

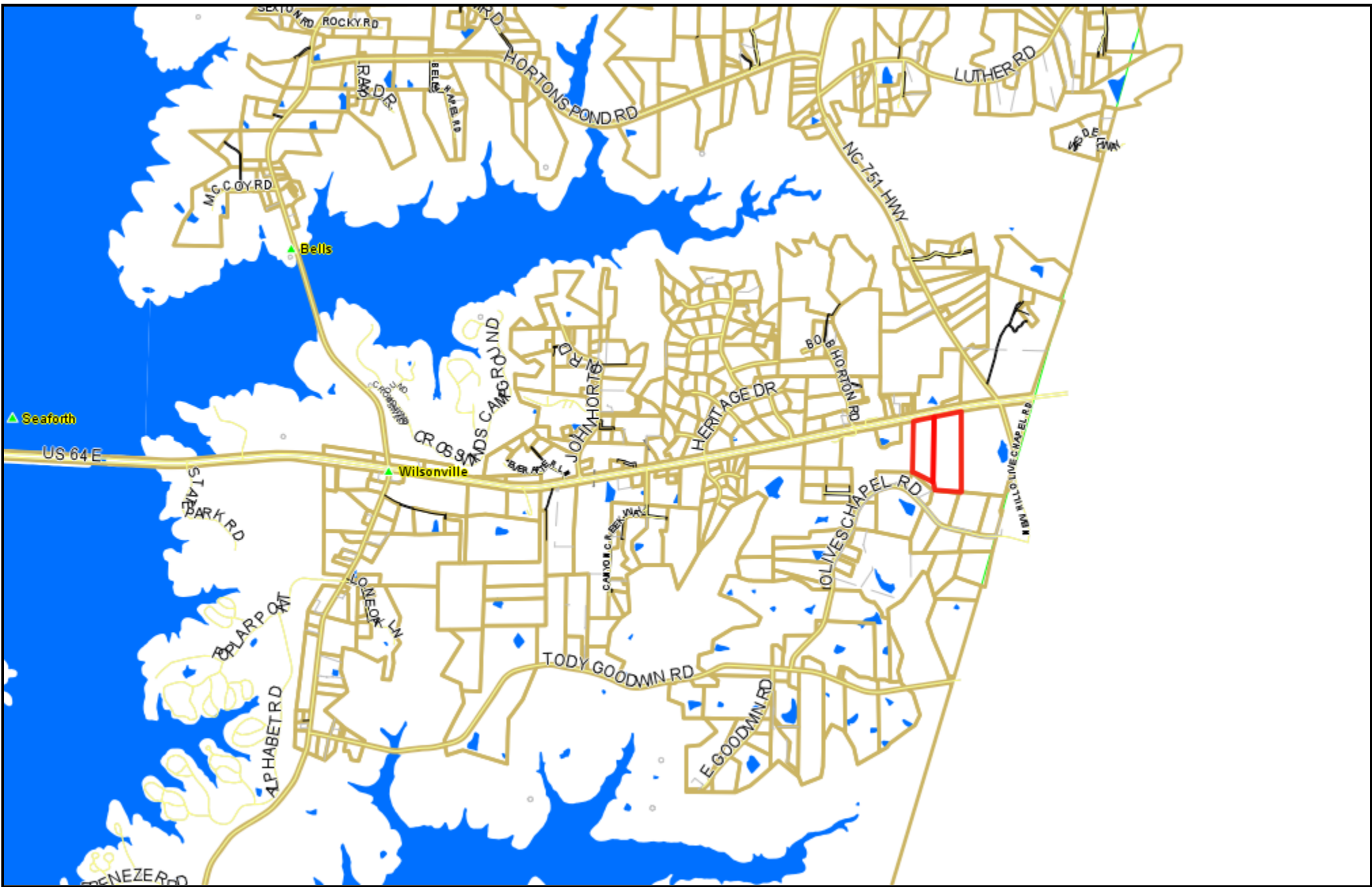
Project Narrative

July 2, 2014

Space Station Self-Storage, Boat+RV Storage and Boat Sales
Chatham County, NC

This project consists of a request for Conditional Use Zoning District from R1 to CD-RB. The property is 2 parcels with a combined acreage of 45.7 acres. The property is located on the south side of US 64 approximately 1000 feet west of State Highway 751. Jordan Lake is just a couple of miles west of this property. The property is currently undeveloped and to our knowledge has never been a residential property. The past use was farming. There are 2 deeded access points to US highway 64 – one on each property. There are perennial, intermittent and ephemeral streams on the property. The slopes are gradual with an average grade of 6%.

