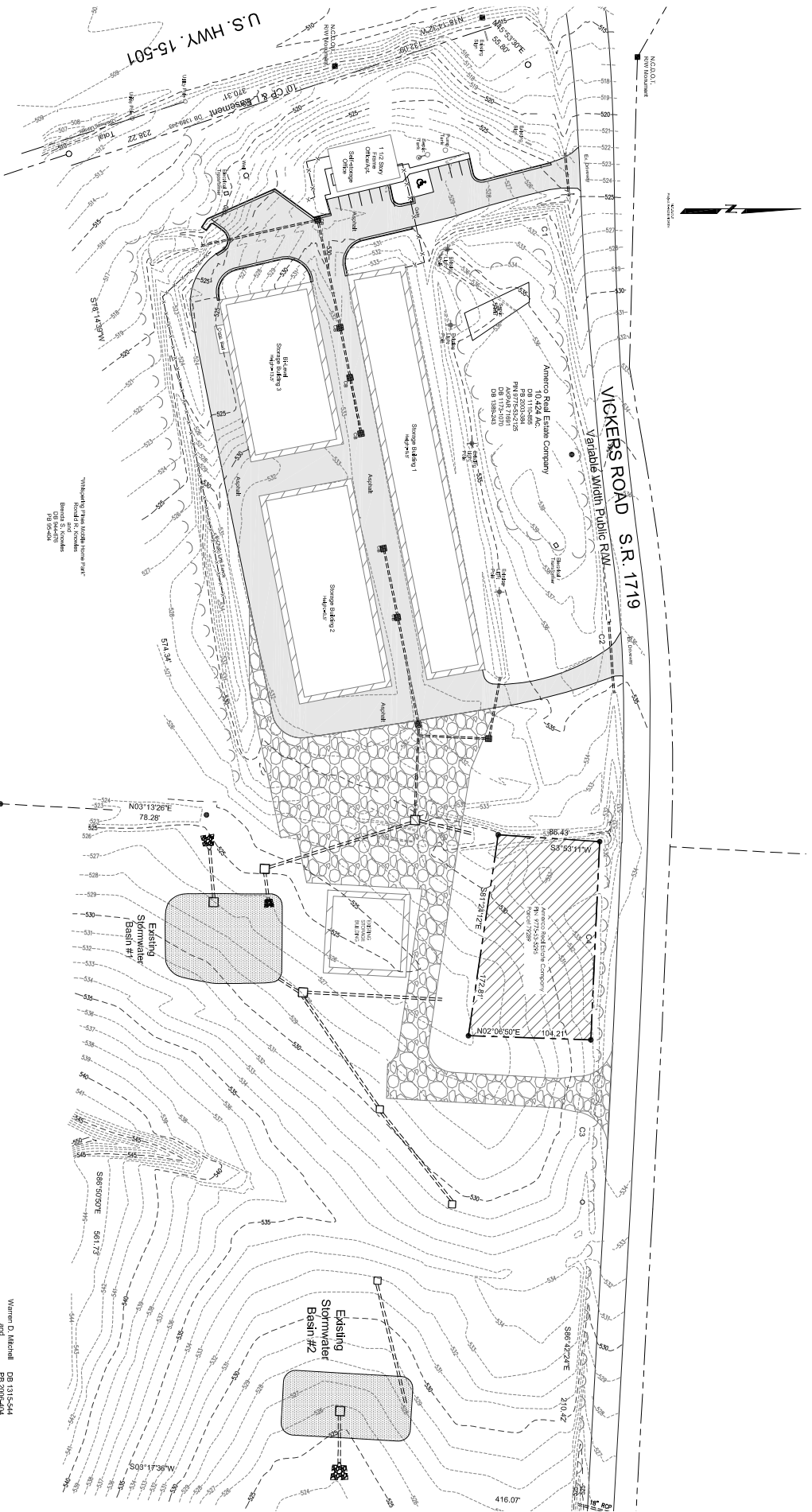


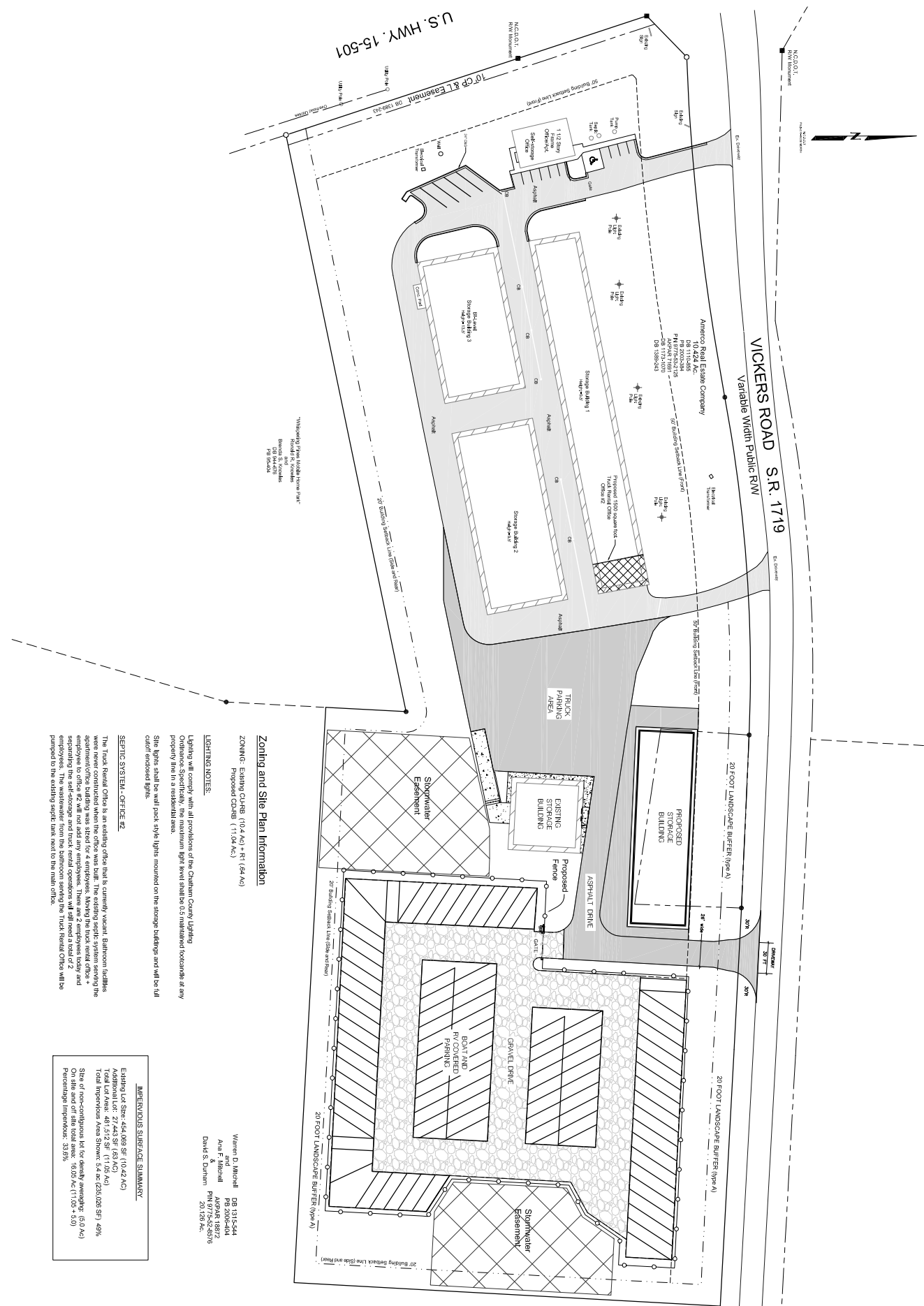
| CHORD DATA |           |        |          |
|------------|-----------|--------|----------|
| LABEL      | DELTA     | ASC    | RADIUS   |
| C1         | 81°17'50" | 333.99 | 2305.98  |
| C2         | 12°52'42" | 330.81 | 1472.65  |
| C3         | 0°22'52"  | 140.73 | 21156.35 |
| C4         | 0°43'12"  | 168.78 | 21156.35 |

Warren D. Mitchell, PE  
 David S. Durham  
 P.E. License No. 2011286-NC

Warren D. Mitchell, PE  
 David S. Durham, P.E.  
 DB 1315-544  
 PG 2006-044  
 ANSICR 18872  
 PG 18872  
 PG 201286-NC



|               |  |           |  |  |
|---------------|--|-----------|--|--|
| ECI           | UHAUL of Chapel Hill<br>Chatham County, North Carolina | REVISIONS |  | Warren D. Mitchell, PE<br>Civil Engineering<br>253 Tobacco Farm Way<br>CHAPEL HILL, NORTH CAROLINA 27516<br>P: (919) 938-9116<br>warrendmitchellpe@gmail.com |
|               | Existing Conditions                                    |           |  |  |
| May 2, 2013   | Scale: 1"=40'  |           |  |  |
| Drawn By: WDM |  |           |  |  |



VICKERS ROAD S.R. 1719  
Variable Width Public RM

U.S. HWY. 15-501  
10' CP & Easement on 155-503

**Zoning and Site Plan Information**

ZONING: Existing CORB (10.2 AC) + R1 (44 AC)  
Proposed CORB (11.04 AC)

**LIGHTING NOTES:**

Lighting will comply with all provisions of the Chatham County Lighting Ordinance. Specifically, the maximum light level shall be 0.5 maintained footcandle at any property line in a residential area.  
Site lights shall be wall pack style lights mounted on the storage buildings and will be full cutoff ended lights.

