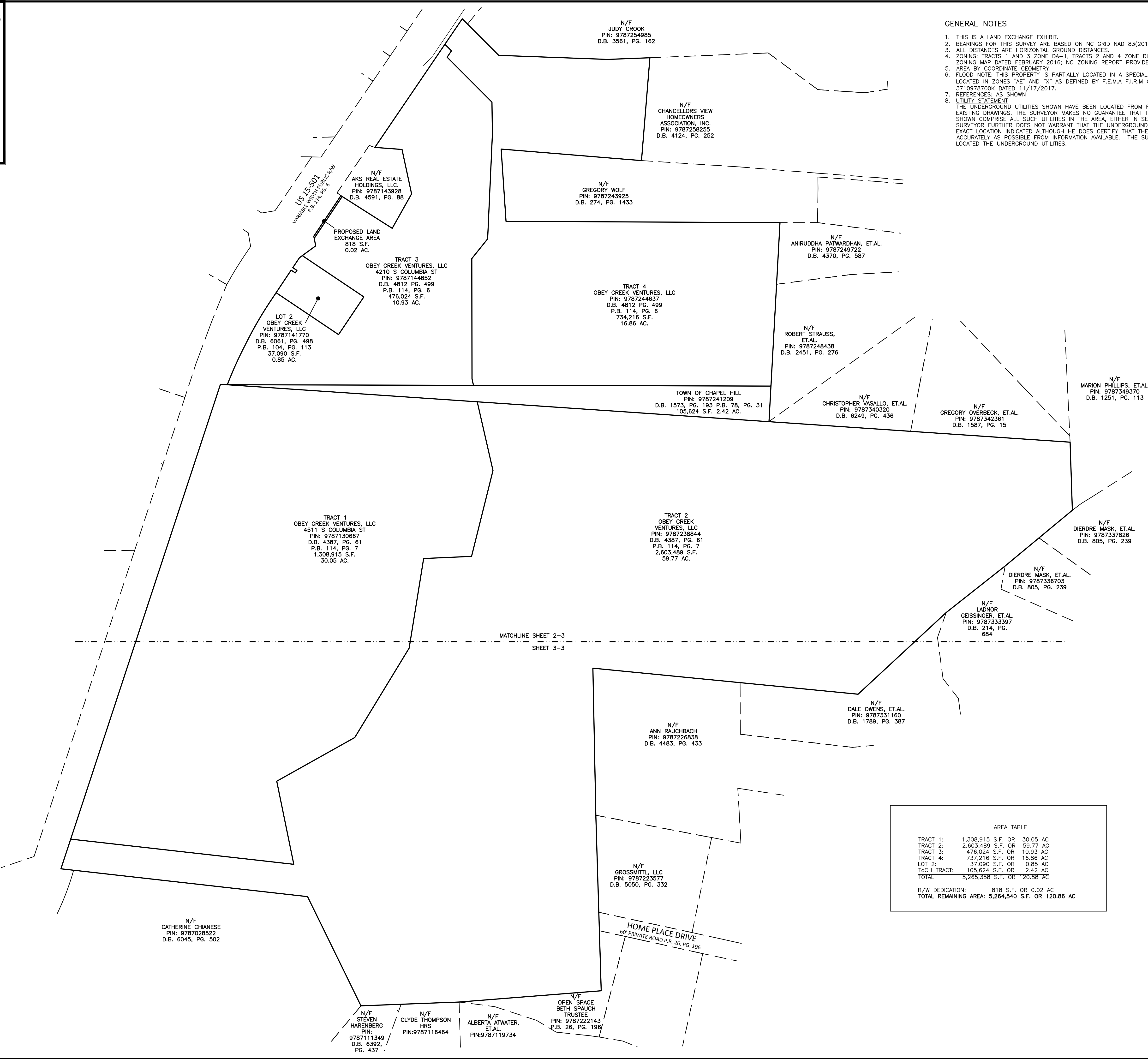


GENERAL NOTES

1. THIS IS A LAND EXCHANGE EXHIBIT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: TRACTS 1 AND 3 ZONE DA-1, TRACTS 2 AND 4 ZONE RLD-1, PER CHAPEL HILL ZONING MAP DATED FEBRUARY 2016; NO ZONING REPORT PROVIDED.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" AND "X" AS DEFINED BY F.E.M.A. F.I.R.M COMMUNITY PANEL 3710978700K DATED 11/17/2017.
7. REFERENCES: AS SHOWN
8. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



AREA TABLE

TRACT 1:	1,308,915 S.F. OR 30.05 AC
TRACT 2:	2,603,489 S.F. OR 59.77 AC
TRACT 3:	476,024 S.F. OR 10.93 AC
TRACT 4:	737,216 S.F. OR 16.86 AC
LOT 2:	37,090 S.F. OR 0.85 AC
TOCH TRACT:	105,624 S.F. OR 2.42 AC
TOTAL	5,265,358 S.F. OR 120.88 AC

R/W DEDICATION: 818 S.F. OR 0.02 AC
TOTAL REMAINING AREA: 5,264,540 S.F. OR 120.86 AC



The John R. McAdams Company, Inc.
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CLIENT