The proposal is to build a self-storage, boat + RV storage and a boat sales/repair facility. This area has been experiencing growth and is expected to continue the growth in the future. This property is perfectly suited to be a commercial use. We are proposing a mix of climate-controlled and non-climate controlled units. The buildings will be buffered from US 64 with a landscape buffer on all sides. There will be surface parking and covered parking for boats and RVs. There is a trend in residential development toward smaller lots so citizens have to store their boats and RVs elsewhere. The architecture demonstrates that the developer intends to build a very nice facility. The facility will be constructed in phases as the demand dictates.



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: 17890
 Map Number: 0712-23-9690.000
 Owner Name: HEDGE PETH JOHN B, ANNE H CHEN & JOAN H HAMM
 Owner Address: 1917 ANACAPA ST
 Owner City: SANTA BARBARA
 Owner State: CA
 Owner Zip: 93101
 Tax Year: 2014
 Description: Q5-33A-1

Deed Book: 872
 Deed Page: 0001
 Plat Book:
 Plat Page:
 Deed Acres: 16.45
 Physical Address: US 64 E
 Improvement Value: 0
 Land Value: 330625
 Fire District: 107
 Township Code: 11



One Inch = 3200 Feet



APPLICATION ACCEPTANCE POLICY

CONDITIONAL DISTRICT REZONING

Chatham County
Planning Department

PO Box 54, Pittsboro, NC, 27312
Telephone 919-542-8204 | Fax 919-542-2698
www.chathamnc.org/planning

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the preparation, reviews, and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. **PLEASE REVIEW SECTION 5 FOR CONDITIONAL ZONING IN ITS ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED.**
3. Upon determination by staff that an application is complete, it will be officially accepted by the Planning Department by accepting payment and issuing receipt. Staff will not hold materials for incomplete applications or any monies associated with the submittal of an application. Application fees must be paid at the time an application is submitted for acceptance.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.

CONDITIONAL ZONING DISTRICT

APPLICATION FOR CHANGE OF ZONING OF PROPERTY

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Raleigh Industrial Partners, LLC (David Durham and Warren Mitchell)

MAILING ADDRESS OF APPLICANT: PO Box 58071, Raleigh NC, 27658

PHONE NUMBER/E-MAIL OF APPLICANT: 919-593-1916 warrendmitchellpe@gmail.com

PROPERTY OWNER INFORMATION (If different from the applicant): *Owner Authorization Signature Required; See end of application.

Name(s) John B Hedgepeth, Anne H. Chen, Joannie H. Hamm

Address: 1917 Anacapa Street

Santa Barbara, California

ZIP 93101

Telephone: na FAX: na

E-Mail Address: hedgepethjohn@gmail.com

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: US Hwy 64 E, Apex, NC

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 17890, 17891

CURRENT ZONING DISTRICT/CLASSIFICATION(S): R-1

PROPOSED ZONING DISTRICT(S): CD-NB CD-CB CD-RB CD-O&I CD-IL CD-IH

TOTAL SITE ACRES/SQUARE FEET: 45.69 Acres / 1,990,256.40 sf (16.45ac + 29.24ac)

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE: (1) Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental). (2) Boat, trailer and other utility vehicle sales and service. (3) Boat Storage Facility and (4) Recreational Vehicle Storage Facility.

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. All applications shall contain the following information. Please use attachments and/or additional sheets if necessary to fully explain and detail this project. If you feel any of the below standards do not apply to this application, mark with "N/A" and explain if necessary.

1. **The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.**

There is no error in the ordinance being remedied with the application of this rezoning proposal.

