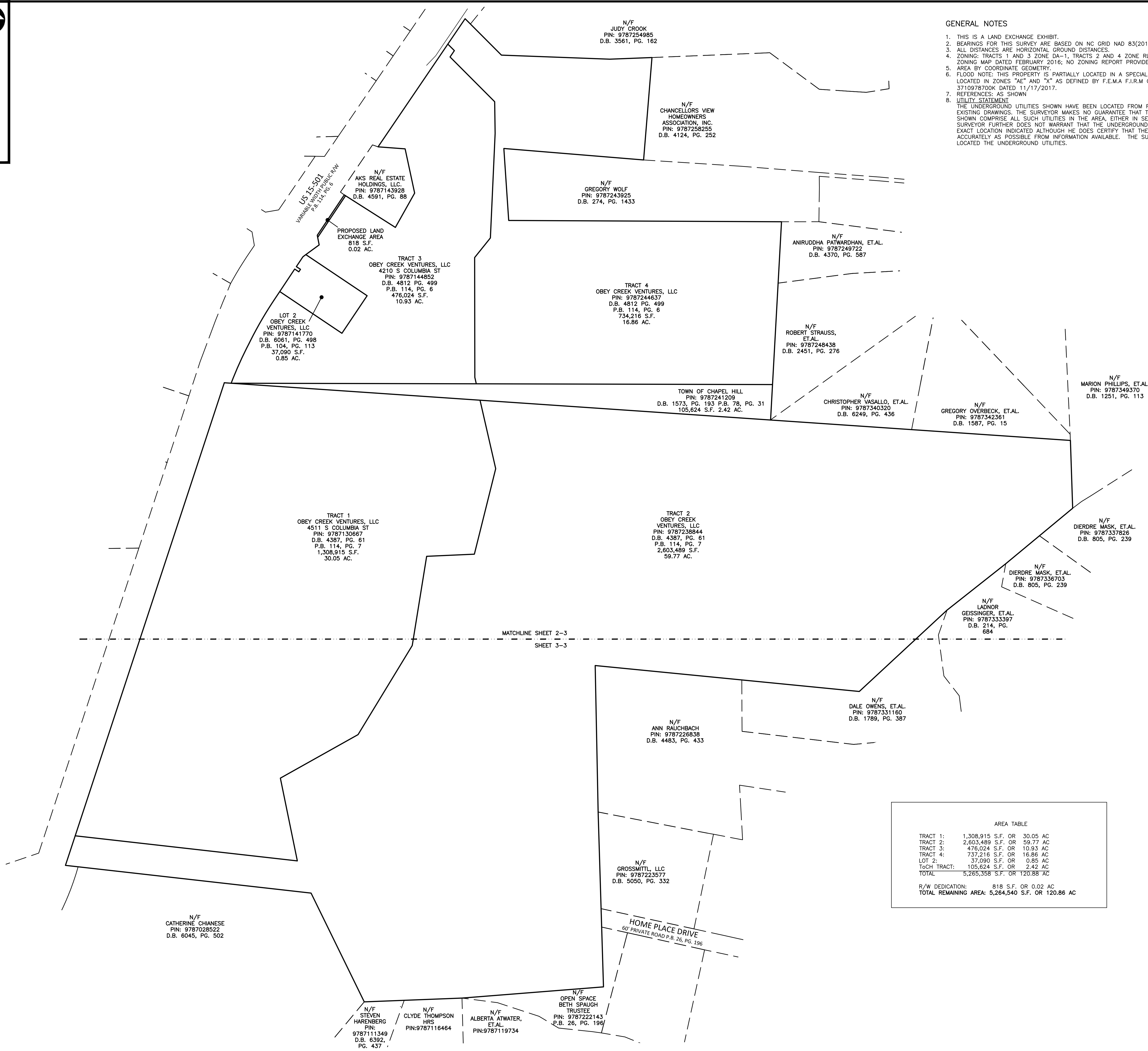


**GENERAL NOTES**

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.



