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TOWN OF  
**HILLSBOROUGH**

**PETITION FOR  
Annexation of Contiguous Property**

Planning Department  
101 E. Orange Street / P.O. Box 429  
Hillsborough, NC 27278  
Phone: (919) 296-9471 Fax: (919) 644-2390  
Website: [www.hillsboroughnc.gov](http://www.hillsboroughnc.gov)

TO THE BOARD OF COMMISSIONERS OF THE TOWN OF HILLSBOROUGH:

(1) The undersigned, MICHELLE HAMILTON AND CAMILLA SCHUPP, MEMBERS OF PRAGUE ESCAPES, LLC

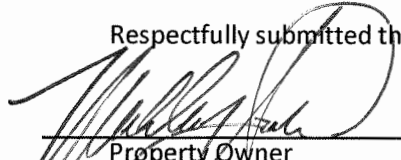


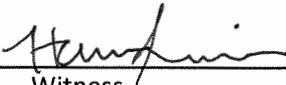
being the owner(s) of all real property located within the area described in paragraph two below requests that such area be annexed to the Town of Hillsborough.

(2) The area to be annexed is contiguous to the Town of Hillsborough and is located 3013 RIPPY LANE, HILLSBOROUGH, NC 27278

(3) A map of the foregoing property, showing its relationship to the existing corporate limits of the town, is attached hereto.

(4) This petition is presented under the authority contained in G.S. 160A-31.

Respectfully submitted this 27<sup>th</sup> day of September, 2024

|                                                                                                               |                                                                                                                |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <br>_____<br>Property Owner | <br>_____<br>Property Owner | <br>_____<br>Witness |
| <br>_____<br>Witness      |                                                                                                                |                                                                                                          |

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Witness

**SURVEYORS NOTES:**

**NOTE "A"**  
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

**NOTE "B"**  
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY HILLSBOROUGH TOWN LIMITS.

**NOTE "C"**  
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

**NOTE "D"**  
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS, AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

**NOTE "E"**  
METEANS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN RIGHTS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

**NOTE "F"**  
SEE PLAT "PROPERTY SURVEY FOR JAMES C. RIPPY" BY ALCOA ALLEMAN, PLS NO. 2644, DATED 20TH DAY OF MAY, 2000 AND RECORDED IN PG 76/31.

**NOTE "G"**  
SEE PLAT "RECOMBINATION OF PROPERTY OF OLD 86 COMMONS, LLC" BY STEVE Y. KOHASE, PLS NO. 2783, DATED 9TH OF AUGUST 2004 AND RECORDED IN PG 99/78.

**NOTE "H"**  
SEE PLAT "CATES CREEK SENIOR EASEMENT ACQUISITIONS PLAT" BY ROBERT C. BAUMGARTNER, PLS NO. 4531, DATED 14TH OF NOVEMBER, 2005 AND RECORDED IN PG 99/77.

**NOTE "I"**  
THIS PROPERTY IS IN THE END RIVER WATERSHED, WHICH IS LOCATED IN THE NEUSE RIVER BASIN. THIS PROPERTY IS ALSO LOCATED IN THE "LOWER END UNPROTECTED" DISTRICT.

**NOTE "J"**  
THIS PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE "AE". SEE FEMA PANEL 9873, MAP NUMBER 3710987300J REVISION 02/02/2007.

**NOTE "K"**  
THE PROPERTY LINE WHICH IS SHOWN AS A DASHED LINE DRAWN FROM BEARINGS AND DISTANCES TAKEN FROM THE PLAT MENTIONED IN NOTE "F". THIS PROPERTY LINE WAS THEN ROTATED AND PROPORTED TO FIT THE PROPERTY CORNERS WHICH WERE FOUND DURING THE FIELD SURVEY. FURTHER SURVEY IS NECESSARY TO FULLY DETERMINE THE LOCATION OF THE DASHED PROPERTY LINES.

**NOTE "L"**  
PROPERTY LINE MAY BE ALONG CENTERLINE OF CATES CREEK. CREEK NOT SPECIFIED AS PROPERTY LINE ON DB 460/283 OR 38/186 DETERMINATION SCOPE OF THIS PLAT FOR ANNEXATION. SURVEYOR RECOMMENDS TITLE SEARCH TO CLARIFY.

**G.S. 160A-31 CERTIFICATE**  
TO THE PLANNING DEPARTMENT OF THE TOWN OF HILLSBOROUGH

1. WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY BELIEVE THAT THE AREA DESCRIBED IN PARAGRAPH 2 BELOW MEETS THE REQUIREMENTS OF G.S. 160A-31(B) AND RESPECTFULLY REQUEST THAT THE AREA DESCRIBED IN PARAGRAPH 2 BELOW BE ANNEXED TO THE TOWN OF HILLSBOROUGH.

2. THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF HILLSBOROUGH, AND THE BOUNDARIES OF SUCH TERRITORY ARE AS FOLLOWS:

OWNERS SIGNATURE DATE

**SYMBOL & ABBREVIATION LEGEND**

|      |                    |
|------|--------------------|
| EP   | EXISTING IRON PIPE |
| ER   | EXISTING IRON ROD  |
| CP   | CALCULATED POINT   |
| R/W  | RIGHT OF WAY       |
| P.T. | PINCHPOINT         |
| R.R. | RAILROAD           |

**FLOOD ZONE HATCHING LEGEND**

|                   |  |
|-------------------|--|
| FLOODWAY          |  |
| AE FLOOD ZONE     |  |
| 0.2% FLOOD ZONE X |  |

**LINE LEGEND**

|                         |  |
|-------------------------|--|
| PROPERTY LINE           |  |
| LINE NOT SURVEYED       |  |
| RIGHT OF WAY LINE       |  |
| THE LINE                |  |
| NEW TOWN LIMIT          |  |
| EXISTING TOWN LIMIT     |  |
| SEWER EASEMENT          |  |
| 60' EASEMENT            |  |
| APPROX. EDGE OF ASPHALT |  |

**GRID CERTIFICATION:**  
I, WILLIAM H. MCCARTHY, JR., PLS NO. 3248, CERTIFY THAT THIS MAP OR GRID DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

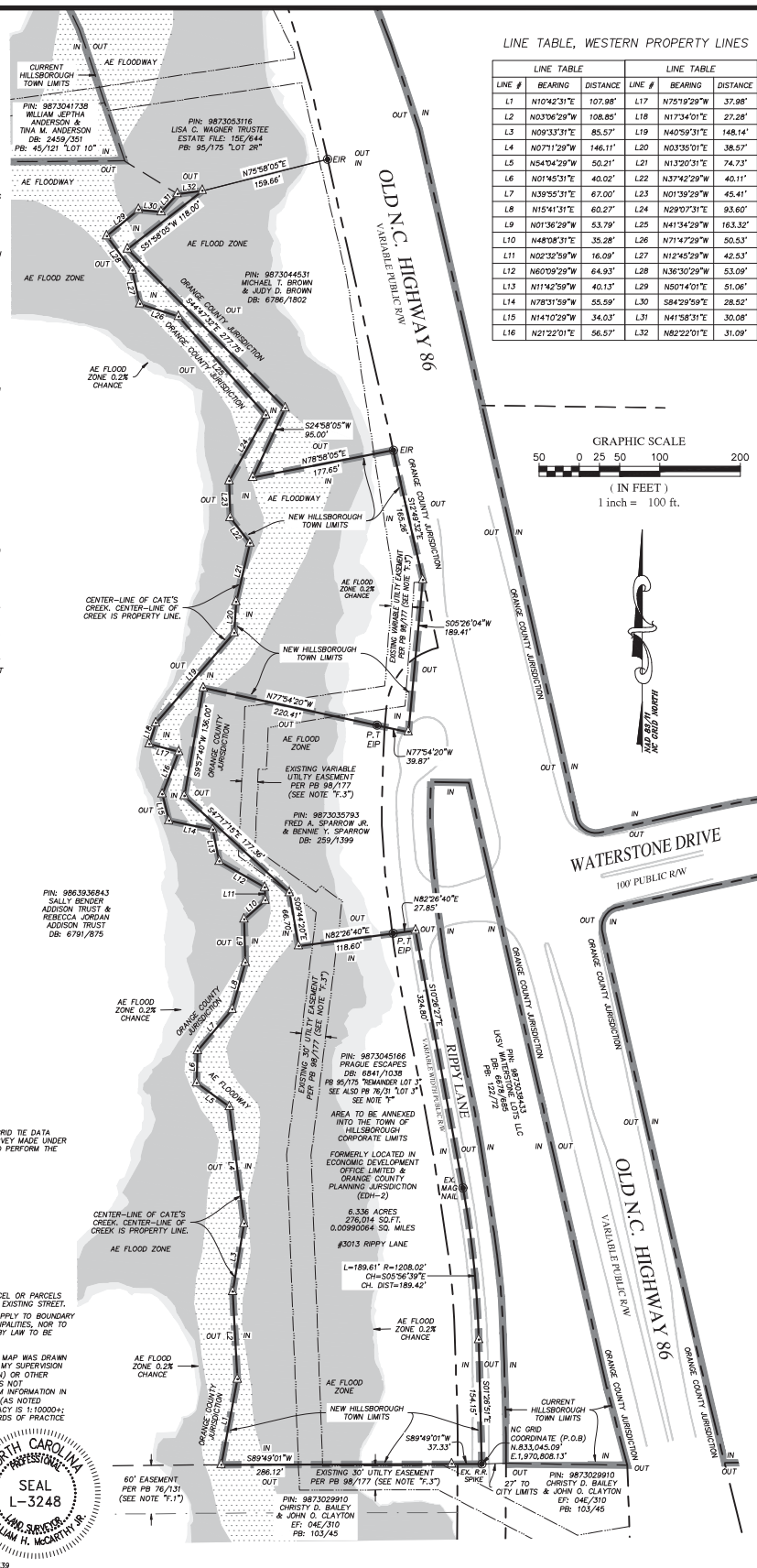
- (1) CLASS OF SURVEY: "A"
- (2) POSITIONAL ACCURACY: 0.07"
- (3) TYPE OF GPS FIELD PROCEDURE: SVS
- (4) DATES OF SURVEY: 09/10/2024 - 09/13/2024
- (5) DATUM/EPCH: 83/11
- (6) PUBLISHED/UNPUBLISHED CONTROL USED: HELD SVS
- (7) GEOID MODEL: 2018
- (8) COMBINED GRID FACTOR: 0.9999422
- (9) UNITS: US SURVEY FEET

**SURVEYORS CERTIFICATES**  
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (F)(1)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.  
G.S. 47-30 (J). THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREA ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

I, WILLIAM H. MCCARTHY, JR., PLS NO. 3248, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE/AS NOTED HEREON) OR OTHER REFERENCE SOURCE(S) AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A DASHED LINE; AS DRAWN FROM INFORMATION IN BOOK/PAGE/AS NOTED HEREON OR OTHER REFERENCE SOURCE(S) AS NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:1000000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING.

