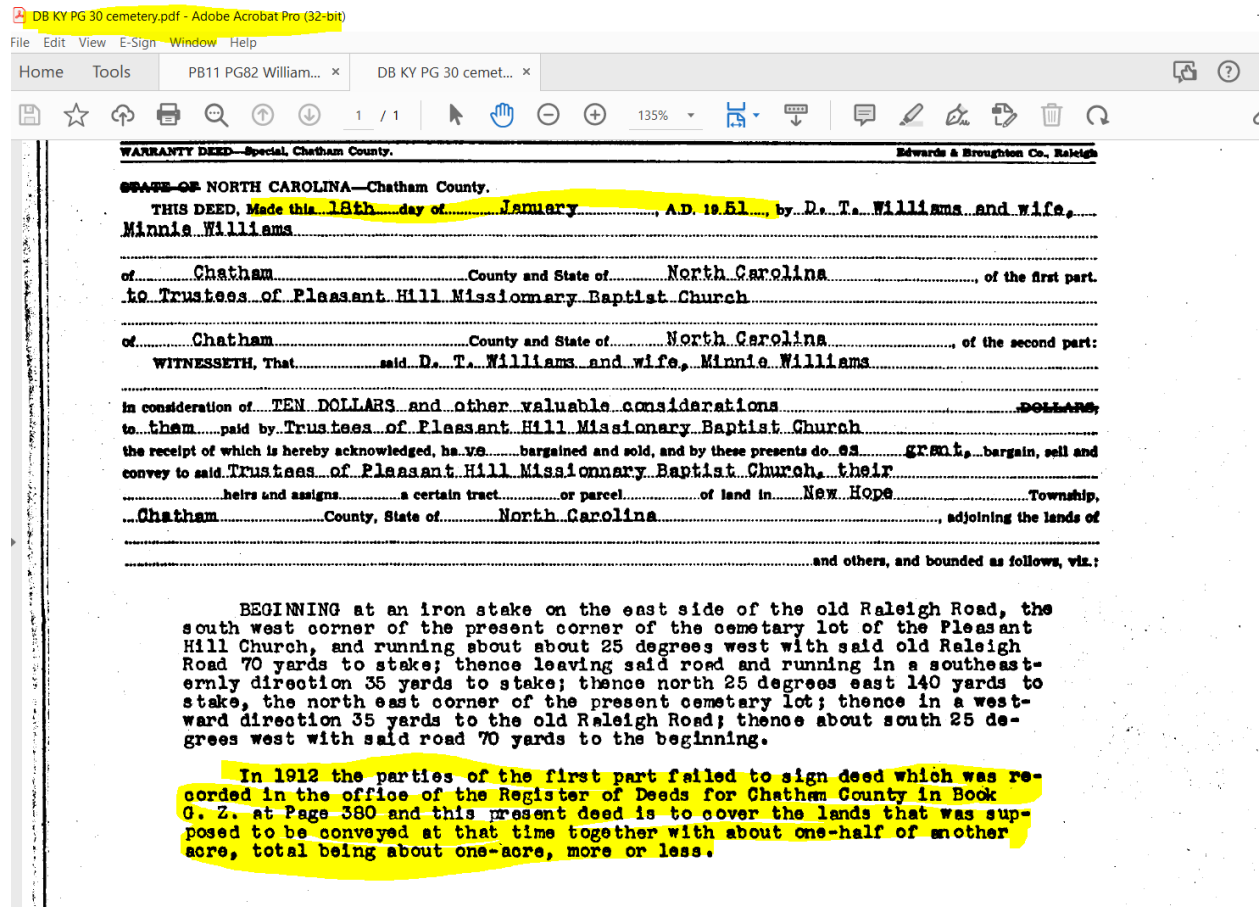


All: Please see email below from our Project Surveyor.

The cemetery behind the church was a part of the 80 AC. The cemetery was subdivided away initially in 1912. The cemetery is not located on the Firefly Overlook parcel.