MATCHLINE SHEET 2-3  
SHEET 3-3

**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.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**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**

PROJECT NO. SPEC23369  
FILENAME SPEC23369-F1  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE NTS  
DATE 07.20.2023

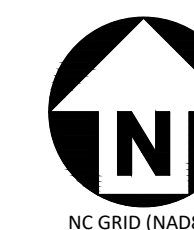
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**SHEET NUMBER**

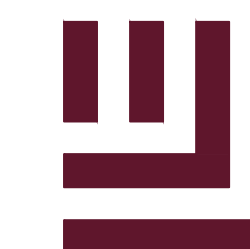
**1-3**

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NC GRID (NAD83)



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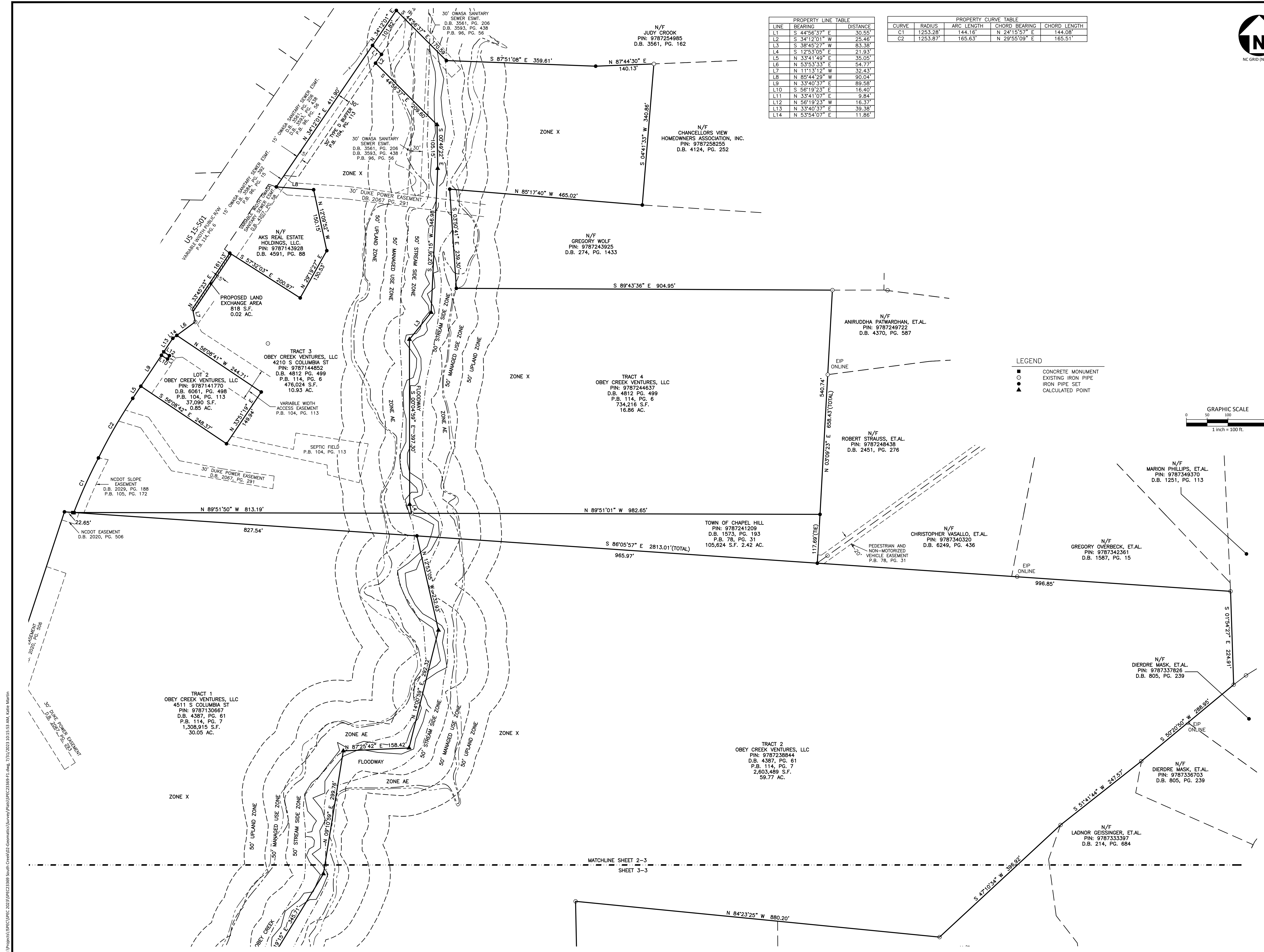
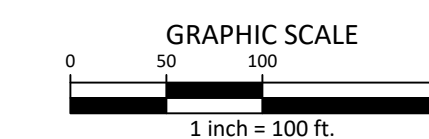
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**SOUTH CREEK**  
LAND EXCHANGE EXHIBIT  
US HIGHWAY 15/501  
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

