

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the request of Chatham Park Investors, LLC to expand the extraterritorial (ETJ) area of the Town and to thereby amend the zoning map of the Town of Pittsboro to incorporate said expansion and to zone the property described on Exhibit A attached hereto and incorporated herein by reference to R-A2 (Residential Agricultural) and on Exhibit B attached hereto and incorporated herein by reference to R-A5 (Residential Agricultural) pursuant to the provisions of NCGS 160A-360 and Article X of the Town of Pittsboro Zoning Ordinance; and

WHEREAS The Town Planning Board reviewed the proposed initial zoning in detail, considered public comment and forwarded the request to the Town Board of Commissioners with a positive recommendation for approval; and

WHEREAS a Public Hearing was held on January 28, 2013 to solicit comments and concerns which were duly considered and acknowledged; and

WHEREAS, the Town Board of Commissioners makes the following findings and conclusions:

1. The subject parcels, being in the general area south and southeast of the Town of Pittsboro, are in an area that is adjacent and/or within close proximity to R-A2 (Residential Agricultural) and R-A5 (Residential Agricultural) zoned property.
2. That the Board has examined the request and associated public testimony to zone the property described in Exhibit A and incorporated herein by reference.
3. The proposed zoning is a reasonable location for residential / agricultural uses and would be suitable for those uses permitted within the proposed district.
4. The proposed zoning is reasonable considering the size and location of the tracts and the potential impact to the surrounding community.
5. The proposed zoning is consistent with current applicable adopted plans, policies and documents.
6. The proposed zoning is reasonable considering the size and location of the tract and the potential impact to the surrounding community.
7. The proposed zoning advances the public interest of the Town.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PITTSBORO as follows:

1. That the property described on Exhibit A attached hereto and incorporated herein by reference be zoned to R-A2.
2. That the property described on Exhibit B attached hereto and incorporated herein by reference be zoned to R-A5.
3. That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

Adopted this 25th day of February, 2013.

TOWN OF PITTSBORO

Randolph Voller, Mayor

ATTEST:

Alice F. Lloyd, CMC, NCCMC
Town Clerk

**EXHIBIT A
PITTSBORO ETJ EXTENSION
PROPERTY OF CHATHAM PARK INVESTORS LLC**

(NOTES: All recording references in this Exhibit A are to the Register of Deeds for Chatham County, North Carolina. Chatham Park Investors LLC is referred to herein as "CPI". Some of the lines along the northern boundary of the property described in this Exhibit A were calculated and not surveyed; accordingly, the exact metes and bounds of one or more of such boundary lines may not exactly match the metes and bounds of the adjoining property that previously has been included in the Town of Pittsboro ETJ. It is the intent of the description in this Exhibit A to include in the Town of Pittsboro ETJ all of the property owned by Chatham Park Investors LLC that is located south of the property of Chatham Park Investors LLC (and possibly one or two other others) that already is subject to the Town of Pittsboro ETJ.)

Beginning at point in the center line of Pittsboro-Moncure Road (North Carolina State Road 1012), a common corner with the southwest corner of property acquired by CPI from H. D. Gunter, Jr. et al. by deed ("Gunter Tract") recorded in Book 1357, Page 258, and also being a corner of property acquired by CPI by deed recorded in Book 1231, Page 560 ("Harper Tract");

then with the southern boundary line of the Gunter Tract, North 80°20'16" East 55.73 feet to a point;

then continuing with the southern boundary line of the Gunter Tract, North 80°20'16" East 3280.03 feet to a point at the southeast corner of the Gunter Tract;

then the following two (2) lines through the Harper Tract:

(1) South 37°48'56" East 768.58 feet to a point, and

(2) North 89°28'24" East 554.26 feet to a point in the western boundary line of property acquired by CPI from Hilda M. Small by deed recorded in Book 1380, Page 1067 ("Small Tract 1");

then with the northern boundary line of Small Tract 1, South 88°31'47" East 577.79 feet to a point and North 20°01'02" West 881.81 feet to a point,

then continuing with the northern boundary line first of Small Tract 1 and then with another tract acquired by CPI from Small by deed recorded in Book 1438, Page 13 ("Small Tract 2), South 89°46'19" East 2054.01 feet to a point and South 89°46'19" East 886.11 feet to a point;

then with the eastern boundary line of Small Tract 2, South 02°20'29" East 199.41 feet to a point;

then the following lines through the Harper Tract:

(1) South 89°15'16" East 825.94 feet to a point,

(2) North 00°17'02" East 1137.75 feet to a point,

(3) South 89°06'23" East 1484.83 feet to a point,

(4) South 01°40'57" West 192.15 feet to a point,

(5) South 89°33'10" East 1136.51 feet to a point,

(6) North 00°03'00" East 1823.80 feet to a point, and

(7) North 90°00'00" East 2690.88 feet to a point on the center line of the right of way of Gum Springs Church Road (NC State Road 1943) in the western boundary line of property acquired by CPI from Clifford Bryce Selkinghouse et al. by deed recorded in Book 1300, Page 537 ("Selkinghouse Tract");

then along the center line of Gum Springs Church Road, first with the western boundary line of the Selkinghouse Tract and then with the western boundary line of property acquired by CPI from Wilbur Moore and Willodeen G. Wagner by deed recorded in Book 1291, Page 1068 ("Moore Tract), the following nine (9) lines:

- (1) North 28°27'18" West 175.37 feet to a point,
- (2) North 22°45'44" West 47.45 feet to a point,
- (3) North 17°03'26" West 39.74 feet to a point,
- (4) North 09°46'49" West 75.79 feet to a point,
- (5) North 00°31'51" East 85.27 feet to a point,
- (6) North 10°34'28" East 114.27 feet to a point,
- (7) North 15°24'49" East 96.86 feet to a point,
- (8) then along a curve to the left, having a radius of 627.55 feet, an arc length of 0.71 feet, and a chord bearing and distance of North 18°44'58" East 0.71 feet to a point, and
- (9) then along a curve to the left, having a radius of 627.55 feet, an arc length of 74.71 feet, and a chord bearing and distance of North 15°18'23" East 74.67 feet to a point in the center line of Gum Springs Church Road;

then leaving the center line of Gum Springs Church Road and running first, through a portion of the Moore Tract and then with the northern boundary line of the Selkinghouse Tract, the following three (3) lines:

- (1) South 89°35'33" East 844.17 feet to a point,
- (2) South 89°35'33" East 490.91 feet to a point, and
- (3) South 89°40'29" East 500.02 feet to a point on the eastern boundary line of the Selkinghouse Tract;

then with the eastern boundary line of the Selkinghouse Tract, the following six (6) lines:

- (1) South 00°20'20" West 180.71 feet to a point,
- (2) South 00°18'42" West 279.95 feet to a point,
- (3) South 00°18'52" West 300.21 feet to a point,
- (4) South 00°18'24" West 333.99 feet to a point,
- (5) South 00°22'48" West 112.41 feet to a point, and
- (6) South 31°44'18" East 34.98 feet to a point at the southeast corner of the Selkinghouse Tract and at the northeast corner of property acquired by CPI from H. B. Gaines and Elsie M. Gaines ("Gaines Tract");

then with the eastern and then the southern boundary lines of the Gaines Tract, the following ten (10) lines:

- (1) South 31°33'21" East 360.96 feet to a point,
- (2) North 87°05'00" East 509.66 feet to a point,
- (3) South 13°16'19" West 343.95 feet to a point
- (4) South 47°33'44" West 543.48 feet to a point
- (5) North 71°53'53" West 763.28 feet to a point
- (6) South 08°19'51" East 633.63 feet to a point
- (7) South 61°40'14" West 388.45 feet to a point
- (8) South 89°04'14" West 642.01 feet to a point
- (9) North 19°49'28" East 112.65 feet to a point, and
- (10) North 04°57'40" West 167.85 feet to a point in the southern boundary line of the Harper Tract;

then with the southern boundary line of the Harper Tract, the following ninety (90) lines:

- (1) North 89°04'46" West 67.53 feet to a point,
- (2) North 88°52'19" West 602.61 feet to a point,
- (3) South 10°36'31" East 49.61 feet to a point,
- (4) South 16°16'20" East 45.28 feet to a point,
- (5) South 23°00'55" East 19.51 feet to a point in the northern margin of the right of way of Bald Eagle Road or Drive in the Eagles Ridge Subdivision, and then continuing first, with the northern right of way line of Bald Eagle Road or Drive, and then with the northern, and then western, boundary lines of properties in Eagles Ridge Subdivision,
- (6) South 80°46'31" West 50.64 feet to a point,
- (7) then along a curve to the right having a radius of 155.63 feet, an arc length of 119.52 feet, and a chord bearing and distance of North 77°13'29" West 116.60 feet to a point,
- (8) North 55°13'29" West 86.00 feet to a point,
- (9) then along a curve to the left having a radius of 242.74 feet, an arc length of 133.45 feet, and a chord bearing and distance of North 70°58'29" West 131.78 feet to a point,
- (10) then North 86°43'29" West 186.07 feet to a point,
- (11) then North 58°36'56" West 92.21 feet to a point,
- (12) North 33°43'57" West 137.10 feet to a point,
- (13) North 30°28'11" West 62.09 feet to a point,
- (14) North 42°22'55" West 90.72 feet to a point,
- (15) North 33°29'26" West 88.37 feet to a point,
- (16) North 16°54'43" East 23.61 feet to a point,
- (17) North 41°12'34" West 45.24 feet to a point,
- (18) North 37°09'14" West 59.14 feet to a point,
- (19) North 48°46'16" West 57.71 feet to a point,
- (20) South 85°29'17" West 142.26 feet to a point,
- (21) South 86°43'39" West 279.28 feet to a point,
- (22) South 86°43'39" West 8.49 feet to a point,
- (23) North 87°31'11" West 7.54 feet to a point,
- (24) North 87°31'11" West 283.52 feet to a point,
- (25) North 87°29'28" West 134.72 feet to a point,
- (26) South 81°09'46" West 151.01 feet to a point,
- (27) South 81°11'04" West 285.73 feet to a point,
- (28) South 06°55'40" East 449.70 feet to a point,
- (29) then along a curve to the right having a radius of 504.47 feet, an arc length of 97.83 feet, and a chord bearing and distance of North 89°11'51" East 97.68 feet to a point,
- (30) South 85°16'22" East 64.45 feet to a point,
- (31) then along a curve to the right having a radius of 260.00 feet, an arc length of 105.07 feet, and a chord bearing and distance of South 73°40'32" East 104.36 feet to a point,
- (32) South 05°26'26" East 46.41 feet to a point,
- (33) North 70°35'25" West 25.42 feet to a point,
- (34) North 74°44'10" West 50.01 feet to a point,
- (35) North 83°04'15" West 49.76 feet to a point,
- (36) North 86°09'57" West 49.74 feet to a point,
- (37) South 87°52'01" West 89.07 feet to a point,

- (38) South 76°54'51" West 124.39 feet to a point,
- (39) South 69°52'51" West 192.70 feet to a point,
- (40) South 61°55'48" West 46.98 feet to a point,
- (41) South 57°54'11" West 68.97 feet to a point,
- (42) South 48°19'27" West 80.31 feet to a point,
- (43) South 47°53'34" West 99.90 feet to a point,
- (44) South 50°12'12" West 98.20 feet to a point,
- (45) South 83°32'15" West 39.10 feet to a point,
- (46) North 77°34'09" West 65.71 feet to a point,
- (47) North 80°01'15" West 68.46 feet to a point,
- (48) South 86°45'05" West 47.77 feet to a point,
- (49) South 73°41'55" West 59.11 feet to a point,
- (50) South 67°37'00" West 77.68 feet to a point,
- (51) South 83°31'04" West 0.64 feet to a point,
- (52) South 56°57'59" West 60.18 feet to a point,
- (53) North 83°37'44" West 56.40 feet to a point,
- (54) South 86°41'26" West 45.03 feet to a point,
- (55) South 80°12'30" West 51.05 feet to a point,
- (56) South 71°25'13" West 405.01 feet to a point,
- (57) South 63°28'34" West 143.92 feet to a point,
- (58) South 47°57'57" West 36.69 feet to a point,
- (59) South 22°12'46" East 54.06 feet to a point,
- (60) South 24°50'32" East 165.20 feet to a point,
- (61) South 21°41'44" East 131.72 feet to a point,
- (62) South 31°36'05" East 146.79 feet to a point,
- (63) South 29°44'38" East 135.91 feet to a point,
- (64) South 29°48'24" East 30.22 feet to a point,
- (65) South 13°36'23" East 156.53 feet to a point,
- (66) South 56°59'53" East 129.00 feet to a point,
- (67) South 11°39'31" East 90.71 feet to a point,
- (68) South 07°34'17" East 124.60 feet to a point,
- (69) South 21°08'36" East 55.65 feet to a point,
- (70) South 21°08'34" East 94.95 feet to a point,
- (71) South 15°37'10" East 120.01 feet to a point,
- (72) South 38°15'28" East 162.39 feet to a point,
- (73) South 65°14'28" East 86.95 feet to a point,
- (74) South 36°00'18" East 169.62 feet to a point,
- (75) South 35°10'29" East 243.33 feet to a point,
- (76) South 21°30'24" East 182.76 feet to a point,
- (77) South 16°41'32" East 158.78 feet to a point,
- (78) South 00°24'41" West 106.40 feet to a point,
- (79) South 32°20'55" East 114.84 feet to a point,
- (80) South 66°44'24" East 187.66 feet to a point,
- (81) South 46°50'34" East 184.82 feet to a point,
- (82) South 49°30'13" East 118.53 feet to a point,
- (83) South 07°38'31" East 136.84 feet to a point,
- (84) South 36°12'35" East 125.22 feet to a point,
- (85) South 66°20'22" West 234.98 feet to a point,
- (86) South 53°24'02" West 186.72 feet to a point,
- (87) South 52°50'34" West 98.48 feet to a point,