The PB 11 PG 82 Map

(1968) would have referenced the survey if it was still within the residual 65 AC. It had been cut out in 1912 but officially conveyed in 1951 (because the 1912 deed was not signed by both parties. This seems very straight forward to me. Let me know if you have any further questions regarding this matter.



thx

Mark Ashness

P.E, LEED AP



**301 Glenwood Avenue, Suite 220**

**Raleigh, NC 27603**

**Phone: (919) 367-8790**

**Cell: (919) 606-7704**

**From:** David Clark <[david@CEGROUPINC.COM](mailto:david@CEGROUPINC.COM)>

**Sent:** Monday, November 14, 2022 2:48 PM

**To:** Mark Ashness <[mark@CEGROUPINC.COM](mailto:mark@CEGROUPINC.COM)>; Kyler Zadell <[kyler.zadell@kc2development.com](mailto:kyler.zadell@kc2development.com)>; Brad Zadell <[brad.zadell@gmail.com](mailto:brad.zadell@gmail.com)>

**Subject:** RE: Firefly Overlook First Plat and CCHA Cemetery Project Transition

Mark, please see attached documents to be used as a reference on this topic.

- DB H-G Pg 263 describes 80 acres to Williams, and excepts a ½ acre area for a graveyard whose location is not described. The deed does not contain plottable bearings and distances, but rather references boundaries to roads that no longer exist, and historic adjoining property owners without deed references.
  
- PB 11 PG 82 best illustrates the description contained in DB H-G Pg 263; the Williams parcels are depicted as Lots 5, 6, 7, 8. Firefly Overlook occupies the eastern area of Lot 8. Although not shown, the area of an existing cemetery is within Lot 4 – roughly in the area you’ve circled below, and well away from the Firefly Overlook acreage.
  
- DB K-Y, Pg 30 describes a +/- half-acre area from Williams to the Baptist Church in the area you’ve circled below – Pleasant Hill Baptist Cemetery. Although the true location of the cemetery in DB H-G, Pg 263 is not described, I would presume that the cemetery area described in DB K-Y, Pg. 30 is the one referenced.

Let me know if there is anything else I can provide on this topic, or if further discussion is needed.

David

**From:** Mark Ashness <[mark@CEGROUPINC.COM](mailto:mark@CEGROUPINC.COM)>

**Sent:** Monday, November 14, 2022 10:42 AM

**To:** Kyler Zadell <[kyler.zadell@kc2development.com](mailto:kyler.zadell@kc2development.com)>; Brad Zadell <[brad.zadell@gmail.com](mailto:brad.zadell@gmail.com)>

**Cc:** David Clark <[david@CEGROUPINC.COM](mailto:david@CEGROUPINC.COM)>

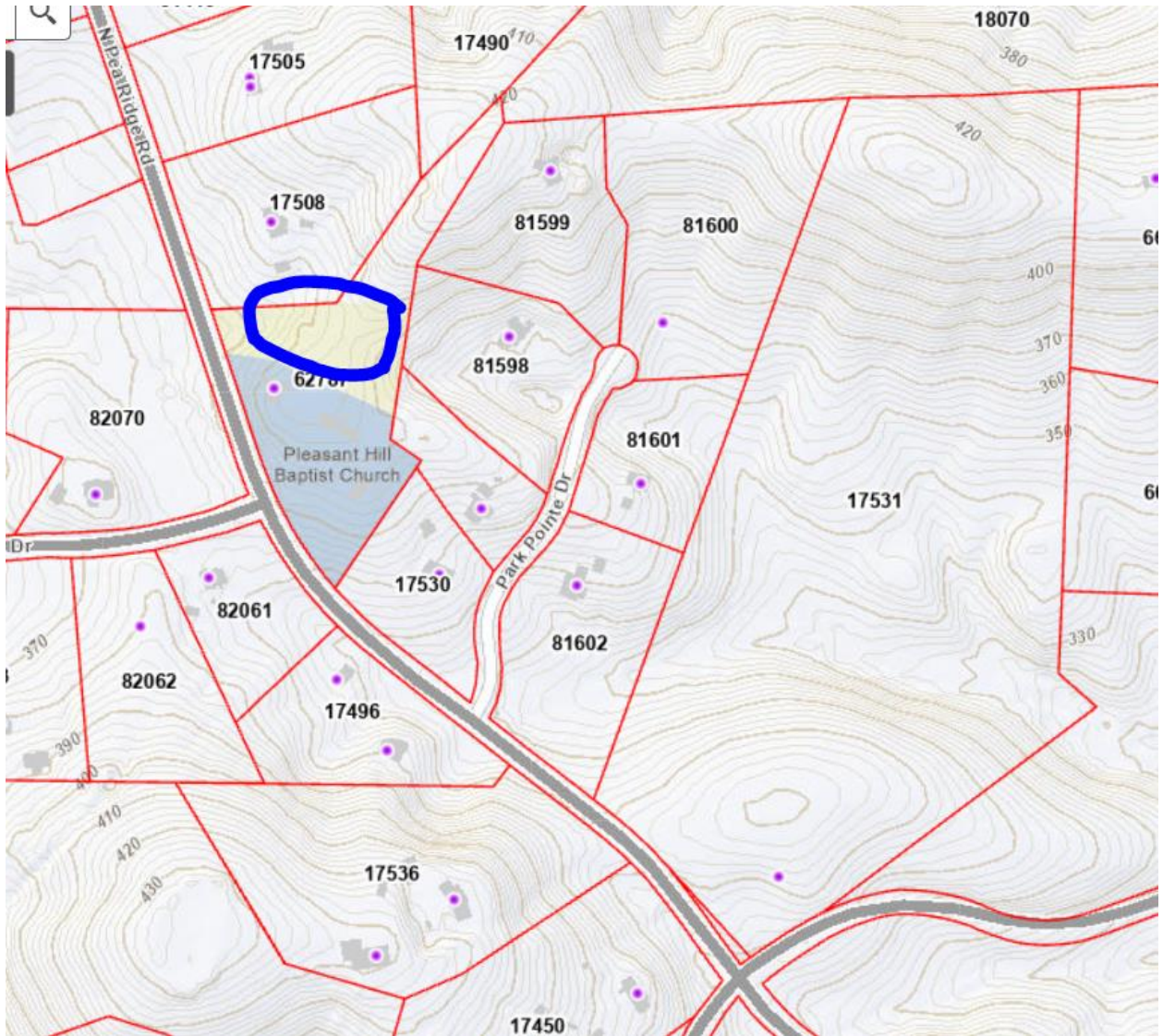
**Subject:** FW: Firefly Overlook First Plat and CCHA Cemetery Project Transition