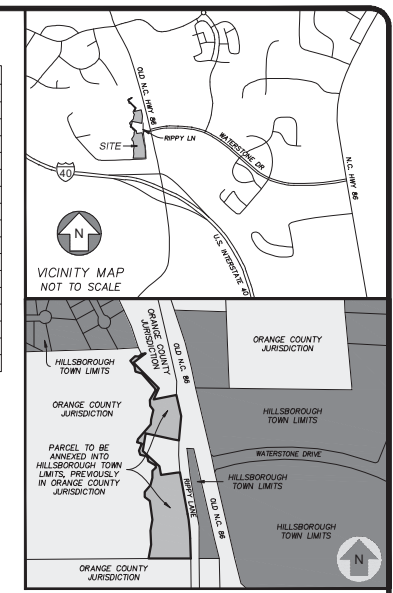
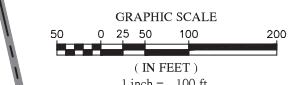
STATE OF NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESSES MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2ND DAY OF OCTOBER 2024.

PROFESSIONAL LAND SURVEYOR REG. NUMBER L-3248  
SUMMIT CONSULTING-ENGINEERING, ARCHITECTURE AND SURVEYING, P.C. REG. NUMBER P-0339



**LINE TABLE, WESTERN PROPERTY LINES**

| LINE # | BEARING     | DISTANCE | LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|--------|-------------|----------|
| L1     | N10°42'31"E | 107.98'  | L17    | N75°19'29"W | 37.98'   |
| L2     | N03°06'29"W | 108.98'  | L18    | N17°34'01"E | 27.28'   |
| L3     | N09°33'31"E | 85.57'   | L19    | N40°59'31"E | 148.14'  |
| L4     | N07°12'29"W | 146.11'  | L20    | N03°35'01"E | 38.57'   |
| L5     | N54°04'29"W | 50.21'   | L21    | N13°20'31"E | 74.73'   |
| L6     | N07°45'31"E | 40.02'   | L22    | N37°42'29"W | 40.11'   |
| L7     | N39°55'31"E | 67.00'   | L23    | N01°39'29"W | 45.41'   |
| L8     | N15°41'31"E | 60.27'   | L24    | N29°01'31"E | 93.60'   |
| L9     | N01°36'29"W | 53.79'   | L25    | N41°34'29"W | 163.32'  |
| L10    | N48°08'31"E | 35.28'   | L26    | N71°47'29"W | 50.53'   |
| L11    | N02°32'29"W | 16.09'   | L27    | N12°45'29"W | 42.53'   |
| L12    | N60°29'29"W | 64.93'   | L28    | N36°30'29"W | 53.09'   |
| L13    | N11°42'29"W | 40.13'   | L29    | N50°14'01"E | 51.06'   |
| L14    | N78°31'29"W | 55.59'   | L30    | S84°29'59"W | 28.52'   |
| L15    | N14°20'29"W | 34.03'   | L31    | N41°58'31"E | 30.08'   |
| L16    | N21°22'01"E | 56.57'   | L32    | N82°22'01"E | 31.09'   |



**ANNEXATION DETAIL NOT TO SCALE**

**PLANNING DIRECTOR CERTIFICATION**  
THIS TRACT OF LAND IS WITHIN THE TOWN OF HILLSBOROUGH'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

AUTHORIZED TOWN OFFICIAL  
DATE

SURVEYOR'S DESCRIPTION

TOWN OF HILLSBOROUGH TOWN LIMITS EXTENSION: VOLUNTARY CONTIGUOUS ANNEXATION HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NC  
PIN: 9874315787