BEECHWOOD JACKSON, LLC
200 ROBBINS LANE
SUITE D-1
JERICHO, NY 11753

SOUTH CREEK
LAND EXCHANGE EXHIBIT
US HIGHWAY 15/501
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE
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PLAN INFORMATION

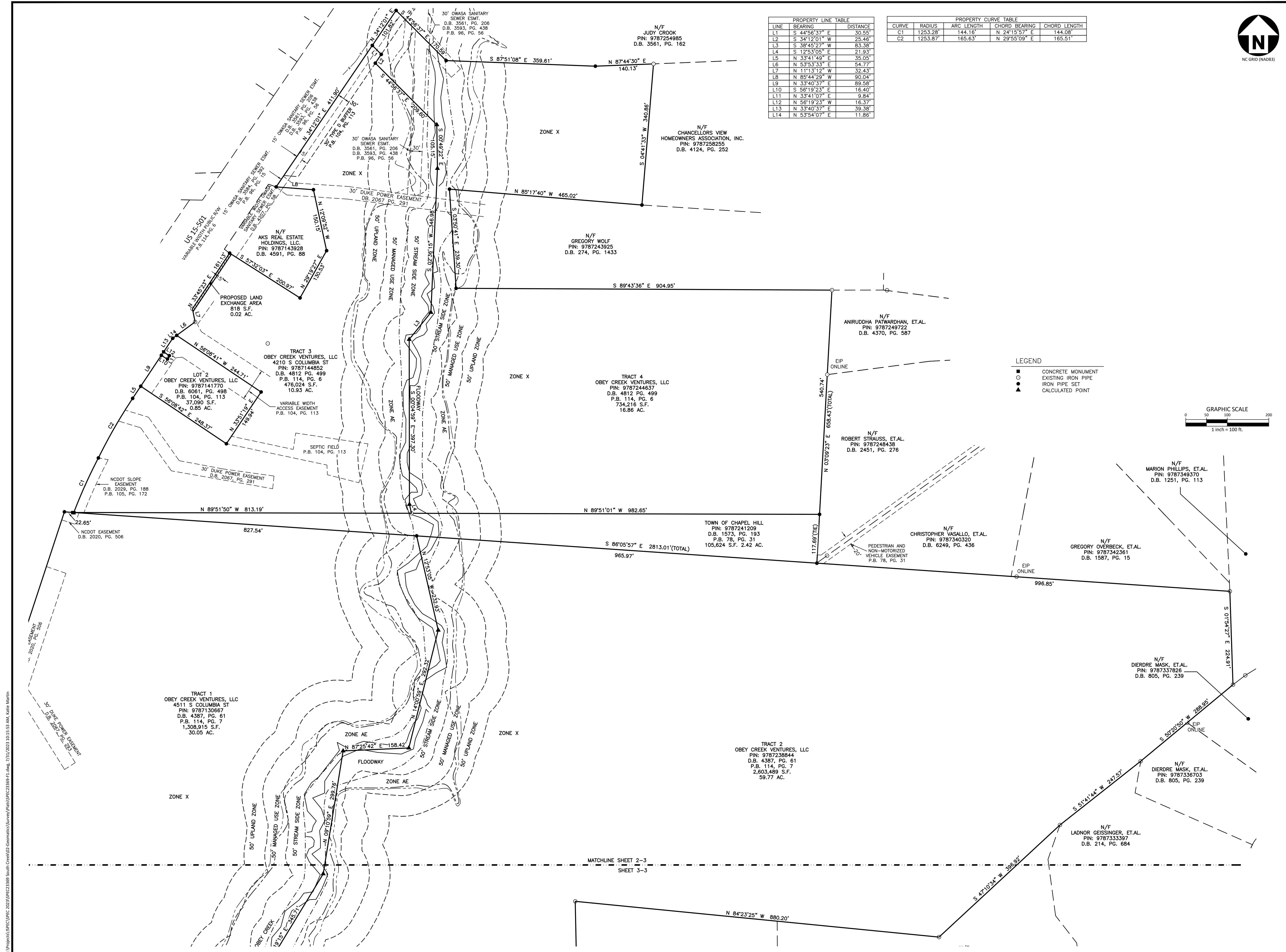
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FILENAME SPEC23369-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 07.20.2023

SHEET

SHEET NUMBER

1-3

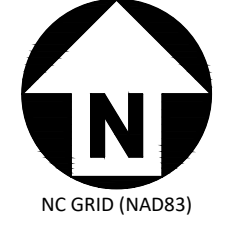
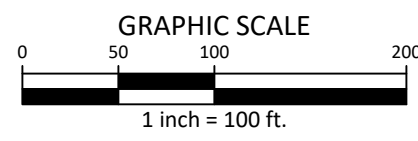
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LINE	BEARING	DISTANCE
L1	S 44°56'37" E	30.55'
L2	S 34°12'01" W	25.46'
L3	S 38°45'27" W	83.38'
L4	S 12°53'05" E	21.93'
L5	N 33°41'49" E	35.05'
L6	N 53°53'33" E	54.77'
L7	N 11°13'12" W	32.43'
L8	N 85°44'29" W	90.04'
L9	N 33°40'37" E	89.58'
L10	S 56°19'23" E	16.40'
L11	N 33°41'07" E	9.84'
L12	N 56°19'23" W	16.37'
L13	N 33°40'37" E	39.38'
L14	N 53°54'07" E	11.86'