Kyler and David: See below.

1. Ownership of the subject parcels was traced back to the late 1800s to the Mitchell, Ellis, and Moore families. No structures or activities are indicated in the deed histories, although the presence of a ½-acre graveyard is indicated for the 80-acre tract encompassing parcel #17531 in a 1934 deed (H-G/263).

David: If you can look at the specific deeds noted and share the limits of the original 80 AC parcel (see above).

Let me know if you see anything historically that might indicate the location of the ½ Ac cemetery. Parcel 17531 is now 40 AC and its possible the cemetery was on a portion that had previously subdivided off. Maybe they are referencing the Pleasant Hill Cemetery (see below)?



thx

**Mark Ashness**

**P.E, LEED AP**



# CE GROUP

**301 Glenwood Avenue, Suite 220**

**Raleigh, NC 27603**

**Phone: (919) 367-8790**

**Cell: (919) 606-7704**

**From:** Beverly Wiggins <[jimerly@embarqmail.com](mailto:jimerly@embarqmail.com)>

**Sent:** Monday, November 14, 2022 10:27 AM

**To:** [kimberly.tyson@chathamcountync.gov](mailto:kimberly.tyson@chathamcountync.gov); Mark Ashness <[mark@CEGROUPINC.COM](mailto:mark@CEGROUPINC.COM)>

**Cc:** [farenoughfarenough@gmail.com](mailto:farenoughfarenough@gmail.com); [cemeterysurvey@chathamhistory.org](mailto:cemeterysurvey@chathamhistory.org); [syrobbins@gmail.com](mailto:syrobbins@gmail.com)

**Subject:** Firefly Overlook First Plat and CCHA Cemetery Project Transition

Hi Kimberly and Mark--

Just want to make sure that Sy's discovery of the graveyard noted on deed H-G/263 is noted by the developer and that they have a professional archaeologist look for the graveyard if they have not yet identified it. The graveyard should be marked off to protect it during clearing and construction and should be shown on plans and plats. CCHA will want the opportunity to visit and document.

Please also note that I am copying this message to Kelly Gomez, who will be taking over the CCHA cemetery project coordinator position from me. We are in the process of transitioning now. I'll continue to help and may handle things that are already in process, but Kelly will be the person to whom notices and correspondence should be sent (at [CemeterySurvey@chathamhistory.org](mailto:CemeterySurvey@chathamhistory.org)).