**SEPTIC SYSTEM - OFFICE #2**

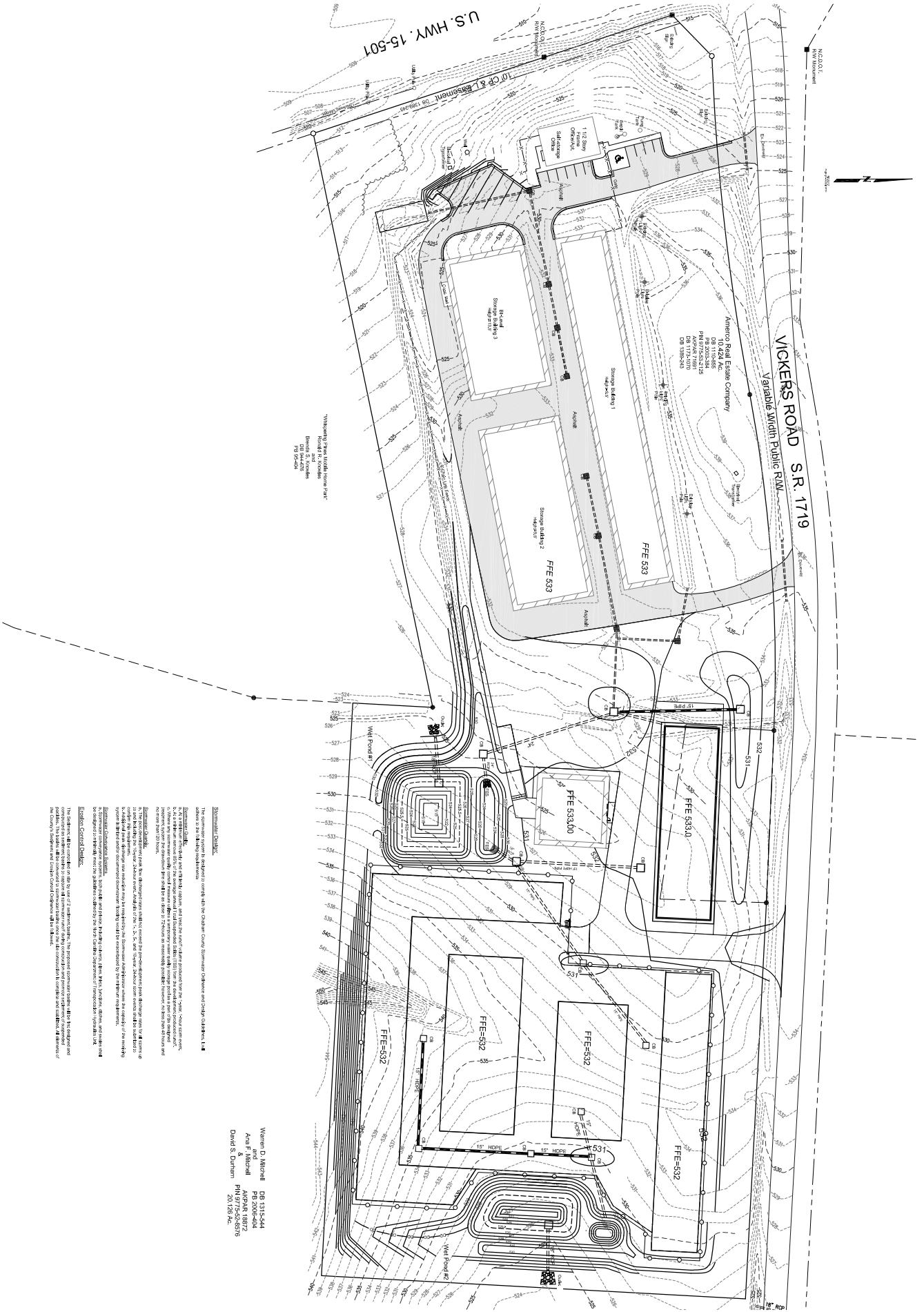
The Truck Rental Office is an existing office that is currently vacant. Bathroom facilities were never constructed when the office was built. The existing septic system serving the existing office #2 will not add any employees. There are 2 employees today and separating the self-storage and truck rental operations will still need a total of 2 employees. The wastewater from the bathroom serving the Truck Rental Office will be pumped to the existing septic tank next to the main office.

**AMENITIES SURFACE SUMMARY**

EXISTING LOT SIZE: 454,009 SF (10.42 AC)  
ADDITIONAL LOT: 27,443 SF (63 AC)  
TOTAL LOT AREA: 481,452 SF (11.05 AC)  
TOTAL IMPROVED AREA SHOWN: 5.4 AC (235,026 SF) 48%  
SITE OF NON-CONTIGUOUS LOT FOR DENSITY AVERAGE: (6.0 AC)  
ON SITE AND OFF SITE TOTAL AREA: 16,05 AC (11,057 + 5,0)  
PERCENTAGE IMPROVED: 33.9%

Warren D. Mitchell DB 1311544  
and  
Ana F. Mitchell PB 2016404  
ASAPR 18972  
Ply 971252876  
David S. Durham 217125 AC

|  |  |
|--|--|
|  | <p>Warren D. Mitchell, PE<br/>Civil Engineering<br/>253 Tobacco Farm Way<br/>CHAPEL HILL, NORTH CAROLINA 27516<br/>P (919) 993-9116<br/>warrendmitch@peinc.com</p> |
|  | <p>REVISIONS</p>   |
| <p>UHAUL of Chapel Hill<br/>Chatham County, North Carolina</p> | <p>May 2, 2019<br/>Scale: 1"=40'<br/>Drawn By: WDM</p>   |
| <p><b>SU2</b></p>  | <p>Site and Utility Plan</p>   |



Working Plan Includes:
   