LAND AND BEING SITUATED IN HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND (NC GRID COORDINATES N.833,045.09 FEET, E.1970,808.13 FEET, (COMBINED GRID FACTOR 0.9999422)) IN THE CENTER-LINE OF RIPPY LANE AT THE SOUTHEASTERN CORNER OF PRAGUE ESCAPES (SEE DEED BOOK 6841, PAGE 1038 AND LOT 1 PLAT BOOK 76, PAGE 31 ORANGE COUNTY REGISTRY) IN THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON (SEE ESTATE BOOK 042/310 AND PLAT BOOK 103/48 ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTER-LINE OF RIPPY LANE AND PROCEEDING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON SOUTH 88°00'00" WEST, 37.33 FEET TO A CALCULATED POINT; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON SOUTH 88°00'00" WEST, 286.12 FEET TO A CALCULATED POINT; THENCE CONTINUING ALONG THE CENTER-LINE OF CATES CREEK AT THE SOUTHEAST CORNER OF THE SALLY BENDER ADDISON TRUST & REBECCA JORDAN ADDISON TRUST (SEE DEED BOOK 6791, PAGE 875 ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE EAST LINE OF SALLY BENDER ADDISON TRUST & REBECCA JORDAN ADDISON TRUST ALONG THE CENTER-LINE OF CATES CREEK AS FOLLOWS: (1) NORTH 10°42'31" EAST, 107.98 FEET TO A CALCULATED POINT, (2) NORTH 3°06'29" WEST, 108.98 FEET TO A CALCULATED POINT, (3) NORTH 9°33'31" EAST, 85.57 FEET TO A CALCULATED POINT, (4) NORTH 7°12'29" WEST, 146.11 FEET TO A CALCULATED POINT, (5) NORTH 54°04'29" WEST, 50.21 FEET TO A CALCULATED POINT, (6) NORTH 7°45'31" EAST, 40.02 FEET TO A CALCULATED POINT, (7) NORTH 39°55'31" EAST, 67.00 FEET TO A CALCULATED POINT, (8) NORTH 15°41'31" EAST, 60.27 FEET TO A CALCULATED POINT, (9) NORTH 1°36'29" WEST, 53.79 FEET TO A CALCULATED POINT, (10) NORTH 48°08'31" EAST, 35.28 FEET TO A CALCULATED POINT, (11) NORTH 2°32'29" WEST, 16.09 FEET TO A CALCULATED POINT, (12) NORTH 60°29'29" WEST, 64.93 FEET TO A CALCULATED POINT, (13) NORTH 11°42'29" WEST, 40.13 FEET TO A CALCULATED POINT, (14) NORTH 78°31'29" WEST, 55.59 FEET TO A CALCULATED POINT, (15) NORTH 14°20'29" WEST, 34.03 FEET TO A CALCULATED POINT, (16) NORTH 21°22'01" EAST, 56.57 FEET TO A CALCULATED POINT, (17) NORTH 82°22'01" EAST, 31.09 FEET TO A CALCULATED POINT, (18) NORTH 17°34'01" EAST, 27.28 FEET TO A CALCULATED POINT, (19) NORTH 40°59'31" EAST, 148.14 FEET TO A CALCULATED POINT, (20) NORTH 3°35'01" EAST, 38.57 FEET TO A CALCULATED POINT, (21) NORTH 13°20'31" EAST, 74.73 FEET TO A CALCULATED POINT, (22) NORTH 37°42'29" WEST, 40.11 FEET TO A CALCULATED POINT, (23) NORTH 71°47'29" WEST, 50.53 FEET TO A CALCULATED POINT, (24) NORTH 84°29'59" WEST, 28.52 FEET TO A CALCULATED POINT, (25) NORTH 41°34'29" WEST, 163.32 FEET TO A CALCULATED POINT, (26) NORTH 75°19'29" WEST, 37.98 FEET TO A CALCULATED POINT, (27) NORTH 17°34'01" WEST, 27.28 FEET TO A CALCULATED POINT, (28) NORTH 36°30'29" WEST, 53.09 FEET TO A CALCULATED POINT, (29) NORTH 84°29'59" EAST, 50.53 FEET TO A CALCULATED POINT, (30) SOUTH 84°29'59" EAST, 28.52 FEET TO A CALCULATED POINT AND (31) NORTH 41°58'31" WEST, 30.08 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF LISI C. WAGNER TRUST (SEE ESTATE BOOK PAGE 644, AND PLAT BOOK 76, PAGE 175 LOT 28; ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTERLINE OF CATES CREEK AND CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE SOUTH LINE OF LISI C. WAGNER TRUST NORTH 82°22'01" EAST, 31.09 FEET TO A CALCULATED POINT IN THE NORTH LINE OF MICHAEL T. & JUDY T. BROWN (SEE DEED BOOK 6786, PAGE 1809, ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH SPARROW ALONG SEVEN (7) COURSES AS FOLLOWS: (1) NORTH 77°54'20" WEST, 39.87 FEET TO A CALCULATED POINT, (2) SOUTH 17°54'20" WEST, 138.00 FEET TO A CALCULATED POINT, (3) SOUTH 47°17'18" EAST, 177.36 FEET TO A CALCULATED POINT, (4) SOUTH 10°28'27" EAST, 34.80 FEET TO A CALCULATED POINT, (5) SOUTH 82°22'01" WEST, 220.41 FEET TO A CALCULATED POINT, (6) SOUTH 82°22'01" WEST, 118.60 FEET TO AN EXISTING PINCH-TOFF IRON PIPE AND (7) NORTH 82°22'01" EAST, 27.80 FEET TO AN EXISTING PINCH-TOFF IRON PIPE IN THE CENTER-LINE OF RIPPY LANE; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT ALONG THE CENTER-LINE OF RIPPY LANE ALONG THREE (3) COURSES AS FOLLOWS: (1) SOUTH 10°28'27" EAST, 34.80 FEET TO AN EXISTING PINCH-TOFF IRON PIPE, (2) SOUTH 10°28'27" EAST, 118.60 FEET TO AN EXISTING PINCH-TOFF IRON PIPE, (3) SOUTH 82°22'01" WEST, 118.60 FEET TO AN EXISTING PINCH-TOFF IRON PIPE AND (4) SOUTH 10°28'27" EAST, 34.80 FEET TO AN EXISTING PINCH-TOFF IRON PIPE; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE WESTERN RIGHT OF WAY LINE OF OLD HIGHWAY 86 ALONG TWO (2) COURSES AS FOLLOWS: (1) SOUTH 12°49'32" EAST, 165.26 FEET TO A CALCULATED POINT AND (2) SOUTH 52°04' WEST, 189.41 FEET TO A CALCULATED POINT IN THE CENTER-LINE OF RIPPY LANE ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF FRED A. SPARROW JR. & BENNE Y. SPARROW (SEE DEED BOOK 259, PAGE 1399 ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTERLINE OF RIPPY LANE AND CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH SPARROW ALONG SEVEN (7) COURSES AS FOLLOWS: (1) NORTH 77°54'20" WEST, 39.87 FEET TO AN EXISTING PINCHTOFF IRON PIPE, (2) SOUTH 17°54'20" WEST, 138.00 FEET TO A CALCULATED POINT, (3) SOUTH 47°17'18" EAST, 177.36 FEET TO A CALCULATED POINT, (4) SOUTH 10°28'27" EAST, 34.80 FEET TO A CALCULATED POINT, (5) SOUTH 82°22'01" WEST, 220.41 FEET TO A CALCULATED POINT, (6) SOUTH 82°22'01" WEST, 118.60 FEET TO AN EXISTING PINCH-TOFF IRON PIPE AND (7) NORTH 82°22'01" EAST, 27.80 FEET TO AN EXISTING PINCH-TOFF IRON PIPE IN THE CENTER-LINE OF RIPPY LANE; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT ALONG THE CENTER-LINE OF RIPPY LANE ALONG THREE (3) COURSES AS FOLLOWS: (1) SOUTH 10°28'27" EAST, 34.80 FEET TO AN EXISTING PINCH-TOFF IRON PIPE, (2) SOUTH 10°28'27" EAST, 118.60 FEET TO AN EXISTING PINCH-TOFF IRON PIPE, (3) SOUTH 82°22'01" WEST, 118.60 FEET TO AN EXISTING PINCH-TOFF IRON PIPE AND (4) SOUTH 10°28'27" EAST, 34.80 FEET TO AN EXISTING PINCH-TOFF IRON PIPE; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE WESTERN RIGHT OF WAY LINE OF OLD HIGHWAY 86 ALONG TWO (2) COURSES AS FOLLOWS: (1) SOUTH 12°49'32" EAST, 165.26 FEET TO A CALCULATED POINT AND (2) SOUTH 52°04' WEST, 189.41 FEET TO A CALCULATED POINT IN THE CENTER-LINE OF RIPPY LANE ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF FRED A. 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SURVEYOR'S DESCRIPTION