- (88) South 56°11'07" West 81.90 feet to a point,
- (89) South 61°13'24" West 53.32 feet to a point, and
- (90) South 79°42'36" West 137.25 feet to a point in the northern boundary line of property acquired by CPI from Robert B. Johnson and Melissa R. Johnson by deed recorded in Book 1418, Page 376 ("Johnson Tract");

then with the northern boundary line of the Johnston Tract, the following seven (7) lines:

- (1) South 78°43'49" East 58.94 feet to a point,
- (2) South 73°13'55" East 84.16 feet to a point,
- (3) South 73°12'09" East 614.29 feet to a point,
- (4) South 71°08'31" East 150.07 feet to a point,
- (5) North 69°30'00" East 100.05 feet to a point,
- (6) North 78°31'52" East 142.31 feet to a point, and
- (7) North 86°44'39" East 99.05 feet to a point in the western boundary line of property acquired by CPI from Donald J. Meuten et al. by deed recorded in Book 1339, Page 1169 ("Meuten Tract");

then with the western, then northern, then eastern boundary lines of the Meuten Tract, the following fourteen (14) lines:

- (1) North 31°19'39" East 408.71 feet to a point,
- (2) North 58°07'08" West 553.05 feet to a point,
- (3) North 50°26'27" East 9.88 feet to a point,
- (4) North 39°46'32" East 51.18 feet to a point,
- (5) South 58°05'50" East 542.31 feet to a point,
- (6) North 01°49'45" West 910.10 feet to a point,
- (7) North 01°49'45" West 562.32 feet to a point,
- (8) South 44°13'53" East 903.24 feet to a point,
- (9) South 51°03'41" West 152.00 feet to a point,
- (10) South 17°00'36" West 648.18 feet to a point,
- (11) South 33°56'30" West 436.34 feet to a point,
- (12) South 75°41'06" East 835.95 feet to a point,
- (13) South 01°00'21" East 737.33 feet to a point, and
- (14) South 32°41'44" East 74.91 feet to a point in the western boundary line of property acquired by CPI from Shelby Ralph Smithey by deed recorded in Book 1416, Page 488 ("Smithey Tract");

then with the western, then northern, then eastern boundary lines of the Smithey Tract, the following twelve (12) lines:

- (1) South 32°41'55" East 50.13 feet to a point,
- (2) North 43°05'33" East 316.77 feet to a point,
- (3) North 31°39'17" East 735.20 feet to a point,
- (4) North 10°30'44" East 252.72 feet to a point,
- (5) North 32°28'00" East 231.43 feet to a point,
- (6) South 63°56'27" East 379.89 feet to a point,
- (7) North 34°44'31" East 1547.03 feet to a point,
- (8) South 47°39'44" East 278.87 feet to a point,
- (9) South 63°10'20" East 199.00 feet to a point,
- (10) South 00°40'33" East 1090.08 feet to a point,
- (11) South 00°34'36" West 59.77 feet to a point, and

- (12) South 00°27'39" West 385.43 feet to a point in the northern boundary line of Tract No. 6 of the 7 Tracts acquired by CPI from Glenn F. Womble, Jr. and Nancy B. Womble by deed recorded in Book 1352, Page 956 ("Glenn Womble Property");

then with the northern and then eastern boundary lines of Tract 6 of the Glenn Womble Property, the following twelve (12) lines:

- (1) South 05°01'11" East 66.07 feet to a point,
- (2) South 88°58'31" East 163.89 feet to a point,
- (3) South 88°49'34" East 163.50 feet to a point,
- (4) South 88°17'45" East 49.92 feet to a point,
- (5) South 88°31'26" East 303.95 feet to a point,
- (6) South 00°36'28" East 260.49 feet to a point,
- (7) South 00°34'45" East 141.15 feet to a point,
- (8) South 00°35'31" East 136.92 feet to a point,
- (9) South 00°18'10" East 921.08 feet to a point,
- (10) South 00°56'25" East 664.28 feet to a point,
- (11) South 00°56'25" East 47.49 feet to a point in Gum Springs Church Road,
- (12) then running through Gum Springs Church Road North 63°02'38" East 253.20 feet to a point south of the southern margin of the right of way of Gum Springs Road and in the western boundary line of Tract 3 of the 3 Tracts acquired by CPI from Wayne T. Womble and Michalene K. Womble by deed recorded in Book 1352, Page 971 ("Wayne Womble Property");

then with the western, then northern, then eastern boundary lines of Tract 3 of the Wayne Womble Property, the following sixteen (16) lines:

- (1) North 01°16'39" East 46.98 feet to a point,
- (2) North 52°32'06" East 164.98 feet to a point,
- (3) North 52°23'09" East 106.34 feet to a point,
- (4) North 52°23'09" East 14.46 feet to a point,
- (5) North 52°09'11" East 111.47 feet to a point,
- (6) North 49°28'22" East 110.14 feet to a point,
- (7) South 83°38'12" East 47.94 feet to a point,
- (8) South 83°38'12" East 286.39 feet to a point,
- (9) South 35°47'59" East 305.18 feet to a point,
- (10) South 35°49'06" East 105.99 feet to a point,
- (11) South 35°47'26" East 272.58 feet to a point,
- (12) South 78°19'03" West 377.85 feet to a point,
- (13) South 78°19'44" West 353.21 feet to a point,
- (14) South 78°23'17" West 230.72 feet to a point,
- (15) South 22°58'37" East 320.18 feet to a point,
- (16) South 22°56'48" East 345.08 feet to a point, and
- (17) South 22°46'25" East 66.95 feet to a point on the eastern boundary line of Tract 6 of the Glenn Womble Property;

then with the eastern boundary line of Tract 6 of the Glenn Womble Property, the following three (3) lines:

- (1) South 21°36'35" East 230.02 feet to a point,
- (2) South 21°38'13" East 335.09 feet to a point, and
- (3) South 21°37'51" East 44.56 feet to a point in the eastern boundary line of Tract 7 of the Glenn Womble Property;

then with the eastern and then southern boundary lines of Tract 7 of the Glenn Womble Property, the following thirty (30) lines:

- (1) South 20°50'27" East 380.05 feet to a point,
- (2) South 20°51'09" East 284.00 feet to a point,
- (3) South 58°17'34" West 266.78 feet to a point,
- (4) South 58°15'20" West 49.99 feet to a point in the center line of Clark Poe Road (North Carolina State Road 1977); then with the center line of Clark Poe Road the following four (4) lines:
 - (5) along a curve to the right having a radius of 968.38 feet, an arc length of 584.66 feet and a chord bearing and distance of South 17°51'02" East 575.82 feet to a point,
 - (6) South 00°31'11" East 216.16 feet to a point,
 - (7) along a curve to the left having a radius of 996.45 feet, an arc length of 502.78 feet and a chord bearing and distance of South 14°59'05" East 497.46 feet to a point, and
 - (8) South 29°21'10" East 38.53 feet to a point in the southern boundary line of Tract 7 of the Glenn Womble Property,
- (9) then leaving the center line of Clark Poe Road and running along the southern boundary line of Tract 7 of the Glenn Womble Property, South 72°37'14" West 30.67 feet to a point,
- (10) then continuing along the southern boundary line of Tract 7 of the Glenn Womble Property, South 72°37'14" West 462.46 feet to a point in the center line of a branch, then the following sixteen (16) lines with the center line of the branch:
 - (11) North 02°08'27" West 18.25 feet to a point,
 - (12) North 31°10'22" East 25.10 feet to a point,
 - (13) North 12°14'14" East 32.31 feet to a point,
 - (14) North 22°38'24" West 48.87 feet to a point,
 - (15) North 34°19'59" West 84.30 feet to a point,
 - (16) North 17°35'42" West 44.49 feet to a point,
 - (17) North 49°27'14" West 68.65 feet to a point,
 - (18) North 41°39'38" West 75.36 feet to a point,
 - (19) North 13°48'41" West 52.40 feet to a point,
 - (20) North 55°19'00" West 77.49 feet to a point,
 - (21) North 67°43'04" West 39.43 feet to a point,
 - (22) North 77°05'57" West 50.32 feet to a point,
 - (23) South 88°35'14" West 61.16 feet to a point,
 - (24) North 31°35'31" West 46.44 feet to a point,
 - (25) North 62°20'33" West 64.36 feet to a point, and
 - (26) North 58°06'50" West 70.39 feet to a point,
 - (27) then leaving the center line of the branch and running South 01°01'17" West 728.90 feet to a point,
- (28) South 01°22'25" West 198.45 feet to a point,

- (29) North 88°32'14" West 792.37 feet to a point, and
- (30) North 88°36'46" West 269.94 feet to a point, a common corner with the eastern boundary line of Tract 2 of the Wayne Womble Property;

then with the southern and then the western boundary lines of Tract 2 of the Wayne Womble Property, the following seventeen (17) lines:

- (1) South 89°57'28" West 405.93 feet to a point,
- (2) South 88°03'13" West 953.97 feet to a point,
- (3) North 02°19'47" East 1301.46 feet to a point,
- (4) North 02°41'50" East 380.00 feet to a point,
- (5) North 17°50'53" East 197.09 feet to a point,
- (6) North 17°51'46" East 99.96 feet to a point,
- (7) North 06°52'25" East 283.85 feet to a point,
- (8) North 06°53'27" East 131.53 feet to a point,
- (9) North 41°53'26" West 76.17 feet to a point,
- (10) North 41°53'26" West 40.56 feet to a point in the center line of Gum Springs Church Road, then running with the center line of Gum Springs Church Road the following seven (7) lines:
 - (11) North 46°13'17" East 37.43 feet to a point,
 - (12) North 46°07'22" East 100.53 feet to a point,
 - (13) North 46°22'15" East 99.19 feet to a point,
 - (14) North 46°22'15" East 101.96 feet to a point,
 - (15) North 46°32'21" East 100.44 feet to a point,
 - (16) North 46°22'29" East 100.46 feet to a point, and
 - (17) North 52°41'09" East 59.51 feet to a point, a common corner with the southeast corner of Tract 5 of the Glenn Womble Property;

then leaving the center line of Gum Springs Church Road and running along the southern boundary line of Tract 5 of the Glenn Womble Property the following nine (9) lines:

- (1) North 79°42'37" West 26.73 feet to a point,
- (2) North 79°42'31" West 365.36 feet to a point,
- (3) North 79°43'48" West 216.27 feet to a point,
- (4) North 79°42'29" West 763.20 feet to a point,
- (5) North 79°42'40" West 295.09 feet to a point,
- (6) North 79°42'19" West 299.90 feet to a point,
- (7) North 79°43'22" West 366.14 feet to a point,
- (8) North 79°42'04" West 563.55 feet to a point, and
- (9) North 79°42'37" West 219.91 feet to a point in the center line of Stinking Creek, a common corner with the northeast corner of Tract 1 of the Wayne Womble Property;

then with the eastern boundary line of Tract 1 of the Wayne Womble and along the center line of Stinking Creek, the following twenty (20) lines:

- (1) South 04°56'59" East 25.66 feet to a point,
- (2) South 00°29'00" West 93.67 feet to a point,
- (3) South 50°28'40" West 55.13 feet to a point,
- (4) South 74°32'30" West 124.72 feet to a point,
- (5) South 30°28'50" West 184.84 feet to a point,
- (6) South 43°09'16" West 54.49 feet to a point,
- (7) South 15°21'59" West 131.72 feet to a point,

- (8) South 44°52'08" West 121.43 feet to a point,
- (9) North 58°29'15" West 93.23 feet to a point,
- (10) South 65°12'28" West 62.03 feet to a point,
- (11) South 22°42'53" West 112.47 feet to a point,
- (12) South 04°40'39" East 65.16 feet to a point,
- (13) South 55°55'04" West 92.57 feet to a point,
- (14) South 49°04'08" West 97.10 feet to a point,
- (15) South 62°27'09" West 37.06 feet to a point,
- (16) South 29°18'56" West 92.69 feet to a point,
- (17) South 78°28'35" West 44.31 feet to a point,
- (18) North 77°52'21" West 41.63 feet to a point,
- (19) South 53°34'12" West 54.09 feet to a point, and
- (20) South 51°42'44" West 63.98 feet to a point, a common corner with the southeast corner of Tract 3 of the Glenn Womble Property;

then with the southern and then the western boundary lines of Tract 3 of the Glenn Womble Property, the following one hundred twenty-five (125) lines:

- (1) South 46°19'44" West 70.15 feet to a point,
- (2) South 53°16'12" West 90.41 feet to a point,
- (3) South 56°45'47" West 76.51 feet to a point,
- (4) South 53°19'52" West 101.83 feet to a point,
- (5) South 55°42'05" West 76.03 feet to a point,
- (6) South 54°09'43" West 49.80 feet to a point,
- (7) South 59°15'18" West 65.36 feet to a point,
- (8) South 59°39'06" West 15.14 feet to a point in the center line of Gold Mine Branch, then with the center line of Gold Mine Branch the remaining one hundred seventeen (117) lines:
- (9) North 46°33'05" West 77.04 feet to a point,
- (10) North 53°55'15" West 38.96 feet to a point,
- (11) North 46°40'47" West 59.25 feet to a point,
- (12) North 61°26'20" West 21.74 feet to a point,
- (13) North 53°27'05" West 57.52 feet to a point,
- (14) North 24°53'10" East 14.30 feet to a point,
- (15) North 27°59'37" West 21.90 feet to a point,
- (16) North 52°04'58" West 28.49 feet to a point,
- (17) North 10°31'35" West 29.66 feet to a point,
- (18) North 25°51'56" West 41.29 feet to a point,
- (19) North 03°37'00" West 21.25 feet to a point,
- (20) North 30°49'09" West 31.46 feet to a point,
- (21) North 67°45'18" West 46.65 feet to a point,
- (22) North 25°37'51" West 44.24 feet to a point,
- (23) North 35°12'32" West 23.34 feet to a point,
- (24) North 00°11'24" West 33.78 feet to a point,
- (25) North 66°24'00" West 35.09 feet to a point,
- (26) North 60°17'59" West 48.52 feet to a point,
- (27) North 53°09'23" West 49.06 feet to a point,
- (28) North 50°08'18" West 42.21 feet to a point,
- (29) North 25°33'09" West 48.50 feet to a point,
- (30) North 56°07'28" West 17.42 feet to a point,