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'

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1253.28'	144.16'	N 24°15'57" E	144.08'
C2	1253.87'	165.63'	N 29°55'09" E	165.51'

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



MATCHLINE SHEET 2-3  
SHEET 3-3

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**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. SPEC23369  
FILENAME SPEC23369-F1  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=100'  
DATE 07.20.2023

**SHEET**

**SHEET NUMBER**

**2-3**





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



REVISIONS

NO. DATE

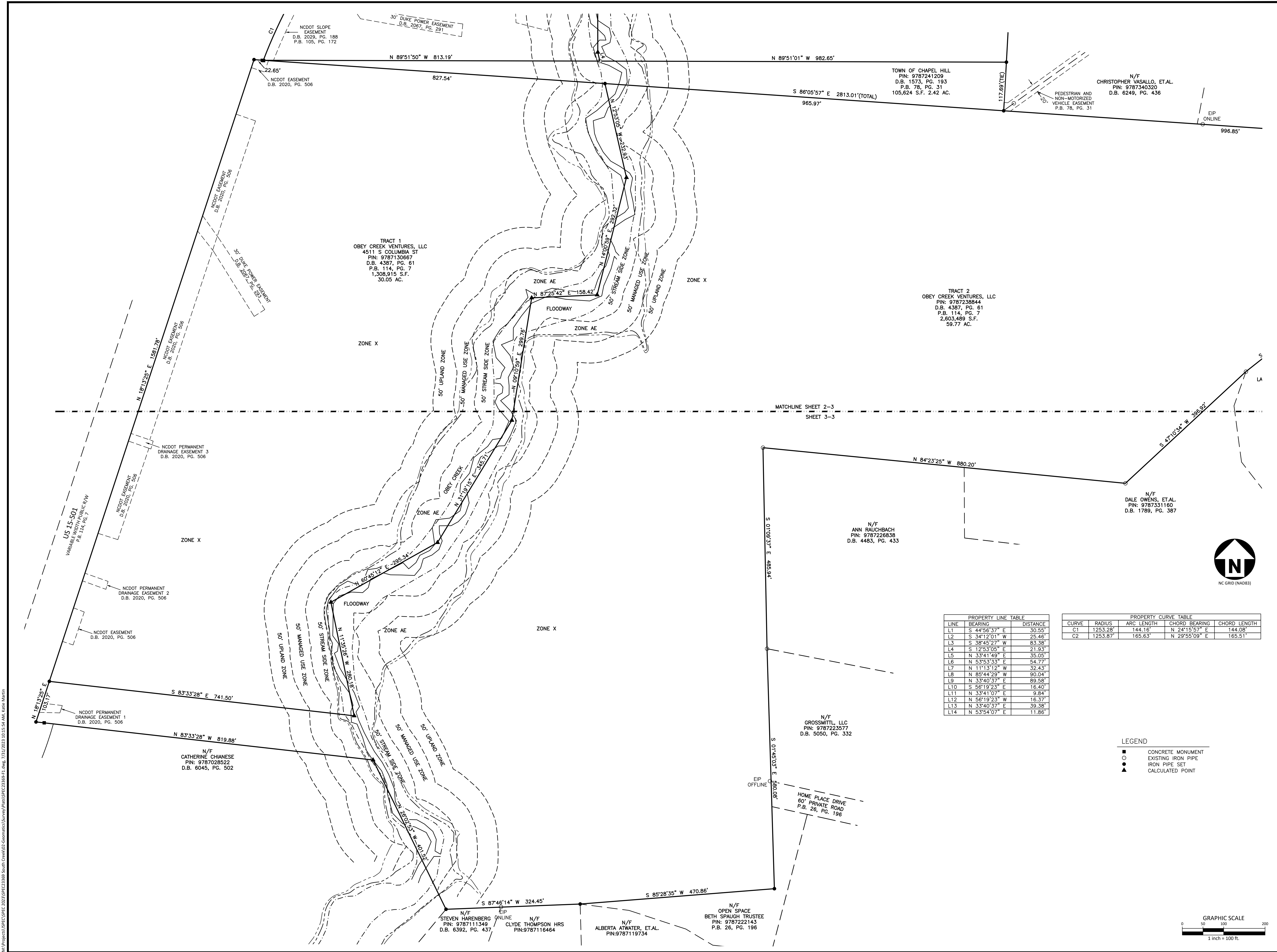
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FILENAME SPEC23369-F1  
CHECKED BY JBT  
DRAWN BY KMM  
SCALE 1"=100'  
DATE 07.20.2023