TOWN OF HILLSBOROUGH TOWN LIMITS EXTENSION: VOLUNTARY CONTIGUOUS ANNEXATION

HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NC

PIN 9874315787

LYING AND BEING SITUATED IN HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND (NC GRID COORDINATES N.833,045.09 FEET, E.1,970,808.13 FEET NAD 83/11, (COMBINED GRID FACTOR 0.99994222) IN THE CENTER-LINE OF RIPPY LANE AT THE SOUTHEASTERN CORNER OF PRAGUE ESCAPES (SEE DEED BOOK 6841, PAGE 1038 AND LOT 3 PLAT BOOK 76, PAGE 31 ORANGE COUNTY REGISTRY) IN THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON (SEE ESTATE BOOK 04E/310 AND PLAT BOOK 103, PAGE 45 ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTER-LINE OF RIPPY LANE AND PROCEEDING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON SOUTH 89° 49'01" WEST, 37.33 FEET TO A CALCULATED POINT; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE NORTH LINE OF CHRISTY D. BAILEY & JOHN O. CLAYTON SOUTH 89° 49'01" WEST, 286.12 FEET TO A CALCULATED POINT IN THE CENTER-LINE OF CATES CREEK AT THE SOUTHEAST CORNER OF THE SALLY BENDER ADDISON TRUST & REBECCA JORDAN ADDISON TRUST (SEE DEED BOOK 6791, PAGE 875 ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE EAST LINE OF SALLY BENDER ADDISON TRUST & REBECCA JORDAN ADDISON TRUST AND ALONG THE CENTERLINE OF CATE'S CREEK THIRTYONE (31) COURSES AS FOLLOWS: (1) NORTH 10° 42'31" EAST, 107.98 FEET TO A CALCULATED POINT , (2) NORTH 3° 06'29" WEST, 108.85 FEET TO A CALCULATED POINT, (3) NORTH 9° 33'31" EAST, 85.57 FEET TO A CALCULATED POINT, (4) NORTH 7° 11'29" WEST, 146.11 FEET TO A CALCULATED POINT, (5) NORTH 54° 04'29" WEST, 50.21 FEET TO A CALCULATED POINT, (6) NORTH 1° 45'31" EAST, 40.02 FEET TO A CALCULATED POINT, (7) NORTH 39° 55'31" EAST, 67.00 FEET TO A CALCUALTED POINT, (8) NORTH 15° 41'31" EAST, 60.27 FEET TO A CALCULATED POINT, (9) NORTH 1° 36'29" WEST, 53.79 FEET TO A CALCULATED POINT, (10) NORTH 48° 08'31" EAST, 35.28 FEET TO A CALCULATED POINT, (11) NORTH 2° 32'59" WEST, 16.09 FEET TO A CALCULATED POINT, (12) NORTH 60° 09'29" WEST, 64.93 FEET TO A CALCULATED POINT, (13) NORTH 11° 42'59" WEST, 40.13 FEET TO A CALCULATED POINT, (14) NORTH 78° 31'59" WEST, 55.59 FEET TO A CALCULATED POINT, (15) NORTH 14° 10'29" WEST, 34.03 FEET TO A CALCULATED POINT, (16) NORTH 21° 22'01" EAST, 56.57 FEET TO A CALCULATED POINT, (17) NORTH 75° 19'29" WEST, 37.98 FEET TO A CALCULATED POINT, (18) NORTH 17° 34'01" EAST, 27.28 FEET TO A CALCULATED POINT, (19) NORTH 40° 59'31" EAST, 148.14 FEET TO A