- (31) North 52°45'14" West 20.37 feet to a point,
- (32) North 54°33'24" West 21.40 feet to a point,
- (33) North 53°22'33" West 23.68 feet to a point,
- (34) North 72°26'11" West 20.56 feet to a point,
- (35) North 51°54'03" West 21.73 feet to a point,
- (36) North 24°04'22" West 22.52 feet to a point,
- (37) North 05°25'54" East 15.21 feet to a point,
- (38) North 25°38'07" West 19.58 feet to a point,
- (39) North 69°30'06" West 15.68 feet to a point,
- (40) North 63°06'11" West 19.78 feet to a point,
- (41) North 18°25'33" West 23.24 feet to a point,
- (42) North 60°52'51" West 39.39 feet to a point,
- (43) North 27°19'24" West 15.92 feet to a point,
- (44) North 40°42'28" West 21.14 feet to a point,
- (45) North 70°43'28" West 8.65 feet to a point,
- (46) North 77°35'31" West 33.41 feet to a point,
- (47) North 47°28'16" West 23.95 feet to a point,
- (48) North 84°37'27" West 21.24 feet to a point,
- (49) North 58°02'45" West 11.51 feet to a point,
- (50) North 04°33'30" West 38.36 feet to a point,
- (51) North 41°47'38" West 14.49 feet to a point,
- (52) North 14°57'16" East 37.08 feet to a point,
- (53) North 16°15'34" West 12.05 feet to a point,
- (54) North 56°22'35" West 21.83 feet to a point,
- (55) North 36°54'56" East 23.81 feet to a point,
- (56) North 25°59'28" East 19.12 feet to a point,
- (57) North 03°19'05" West 28.68 feet to a point,
- (58) North 38°44'48" West 27.74 feet to a point,
- (59) North 10°28'40" West 35.48 feet to a point,
- (60) North 37°43'11" West 12.25 feet to a point,
- (61) North 51°21'13" West 24.74 feet to a point,
- (62) North 29°17'26" West 32.46 feet to a point,
- (63) North 26°48'21" West 42.26 feet to a point,
- (64) North 46°43'09" East 11.15 feet to a point,
- (65) North 49°28'34" West 13.86 feet to a point,
- (66) North 62°13'14" West 16.74 feet to a point,
- (67) North 53°46'04" West 28.83 feet to a point,
- (68) North 29°20'26" West 17.26 feet to a point,
- (69) North 48°43'22" West 24.87 feet to a point,
- (70) North 82°59'42" West 24.86 feet to a point,
- (71) North 11°38'16" West 27.72 feet to a point,
- (72) North 22°48'35" West 36.58 feet to a point,
- (73) North 23°32'03" West 6.32 feet to a point,
- (74) North 78°09'43" West 16.32 feet to a point,
- (75) North 59°20'03" West 24.42 feet to a point,
- (76) North 18°54'56" West 14.58 feet to a point,
- (77) North 40°34'49" West 21.56 feet to a point,
- (78) North 39°41'04" West 21.98 feet to a point,
- (79) North 53°30'51" West 12.60 feet to a point,
- (80) North 15°46'39" East 31.46 feet to a point,

- (81) North 33°31'22" West 18.84 feet to a point,
- (82) North 68°40'34" West 22.58 feet to a point,
- (83) North 80°28'23" West 22.84 feet to a point,
- (84) North 48°14'26" West 27.61 feet to a point,
- (85) North 54°00'59" West 22.90 feet to a point,
- (86) North 05°41'34" East 22.59 feet to a point,
- (87) North 44°45'52" West 17.42 feet to a point,
- (88) North 68°33'51" West 23.88 feet to a point,
- (89) North 75°05'41" West 15.87 feet to a point,
- (90) North 24°17'12" West 27.08 feet to a point,
- (91) North 46°38'15" West 25.75 feet to a point,
- (92) North 20°13'48" West 27.88 feet to a point,
- (93) North 33°45'55" West 51.24 feet to a point,
- (94) North 39°11'50" West 13.17 feet to a point,
- (95) North 05°15'23" West 38.34 feet to a point,
- (96) North 07°08'30" West 40.25 feet to a point,
- (97) North 70°11'31" West 19.31 feet to a point,
- (98) North 01°05'08" West 16.83 feet to a point,
- (99) North 19°55'07" West 35.34 feet to a point,
- (100) North 08°25'25" West 40.28 feet to a point,
- (101) North 06°11'01" West 65.24 feet to a point,
- (102) North 18°01'02" West 28.10 feet to a point,
- (103) North 24°05'01" East 36.74 feet to a point,
- (104) North 07°15'31" East 26.43 feet to a point,
- (105) North 03°07'04" West 29.44 feet to a point,
- (106) North 15°48'47" East 31.10 feet to a point,
- (107) North 29°07'45" West 20.74 feet to a point,
- (108) North 12°32'39" West 48.04 feet to a point,
- (109) North 07°32'20" West 35.26 feet to a point,
- (110) North 00°57'24" East 30.80 feet to a point,
- (111) North 29°09'19" West 26.27 feet to a point,
- (112) North 18°11'58" West 22.42 feet to a point,
- (113) North 09°51'27" West 29.74 feet to a point,
- (114) North 01°01'26" West 27.10 feet to a point,
- (115) North 09°55'47" West 40.19 feet to a point,
- (116) North 01°20'24" West 33.30 feet to a point,
- (117) North 04°16'18" West 39.12 feet to a point,
- (118) North 24°50'37" East 22.87 feet to a point,
- (119) North 14°44'53" West 29.86 feet to a point,
- (120) North 31°45'55" West 33.71 feet to a point,
- (121) North 34°40'07" West 12.49 feet to a point,
- (122) North 22°28'16" West 53.69 feet to a point,
- (123) North 18°41'05" West 56.27 feet to a point,
- (124) North 35°11'21" West 32.41 feet to a point, and
- (125) North 21°29'21" West 39.73 feet to a point in the southern boundary line of Tract 2 of the Glenn Womble Property;