CURVE	PROPERTY CURVE TABLE		
	RADIUS	ARC LENGTH	CHORD BEARING
C1	1253.28'	144.16'	N 24°15'57" E
C2	1253.87'	165.63'	N 29°55'09" E

- LEGEND**
- CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - EXISTING IRON PIPE SET
 - ▲ CALCULATED POINT



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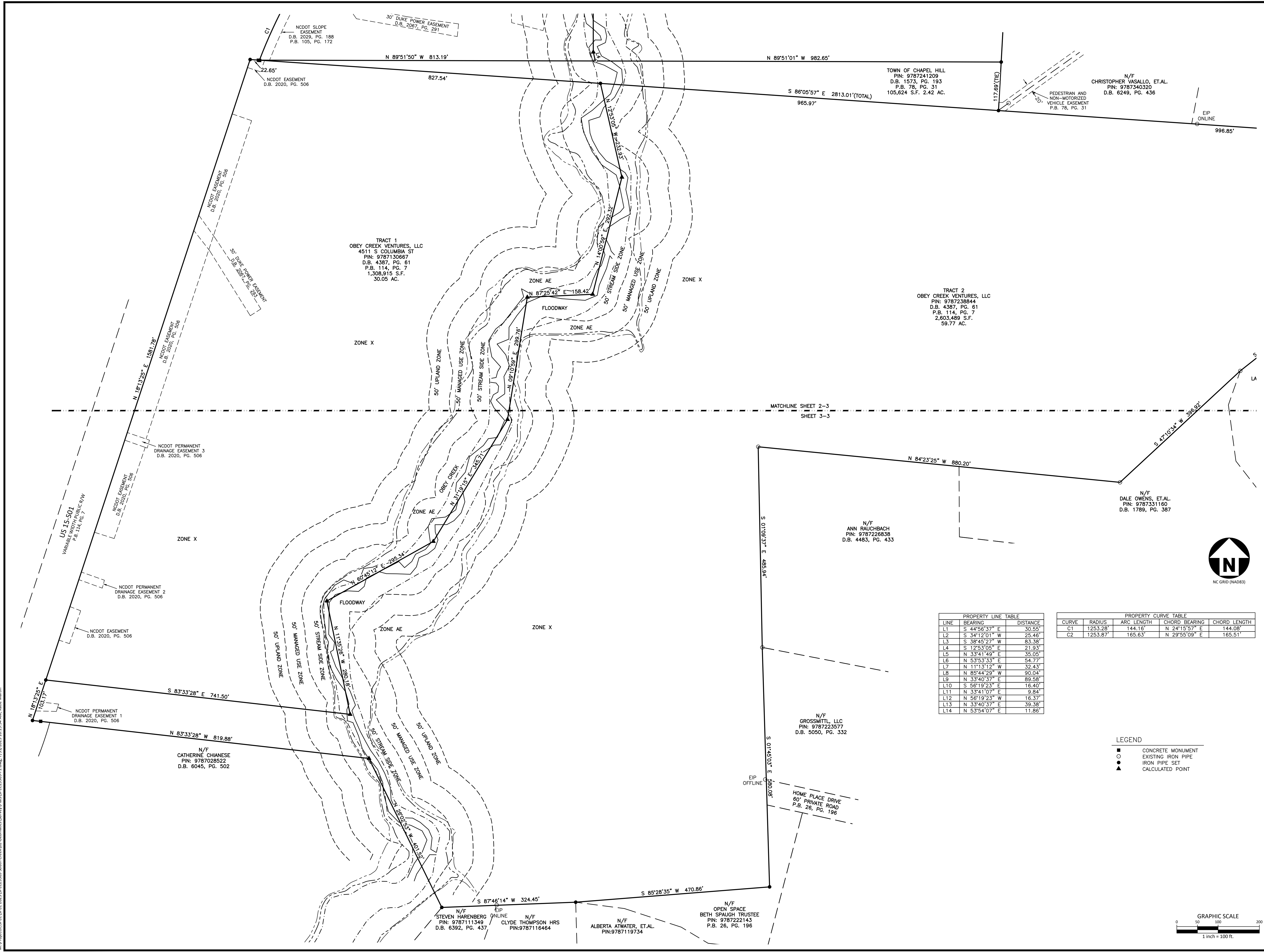
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2-3

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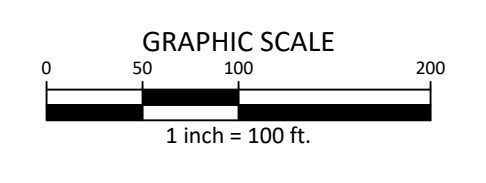


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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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C2	1253.87'	165.63'	N 29°55'09" E	165.51'

LEGEND

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