Thanks,

Beverly Wiggins

CCHA Cemetery Project

On Mon, 14 Nov, 2022 at 8:19 AM, Sy Robbins <[syrobbins@gmail.com](mailto:syrobbins@gmail.com)> wrote:

To: kimberly tyson

Kimberly:

On behalf of the Chatham County Historical Association, I would like to reiterate my Sept. 23, 2022 comments on the Firefly Overlook site:

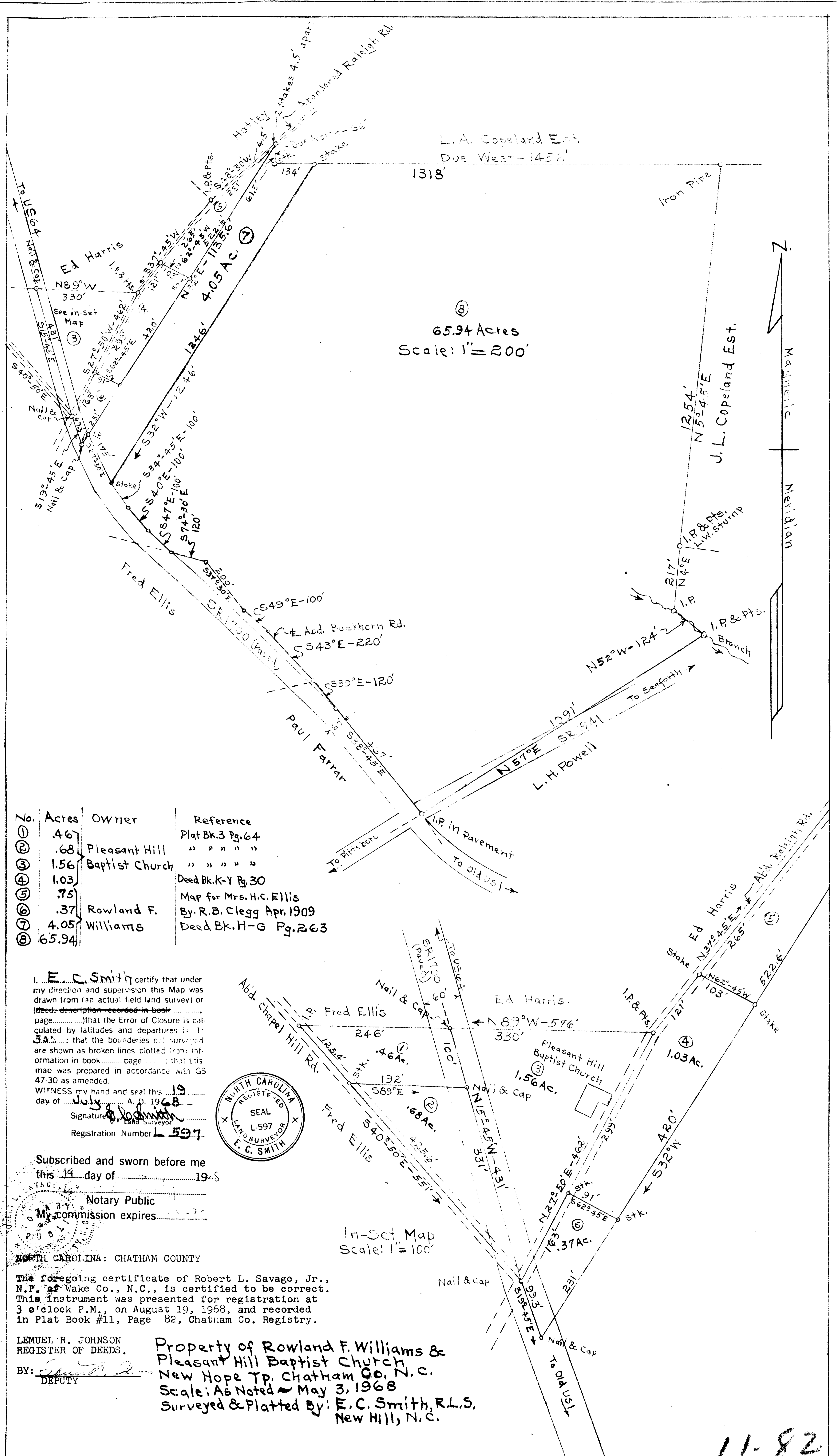
1. The only National Register site in the area indicated in the HPOWEB database—the James A. Thomas Farm—would not be expected to be impacted by the proposed project.
2. Ownership of the subject parcels was traced back to the late 1800s to the Mitchell, Ellis, and Moore families. No structures or activities are indicated in the deed histories, although the presence of a ½-acre graveyard is indicated for the 80-acre tract encompassing parcel #17531 in a 1934 deed (H-G/263).
3. No houses related to these families are shown on the 1870 Ramsey map, although a structure labelled “Bethel” is indicated in the general area. Lot #17531 was part of a 2-year timber deed in 1976, and Lot #18070 was leased for timbering in 1993; both lots appear disturbed in the 1997 aerials, which show (timber?) roads, and a possible small structure on the west side of Lot #17531.
4. Care should be taken prior to and during development to look for traces of the graveyard and other structures, as well as for artifacts along old Raleigh road and Big Branch that comprise the north side of Lot #18070, and the unnamed branch on the southeast corner of Lot #17531.
5. If it has not already been done, a cultural resources assessment by a trained archaeologist would be desirable as part of the EIA.

