

111 JONES AVENUE

Hillsborough, NC

FACTS REGARDING THE DEVELOPMENT OF 3.7 ACRES IN WEST HILLSBOROUGH

The property has been entitled with the City of Hillsborough. Chad Abbott with C3 Engineering has been handling the engineering and construction drawings. There are conditions that have to be met to record a final plat for building lots. The known conditions are, but may not be limited to:

- Install a sidewalk across King street stretching from Jones Avenue to Collins Avenue
- Make a Payment in Lieu of recreational space (approx \$27,000)
- Install (3) rain garden type stormwater ponds (1 upper and 2 lower)
- Extend sewer from W. King Street up to the lower lots on Jones Avenue and Collins (install a manhole and 6" line)
- Permits: DOT for an encroachment permit, OC review fee, sewer extension permit, Demolition permit)
- Demolish 2 old brick buildings
- County to install water - sewer meters to each lot (typical building cost). There are 5 water taps already paid for.

The Seller will deliver an 11 lot survey ready to record and approved construction drawings to the Buyer during their due diligence period for further review.

Based on the CD's and final platted lots it should take no longer than 90 days to be ready to pull permits and start building homes. The seller is willing to discuss a termed takedown schedule for the right building partner.

Real Estate by Design

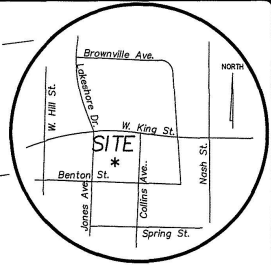
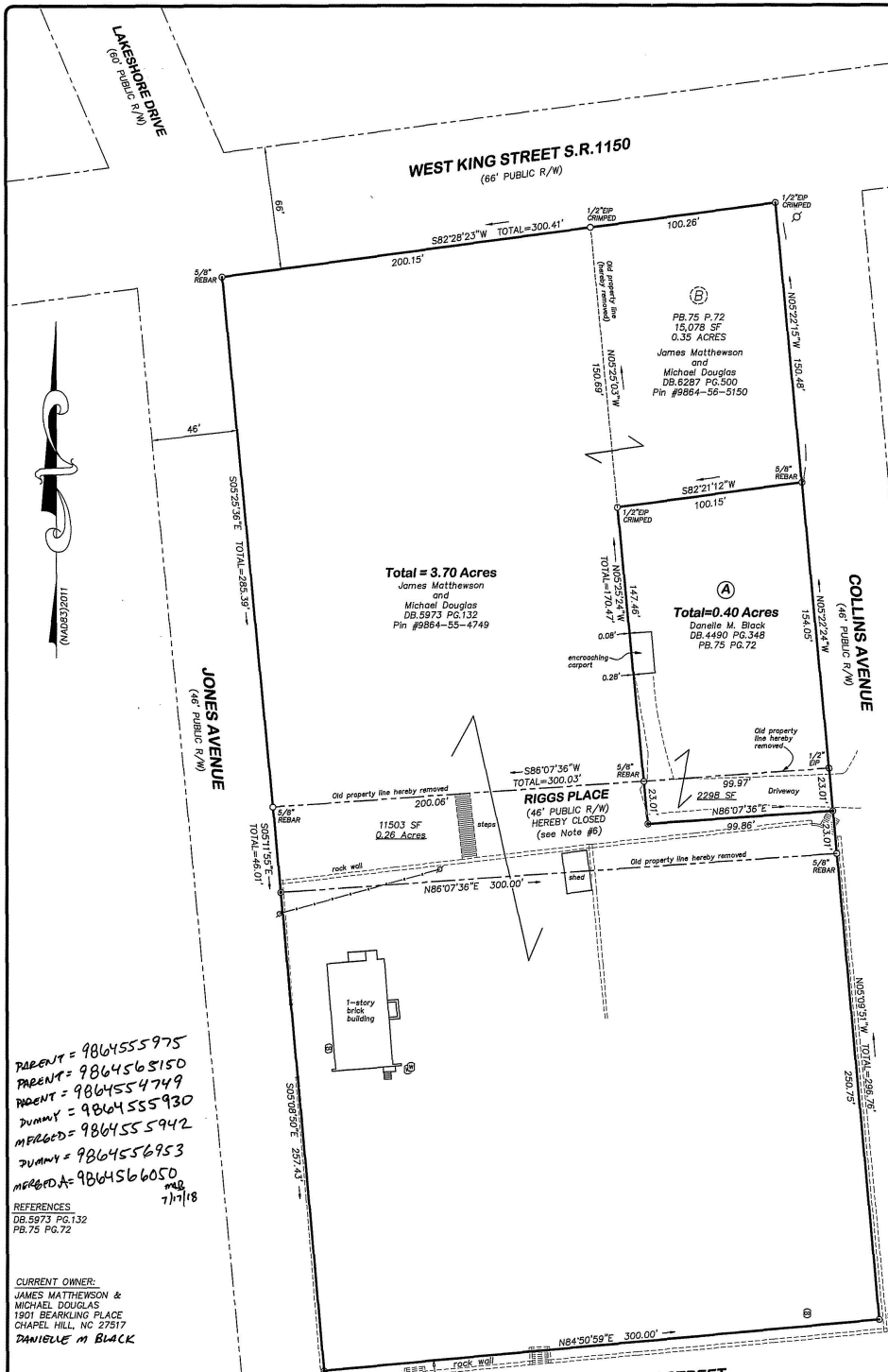


LISA ELLIS | 919-606-1754 | LISA@LISAELLIS.COM



111 JONES AVENUE LOT PLAT

2/2



SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3522, PAGE 132). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 3522, PAGE 132. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:
 PER NC GS 47-30 (f)(1)(g) THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF JULY, 2018.