2. **The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.**

The changing conditions are primarily population growth and an increase in Lake use and recreation activities in general. People in the triangle area have disposable income to spend on recreational vehicles and boats. They are looking for safe, secure and attractive facilities to keep their boats and RVs at a facility convenient to their homes and the recreation area.

3. **The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

See attached sheets

4. **All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.**

This project is located on a major transportation corridor in an area that is growing and is expected to continue to grow . There are already several existing commercial businesses at this crossroads including a lumber sales and hardware store, self-storage and truck rental business, boat storage facility and recreational vehicle storage facility, a recreational vehicle sales and service business, a concrete plant, and a landscaping supply business. Attention was paid to the architecture so it will be recognized as one of the nicest Self-Storage / boat + RV storage and Boat Sales facilities in the area.

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit the application to the Planning Department. Please check the boxes below once these meetings have been held:

Chatham County Appearance Commission Date of Meeting June 25, 2014

Held Community Meeting

Date of Meeting June 30, 2014

Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department at least forty-five (45) days prior to the Public Hearing. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in **Section 5 of the zoning ordinance.**
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - b. Legal Description of proposed conditional zoning district;
 - c. All existing and proposed easements, reservations, and rights-of-way;
-

-
- d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
 - e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
 - f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
 - g. All existing and proposed points of access to public and/or private streets;
 - h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
 - i. Proposed phasing, if any;
 - j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
 - k. Proposed provision of utilities;
 - l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
 - m. The approximate location of any cemetery;
 - n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
 - o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
 - p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
 - q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing two or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.**

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
 - b. Existing and general proposed topography;
 - c. Scale of buildings relative to abutting property;
 - d. Height of structures;
 - e. Exterior features of the proposed development;
 - f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
 - g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: *In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate _____ to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.*

Signature: *John B. Hedges*

Anne Chen Digitally signed by Anne Chen
DN: cn=Anne Chen, o.ou,
email=anne@photos.com, c=US
Date: 2014.06.26 13:45:37 -0800

Johnnie T. Hamm

Date: June 26, 2014

APPLICANT SIGNATURE: *I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.*

Signature: *Warren D. Mitchell*

Warren D. Mitchell

Date: July 2, 2014

OFFICE USE ONLY:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Check No. _____ Cash Credit Card Money Order

Application No. PL 20 _____

**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE**

To: Chatham County ZONING ADMINISTRATOR

Date: July 2, 2014

Proposed Zoning: Space Station Self-Storage + Boat & RV Storage CD-RB

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) June 12, 2014. A copy of the written notice is also attached.

The meeting was held at the following time and place: 1709 Legion Road, Suite 213, Chapel Hill NC – 5:00-7:00 pm

The persons in attendance at the meeting were: Warren Mitchell. No adjacent neighbors showed up.

The following issues were discussed at the meeting: None

As a result of the meeting, the following changes were made to the rezoning petition: None

Date: July 2, 2014

Applicant: Warren Mitchell

By: _____

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

June 12, 2014

Raleigh Industrial Partners, LLC
PO Box 58071
Raleigh NC 27658

Re: Development Input Meeting for Space Station Self Storage, Boat and RV Storage, and Boat Sales

Meeting shall be held at 1709 Legion Road Office Building – Suite 213 - Chapel Hill, NC 27517 on June 30, 2014 from 5:00 to 7:00 pm.

Dear Adjacent Property Owner:

This letter is to invite you to a community information meeting regarding a commercial project on 46 acres that we are proposing near your property on Parcel 17890 and Parcel 17891. An informal community meeting will be held on June 30, 2014 beginning at 5:00 pm at 1709 Legion Road Office Building – Suite 213 Chapel Hill, NC 27517. Feel free to drop in any time from 5:00 to 7:00 to hear about our plans for this property. Detailed directions are attached. Plans of our proposed development will be shown and you will have the opportunity to ask questions of people knowledgeable about the details of our project. We will listen and consider any input before we submit to the County.

This meeting is required as part of the County zoning process, however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. You will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you may contact the person noted below.