Attached please find a summary of background information for these comments. If you have not already done so, please forward this information, along with the attached CCHA checklist, to the applicant.

Thank you for the opportunity to comment.

Sy F. Robbins, Chairman, CCHA Preservation Committee

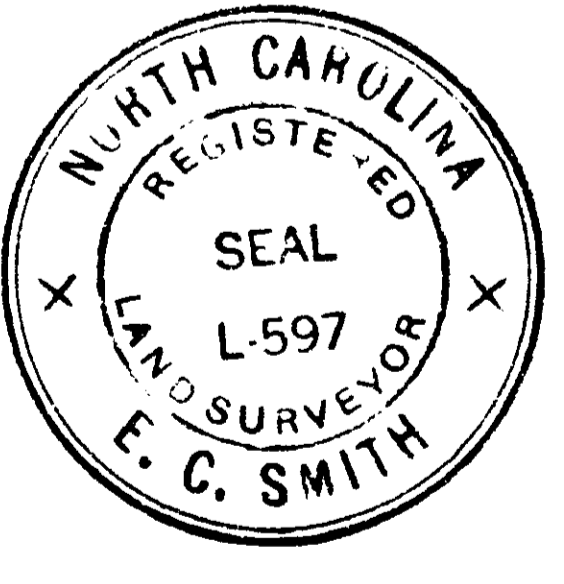
P.S. I didn't see a link to my 9/23/22 comments on the County's website; are they a part of the official record?



⑧  
65.94 Acres  
Scale: 1"=200'

| No. | Acres | Owner                        | Reference               |
|-----|-------|------------------------------|-------------------------|
| ①   | .46   |                              | Plat Bk. 3 Pg. 64       |
| ②   | .68   | Pleasant Hill Baptist Church | " " " "                 |
| ③   | 1.56  | Baptist Church               | " " " "                 |
| ④   | 1.03  |                              | Deed Bk. K-Y Pg. 30     |
| ⑤   | .75   |                              | Map for Mrs. H.C. Ellis |
| ⑥   | .37   | Rowland F. Williams          | By R.B. Clegg Apr. 1909 |
| ⑦   | 4.05  | Williams                     | Deed Bk. H-G Pg. 263    |
| ⑧   | 65.94 |                              |                         |

I, **E. C. Smith** certify that under my direction and supervision this Map was drawn from (an actual field land survey) or (deed description recorded in book page.....) that the Error of Closure is calculated by latitudes and departures is: **1:32.5**; that the boundaries not surveyed are shown as broken lines plotted from information in book..... page.....; that this map was prepared in accordance with GS 47-30 as amended.  
 WITNESS my hand and seal this **19** day of **July**, A.D. 19**68**  
 Signature: *E. C. Smith*  
 Registration Number **L 597**

