

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of OI Zoning District and Establishing the Same as
MU(D) District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1400025 and Voted on April 6, 2015 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of OI and placing the same in and establishing the same as MU(D).

All property as follows, and to the centerlines of any adjoining public rights-of way:

Lying and being in Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

Commencing from N.C.G.C "VILLE" per Plat Book 155, page 259 having N.C.S.P.C. NAD '83 of N 785.638.494' and E 2.019.125.972', running thence N 22'03'52" E, 4.086.70' to a calculated point having N.C.S.P.C. (NAD '83) of N 789.425.5570' and E 2.020.661.1927' and thence running N 61'41'20" W, 6.55' to an iron pin set on the western margin of right of way of Fayetteville Road, said Road having a 110' publicly dedicated right of way, being the TRUE POINT OF BEGINNING. Thence running along the northern property line of the property belonging to SYNC, LLC (see Deed Book 2047, Page 691) N 61'41'20" W, 745.63' to an existing iron pin located in the eastern line of the American Tobacco Trail (formerly Norfolk & Southern Railroad); thence running along the eastern line of the American Tobacco Trail the following (5) courses and distance: (1) N 41'10'32" E, 151.96' to an existing iron pin (2) N 47'03'40" E, 97.30' to an existing iron pin; (3) N 47'31'45" E, 572.00' to an existing iron pin; (4) S 87'21'49" E, 28.29' to an existing iron pin; and (5) N 47'28'59" E, 444.51' to an existing iron pin; thence running along the southern line of the property belonging to Our First, LLC (see Deed Book 5184, Page 789) S 71'32'52" E, 366.47' to an iron pin set in the western margin of right of way of the aforesaid Fayetteville Road; thence running along the western margin of right of way of Fayetteville Road S 30'07'15" W, 1275.90' to the TRUE POINT and PLACE of BEGINNING, containing 694.502 square feet or 15.94 acres more or less.

The above described property is the same property as insured in the title commitment by Lawyers Title Insurance Corporation commitment file ALT-6-01366 with an effective date of September 14, 2006.

Together with the benefits and burdens of the Cross Access and Maintenance Agreement recorded in Book 3250, Page 691; and the benefits and burdens of the Easement for Utilities Sutton Place and Sutton Station recorded in Book 5397, Page 631; with both recording references being for the Durham County Register of Deeds.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.