Respectfully,

Warren Mitchell

For More Information, Please Contact:

Warren D. Mitchell, PE
(919) 593-1916
warrendmitchellpe@gmail.com

Standard #3**3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.**

There are 28 Major Recommendations in the The Land Conservation and Development Plan (LCDP). We listed the recommendations relevant to our project with our comments following each recommendation:

1. Work closely and cooperatively with the towns in Chatham County so that development can be guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities.

Space Station is proposed on property adjacent to a lumber yard and concrete plant. There is a self-storage facility, boat and RV storage and RV sales facility across the highway from this property. The property does not have any special environmental features or historic structures. The regulatory stream and stream buffer on the property is being protected. This property is ideally suited for the proposed use.

12. Designate Cross-roads Commercial Center locations to serve the needs of surrounding rural areas.

Space Station will join several commercial businesses that have been started at this cross-roads.

23. Use impact fees, impact taxes on new development, public dedication, adequate facilities ordinances, and other strategies to help fund community facilities and programs, including schools, farmland protection and recreational and cultural facilities. Our goal is to ensure that new development will pay for itself.

Self-Storage + Boat/RV Storage are commercial uses that pay for themselves. There is zero demand on the school system and very little demand on the transportation infrastructure. These businesses create very few vehicles. The traffic that is generated is spread out during the day so the impact on peak hours in the morning and afternoon is negligible.

27. Use site-based planning as a means of preserving the precious resources of Chatham County. Require that developers inventory the community resources existing on major proposals including botanical, historical, and water resources.

We are proposing a multi-story facility which conserves land. The property has no special botanical or historical features.

Goals

Goals are value-based statements that may not be easily measurable; they represent aspirations for Chatham County and outline the results that should be achieved.

The following goals have relevance to our project:

· *Chatham County's surface and underground water resources are effectively protected.*

We are proposing 3 wet ponds for this project to manage the stormwater runoff and comply with all the newest Jordan Lake Nutrient Strategy Rules. The wet pond will allow the project to comply with all water quality and quantity requirements for Chatham County. That will move this project closer to having zero impact on the surface water resources (streams) that flow into Jordan Lake.

· *The county supports high quality, community-based schools and develops the financial wherewithal to fund them.*

This project will contribute toward the tax base that funds the schools but will add zero demand to the schools.

· *Historic assets are preserved.*

This property has no historic assets or features.

· *Long-term transportation, water supply, wastewater, and solid waste facilities are provided to accommodate desired development and support environmental goals.*

This project will have very little impact on the roads, water supply, waste-water and solid waste facilities.

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) GOLDSTON APEX PROPERTIES LLC
7728 GRACE COVE LN
WAKE FOREST NC 27587-3734

- (2) ANDREW CLARK and STALEY SMITH
PO BOX 457
APEX NC 27502

- (3) KATHY BOOTH STEWART
114 PALACE GARDEN
CARY NC 27518-9749

- (4) KATHRYN B STEWART
404 WOODDED LAKE DR
APEX NC 27523

- (5) MARY E AND NANCY C GEEK
2326 VIA VENETO DR
PUNTA GORDA FL 33950-6334

- (6) MICHAEL KALEN BERKUT
807 OLD MILL RD
CHAPEL HILL NC 27514-3931

- (7) DAN Y AND DEBORAH J GOODWIN
1219 OLIVES CHAPEL RD
APEX NC 27502

Trustees Deed
BR 872 PG 1

FILED
REBA C. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, NC

(OK)

MAR 18 12 07 PM '99
BOOK 784 PAGE 565

03293

No Revenue
Mail To: John M. Hedgepeth, 202 E. Pedregosa St., Santa Barbara, CA 93101
Prepared by: Wayne Watkins, Attorney

NORTH CAROLINA

CHATHAM COUNTY

GENERAL WARRANTY DEED

Without Title Examination

THIS DEED made and entered into this 3rd day of ~~February~~ ^{March}, 1999 by and between JOHN MILLS HEDGEPEETH and wife, LINDA L. HEDGEPEETH, GRANTOR, and JOHN M. HEDGEPEETH TRUST II, c/o John M. Hedgepeth, 202 E. Pedregosa St., Santa Barbara, CA 93101, GRANTEE.