Robert R. Swales
   
Benjamin S. Swales
   
RD 56-424

Warren D. Mitchell
   
DB 5315-544
   
PB 5008-404
   
APR 1897
   
David S. Dunham
   
PB 201128-ALC

**STANDARD NOTES:**

1. The information is prepared for the Client's use only. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

2. The information is not to be used for any other purpose without the written consent of the Engineer.

3. The information is not to be used for any other purpose without the written consent of the Engineer.

4. The information is not to be used for any other purpose without the written consent of the Engineer.

5. The information is not to be used for any other purpose without the written consent of the Engineer.

6. The information is not to be used for any other purpose without the written consent of the Engineer.

7. The information is not to be used for any other purpose without the written consent of the Engineer.

8. The information is not to be used for any other purpose without the written consent of the Engineer.

9. The information is not to be used for any other purpose without the written consent of the Engineer.

10. The information is not to be used for any other purpose without the written consent of the Engineer.

G3

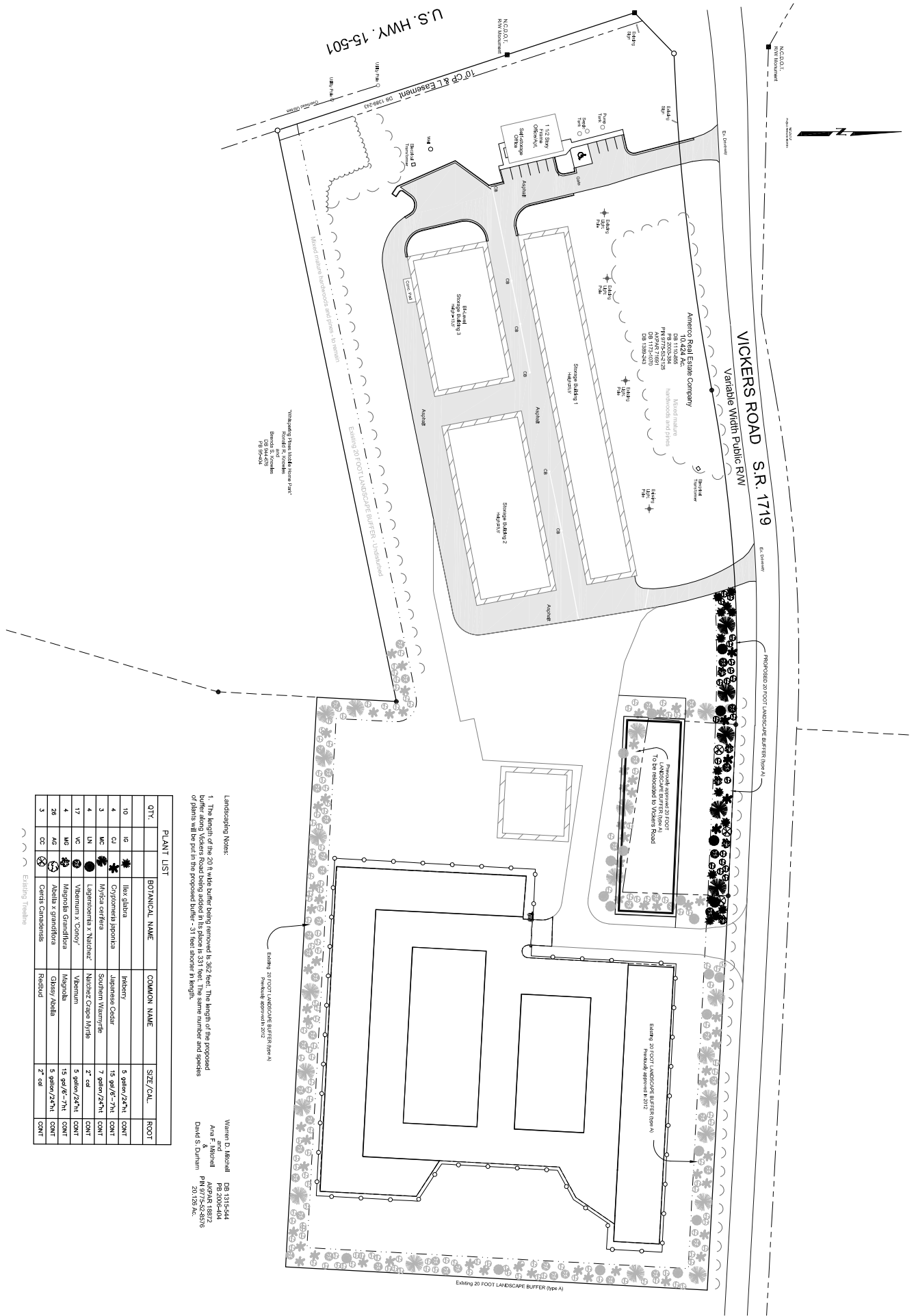
MAY 2, 2013  
 SCALE: 1"=40'  
 DRAWN BY: WDM

UHAUL of Chapel Hill  
 Chatham County, North Carolina  
 Grading and Drainage Plan

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |



Warren D. Mitchell, PE  
 Civil Engineering  
 253 Tobacco Farm Way  
 CHAPEL HILL, NORTH CAROLINA 27516  
 P 319.583.5154  
 warrendmitchell@gmail.com



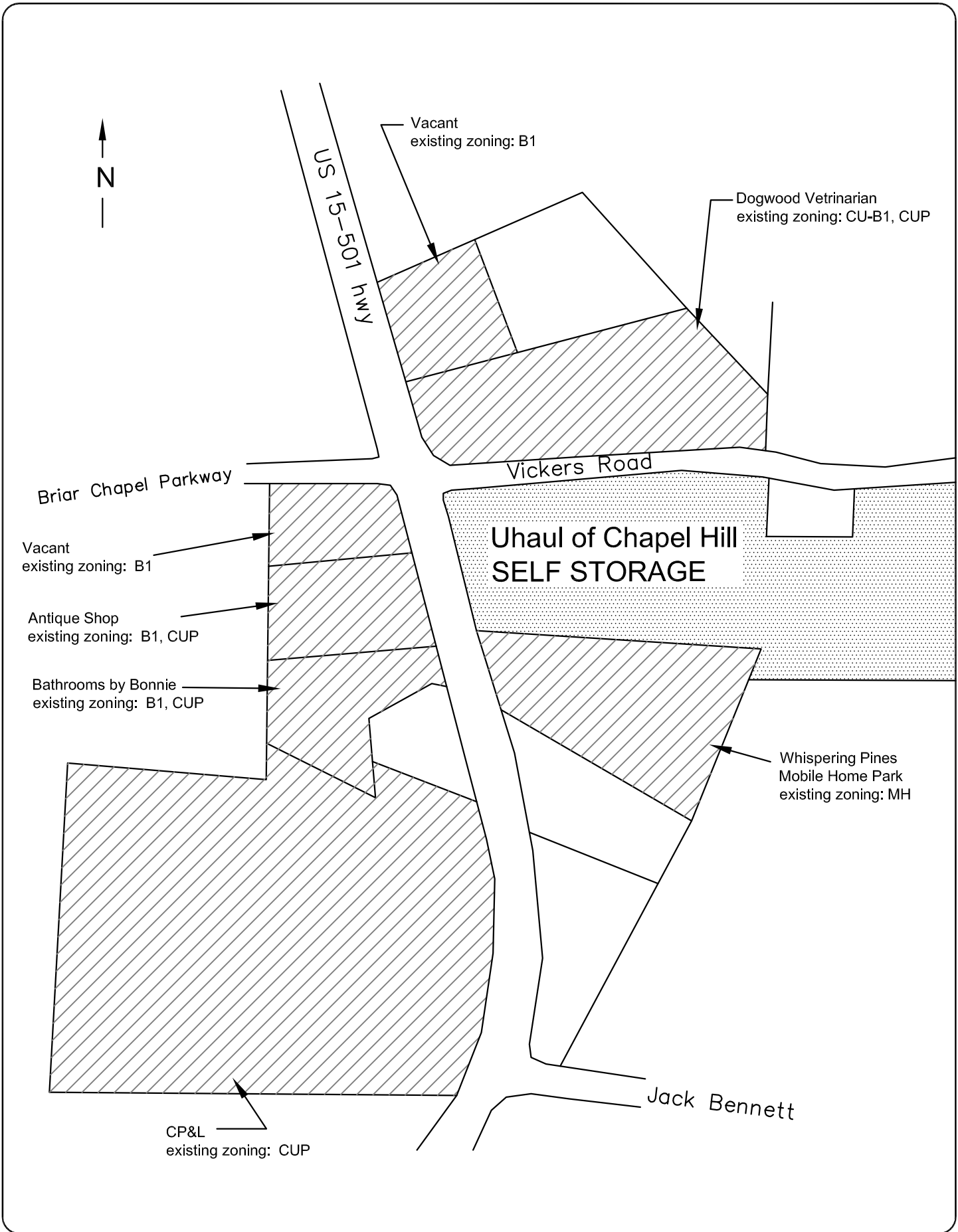
PLANT LIST

| QTY: | BOTANICAL NAME          | COMMON NAME          | SIZE/CAL.      | ROOT |
|------|-------------------------|----------------------|----------------|------|
| 10   | ILX glabra              | hibiscus             | 5 gallon/24" H | CONT |
| 4    | CRYTOMIJA japonica      | Japanese Cedar       | 15 gal/6'-7" H | CONT |
| 3    | MYRTILIS caroliniana    | Southern Waxmyrtle   | 7 gallon/24" H | CONT |
| 4    | LYGISTOSYMA x NUDICAUC  | Natchez Crape Myrtle | 2' cal         | CONT |
| 17   | VIBURNUM x CORNO        | Viburnum             | 5 gallon/24" H | CONT |
| 4    | MISOPHYLLA grandiflora  | Myrsine              | 15 gal/6'-7" H | CONT |
| 28   | ABUTILON x grandiflorus | Glossy Abutilon      | 5 gallon/24" H | CONT |
| 3    | CEDRUS canadensis       | Redwood              | 2' cal         | CONT |

Landscaping Notes:  
 1. The length of the 20 ft wide buffer being removed is 382 feet. The length of the proposed buffer along Vickers Road being added in its place is 331 feet. The same number and species of plants will be put in the proposed buffer - 31 feet shorter in length.