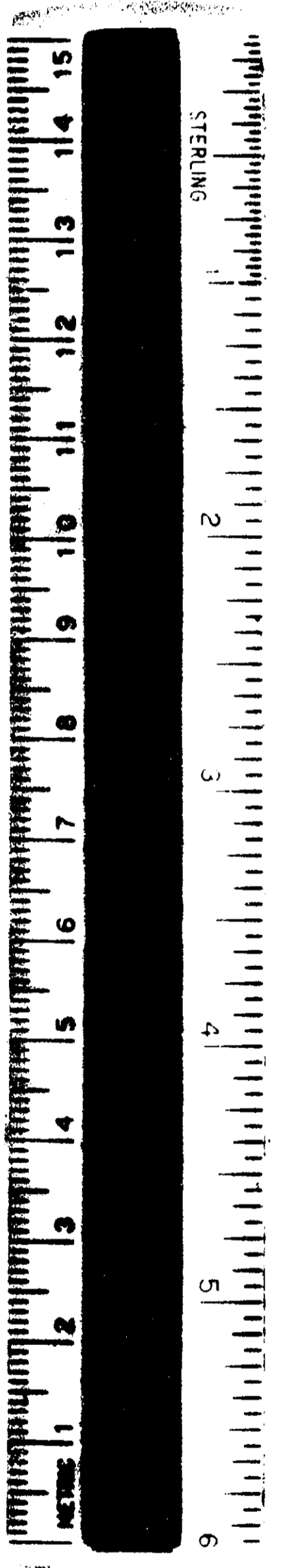


Subscribed and sworn before me this **11** day of..... 19**68**  
 Notary Public  
 My commission expires.....

**NORTH CAROLINA: CHATHAM COUNTY**  
 The foregoing certificate of Robert L. Savage, Jr., N.P. of Wake Co., N.C., is certified to be correct. This instrument was presented for registration at 3 o'clock P.M., on August 19, 1968, and recorded in Plat Book #11, Page 82, Chatham Co. Registry.

LEMUEL R. JOHNSON  
 REGISTER OF DEEDS.  
 BY: *Lemuel R. Johnson*  
 DEPUTY

Property of Rowland F. Williams & Pleasant Hill Baptist Church  
 New Hope Tp. Chatham Co., N.C.  
 Scale: As Noted ~ May 3, 1968  
 Surveyed & Platted By: **E. C. Smith, R.L.S.**  
 New Hill, N.C.



11-82

NORTH CAROLINA:

CHATHAM COUNTY:

THIS DEED, Made this the 15th day of May, 1934, by H. R. Ragan, Trustee, of Chatham County, North Carolina, party of the first part, to Mrs. Minnie Williams, of Durham County, North Carolina, party of the second part;

WITNESSETH, THAT WHEREAS, on the 30th day of June, 1929, H.C. Ellis and D. T. Williams and wife, Minnie Williams, executed and delivered to the said H. R. Ragan, a certain deed of trust, which is recorded in the office of the Register of Deeds of Chatham County, in Book G.N. page 97;

AND WHEREAS, There was default in the payment of said indebtedness thereby secured as therein provided; and under and by virtue of the authority conferred by the said deed of trust and in accordance with the terms and stipulations of same, and after due advertisement as in said deed of trust prescribed and by law provided the said H. R. Ragan, Trustee, did, on the 2nd day of April, 1934, at the court house door in Pittsboro, N.C. expose to public sale the lands hereinafter described, when and where Mrs. Minnie Williams became the last and highest bidder for same at the price of Two Hundred and sixty five (\$265.00) Dollars; and whereas, the said purchase price has been paid in full.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) to the said party of the first part paid by the said party of the second part, the receipt of which is hereby acknowledged, and under and by virtue and in execution of the power and authority of said deed of trust conferred, the said H.R. Ragan, Trustee, does hereby bargain, sell and convey unto the said Mrs. Minnie Williams, her heirs and assigns, a certain tract or parcel of land in New Hope Township, Chatham County, North Carolina, described as follows, to-wit;

All the land lying and being on the East side of the Buckhorn road, starting at the Buckhorn road and running the Stage road to Moore's line; with that line to a hickory corner, in Moore's line; thence with H. R. Ragan's line; then with Monroe Poe's; then with Annie Clark's to Buckhorn road; then with Buckhorn road to where it starts and being (80) eighty acres, more or less. See deed recorded in Book F.Y. page 30, for full description. There is however excepted from the above tract of land about one-half acre, now used as a graveyard.

TO HAVE AND TO HOLD the said land and premises and all privileges and appurtenances thereunto belonging to the said Minnie Williams, her heirs and assigns forever in as full and ample manner as the said H.R. Ragan, Trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said H. R. Ragan, Trustee as aforesaid, has hereunto set his hand and affixed his seal, the day and year first above written.

H. R. Ragan, Trustee (SEAL)

NORTH CAROLINA:

CHATHAM COUNTY:

I, Waverly H. Lassiter, a Notary Public, in and for said County and State, do hereby certify that H. R. Ragan, Trustee, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes therein expressed. Let the instrument with this certificate be registered.