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 this instrument does grant, bargain, sell and convey to the Grantee, a certain parcel of land situated in New Hope Township, Chatham County, North Carolina and more particularly described as follows:

ALL of that lot and parcel of land as shown on the plat by William O. Yates, RLS, dated August 15, 1982, filed in Chatham County plat book 33 at page 97, and containing 16.45 acres more or less.

The property hereinabove described was acquired by Grantor by an instrument recorded in Book 454, Page 325, Chatham County Registry.

A map showing the above-described property is recorded in Plat Slide 33-97, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantors covenant with the Grantee that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is SUBJECT to the following exceptions:

Easements, rights of way and encumbrances of record.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, the day and year first above written.

John Mills Hedgepeth (SEAL) Linda L. Hedgepeth (SEAL)
JOHN MILLS HEDGEPEETH LINDA L. HEDGEPEETH

STATE OF CALIFORNIA, Santa Barbara County.

I, _____, a Notary Public of _____ County, do hereby certify that John Mills Hedgepeth and Linda L. Hedgepeth personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and Notarial Seal, this the ____ day of _____, 1999.

Notary Public

My commission expires: _____

See ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Barbara } ss.

On March 3, 1999, before me, Carolyn Leeann Rosborough
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John & Linda Hedgepeth
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Carolyn Leeann Rosborough
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: General Warranty Deed
Document Date: March 3, 1999 Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer is Representing:

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of Carolyn Leeann Rosborough, Notary(ies)
Public is (are) certified to be correct. This instrument was presented for registration at 12:07 o'clock
P.M., on March 18, 1999 and recorded in Book 784 Page 565.

REBA G. THOMAS,
REGISTER OF DEEDS FOR CHATHAM COUNTY

By Jeva A. Seagor
Assistant - Register of Deeds

Justices Deed
BK 872 PG 1

FILED
REBA C. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, NC



MAR 13 12 07 PM '99

BOOK 784 PAGE 568

No Revenue

Mail To: John M. Hedgepeth, 202 E. Pedregosa St., Santa Barbara, CA 93101
Prepared by: Wayne Watkins, Attorney

03294

NORTH CAROLINA

CHATHAM COUNTY

GENERAL WARRANTY DEED

Without Title Examination

THIS DEED made and entered into this ^{March} 3rd day of ~~February~~, 1999 by and between JOHN MILLS HEDGEPEETH and wife, LINDA L. HEDGEPEETH, GRANTOR, and JOHN M. HEDGEPEETH TRUST II, c/o John M. Hedgepeth, 202 E. Pedregosa St., Santa Barbara, CA 93101, GRANTEE.

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 this instrument does grant, bargain, sell and convey to the Grantee, a certain parcel of land situated in New Hope Township, Chatham County, North Carolina and more particularly described as follows:

ALL of Lot 1 containing 29.24 acres, more or less, as shown on that plat of survey entitled "Property of Edna M. Hedgepeth Heirs" dated June 17, 1983 by William O. Yates, R.L.S. and recorded as Plat Slide 36-1, Chatham County Registry, to which plat referenced is made for a more complete and particular description.

The property hereinabove described was acquired by Grantor by an instrument recorded in Book 467, Page 858, Chatham County Registry.

A map showing the above-described property is recorded in Plat Slide 36-1, Chatham County Registry.

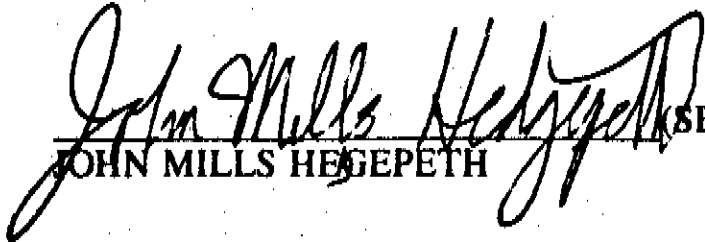
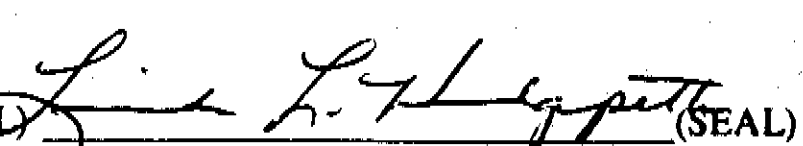
TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantors covenant with the Grantee that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is SUBJECT to the following exceptions:

Easements, rights of way and encumbrances of record.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, the day and year first above written.