CALCULATED POINT, (20) NORTH 3° 35'01" EAST, 38.57 FEET TO A CALCULATED POINT, (21) NORTH 13° 20'31" EAST, 74.73 FEET TO A CALCULATED POINT, (22) NORTH 37° 42'29" WEST, 40.11 FEET TO A CALCULATED POINT, (23) NORTH 1° 39'29" WEST, 45.41 FEET TO A CALCULATED POINT, (24) NORTH 29° 07'31" EAST, 93.60 FEET TO A CALCULATED POINT, (25) NORTH 41° 34'29" WEST, 163.32 FEET TO A CALCULATED POINT, (26) NORTH 71° 47'29" WEST, 50.53 FEET TO A CALCULATED POINT, (27) NORTH 12° 45'29" WEST, 42.53 FEET TO A CALCULATED POINT, (28) NORTH 36° 30'29" WEST, 53.09 FEET TO A CALCULATED POINT, (29) NORTH 50° 14'01" EAST, 51.06 FEET TO A CALCULATED POINT, (30) SOUTH 84° 29'59" EAST, 28.52 FEET TO A CALCULATED POINT AND (31) NORTH 41° 58'31" EAST, 30.08 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF LISA C. WAGNER TRUSTEE (SEE ESTATE BOOK 15E PAGE 644, AND PLAT BOOK 95, PAGE 175 "LOT 2R", ORANGE COUNTY REGISTRY.); THENCE LEAVING THE CENTERLINE OF CATE'S CREEK AND CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE SOUTH LINE OF LISA C. WAGNER TRUSTEE NORTH 82° 22'01" EAST, 31.09 FEET TO A CALCULATED POINT IN THE NORTH LINE OF MICHAEL T. & JUDY T. BROWN (SEE DEED BOOK 6786, PAGE 1802, ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH MICHAEL T. & JUDY T. BROWN ALONG FOUR (4) COURSES AS FOLLOWS: (1) SOUTH 51° 58'05" WEST, 118.00 FEET TO A CALCULATED POINT, (2) SOUTH 44° 47'32" EAST, 277.75 FEET TO A CALCULATED POINT, (3) SOUTH 24° 58'05" WEST, 95.00 FEET TO A CALCULATED POINT AND (4) NORTH 78° 58'05" EAST, 177.65 FEET TO AN EXISTING IRON STAKE IN THE WESTERN RIGHT OF WAY LINE OF OLD NC HIGHWAY 86; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH THE WESTERN RIGHT OF WAY LINE OF OLD NC HIGHWAY 86 ALONG TWO (2) COURSES AS FOLLOWS: (1) SOUTH 12° 49'32" EAST, 165.26 FEET TO A CALCULATED POINT AND (2) SOUTH 5° 26'04" WEST, 189.41 FEET TO A CALCULATED POINT IN THE CENTER-LINE OF RIPPY LANE ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF FRED A. SPARROW JR. & BENNIE Y. SPARROW (SEE DEED BOOK 259, PAGE 1399 ORANGE COUNTY REGISTRY); THENCE LEAVING THE CENTERLINE OF RIPPY LANE AND CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT WITH SPARROW ALONG SEVEN (7) COURSES AS FOLLOWS: (1) NORTH 77° 54'20" WEST, 39.87 FEET TO AN EXISTING PINCHTOP IRON PIPE, (2) NORTH 77° 54'20" WEST, 220.41 FEET TO A CALCULATED POINT, (3) SOUTH 9° 57'40" WEST, 136.00 FEET TO A CALCULATED POINT, (4) SOUTH 47° 17'15" EAST, 177.36 FEET TO A CALCULATED POINT, (5) SOUTH 9° 44'20" EAST, 66.70 FEET TO A CALCULATED POINT, (6) NORTH 82° 26'40" EAST, 118.60 FEET TO AN EXISTING PINCH-TOP IRON PIPE AND (7) NORTH 82° 26'40" EAST, 27.85 FEET TO AN EXISTING POINT IN THE CENTER-LINE OF RIPPY LANE; THENCE CONTINUING ALONG THE NEW HILLSBOROUGH TOWN LIMIT ALONG THE CENTER-LINE OF RIPPY LANE ALONG THREE (3) COURSES AS FOLLOWS: (1) SOUTH 10° 26'27" EAST, 324.80 FEET TO AN EXISTING "MAG NAIL", (2) A CURVE TO THE RIGHT WITH A RADIUS OF 1208.02 FEET, AN ARC LENGTH OF 189.61 FEET (CHORD BEARING AND DISTANCE SOUTH 05° 56'39" EAST, 189.42.80 FEET) TO A CALCULATED POINT AND (3) SOUTH 1° 26'51" EAST, 154.15 FEET TO THE POINT AND PLACE

OF BEGINNING, CONTAINING 6.336 ACRES OR 0.0099 SQUARE MILES MORE OR LESS, AND BEING ALL OF THAT PROPERTY AS DESCRIBED IN DEED BOOK 6841, PAGE 1038 ORANGE COUNTY REGISTRY AS SHOWN ON PLAT ENTITLED "ANNEXATION PLAT OF VOLUNTARY CONTIGUOUS ANNEXATION FOR TOWN OF HILLSBOROUGH CORPORATE LIMITS EXTENSION" BY WILLIAM H. MCCARTHY JR., PLS L-3248, DATED 10/02/2024, SUMMIT DESIGN & ENGINEERING SERVICES PROJECT 24-0216, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. THE FOREGOING DESCRIPTION IS DERIVED FROM SOURCES AS REFERENCED IN CONJUNCTION WITH RECOVERY OF PROPERTY CORNERS AS NOTED AND NC GRID TIE BY GPS SURVEY FOR PURPOSE OF MUNICIPAL ANNEXATION AND IS NOT INTENDED TO REPRESENT A CURRENT BOUNDARY SURVEY OF THE SUBJECT PARCEL.