Robert S. Jones
 PROFESSIONAL LAND SURVEYOR
 L-3939
 REGISTRATION NUMBER



STATE OF NORTH CAROLINA
 COUNTY OF ORANGE
 I, MICHAEL A. BUNTON Sr. REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

Michael A. Bunton Sr.
 REVIEW OFFICER ORANGE COUNTY LAND RECORDS / GIS

DATE OF CERTIFICATION: 7-16-2018

THIS PLAT DOES NOT REQUIRE APPROVAL
Tom King
 PLANNING DIRECTOR OR DESIGNEE
7/10/2018
 DATE



20180716000133740 PLAT
 BK: PL118 Pg: 187
 07/16/2018 15:15:42 PM 1/1

FILED Mark Collins
 Register of Deeds, Orange Co., NC
 Recording Fee: \$21.00
 NC Real Estate Tax: \$.00

LEGEND
 These standard symbols will be found in the drawing.

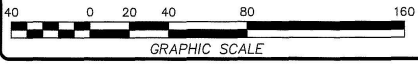
- UTILITY POLE.....
- EXISTING IRON ROD.....
- PK NAIL.....
- EXISTING IRON PIPE.....
- 1/2" IRON PIPE SET.....
- STONE FOUND.....
- CONCRETE MONUMENT.....
- COMPUTED POINT.....
- OVERHEAD ELECTRIC.....
- RIGHT OF WAY.....

NOTES:
 1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 3. NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 4. ALL AREAS BY COORDINATE COMPUTATION.
 5. NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. AN ORDER TO CLOSE RIGGS PLACE WAS APPROVED BY THE TOWN OF HILLSBOROUGH ON DECEMBER 11, 2017.

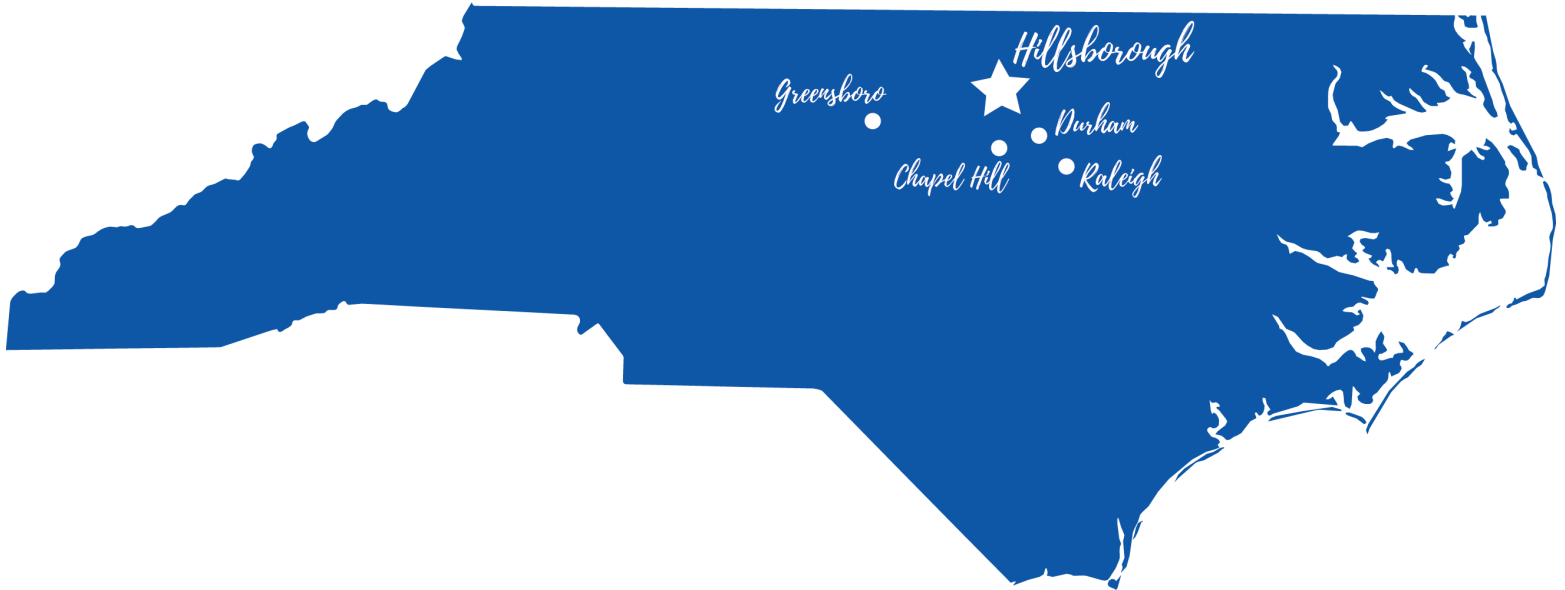
SURVEY FOR:
JAMES MATHEWSON & MICHAEL DOUGLAS

SCALE: 1" = 40'
 HILLSBOROUGH TOWNSHIP - ORANGE COUNTY, NC
 DATE: JUNE 19, 2018

R.S. Jones & Inc.
R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO. C-3565
 201 WEST CLAY STREET
 MEBANE, N.C. 27302
 PH.: (919) 563-3623 FAX: (919) 563-0086



CONVENIENT TO THE TRIANGLE



From

Chapel Hill
Durham
Greensboro
Raleigh

Distance

12 miles
14 miles
42 miles
38 miles

Time

20 minutes
18 minutes
43 minutes
43 minutes



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