

VICINITY MAP
NOT TO SCALE

Legal Description

BENE and located in the Town of Carboro, Orange County, North Carolina, and being more particularly described as follows:

To find the TRUE POINT AND PLACE OF BEGINNING, commence at an existing iron pipe in the Northern margin of the right-of-way of Jones Ferry Road (SR 1942) which pipe is in the Eastern boundary line of the McDADE Estate (now or formerly); thence along the Eastern boundary line of the property of the McDADE Estate (now or formerly) North 11-27-13 West 91.42 feet to an existing iron pipe, said pipe being located within the meanders of Tom's Creek; thence along the meanders of Tom's Creek North 34-00-52 West 227.07 feet to an existing iron pipe from the TRUE POINT AND PLACE OF BEGINNING along the meanders of Tom's Creek and the following (5) courses and distances: (1) North 00-19-16 West 154.20 feet to an existing iron pipe; (2) North 38-08-50 West 191.50 feet to an existing iron pipe; (3) North 18-53-55 West 71.80 feet to an existing iron pipe; (4) North 08-40-57 East 308.59 feet to an existing iron pipe; and (5) North 08-18-14 East 31.04 feet to an existing iron pipe which pipe is in the Southern boundary line of the property of Harris, Inc. (now or formerly); thence leaving the meanders of Tom's Creek and along the Southern boundary line of the property of Harris, Inc. (now or formerly) North 77-30-46 East 405.25 feet to a new iron rod in the Western margin of the right-of-way of the N.C. 54 Bypass Off-Ramp; thence along the Western margin of the right-of-way of the N.C. 54 Bypass Off-Ramp the following (6) courses and distances: (1) South 37-40-32 East 55.23 feet to an existing iron pipe; (2) South 41-37-30 East 62.90 feet to an existing iron pipe; (3) South 30-21-50 East 95.27 feet to an existing iron pipe; (4) South 24-25-00 East 83.95 feet to an existing iron pipe; (5) South 18-27-30 East 98.02 feet to an existing iron pipe; and (6) South 15-10-28 East 221.48 feet to an existing iron pipe, the Northern corner of this property of the Carrols Corporation, now or formerly as described by deed recorded in Deed Book 507 of Page 351 in the Orange County Public Registry; thence leaving the Western margin of the right-of-way of N.C. 54 Bypass Off-Ramp and with the Northwestern boundary line of the property of the Carrols Corporation (now or formerly) South 74-47-00 West 141.10 feet to an existing P.X. Nail; thence along the Northwestern line of the property of the Carrols Corporation South 15-11-15 East 772.73 feet to a computed point in the Northern margin of the new right-of-way of Jones Ferry Road (SR 1942); thence along the Northern margin of the new right-of-way of Jones Ferry Road South 68-11-37 West 30.28 feet to a computed point thence North 15-11-15 West 282.90 feet to a set P.X. Nail; thence South 75-22-28 West 248.56 feet to an existing iron pipe, being the TRUE POINT AND PLACE OF BEGINNING, as is shown on this survey titled "Willow Creek Shopping Center" by Philip Post, N.C.S.L.C., 2519, dated June 7, 1984, and revised on December 4, 1992.

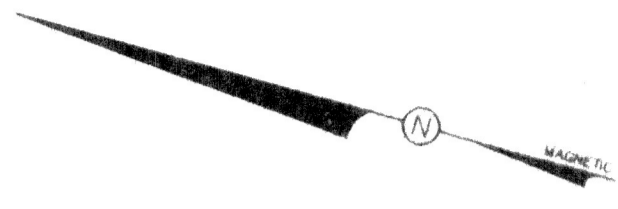
And being a portion of the property conveyed to Willow Creek Associates in deeds recorded in Deed Book 340 of Page 348 and Deed Book 341 of Page 25 in the Orange County Public Registry.

- References**
- DB 414, PG 36 PB 44, PG 81
 - DB 411, PG 280 DB 435, PG 313
 - DB 250, PG 547 DB 554, PG 348
 - DB 238, PG 1082 DB 508, PG 154
 - DB 340, PG 38 DB 373, PG 63
 - DB 341, PG 25 DB 609, PG 1
- TM Map 114, Lot 15
NCDOT ROW Consent Judgment, Dated 10/12/80
DB 1010, PG 283
DB 822, PG 215
Unrecorded Map By R. J. Ayers, RLS #048, Dated 9/13/82
DB 366, PG 421 DECLARATION AND AGREEMENT AND DEED OF DEDICATION
TM 7-114-150
- General Utility Easements**
- DB 435, PG 548 Duke Power Co.
 - DB 150, PG 121 Piedmont Electric
- Sanitary Sewer Easements**
- DB 242, PG 1828
 - DB 242, PG 1706
 - DB 443, PG 548
 - PB 36, PG 28
 - DB 820, PG 334
 - DB 443, PG 551
- SUBORDINATION, NONDISTURBANCE AND ATTORNEYMENT AGREEMENT**
- DB 1086, PG 24 FOOD LION
 - DB 1086, PG 34 KERR DRUGS, INC.
 - DB 1086, PG 42 CARBORO FAMILY MEDICINE CENTER

