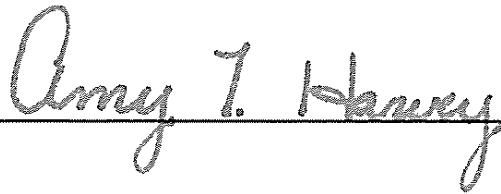


I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2023-11-29/R-8) adopted by the Chapel Hill Town Council on November 29, 2023.

This the 30th day of November, 2023.



**Amy T. Harvey
Deputy Town Clerk**



A RESOLUTION APPROVING AND AUTHORIZING AN EXCHANGE OF REAL PROPERTY OWNED BY THE TOWN OF CHAPEL HILL FOR OTHER REAL PROPERTY AND CONSIDERATIONS IN CONNECTION WITH THE DEVELOPMENT OF CERTAIN REAL PROPERTY LOCATED AT 4511 S. COLUMBIA STREET OWNED BY BEECHWOOD OBEY CREEK, LLC (2023-11-29/R-8)

WHEREAS, the Council of the Town of Chapel Hill previously approved an application for Conditional Zoning for South Creek at 4511 S. Columbia Street (2023-06-07/O-2) (the "Conditional Zoning"); and

WHEREAS, pursuant to the Conditional Zoning, Beechwood Obey Creek, LLC intends to develop approximately 43 acres of land east of U.S. Highway 15-501 South and west of Wilson Creek (the "South Creek Development"); and

WHEREAS, the Town of Chapel Hill owns a narrow triangle parcel of land, consisting of approximately 2.42 acres, having the Orange County PIN 9787-24-1209, as shown in the attached Exhibit (referred to therein as the "Town Property"), which is needed by Beechwood Obey Creek, LLC to carry out the South Creek Development project; and

WHEREAS, the Town of Chapel Hill acknowledges that the South Creek Development project provides a substantial increase in overall benefits to the Town and to surrounding property owners through the provision of recreational amenities consistent with and in expansion of the original intent met through dedication of the Town Property to the Town; and

WHEREAS, Beechwood Obey Creek, LLC proposes, in consideration of the Town's transferring fee simple ownership of the Town Property to Beechwood Obey Creek, LLC, to: (1) transfer to the Town fee simple interest in a strip of land adjacent to the U.S. Highway 15-501 right-of-way that is five feet by 195 feet in area (approximately 818 +/- square feet) (labeled on the survey as "Proposed Land Exchange Area"); and (2) make a payment to the Town of \$100,000 for area transit improvements; and

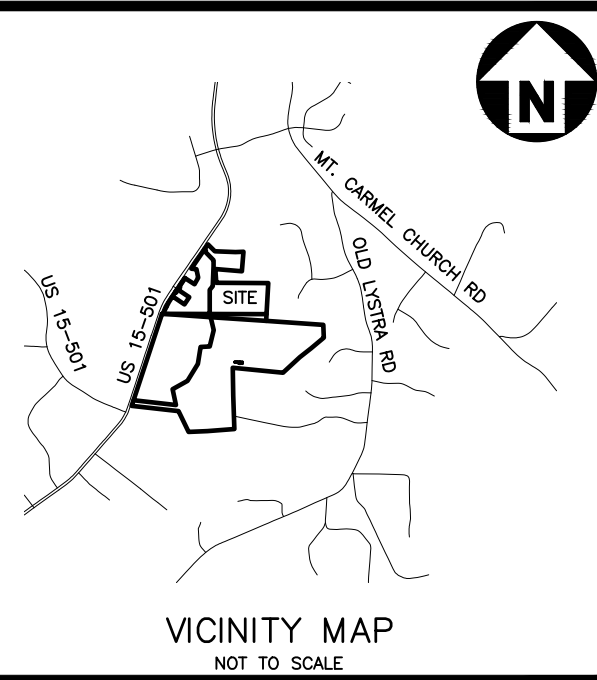
WHEREAS, based on property tax valuations and recent sales, the property owned by the Town and the property owned by Beechwood Obey Creek, LLC have an estimated value of \$2 per square foot; and

WHEREAS, North Carolina General Statute Sec. 160A-271 authorizes the Town to exchange real or personal property belonging to the Town for other real or personal property if the Town receives a full and fair consideration in exchange for its property; and

WHEREAS, the Council finds that the exchange of land and other considerations described herein are a fair and reasonable basis for the Town to transfer said parcel to Beechwood Obey Creek, LLC and further finds that the Town is receiving full and fair consideration for its property.

