

Land Description

Parcels for Special Use Permit (Tract 1) TC Timber Management LLC, AKPAR: 5568; (Tract 2) City Slickers Farm LLC, AKPAR: 5538; (Tract 3) Cone Avenue LLC & Chatham Capital Group LLC, AKPAR: 5502; (Tract 4) Copeland Property, AKPAR: 5559; (Tract 5) Old North State Property Group LLC, AKPAR: 85347; and (Tract 6) Old North State Property Group LLC, AKPAR: 85346 containing more or less 231.668 Acres. Lying and being in Cape Fear Township, Chatham County NC.

Tract 1

BEING a tract of land containing 109.69 acres as shown by Survey for WBT Wood Services, LLC, dated 7/17/2013, prepared by Thomas J. Matthews, RLS, recorded in Plat Book 2013, Page 125, of the Chatham County Registry. Reference to recorded plat is hereby made for a complete description of the subject property.

Tract 2

BEING a tract of land containing 49.117 acres (Tract 1) as shown by Survey for Cone Avenue, LLC / Chatham Capital Group, LC Property and City Clickers Farm, LLC Property, dated 5/8/2020, prepared by Stuart E. Plante II, RLS, recorded in Plat Book 2020, Page 120, of the Chatham County Registry. Reference to recorded plat is hereby made for a complete description of the subject property.

Tract 3

BEING a tract of land containing 27.889 acres (Tract 2) as shown by Survey for Cone Avenue, LLC / Chatham Capital Group, LC Property and City Clickers Farm, LLC Property, dated 5/8/2020, prepared by Stuart E. Plante II, RLS, recorded in Plat Book 2020, Page 120, of the Chatham County Registry. Reference to recorded plat is hereby made for a complete description of the subject property.

Tract 4

BEING a tract of land containing 72.03 acres (Tract 2) as shown by Survey for William R. Copeland, Lisa G. Copeland, and Karen D. Copeland, dated 3/12/2001, prepared by Phillip D. Stout, RLS, recorded in Plat Book 2001, Page 107, of the Chatham County Registry. Reference to recorded plat is hereby made for a complete description of the subject property.

Less & Except the following (from Tract 4):

Thence, from a Crimp Top Iron Pipe Found NC Grid Coords N=693153.33, E=1997340.35 being; Thence, N 64° 22' 41" W for a distance of 2,361.58 feet to a point known as the **POINT & PLACE OF BEGINNING**.

Thence from said **POINT & PLACE OF BEGINNING**, N 00° 02' 05" E for a distance of 1311.17 feet to a point on a line; Thence, N 00° 15' 15" E for a distance of 146.24 feet to a point on a line; Thence, N 00° 12' 46" E for a distance of 415.19 feet to a point on a line; Thence, N 00° 19' 32" E for a distance of 870.55 feet to a point on a line; Thence, S 84° 52' 45" E for a distance of 568.14 feet to a point on a line; Thence S 01° 19' 21" W for a distance of 800.37 feet to a point on a line; Thence S 00° 56' 23" W for a distance of 886.50 feet to a point on a line; Thence, S 01° 23' 32" W for a distance of 173.42 feet to a point on a line; Thence, S 01° 08' 33" W for a distance of 395.56 feet to a point on a line; Thence, N 89° 56' 57" E for a distance of 277.27 feet to a point on a line; Thence, S 33° 53' 55" W for a distance of 340.15 feet to the beginning of a curve, Said curve turning to the right through an angle of 80° 22' 33", having a radius of 275.00 feet, and whose long chord bears S 74° 05' 12" W for a distance of 354.91 feet; Thence, N 65° 43' 32" W for a distance of 162.12 feet to a point on a line; Thence, S 45° 39' 07" W for a distance of 177.80 feet to the **POINT OF BEGINNING**, containing +/-1,504,195 SF / +/-34.532AC.

Tract 5

BEING a tract of land containing 5.478 acres (lot 11) as shown by Survey "Recombination and Easement Plat" for William R. Copeland, Lisa G. Copeland, Karen D. Copeland, Advance Systems, Inc., Charles P. Maddox Jr., and Catherine R. Maddox, dated 11/12/2007, prepared by Clarence R. Batts, Jr., RLS, recorded in Plat Book 2008, Page 51, of the Chatham County Registry. Reference to recorded plat is hereby made for a complete description of the subject property.

Less & Except the following (from Tract 5):

Thence, from a Crimp Top Iron Pipe Found NC Grid Coords N=693153.33, E=1997340.35 being; Thence, N 47° 39' 56" W for a distance of 2,165.33 feet to a point known as the **POINT & PLACE OF BEGINNING**.

Thence from said **POINT & PLACE OF BEGINNING**, Thence, N 01° 10' 13" E for a distance of 40.01 feet to a point on a line; Thence, N 01° 10' 13" E for a distance of 355.33 feet to a point on a line; Thence, N 01° 22' 14" E for a distance of 173.42 feet to a point on a line; Thence N 85° 01' 35" E a distance of 408.86 feet to a point on a line; Thence, S 01° 10' 13" W for a distance of 388.29 feet to a point on a line; Thence, S 33° 03' 19" W for a distance of 257.26 feet to a point on a line; Thence, S 89° 56' 57" W for a distance of 271.29 feet to the **POINT OF BEGINNING**, containing +/-223,982 SF / +/-5.142 AC.