- Notes:**
- In accordance with Town of Carboro Land Use Ordinance, as amended, there are no required setbacks for this property, zoned B-4.
 - Portions of the property are located within the designated 100 year flood boundary of Tom's Creek, according to FIA Panel Number 330275-0006, Dated February 9, 1980. The actual flood plain boundary has been changed due to grading of the site for construction of the improvements shown. The flood plain boundary shown is the new line resulting from site grading.
 - NCDOT grid tie is not shown due to destruction of grid monuments from widening of N.C. 54 By-Pass.
 - Easement Agreement in DB 251, PG 347 does not affect the subject property.
 - The surveyor has not received updated utility information to prepare this survey. All utility information shown is based on information by Chicago Title Insurance Company, dated December 23, 1992.
 - Total parking spaces = 252.

"AS-BUILT" NOTE:

Underground utilities are shown based on above-ground surveyed location and information provided by the Contractor as to buried locations. Exact location of buried lines should be verified by excavation and exposing the line.



ENGINEERS
PLANNERS
SURVEYORS

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&
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ALTA LAND TITLE SURVEY

WILLOW CREEK SHOPPING CENTER
NC 54 & JONES FERRY ROAD

ORANGE COUNTY, N.C.
TOWN OF CHAPEL HILL

SCALE: 1" = 60'

DRAWN BY: MKM
CHECKED BY: WOK
DATE: 2-13-97
PROJECT NO. 75208
DRAWING NO. A421B01

This drawing is the property of Philip Post & Associates, Inc. and is to be used only for the project and site shown on this drawing. No other use, reproduction, or distribution of this drawing is permitted without the written consent of Philip Post & Associates, Inc. © Philip Post & Associates, Inc. 1997

REVISIONS 1. 8/6/97: ADD PYLON SIGN

PRINTED
AUG 6 1997
Philip Post & Associates, Inc.