Warren D. Mitchell PE BR 13132-044  
 353 Tobacco Farm Way  
 Apex, NC 27502  
 Phone: 919-252-2576  
 Email: wdmitchell@wdmitchell.com

|   |  |  |  |  |  |  |  |  |  |  |  |   |
|---|--|--|--|--|--|--|--|--|--|--|--|---|
| <h1>BL4</h1>                                  | UHAUL of Chapel Hill<br>Chatham County, North Carolina<br><br><i>Buffer and Landscaping Plan</i> | REVISIONS<br><table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> |  |  |  |  |  |  |  |  |  | Warren D. Mitchell, PE<br>Civil Engineering<br>353 Tobacco Farm Way<br>CHAPEL HILL, NORTH CAROLINA 27516<br>P (919) 893-1916<br>warrendmitchellpe@gmail.com |
|   |  |  |  |  |  |  |  |  |  |  |  |   |
|   |  |  |  |  |  |  |  |  |  |  |  |   |
|   |  |  |  |  |  |  |  |  |  |  |  |   |
|   |  |  |  |  |  |  |  |  |  |  |  |   |
| May 2, 2013<br>Scale: 1"=40'<br>Drawn By: WDM |  |  |  |  |  |  |  |  |  |  |  |   |

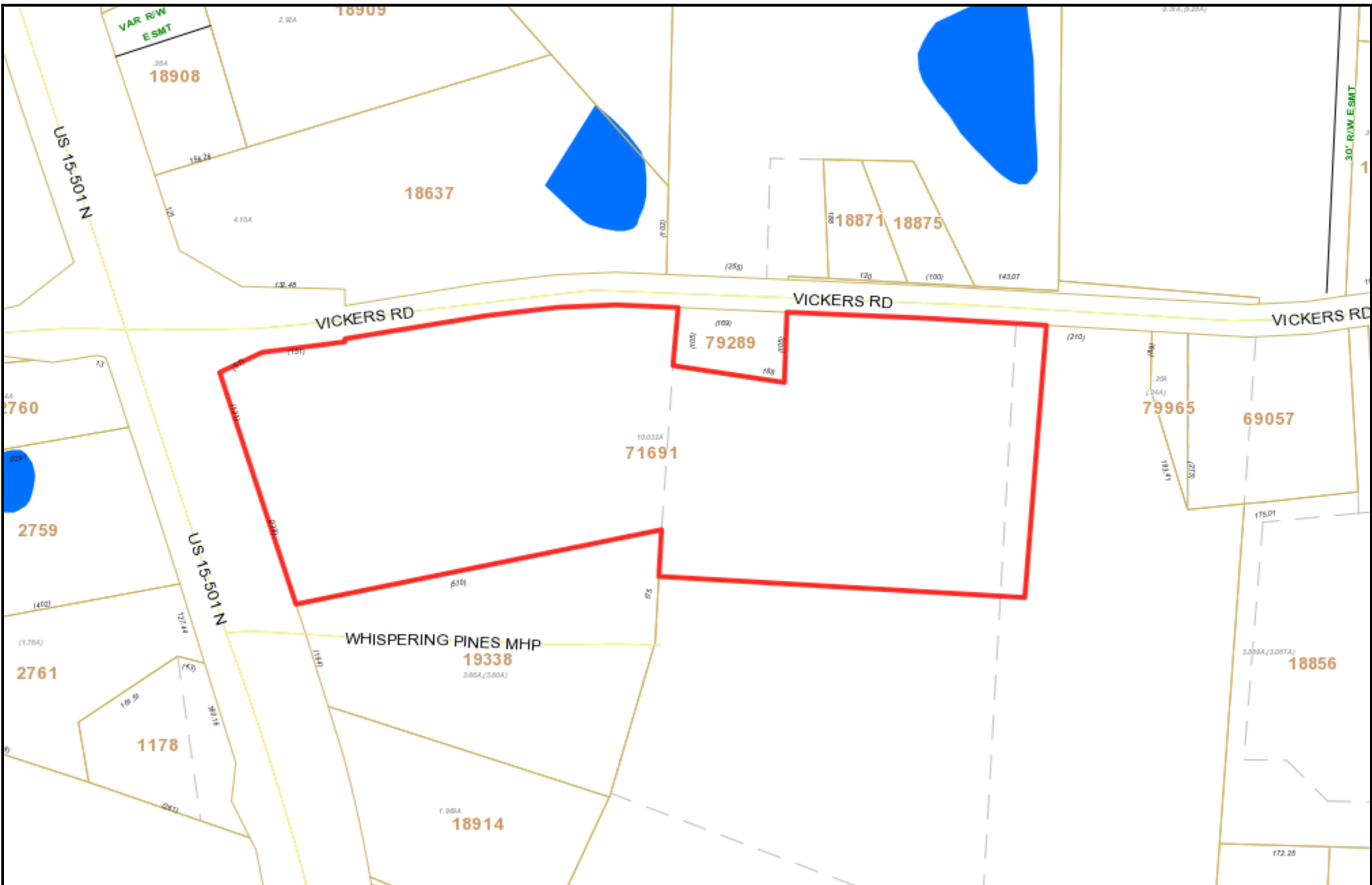


|             |                           |  |   |
|-------------|---------------------------|--|---|
| May 2, 2013 | <b>UHAUL Self Storage</b> |  |   |
| SCALE: NTS  |                           |  | Chatham County, North Carolina<br>Exhibit 1 - Parcel Zoning Map |

Adjacent Landowners (property owners across a public or private road, easement, or waterway are considered adjacent landowners)

Legal notices are mailed to these owners, please type or write neatly.

- (1) Sandy Pond Enterprises, LLC  
51 Vickers Road  
Chapel Hill, NC 27517
- (2) NNP Briar Chapel LLC  
13777 Ballantyne Corporate Place  
Charlotte NC, 28277
- (3) Baxter and Watson LTD, LLC  
9555 US 15-501 Highway  
Chapel Hill, NC 27514
- (4) Michael C. and Bonnie F. Strowd  
21 Danbury Ct  
Pittsboro, NC 27312
- (5) Ronald R and Brenda S Knowles  
3022 Orange Grove Road  
Hillsborough, NC 27278
- (6) Warren and Ana Mitchell  
253 Tobacco Farm Way  
Chapel Hill, NC 27516  
  
Hoyt C. Collins  
2883 Lystra Church Road  
Chapel Hill, NC 27517-9339
- (8) Marjorie L. and Hubert G. Oakley  
256 Oakley Peak Road  
Chapel Hill, NC 27516



**CHATHAM COUNTY, NC**



**Property Map**

Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are 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.

Parcel Number: 71691  
 Map Number: 9775-53-2125.000  
 Owner Name: AMERCO REAL ESTATE COMPANY  
 Owner Address: 2727 NORTH CENTRAL AVE  
 Owner City: PHOENIX  
 Owner State: AZ  
 Owner Zip: 85004  
 Tax Year: 2013  
 Description: N3-27A

Deed Book: 1618  
 Deed Page: 0593  
 Plat Book: 2003  
 Plat Page: 0384  
 Deed Acres: 10.032  
 Physical Address: 102 VICKERS RD  
 Improvement Value: 1321551  
 Land Value: 861875  
 Fire District: 107  
 Township Code: 13

One Inch = 200 Feet



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

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 86 deg. 50' 50" East 561.73 feet to a point; running thence North 03 deg. 17' 36" East 416.07 feet to a point; running thence North 86 deg. 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 86 deg. 53' 50" West to a point; running thence South 02 deg. 06' 50" West 104.21 feet to a point; running thence N 81 deg. 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



1618  
0593

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS

FILED May 01, 2012  
AT 02:33:30 pm  
BOOK 01618  
START PAGE 0593  
END PAGE 0596  
INSTRUMENT # 04477  
EXCISE TAX (None)

**BOOK 1618 PAGE 0593**

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$-0-

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Bradshaw & Robinson, LLP, P. O. Box 607, Pittsboro, NC 27312

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 1st day of May, 2012, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| <b>DAVID S. DURHAM, unmarried</b><br><b>P. O. Box 58071, Raleigh, NC 27658</b><br><b>and</b><br><b>WARREN D. MITCHELL and ANA F. MITCHELL,</b><br><b>husband and wife,</b><br><b>253 Tobacco Farm Way, Chapel Hill, NC 27516</b> | <b>AMERCO REAL ESTATE COMPANY,</b><br><b>a Nevada corporation</b><br><b>2727 North Central Avenue</b><br><b>Phoenix, AZ 85004</b> |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Williams Township, Chatham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The property described herein does not include the primary residence of any Grantor.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Warren D. Mitchell (SEAL)  
Warren D. Mitchell

Ana F. Mitchell (SEAL)  
Ana F. Mitchell

Chatham County, North Carolina

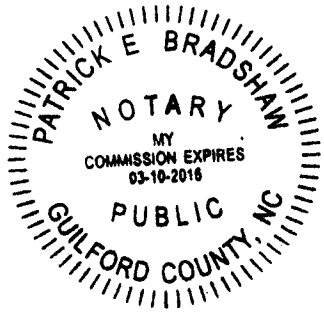
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Warren D. Mitchell and Ana F. Mitchell