Witness my hand and official seal, this the 26th day of May, 1934.

Waverly H. Lassiter, N.P.  
Chatham County, N. C.

Waverly H. Lassiter, N.P.  
My com. exp. 8 - 1 - 1934

NORTH CAROLINA Chatham County.

The foregoing certificate of Waverly H. Lassiter, N.P. of Chatham County, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand, this 26th day of May, 1934.

Elisabeth F. Barnes, Deputy C.S.C.

Filed for registration at 3 o'clock P.M., May the 26th., 1934, and registered.

J. Wade Siler, Register of Deeds.



WARRANTY DEED—Special, Chatham County.

Edwards & Broughton Co., Raleigh

STATE OF NORTH CAROLINA—Chatham County.

THIS DEED, Made this 18th day of January, A.D. 1951, by D. T. Williams and wife, Minnie Williams

of Chatham County and State of North Carolina, of the first part to Trustees of Pleasant Hill Missionary Baptist Church

of Chatham County and State of North Carolina, of the second part:

WITNESSETH, That said D. T. Williams and wife, Minnie Williams

in consideration of TEN DOLLARS and other valuable considerations DOLLARS

to them paid by Trustees of Pleasant Hill Missionary Baptist Church

the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do sell, bargain, sell and convey to said Trustees of Pleasant Hill Missionary Baptist Church, their

heirs and assigns a certain tract or parcel of land in New Hope Township,

Chatham County, State of North Carolina, adjoining the lands of

and others, and bounded as follows, viz:

BEGINNING at an iron stake on the east side of the old Raleigh Road, the south west corner of the present corner of the cemetery lot of the Pleasant Hill Church, and running about about 25 degrees west with said old Raleigh Road 70 yards to stake; thence leaving said road and running in a southeasterly direction 35 yards to stake; thence north 25 degrees east 140 yards to stake, the north east corner of the present cemetery lot; thence in a westward direction 35 yards to the old Raleigh Road; thence about south 25 degrees west with said road 70 yards to the beginning.

In 1912 the parties of the first part failed to sign deed which was recorded in the office of the Register of Deeds for Chatham County in Book G. Z. at Page 380 and this present deed is to cover the lands that was supposed to be conveyed at that time together with about one-half of another acre, total being about one-acre, more or less.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land,

and all privileges and appurtenances thereto belonging, to the said Trustees of the Pleasant Hill Missionary Baptist Church, their successors, heirs and assigns, to their only use and behoof forever.

And the said D. T. Williams and wife, Minnie Williams, for themselves and their heirs, executors and administrators, covenant with said parties of the second part their

heirs and assigns,

that they are seized of said premises in fee,

and have a right to convey in fee simple; that the same are free and clear from all encumbrances,

and that they do hereby forever warrant and will forever

defend the said title to the same against the claims of all persons whomsoever

IN TESTIMONY WHEREOF, the said D. T. Williams and wife, Minnie Williams

have hereunto set their hand and seal, the day and year first above written.

D. T. Williams (Seal)

Minnie Williams (Seal)

Attest: (Seal)

(Seal)

STATE OF NORTH CAROLINA, Durham County.

I, do hereby certify that

D. T. Williams and Minnie Williams

his wife personally appeared before me this day and acknowledged the due execution of the foregoing or annexed instrument/deed of conveyance; and the said D. T. Williams and wife, Minnie Williams

being by me privately examined, separate and apart from her said husband touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. Let the same, with this certificate, be registered.

Witness my hand and Notarial seal, this 27th day of April, A.D., 1951

(Seal) Ruby D. Hill, N. P. Ruby D. Hill, N. P. (Seal)

Durham County, N. C. My commission expires January 23, 1952

STATE OF NORTH CAROLINA, County.

I, in and for said County and

State, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing or annexed deed of conveyance/instrument for the purpose therein expressed. Let the same, with this certificate, be registered.

Witness my hand and seal, this day of 19

STATE OF NORTH CAROLINA, Chatham County.

The foregoing certificate of Ruby D. Hill, a Notary Public

of Durham County, State of North Carolina, is adjudged to be correct. Let the instrument, with this

certificate, be registered.

Witness my hand and official seal, this 4 day of Jan., A.D. 1952

Carrie S. Gunter, Deputy, Clerk Superior Court.

Filed for registration on the 4 day of January, 1952, at 2 o'clock A.M., and registered and verified.

Lemuel R. Johnson, Register of Deeds.