SURVEYED AND MAPPED FOR:
DREAMY HOLLOW APARTMENTS CO.
A NEW YORK GENERAL PARTNERSHIP

SHEET 1
OF 1

SURVEYORS CERTIFICATE

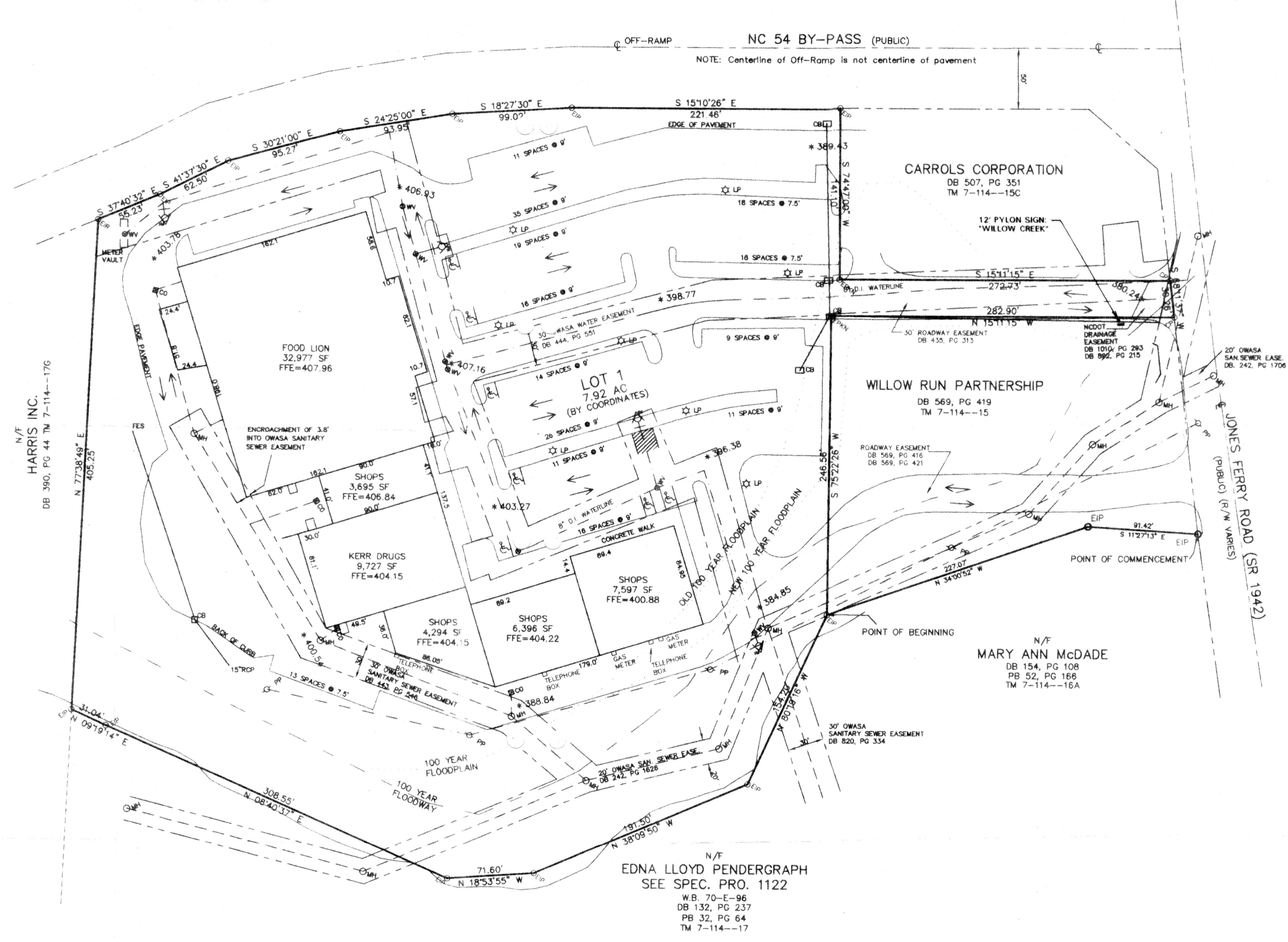
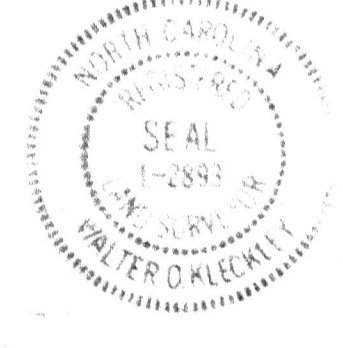
To Dreamy Hollow Apartments Company, Inc. and Lawyers Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes Items A through I thereof; and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification) of a "Suburban Land Survey".

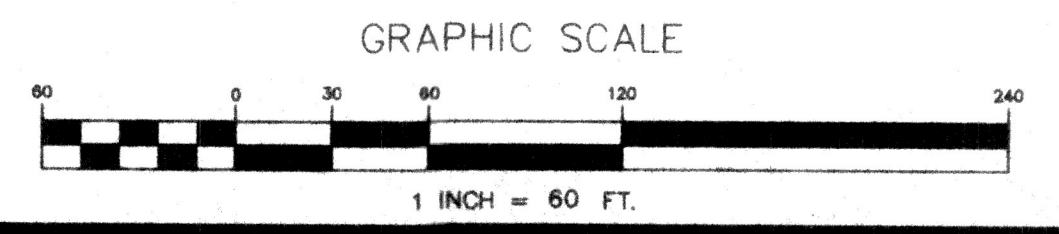
Date: FEBRUARY 19TH, 1997

(Signed) Walter O. Kleckley 6-2893 (Seal)
WALTER O. KLECKLEY Registration No.

Adopted by the American Land Title Association on October 17, 1992.
Adopted by the Board of Directors, American Congress on Surveying and Mapping on November 11, 1992.



- LEGEND**
- EP - EXIST IRON ROD
 - EP - EXISTING IRON PIPE
 - EPN - EXISTING P.X. NAIL
 - CP - COMPUTED POINT
 - MH - SANITARY SEWER MANHOLE
 - PP - POWER POLE
 - LP - LIGHT POLE
 - WV - WATER VALVE
 - CO - CLEANOUT
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - TF - TRAFFIC FLOW
 - 400.00 - SPOT ELEVATION



OFF-RAMP

NC 54 BY-PASS (PUBLIC)

NOTE: Centerline of Off-Ramp is not centerline of pavement