Date: April 30, 2012

Patrick E. Bradshaw  
Patrick E. Bradshaw, Notary Public  
(Printed Name)  
My Commission Expires: March 10, 2016

(SEAL)



David S. Durham (SEAL)  
David S. Durham

Chatnam County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

David S. Durham

Date: May 1, 2012

Patrick E. Bradshaw

Patrick E. Bradshaw, Notary Public  
(Printed Name)

My Commission Expires: March 10, 2016

(SEAL)

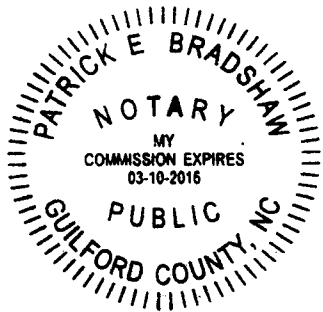
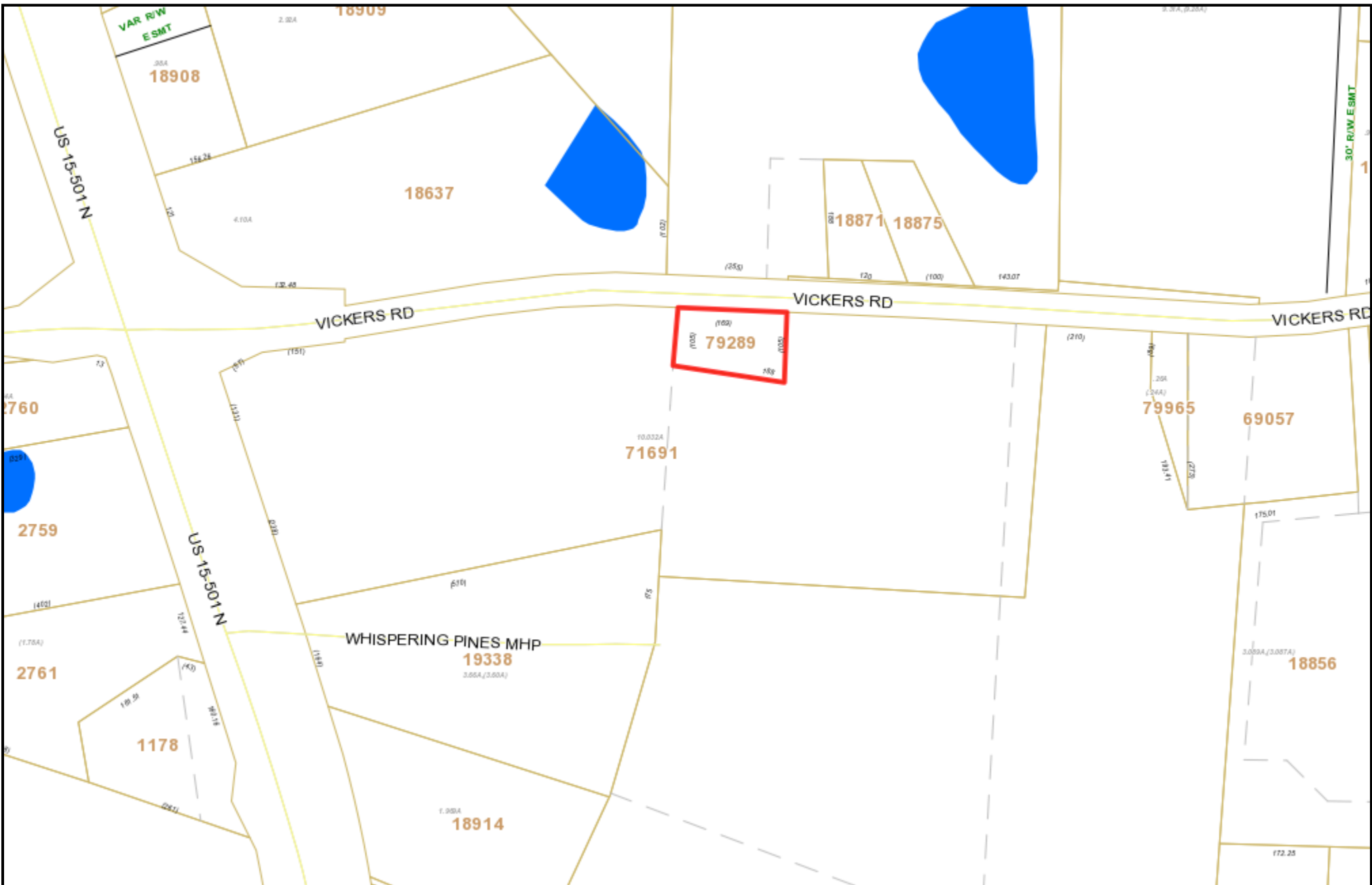


EXHIBIT A

BEGINNING at an existing iron in the eastern right of way of U.S. Highway 15-501 located South 54° 31' 45" East 138.59 feet from the center of the intersection of said highway and Vickers Road as shown in Plat Book 2003, Page 384; thence North 45° 53' 30" East 55.60 feet to an iron pin in the southern right of way of Vickers Road (SR 1719); thence along a curve to the left a distance of 334.28 feet, said curve having a radius of 2196.74' with a chord bearing of North 83° 51' 19" East and a chord distance 333.96 feet to an iron pin; thence along a curve to the right a distance of 330.81 feet, said curve having a radius of 1472.65' with a chord bearing of North 85° 55' 52" East and a chord distance of 330.11 feet to an iron pin being a common corner with the Eugene Andrews heirs (PIN# 9775-53-5295); thence leaving the southern boundary of Vickers Road South 04° 01' 37" West 86.43 feet to an existing iron; thence along the southern boundary of the Eugene Andrews Heirs South 81° 24' 12" East 172.81 feet to an iron pin; thence North 02° 06' 50" East 104.21 feet to an iron pin in the southern right of way of Vickers Road; thence along a curve to the right a distance of 140.73 feet, said curve having a radius of 21158.35' with a chord bearing of South 86° 53' 50" East and a chord distance of 140.73 feet to an iron pin; thence South 86° 42' 24" East 210.42 feet to an iron pin; thence South 86° 42' 24" East 46.62 feet to an iron pin; thence leaving Vickers Road South 04° 32' 42" West 415.86 feet to an iron pin; thence North 86° 42' 00" West 37.54 feet to an iron pin; thence North 86° 42' 00" West 524.11 feet to an iron pin in the eastern boundary of Ronald Knowles property described in Deed Book 676, Page 944; thence North 03° 13' 26" East 78.22 feet to an existing iron; thence South 78° 17' 45" West 573.81 feet to an iron pin in the eastern right of way of U.S. Highway 15-501; thence North 18° 14' 32" West 371.66 feet along the eastern right of way of U.S. Highway 15-501 to the point of beginning and being a combination of the that parcel described in Plat Book 2003, Page 384; Plat Book 2011, Page 176; and Plat Book 2012, Page 71, reference to which is hereby made for a more complete description and containing 10.032 acres more or less.



**CHATHAM COUNTY, NC**



**Property Map**

Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are 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.

Parcel Number: 79289  
 Map Number: 9775-53-5295.000  
 Owner Name: ANDREWS EUGENE HEIRS  
 Owner Address: PO BOX 908  
 Owner City: PITTSBORO  
 Owner State: NC  
 Owner Zip: 27312  
 Tax Year: 2013  
 Description: N2-47-E

Deed Book: HR  
 Deed Page: 0058  
 Plat Book::  
 Plat Page:  
 Deed Acres: 0.63  
 Physical Address: VICKERS RD  
 Improvement Value: 0  
 Land Value: 5100  
 Fire District: 107  
 Township Code: 13



One Inch = 200 Feet

# Chatham County Property Record Card

DATE 2/13/13 CHATHAM CO TAX DEPARTMENT PAGE 1  
 TIME 12:46:37 PROPERTY CARD PIN... 9775 00 53 5295 PROG# AS2006  
 USER FRANCES FOR YEAR 2013  
 ANDREWS EUGENE HEIRS **PARCEL ID.. 0079289**  
 LOCATION... VICKERS RD  
 DEED YEAR/BOOK/PAGE.. 1996 HR 0058  
 PO BOX 908 PLAT BOOK/PAGE.. OWNER ID.. 1210230  
 LEGAL DESC:N2-47-E DISTRICT.. 107 NORTH CHATHAM FIRE DIST  
 000000630  
 TOWNSHIP... 13 WILLIAMS  
 PITTSBORO NC 27312- NBRHOOD... 1374 SOUTH WEST WILLIAMS  
 DESCRIPTION RESIDENTIAL  
 MAINTAINED.. 5/29/2012 BY TINA VALUED.. 12/13/2012 BY TINA  
 VISITED..... 8/16/2008 BY JPM ROUTING#..  
 PARCEL STATUS... ACTIVE CATEGORY.. REAL PROPERTY  
 \*\*\*\*\*

\* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD \*

| ----- LAND SEGMENTS ----- |      |            |                |          |                   |                    |      |                    |      |      |            |                  |             |
|---------------------------|------|------------|----------------|----------|-------------------|--------------------|------|--------------------|------|------|------------|------------------|-------------|
| LND #                     | ZONE | STRAT CODE | LAND TYPE/CODE | LAND QTY | AVERAGE LAND RATE | DPT%               | SHR% | LOC%               | SIZ% | OTH% | TOP%       | TOT ADJ          | CURRENT FMV |
| 1                         |      | 100        | AC R           | .408     | 12,500.00         | .00                | .00  | 100.00             | .00  | .00  | .00        | .00              | 5,100       |
| TOTAL ACRES..             |      |            |                | .408     |                   |                    |      |                    |      |      |            | TOTAL LAND FMV.. | 5,100       |
| -----                     |      |            |                |          |                   |                    |      |                    |      |      |            |                  |             |
| TOTAL PARCEL VALUES----   |      |            |                | LAND /   | OVR               | IMPROVEMENTS / OVR |      | TOTAL LAND/IMPROVE |      |      | 2012 VALUE |                  |             |
| FMV.....                  |      |            |                | 5,100    |                   | 0                  |      | 5,100              |      |      | 5,100      |                  |             |
| APV.....                  |      |            |                | 5,100    |                   | 0                  |      | 5,100              |      |      | 5,100      |                  |             |

----- COMMENTS -----  
 SEE FJ-158 FOR MAP OF THIS STORE LOT

FILED
CHATHAM COUNTY NC
TREVA B. SEAGROVES
REGISTER OF DEEDS
FILED Mar 28, 2013
AT 01:05:42 pm
BOOK 01676
START PAGE 0844
END PAGE 0845
INSTRUMENT # 03684
EXCISE TAX (None)

BOOK 1676 PAGE 0844

Prepared by: Moody, Williams, Roper & Lee, LLP, P.O. Box 665, Siler City, NC 27344
Return to: Grantee, 2727 North Central Avenue, Phoenix, Arizona 85004

No title search performed in preparation of Deed.
The property is not the primary residence of Grantor.

NORTH CAROLINA ]
]
CHATHAM COUNTY ]
WARRANTY DEED

Revenue: None

THIS DEED, made and entered into this 18th day of March, 2013, by and between,
PAUL SMEDBERG (a/k/a Paul G. Smedberg) and wife, JANE E. SMEDBERG, of 3001 Capital
Boulevard, Raleigh, North Carolina 27604, parties of the first part; and AMERCO REAL ESTATE, a
Nevada Corporation, with its office and principal place of business at 2727 North Central Avenue,
Phoenix, Arizona 85004, party of the second part;

WITNESSETH:

THAT said parties of the first part for and in consideration of the sum of TEN DOLLARS
AND OTHER VALUABLE CONSIDERATIONS to them paid by said party of the second part, the
receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain,
sell and convey unto said party of the second part, its successors and assigns, that certain tract or parcel
of land in Williams Township, Chatham County, North Carolina, and described as follows:

BEGINNING at a post oak on the road, B.S. Williams' corner; thence with his line South
59-1/2 degrees East 2 chains and 20 links to a pine, A.E. Cole's corner (formerly W.D. Cole's line);
thence South 2 chains and 85 links to a rock, A.E. Cole's corner (formerly W.D. Cole's land); thence
North 83 degrees West 2 chains and 46 links to a rock on the road (Chapel Hill and Pittsboro); thence
North 5-1/2 degrees East 2 chains and 56 links to the first station, containing 63/100 of an acre, more
or less, as per survey of James E. Webb, September 30, 1910, and known at the Store House lot on
which stands a frame store building and blacksmith's shop and is a part of the W.D. Cole estate. The
property also identified as Parcel Number: 0079289.

(1) For chain-of-title, see Deed Book 1668, Page 1177, Chatham County Registry.

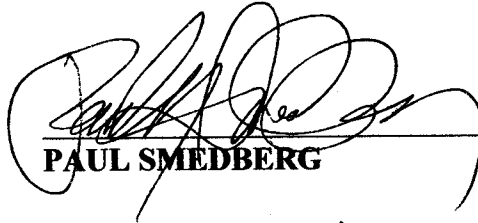
(2) This conveyance is made subject to all restrictive covenants, zoning regulations,
easements and rights of way, and other encumbrances of record, if any.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and

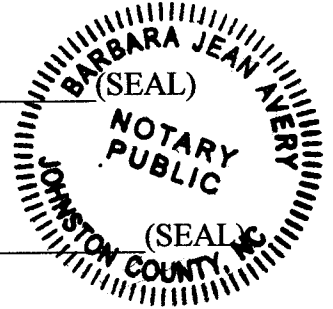
appurtenances thereunto belonging to said party of the second part, its successors and assigns, forever in fee simple.

AND said parties of the first part covenant that they are seized of said land in fee and have the right to convey the same in fee simple; that the same are free from all encumbrances; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their hands and seals, the day and year first above written.

  
PAUL SMEDBERG

  
JANE E. SMEDBERG



\*\*\*\*\*

STATE OF NORTH CAROLINA

COUNTY OF Johnston

I, the undersigned Notary Public of said County and State, hereby certify that **PAUL SMEDBERG (a/k/a Paul G. Smedberg) and wife, JANE E. SMEDBERG**, personally appeared before me this day and acknowledged the execution of the foregoing Deed.

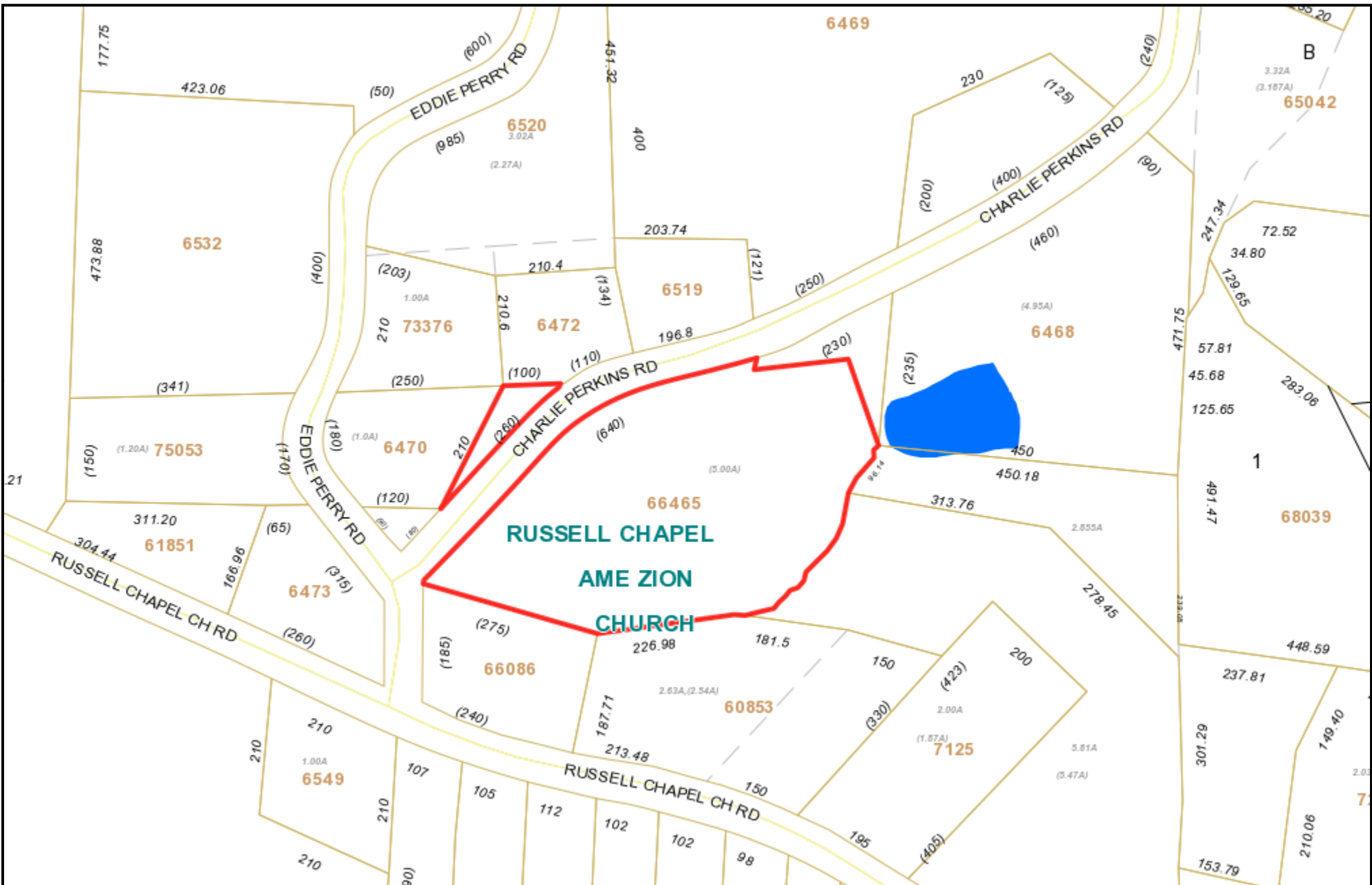
WITNESS my hand and notarial seal, this 25 day of 03, 2013.