received  
9.30.24 MB



TOWN OF  
HILLSBOROUGH

**GENERAL APPLICATION**  
**Amendment to Future Land Use Map, Unified**  
**Development Ordinance or Official Zoning**  
**Map**

Planning and Economic Development Division  
101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
919-296-9477 | Fax: 919-644-2390  
www.hillsboroughnc.gov

This application is for amendments to the Comprehensive Sustainability Plan, Unified Development Ordinance, and/or Official Zoning Map. Incomplete applications will not be accepted or processed.

| OFFICIAL USE ONLY                        |                                 |                          |
|------------------------------------------|---------------------------------|--------------------------|
| Case Number: <i>N/A</i>                  | Fee: \$ <i>500</i>              | Receipt No.:             |
| FLUM Designation: <i>Suburban Office</i> | Zoning District: <i>EDH2(O)</i> | Overlay Zone: <i>N/A</i> |

|                                                                                  |                                                                    |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Amendment Type: <input type="checkbox"/> Future Land Use Map                     | <input type="checkbox"/> Unified Development Ordinance Text        |
| <input checked="" type="checkbox"/> Zoning Map – General Use or Overlay District | <input type="checkbox"/> Zoning Map – Planned Development District |

| PROPERTY LOCATION AND DESCRIPTION                                               |                                              |
|---------------------------------------------------------------------------------|----------------------------------------------|
| Property Address or Location: 3013 RIPPY LANE, HILLSBOROUGH, NC 27278           |                                              |
| PIN(s): 9873045166                                                              | Size of Property (Acres/Sq. Ft.): 6.36 ACRES |
| Current Use of Property: RESIDENTIAL                                            |                                              |
| Current Zoning Classification(s): ORANGE COUNTY ECONOMIC DEVELOPMENT ZONE--EDH2 |                                              |
| Proposed Zoning Classification(s): HILLSBOROUGH TOWN EDD                        |                                              |

| CERTIFICATION AND SIGNATURES                                                                                                                                                                                                                                                                                                      |                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Applications will not be accepted without signature of legal property owner or official agent.</b>                                                                                                                                                                                                                             |                                                    |
| I certify that the information presented by me in this application and all accompanying documents are true and accurate to the best of my knowledge, information, and belief; and I acknowledge that the processing of this application may require additional town, county and/or state permits, approvals, and associated fees. |                                                    |
| Applicant Name: PRAGUE ESCAPES, LLC                                                                                                                                                                                                                                                                                               | Legal Property Owner Name: PRAGUE ESCAPES, LLC     |
| Mailing Address: 1526 E. FRANKLIN STREET, STE. 202                                                                                                                                                                                                                                                                                | Mailing Address: 1526 E. FRANKLIN STREET, STE. 202 |
| City, State, ZIP Code: CHAPEL HILL, NC 27514                                                                                                                                                                                                                                                                                      | City, State, ZIP Code: CHAPEL HILL, NC 27514       |
| Telephone: 919-929-1984                                                                                                                                                                                                                                                                                                           | Telephone: (919) 929-1984                          |
| Email: michelle@sh-lawyer.com                                                                                                                                                                                                                                                                                                     | Email: michelle@sh-lawyer.com                      |
| Signature: <i>[Signature]</i>                                                                                                                                                                                                                                                                                                     | Signature: <i>[Signature]</i>                      |
| Date: <i>9/27/2024</i>                                                                                                                                                                                                                                                                                                            | Date: <i>9/29/2024</i>                             |



TOWN OF  
**HILLSBOROUGH**

**SUPPLEMENTAL FORM**

**Amendment to Official Zoning Map**

Planning and Economic Development Division  
101 E. Orange St., PO Box 429, Hillsborough, NC 27278  
919-296-9477 | Fax: 919-644-2390  
www.hillsboroughnc.gov

To the Hillsborough Board of Commissioners:

MICHELLE HAMILTON AND CAMILLA SCHUPP

I, MEMBERS OF PRAGUE ESCAPES, LLC, hereby petition the Board of Commissioners to change the zoning designation of the property described in the attached General Application Form  
FROM ORANGE COUNTY EDH-2 TO HILLSBOROUGH TOWN EDD.

**FACTORS RELEVANT TO DECISION TO AMEND THE OFFICAL ZONING MAP**

The Hillsborough Unified Development Ordinance lists the following 10 general standards/findings of fact that the Board of Commissioners must weigh and consider before deciding to amend the official zoning map. Below or on a separate sheet, indicate the facts you intend to show and the arguments you intend to make to convince the Board of Commissioners that it can properly reach these 10 findings.

**1. The extent to which the proposed amendment is consistent with all applicable Town adopted plans.**

THE PROPOSED AMENDMENT IS REQUESTED ALONGSIDE AN ANNEXATION PETITION. RIPPY LANE AND THE SURROUNDING AREA HAS CHANGED SIGNIFICANTLY IN THE LAST FEW YEARS MAKING IT MORE APPROPRIATE FOR ECONOMIC DEVELOPMENT AS OPPOSED TO MAINTAINING ITS RESIDENTIAL DESIGNATION. WE BELIEVE THIS IS CONSISTENT WITH OTHER TOWN ADOPTED PLANS IN THAT GENERAL AREA.