 _____ (SEAL) _____ (SEAL)
 JOHN MILLS HEGEPETH LINDA L. HEDGEPEETH

STATE OF CALIFORNIA, Santa Barbara County.

I, _____, a Notary Public of _____ County, do hereby certify that John Mills Hedgepeth and Linda L. Hedgepeth personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and Notarial Seal, this the ____ day of _____, 1999.

Notary Public

My commission expires: _____

See ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Santa Barbara } ss.

On March 3, 1999, before me, Carolyn Leeann Rosborough
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John + Linda Hedge Peth
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) he/she/they executed and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Carolyn Leeann Rosborough
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: March 3, 1999 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of CAROLYN LEEANN ROSBOROUGH, Notary(ies)

Public is (are) certified to be correct. This instrument was presented for registration at 12:07 o'clock

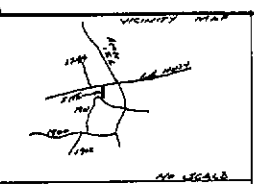
P.M., on March 18, 1999 and recorded in Book 784 Page 568.

REBA G. THOMAS,
REGISTER OF DEEDS FOR CHATHAM COUNTY

By [Signature]
Assistant - Register of Deeds



33-97
18 17.82
11 05 21

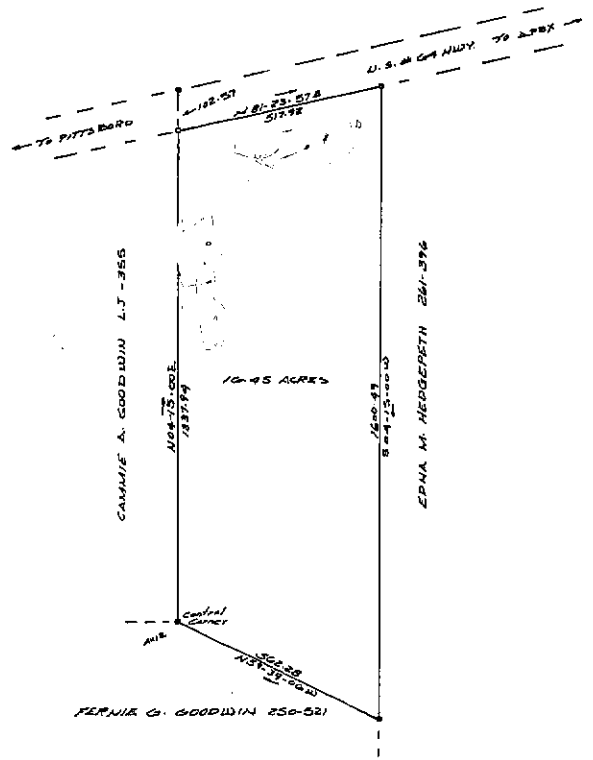


State of North Carolina CHATHAM County
I, WILLIAM O. YATES certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is $1/2000$; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____; that this map was prepared in accordance with G.S. 47-20 as amended.
WITNESS my hand and seal this 15 day of August, 1982

SIGNATURE
William O. Yates
Land Surveyor
Registration Number
L-1387



I, JOAN P. YATES (Notary Public) do hereby certify that WILLIAM O. YATES personally appeared before me this day and acknowledged the due execution of the foregoing document.
Witness my hand and official seal this 15th day of August, 1982.
Joan P. Yates
Notary Public
My Commission Expires 6-13-84