  
Notary Public

Printed Name: Barbara Jean Avery

My Commission Expires: May 17, 2014





**CHATHAM COUNTY, NC**



**Property Map**

Disclaimer:  
The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are 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.

Parcel Number: 66465  
 Map Number: 9753-14-3592.000  
 Owner Name: PERKINS JOSEPH E  
 Owner Address: P O BOX 702  
 Owner City: APEX  
 Owner State: NC  
 Owner Zip: 27502  
 Tax Year: 2013  
 Description: K4-2C

Deed Book: 571  
 Deed Page: 0940  
 Plat Book::  
 Plat Page:  
 Deed Acres: 5  
 Physical Address: CHARLIE PERKINS RD  
 Improvement Value: 0  
 Land Value: 50000  
 Fire District: 106  
 Township Code: 5

One Inch = 200 Feet



# Chatham County Property Record Card

DATE 2/13/13  
 TIME 12:46:37  
 USER FRANCES  
 PERKINS JOSEPH E

CHATHAM CO TAX DEPARTMENT  
 PROPERTY CARD  
 FOR YEAR 2013

PAGE 1  
 PIN... 9753 00 15 4093 PROG# AS2006

PARCEL ID.. 0066465

LOCATION... CHARLIE PERKINS RD  
 DEED YEAR/BOOK/PAGE.. 1991 571 0940  
 PLAT BOOK/PAGE..  
 LEGAL DESC:K4-2C  
 000005000  
 TOWNSHIP... 5 CENTER

OWNER ID.. 21123  
 DISTRICT.. 106 CIRCLE CITY FIRE DISTRICT

P O BOX 702

APEX  
 DESCRIPTION

NC 27502-

NBRHOOD... 0651N PITTSBORO OUTSIDE  
 RESIDENTIAL

MAINTAINED.. 5/29/2012 BY TINA VALUED.. 12/13/2012 BY TINA  
 VISITED..... 6/13/2008 BY GCJ  
 PARCEL STATUS... ACTIVE

ROUTING#..  
 CATEGORY.. REAL PROPERTY

\*\*\*\*\*

\* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD \*

SALES HISTORY

| DEED BK/PAGE | SALE DATE  | SALES INSTRUMENT | DISQUALIFIED | SALE AMOUNT    | STAMP AMOUNT | DEED NAME        |
|--------------|------------|------------------|--------------|----------------|--------------|------------------|
| 571 0940     | 12/31/1996 | *INVALID         |              | REVENUE STAMPS |              | PERKINS JOSEPH E |

LAND SEGMENTS

| LND #         | ZONE | STRAT CODE | LAND TYPE/CODE | LAND QTY | AVERAGE LAND RATE | DPT% | SHP% | LOC%   | SIZ% | OTH% | TOP% | TOT ADJ          | CURRENT FMV |
|---------------|------|------------|----------------|----------|-------------------|------|------|--------|------|------|------|------------------|-------------|
| 2             | R-A2 | 100        | AC R           | 5.000    | 10,000.00         | .00  | .00  | 100.00 | .00  | .00  | .00  |                  | 50,000      |
| TOTAL ACRES.. |      |            |                | 5.000    |                   |      |      |        |      |      |      | TOTAL LAND FMV.. | 50,000      |

| TOTAL PARCEL VALUES---- | LAND / OVR | IMPROVEMENTS / OVR | TOTAL LAND/IMPROVE | 2012 VALUE |
|-------------------------|------------|--------------------|--------------------|------------|
| FMV.....                | 50,000     | 0                  | 50,000             | 50,000     |
| APV.....                | 50,000     | 0                  | 50,000             | 50,000     |

Right of Way Agent  
BK 885 PG 723

Prepared By: Robert L. Gunn, P.O. Box 888, Pittsboro, North Carolina 27312  
Return To: Joseph Perkins, P.O. Box 702, Apex, North Carolina 27502

STATE OF NORTH CAROLINA

COUNTY OF CHATHAM

BOOK 571 PAGE 940

D E E D

01415

No Revenue

THIS DEED, made and entered into this 29th day of March, 1991, between MELISSA PERKINS, widow, ANNIE HARRIS and husband, STEPHEN EDWARD HARRIS, THELMA PERKINS, widow, and MICHAEL PERKINS, single, parties of the first part; and JOSEPH E. PERKINS, P.O. Box 702, Apex, North Carolina, party of the second part;

W I T N E S S E T H :

That said parties of the first part for a valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, but subject to the life estate herein reserved, have bargained and sold and by these presents do bargain, sell, and convey unto the said party of the second part, his heirs and assigns, a certain tract or parcel of land in Center Township, Chatham County, North Carolina, more particularly described as follows:

BEGINNING at a locust tree Durham and Williams corner near the Colored Church and running thence as Williams' line North 73 West 8.07 chains to his corner, a stake on the Northern bank of the Milliken Road; thence North 2 East 34.85 chains to a corner in the Lee Road; thence as said road South 61 East 8.70 chains to Oldham's corner of a 35-1/2 acre purchase; thence as the several lines of said purchase to its southern extremity as follows: South 15 East 14 chains to a small post oak; thence South 9 chains to a locust tree in an old road; thence South 84 East 3-1/2 chains to a stone pile; thence South 34 West 3-1/2 chains to a stone pile; thence North 86 East 2-1/2 chains to a sweet gum; thence South 10 East 2.25 chains to Mary Durham's corner, a stake on the branch; thence as the various courses of the branch as drain to another of Durham's corner; thence as Durham's lines West 6.75 chains to the BEGINNING, and being a part of the old Ben Burnette or Dismukes Tract, and being the portion thereof marked "Durham Land" on a plat by T.M. Cross, C.E., and being the land described by deed recorded in Book IV, Page 266 of the Chatham County Registry.

SAVE AND EXCEPT 2 acres conveyed to Charlie Howard by deed recorded in Book 333, Page 34; 1 acre conveyed to Roxie Small by deed recorded in Book 274, page 236; 1 acre conveyed to M. Thomas by deed recorded in Book 280, Page 580; 1 acre conveyed to Stephen E. Harris by deed recorded in Book KU, Page 431; 1.2 acres conveyed to James Horton by deed recorded in Book 270, Page 269; 12 acres to K.W. Cooper et al conveyed by deed recorded in Book 306, Page 397; 2 acres conveyed to K.W. Cooper et al by deed recorded in Book 363, Page 788; 1 acre conveyed to R. Ellis by deed recorded in Book 369,

Stamped in error 8-14-01 lbs

|                             |              |
|-----------------------------|--------------|
| NOTICE OF SATISFACTION      | CANCELLED BY |
| CERTIFICATE OF SATISFACTION |              |
| this                        | day of       |
| SEE BOOK                    | Page         |
| Rebb G. Thomas              | by           |
| Register of Deeds           | Assistant    |

Page 540; 11.25 acres conveyed to K.W. Cooper et al recorded in Book 357, Page 243; .832 acre conveyed to Joseph E. Perkins recorded in Book 393, Page 581; 1 acre conveyed to Dewitt Durham et al by deed recorded in Book KG, Page 203 of the Chatham County Registry.

After deducting said conveyances, approximately 8.7 acres are conveyed by this deed.

BUT this conveyance is made subject to a life estate in the dwelling house located thereon and one acre of land surrounding said house which is hereby expressly excepted and reserved unto Melissa Perkins for and during the term of her natural life.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever, but subject always to the life estate herein reserved unto Melissa Perkins.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said parties of the first part have hereto set their hands and seals the day and year first above written.