SHEET

SHEET NUMBER

**3-3**



TOWN OF CHAPEL HILL  
PIN: 9787241209  
D.B. 1573, PG. 193  
P.B. 78, PG. 31  
105,624 S.F. 2.42 AC.

N/F  
CHRISTOPHER VASALLO, ET.AL.  
PIN: 9787340320  
D.B. 6249, PG. 436

TRACT 1  
OBEY CREEK VENTURES, LLC  
4511 S COLUMBIA ST  
PIN: 9787130667  
D.B. 4387, PG. 61  
P.B. 114, PG. 7  
1,308,915 S.F.  
30.05 AC.

TRACT 2  
OBEY CREEK VENTURES, LLC  
PIN: 9787238844  
D.B. 4387, PG. 61  
P.B. 114, PG. 7  
2,603,489 S.F.  
59.77 AC.

N/F  
ANN RAUCHBACH  
PIN: 9787226838  
D.B. 4483, PG. 433

N/F  
DALE OWENS, ET.AL.  
PIN: 9787331160  
D.B. 1789, PG. 387

N/F  
GROSSMITTL, LLC  
PIN: 9787223577  
D.B. 5050, PG. 332

N/F  
CATHERINE CHIANESE  
PIN: 9787028522  
D.B. 6045, PG. 502

N/F  
STEVEN HARENBERG ONLINE  
PIN: 9787111349  
D.B. 6392, PG. 437

N/F  
CLYDE THOMPSON HRS  
PIN: 9787116464

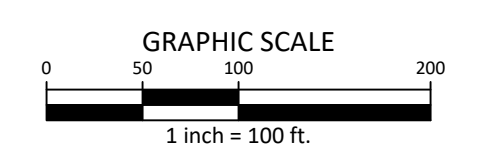
N/F  
ALBERTA ATWATER, ET.AL.  
PIN: 9787119734

N/F  
OPEN SPACE  
BETH SPAUGH TRUSTEE  
PIN: 9787222143  
P.B. 26, PG. 196

LINE	BEARING	DISTANCE
L1	S 44°56'37" E	30.55'
L2	S 34°12'01" W	25.46'
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