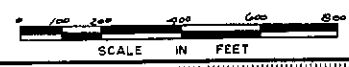
CERTIFICATE FOR PLAT
NORTH CAROLINA, CHATHAM COUNTY
THE FOREGOING CERTIFICATE of William O. Yates is certified to be correct. THIS PLAT WAS PRESENTED FOR REGISTRATION AT 10:00 O'CLOCK P.M. ON 8/11/82 AND RECORDED IN PLAT BOOK 333, PAGE 97, CHATHAM COUNTY REGISTRY.
REGISTERED BY: David Stumbo Deputy

PROPERTY OF
MRS. EDNA M. HEDGEPETH
NEW HOPE TWP. - CHATHAM CO. - N.C.
AUGUST 15, 1982 SCALE 1" = 200'
SURVEYED BY: WILLIAM O. YATES N.C. R.L.S. # L-1387
ROUTE #3 Box 243 AFBX, N.C. 27502
PH. 302-6619

- LEGEND**
- Existing Iron Pipe
 - Iron Pipe Set (Unless otherwise designated)
 - Existing Concrete Monument
 - Concrete Monument Set

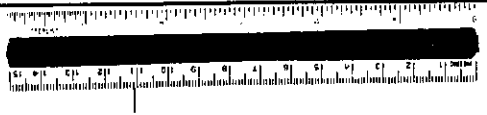
Zone
Tax Parcel 0712-33-1602

RECORDED CHATHAM COUNTY BOOK _____ VOL. _____ PAGE _____

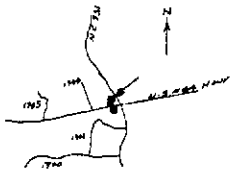


OWNER
MRS. EDNA M. HEDGEPETH
25 FLEMINGTON RD.
CHATHAM CO., N.C. 27513

33-97



VICINITY MAP



LEGEND
○ IRON FOUND
● IRON SET
○ P.K. NAIL FOUND

TRUE NORTH
BEARINGS TAKEN FROM COUNTY LINE
SURVEY BY E. C. SMITH

FERNIE G. GOODWIN
200-52

JOHN M. HEDGEPEIN
RD 38 PG 97
1599 77

29.24 ACRES

N78°43'16E
239.53

N78°48'23E
329.05

N79°15'41E
32.14

DR. M. K. BERNUT
291-295

JOHN M. & WIFE CATHY B. STEWART
393-60

26.13 ACRES

JOHN M. & WIFE CATHY B. STEWART
393-60

NORTH CAROLINA

CHATHAM COUNTY

WILLIAM O. YATES, Surveyor

AN ANNUAL FIELD SURVEY

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION

AND I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT

IN ACCORDANCE WITH THE PROVISIONS OF THE STATUTES OF THIS STATE

AND I HAVE SIGNED AND SEALED THIS SURVEY AND RETURNED IT TO THE REGISTER

OF CHATHAM COUNTY, NORTH CAROLINA, THIS 17th DAY OF JUNE, A.D. 1962.

WITNESS MY HAND AND SEAL THIS 17th DAY OF JUNE, A.D. 1962.

Signature of William O. Yates
Registration Number 2-1387



CERTIFICATE FOR PLAT
NORTH CAROLINA, CHATHAM COUNTY
THE FOREGOING CERTIFICATE OF William O. Yates, Surveyor, IS HEREBY
CERTIFIED TO BE CORRECT. THIS PLAT WAS PREPARED FOR REGISTRATION AND IS IN ACCORDANCE
WITH THE PROVISIONS OF THE STATUTES OF THIS STATE AND IS HEREBY
REGISTERED IN PLAT BOOK 36-1 PAGE 1
CHATHAM COUNTY REGISTER
NUMBER OF BOOK BY William O. Yates REGISTERED
Deputy

PROPERTY OF
EDNA M. HEDGEPETH HEIRS
NEW HOPE TWP - CHATHAM CO. - N.C.
JUNE 17, 1962 SCALE 1"=200'

0 100 200 300 400 500
SURVEYED BY: WILLIAM O. YATES P.L.S. #2-1387
P.L.N. 0712-33-1602

1-45
9/3/62
36-1
6-24-62

RECORDED IN CHATHAM COUNTY BOOK PAGE

36-1