Thelma Perkins (SEAL)  
THELMA PERKINS

Melissa Perkins (SEAL)  
MELISSA PERKINS

Michael Perkins (SEAL)  
MICHAEL PERKINS

Annie Harris (SEAL)  
ANNIE HARRIS

Stephen E. Harris (SEAL)  
STEPHEN EDWARD HARRIS

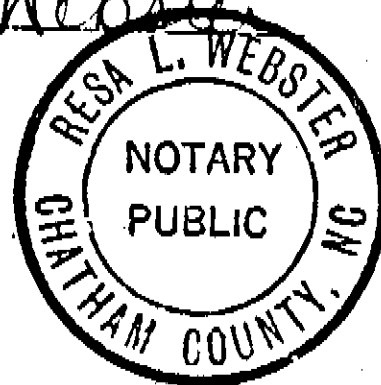
STATE OF NORTH CAROLINA  
COUNTY OF Chatham

I, Resa L. Webster, a Notary Public in and for the County and State above do hereby certify that Melissa Perkins personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal this 29<sup>th</sup> day of March, 1991.

Resa L. Webster  
Notary Public

My Commission Expires: 4/4/93





COUNTY COMMISSIONERS  
Brian Bock, *Chairman*  
Walter Petty *Vice Chairman*  
Mike Cross  
Sally Kost  
Pam Stewart

COUNTY MANAGER  
Charlie Horne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200 • Fax: (919) 542-8272

## AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

**WHEREAS**, the Chatham County Board of Commissioners has considered the request by Warren Mitchell dba Iron Clad Storage to rezone approximately 10.41 acres, being all of Parcel No. 71691, approximately 5.41 acres, and a portion of Parcel No. 18872 of about 5 acres, located at 102 Vickers Road from Conditional Use Light Industrial (CU-IL) and Residential (R-1) to Conditional Use Regional Business District (CU-RB) to allow for an expansion of services, and finds that the amendment is consistent with the comprehensive plan of Chatham County by allowing a continuation of current activities and permitting the flexibility for expansion of services. The Plan further encourages siting commercial uses along major highways in clusters at specific areas where the design helps to retain a rural crossroads or village character and to integrate the uses with other nearby developments. It further encourages uses to extend along side roads and off main thoroughfares; and

**WHEREAS**, the Board finds that the uses set forth in the Application and incorporated herein by reference, if approved as a conditional use pursuant to the provisions of the zoning ordinance, would be suitable for the property proposed for rezoning under the conditions attached to the Conditional Use Permit.


**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

1. The Application to rezone the property described in Exhibit A attached hereto and incorporated herein by reference and generally referred to as being approximately 10.41 acres, located at 102 Vickers Road, from CU-IL (conditional use light industrial) and R-1 (residential) to Conditional Use Regional Business (CU-RB), Williams Township is approved.
2. This ordinance shall become effective upon its adoption.

Adopted this 16th day of April 2012

  
\_\_\_\_\_  
Brian Bock, Chair  
Chatham County Board of Commissioners

ATTEST:

  
\_\_\_\_\_  
Sandra B. Sublett, CMC, NCCC, Clerk to the Board  
Chatham County Board of Commissioners

## EXHIBIT A

Tax Parcel No. 71691 consisting of approximately 5.41 acres and a portion of Parcel No. 18872 consisting of approximately 5 acres from Conditional Use Light Industrial (CU-IL) and Residential (R-1) to Conditional Use Regional Business (CU-RB), Williams Township.



**COUNTY COMMISSIONERS**  
Brian Bock, *Chairman*  
Walter Petty, *Vice Chairman*  
Mike Cross  
Sally Kost  
Pam Stewart

**COUNTY MANAGER**  
Charlie Horne

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## **A RESOLUTION APPROVING A REVISION TO A CONDITIONAL USE PERMIT REQUEST**

### **BY Warren Mitchell dba Iron Clad Storage**

**WHEREAS, Warren Mitchell** has applied to Chatham County for a revision to an existing conditional use permit on Parcel No. 71691 located at 102 Vickers Road, Williams Township, to add an additional five (5) acres from Parcel No. 18872 to the permit for the uses of self storage facility/mini warehouse storage facility with related retail and services (i.e. moving truck rental), recreational vehicle storage facility, and boat storage facility, and;

**WHEREAS, the Chatham County Board of Commissioners** having considered all of the evidence in the whole record and based upon the competent, substantial and material evidence in the record, including, without limitation, the Applicant's written materials, all of which are incorporated herein by reference, hereby finds as follows:

1. The use/s requested are among those listed as eligible uses in the district in which the subject property is located or is to be located. The proposed use/s are allowed within the district approved as Conditional Use Regional Business (CU-RB).
2. The requested conditional use permit is either essential or desirable for the public convenience or welfare because, among other reasons, the applicant stated there are no other storage truck rental companies or outlets available in the area and he has customers who wish to not only utilize the storage units but would like to store their boat or RV at the same location. There is an approved 2389 home development approved across US 15-501 from this site with limited storage capacity for vehicles and doesn't allow area for boat or RV storage on the residential site.
3. The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety or welfare of the community. NCDOT has approved an additional driveway entrance into the property and the Chatham County Appearance Commission has approved the landscaping and screening plans. There are conditions stated below to address signage and truck storage on the front area of the site in an effort to maintain unity with the surrounding, adjoining areas.
4. The requested permit is consistent with the objectives of the Land Development Plan by, continuing to site commercial uses along major highways, in clusters, that also extend up side roads to retain a rural crossroads or village character as encouraged on page 12 of the Plan. The

site is located within a WSIV-PA watershed that allows up to 36% impervious surface. The project when complete will be approximately 35.5%. A stormwater management plan will be required and installed per county regulation.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided through the proposal consistent with the County's plans, policies and regulations and confirmed through any additional conditions placed on its approval as seen below. There will be no water services available for the storage facility therefore no septic system is required. Access roads have been approved by NCDOT.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHATHAM COUNTY BOARD OF COMMISSIONERS,** as follows:

That a Conditional Use Permit be, and it hereby is, approved for the reasons hereinabove stated subject to the additional stipulations and conditions set forth hereinafter; and

**BE IT RESOLVED FURTHER,** that the Chatham County Board of Commissioners hereby approves the application for the conditional use permit in accordance with the plan submitted by the Applicant, Warren Mitchell dba Iron Clad Storage, and incorporated herein by reference with specific conditions as listed below;

**Site Specific Conditions**

1. Replacement advertising/identification signs may be installed as shown on the revised sign plan with the following modifications. There shall be a limit of one (1) sign, **no taller than 15 feet** from the ground to the top of the sign with a primary sign area not larger than 64 square feet (sign area #1) plus an additional 32 square foot secondary sign (sign area #2) for additional advertising of the property fronting US 15-501. All signs shall comply with the lighting requirements of the Zoning Ordinance. The sign at the entrance on Vickers Road shall remain as existing.
2. Landscaping shall comply with the recommendations of the CCAC which requires the perimeter landscaping along Vickers Road and the property not owned by the applicant be installed before the certificate of occupancy of the property is approved and issued. The remaining landscaping along the property boundaries owned by the applicant may be installed at the next optimal planting season following the start of the new commercial area use.

**Standard Site Conditions**

3. Signage, parking, and lighting shall conform to the Chatham County Zoning Ordinance unless otherwise stated in a specific condition noted above.
4. The application and approved recommendations as provided for and/or conditioned, are considered to be the standards as set forth and shall comply as stated. Changes or variations must be approved through the Planning Department or other approving board before any such changes can take place.
5. All required local, state, or federal permits (i.e. NCDOT commercial driveway permits, NCDWQ, Chatham County Erosion & Sedimentation Control, Environmental Health Division, Storm water Management, Building Inspections, Fire Marshal, etc.) shall be



obtained, if required, and copies submitted to the Planning Department prior to the initiation of the operation/business.

**Standard Administrative Conditions**

6. Fees - Applicant and/or landowner shall pay to the County all required fees and charges attributable to the development of its project in a timely manner, including, but not limited to, utility, subdivision, zoning, and building inspection, established from time to time.
7. Continued Validity - The continued validity and effectiveness of this approval was expressly conditioned upon the continued determination with the plans and conditions listed above.
8. Non-Severability - If any of the above conditions is held to be invalid, this approval in its entirety shall be void.
9. Non-Waiver - Nothing contained herein shall be deemed to waive any discretion on the part of the County as to further development of the applicant's property and this permit shall not give the applicant any vested right to develop its property in any other manner than as set forth herein.


**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the County of Chatham hereby approves the application for a conditional use permit in accordance with the plans and conditions listed above.

Adopted this, the 16th day of April 2012

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

Brian Bock, Chair  
Chatham County Board of Commissioners

ATTEST:

  
Sandra B. Sublett, CMC, NCCCC, Clerk to the Board  
Chatham County Board of Commissioners