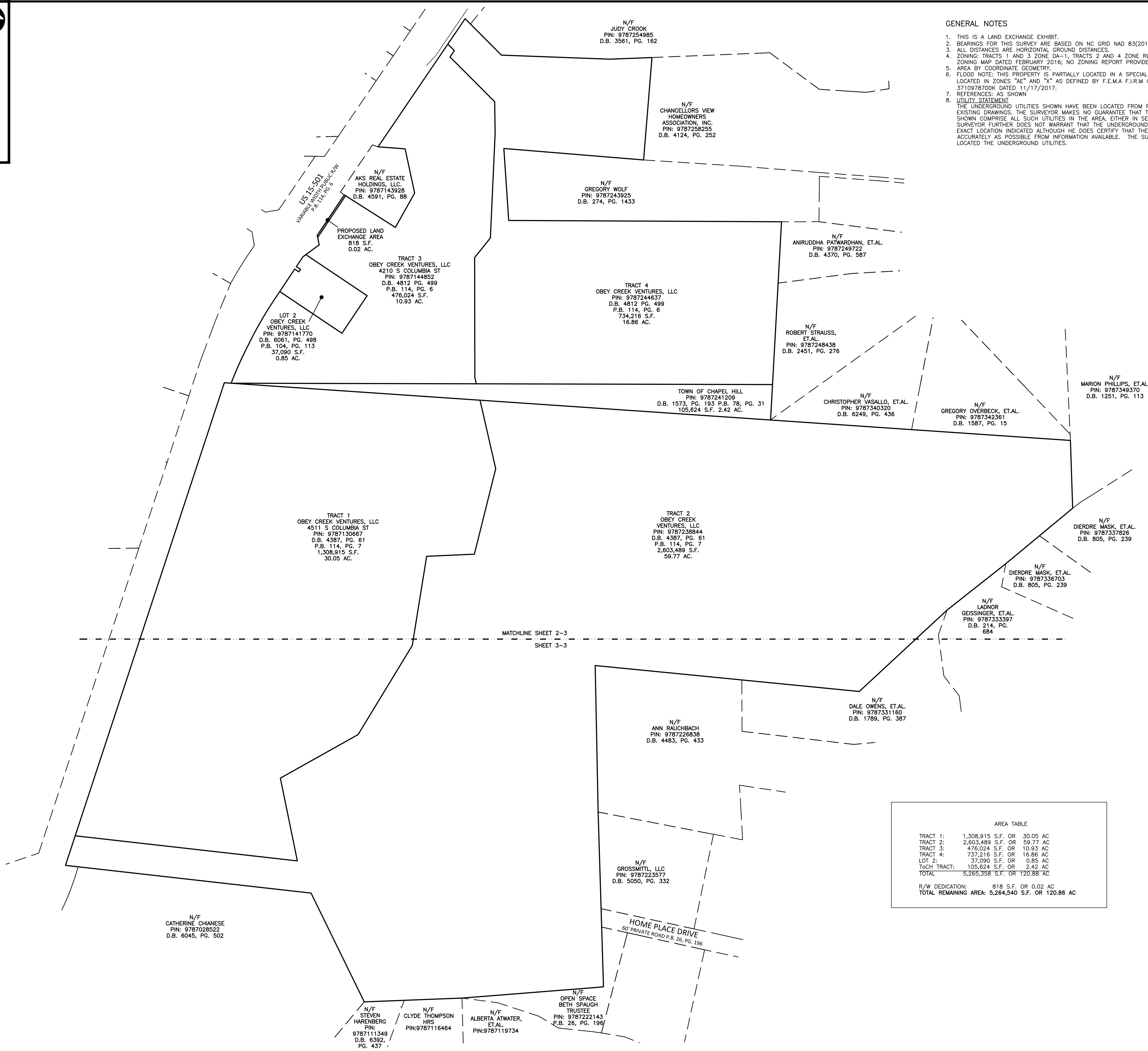
NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the exchange of the Town Property having Orange County PIN 9787-24-1209, as shown in the attached Exhibit, for the land and other considerations provided to the Town from Beechwood Obey Creek, LLC, pursuant to the approved Conditional Zoning, and authorizes and directs the Town Manager to execute a deed and other necessary documentation to complete said transaction.

This the 29th day of November, 2023.