**2. The extent to which there are changed conditions that require an amendment.**

THE CHANGE TO CONDITION OF THE AREA WOULD BE THE ANNEXATION OF THE PROPERTY TO THE TOWN. IF ANNEXATION IS APPROVED, THEN CONSIDERING THE CURRENT SITUATION OF THE PROPERTY, DESIGNATING THIS PART OF RIPPY LANE AS IN THE ECONOMIC DEVELOPMENT SECTOR IS CONSISTENT WITH THE USE THAT IS CONTIGUOUS TO THE PROPERTY.

**3. The extent to which the proposed amendment addresses a demonstrated community need.**

THE PROPOSED AMENDED DOES ADDRESS A COMMUNITY NEED AS THE AREA IN WHICH RIPPY LANE IS SITUATED IS CURRENTLY SEEING A LOT OF COMMERCIAL GROWTH. AMENDING THIS AREA TO BE IN THE ECONOMIC DEVELOPMENT SECTOR WOULD BE CONSISTENT WITH THE NATURAL GROWTH OF THE COMMERCIAL COMMUNITY DIRECTLY AROUND THE PROPERTY.

4. **The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.is consistent with the Hillsborough Comprehensive Plan.**

AS STATED ABOVE, THE LAND USE AROUND THE PROPERTY HAS CHANGED SIGNIFICANTLY TO A COMMERCIALY FOCUSED AREA OF HILLSBOROUGH. WE BELIEVE THIS AMENDMENT IS FORWARD THINKING AND CONSISTENT WITH HILLSBOROUGH'S COMPREHENSIVE PLAN OF WELCOMING MORE INCOME GENERATING BUSINESS TO THE TOWN AND ADDRESSING AN INCREASING DEMAND FOR SERVICES.

5. **The extent to which the proposed amendment would result in a logical and orderly development pattern or deviate from logical and orderly development patterns.**

THE SITUATION OF THE PROPOSED AMENDMENT IS CONSISTENT WITH THE GROWTH OF HILLSBOROUGH TOWARD THE INTERSTATE 40 CORRIDOR. RIPPY LANE IS JUST OUTSIDE THE TOWN LIMITS DIRECTLY ABUTTING THE HILLSBOROUGH CITY LIMITS LINE. IT IS LOGICAL TO GROW THE TOWN IN THIS DIRECTION AS THERE IS NO LAND IN BETWEEN OR BEING JUMPED OVER THAT IS NOT PROPOSED TO BE AMENDED.

6. **The extent to which the proposed amendment would encourage premature development.**

WE DON'T BELIEVE THIS PROPOSED AMENDMENT WOULD ENCOURAGE PREMATURE DEVELOPMENT AT THIS TIME.

7. **The extent to which the proposed amendment would result in strip or ribbon commercial development.**

WE DON'T BELIEVE THAT THIS PROPOSED AMENDMENT WOULD RESULT IN STRIP OR RIBBON COMMERCIAL DEVELOPMENT BECAUSE THE PROPOSED AMENDMENT DIRECTLY ABUTS THE CURRENT HILLSBOROUGH TOWN CITY LIMITS WITH SIMILAR DESIGNATION.

8. **The extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to or incompatible with adjacent and surrounding zoning districts.**

WE DO NOT BELIEVE THAT THIS PROPOSED AMENDMENT WOULD RESULT IN THE CREATION OF AN ISOLATED ZONING DISTRICT. AS STATED BELOW, THE PROPOSED AMENDMENT IS A NATURALLY FLOWING PROGRESSION FROM A ZONE DESIGNATION THAT DIRECTLY ABUTS OR IS CONTIGUOUS THAT IS SIMILAR IF NOT THE SAME.



9. The extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands.

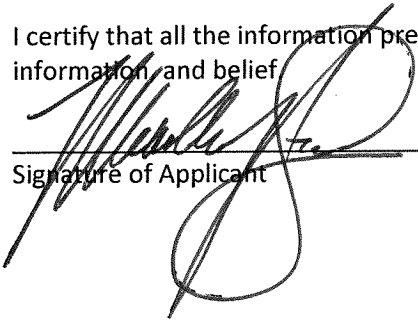
THE PROPOSED AMENDMENT WOULD ACTUALLY HAVE A POSITIVE IMPACT ON THE PROPERTY VALUES OF THE SURROUNDING LANDS. AS IT IS CURRENTLY SITUATED AS A RESIDENTIAL AREA, THE TOPOGRAPHY AND GEOGRAPHY OF THE PROPERTY IS INCONSISTENT WITH A RESIDENTIAL DESIGNATION. AMENDING IT TO AN ECONOMIC DEVELOPMENT DESIGNATION WOULD FALL IN LINE WITH THE SURROUNDING PROPERTIES AND CONTRIBUTE TO THE OVERALL VALUE OF THE AREA AS BEING ONE RIPE FOR ECONOMIC DEVELOPMENT.

10. The extent to which the proposed amendment would result in significantly adverse environmental impacts, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ANYTIME THERE IS DEVELOPMENT WHERE THERE WAS NOT BEFORE, THERE IS AN IMPACT ON THE SURROUNDING ENVIRONMENT. HOWEVER, THIS PROPOSED AMENDMENT ALLOWS FOR SMALLER COMMERCIAL ACTIVITY THAT CAN BE THE LEAST DISRUPTIVE TO THE SURROUNDING ENVIRONMENT SUCH THAT THEIR FUNCTION WOULD BE MINIMALLY IMPACTED.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Signature of Applicant



Date

9/29/2024