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



McADAMS
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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

PLAN INFORMATION

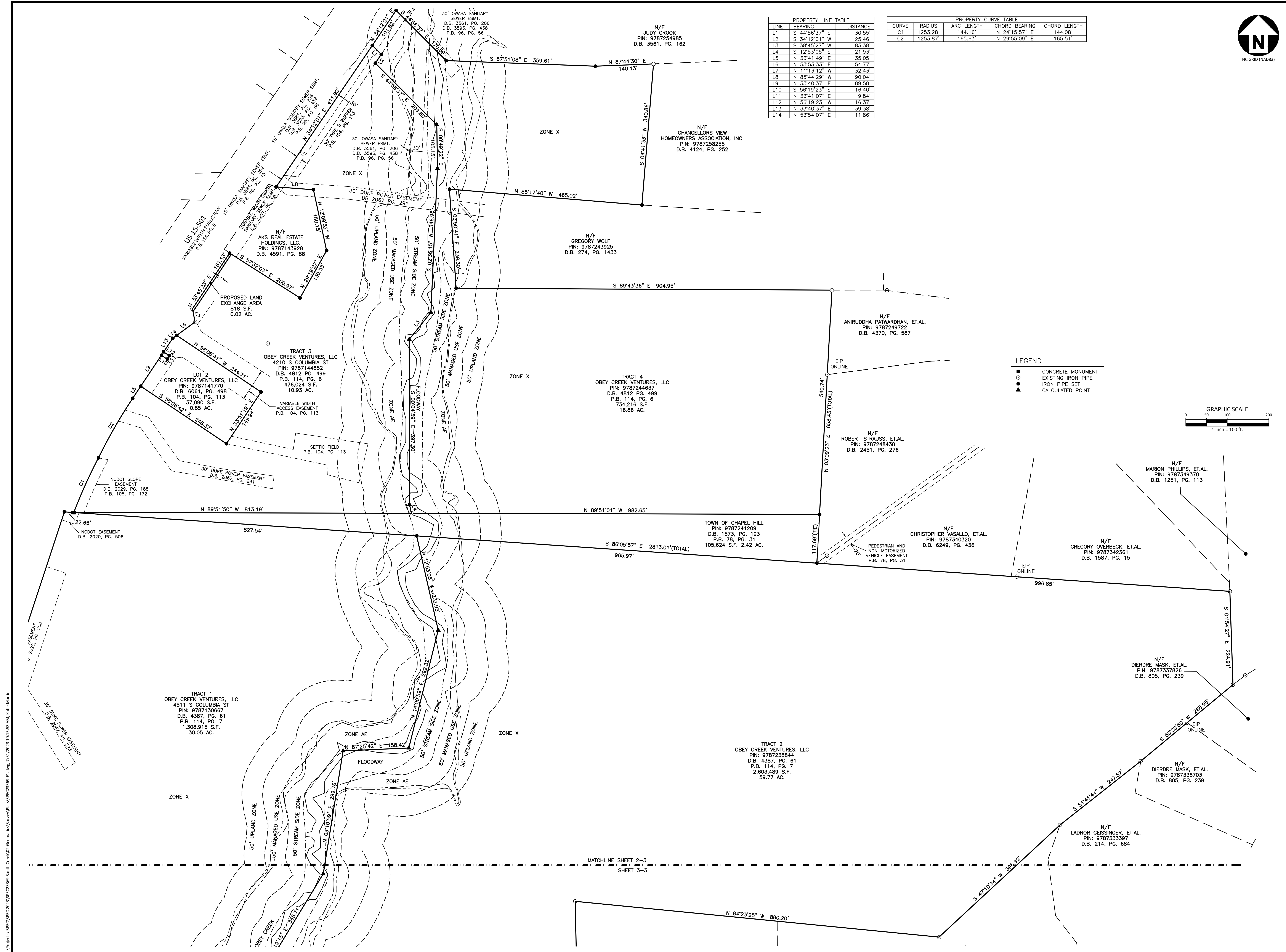
PROJECT NO. SPEC23369
FILENAME SPEC23369-F1
CHECKED BY JBT
DRAWN BY KMM
SCALE NTS
DATE 07.20.2023

SHEET

SHEET NUMBER

1-3

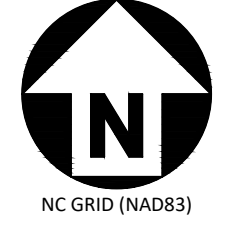
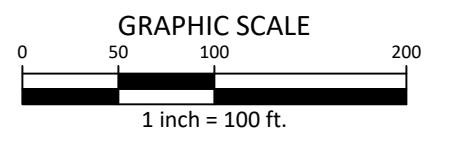
M:\Projects\SPEC\SPEC 2023\SPEC23369 South Creek\GIS\Map\Plots\SPEC23369-F1.dwg, 7/31/2023 10:15:52 AM, Kaitie Martin



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	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



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



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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MATCHLINE SHEET 2-3
 SHEET 3-3