then with the southern and then western boundary lines of Tract 2 of the Glenn Womble Property, the following seven (7) lines:

- (1) North 87°55'11" West 277.81 feet to a point,
- (2) North 87°54'57" West 91.76 feet to a point,
- (3) North 02°09'42" East 324.70 feet to a point,
- (4) North 88°03'14" West 1020.06 feet to a point,
- (5) North 88°06'30" West 162.56 feet to a point,
- (6) North 88°03'58" West 87.36 feet to a point, and
- (7) North 01°24'14" East 744.37 feet to a point, a common corner with the southeast corner of Tract 1 of the Glenn Womble Property;

then with the southern and then the western boundary lines of Tract 1 of the Glenn Womble Property, the following three (3) lines:

- (1) North 89°22'10" West 1260.02 feet to a point,
- (2) North 02°02'28" East 251.45 feet to a point, and
- (3) North 02°02'28" East 399.65 feet to a point, a common corner with the southwest corner of property acquired by CPI from Bonnie S. Knight by deed recorded in Book 1428, Page 527 ("Knight Property");

then with the western boundary line of the Knight Property, the following six (6) lines:

- (1) North 04°02'22" West 114.88 feet to a point,
- (2) North 04°02'14" West 192.26 feet to a point,
- (3) North 04°03'32" West 178.40 feet to a point,
- (4) North 04°02'05" West 14.93 feet to a point,
- (5) North 04°01'36" West 30.09 feet to a point, and
- (6) North 04°05'39" West 164.28 feet to a point, a common corner with the southwest corner of property acquired by CPI from Edward J. Morris and wife, Cynthia H. Morris by deed recorded in Book 1384, Page 170 ("Morris Tract");

then with the western boundary line of the Morris Tract, North 04°02'22" West 731.69 feet to a point in the southern boundary line of Small Tract 1;

then with the southern boundary line of Small Tract 1, the following three (3) lines:

- (1) South 85°57'04" West 744.72 feet to a point,
- (2) South 85°54'41" West 38.47 feet to a point, and
- (3) South 85°56'54" West 254.28 feet to a point in the eastern boundary line of property acquired by CPI from J. Daniel Butler Limited Partnership by deed recorded in Book 1259, Page 34 ("Butler Partnership Tract")

Then with the western boundary line of the Butler Partnership Tract, South 02°34'12" West 520.02 feet to a point at the common corner of the southeast corner of the Butler Partnership Tract and the northeast corner of property acquired by CPI from Robert L. Emanuel by deed recorded in Book 1337, Page 608 ("Emmanuel Tract");

then with the eastern, then southern, and then western boundary lines of the Emmanuel Tract, the following fifty-nine (59) lines:

- (1) South 02°31'47" West 294.94 feet to a point,
- (2) South 02°32'39" West 375.51 feet to a point,
- (3) South 02°34'11" West 135.95 feet to a point,
- (4) South 02°32'16" West 264.67 feet to a point,
- (5) South 02°32'31" West 169.48 feet to a point,
- (6) South 02°32'03" West 244.36 feet to a point,
- (7) North 86°39'54" West 523.38 feet to a point in the center line of a creek, then with the center line of the creek the following thirty-six (36) lines:
 - (8) South 59°34'22" West 17.91 feet to a point,
 - (9) South 79°59'34" West 48.67 feet to a point,
 - (10) South 71°27'18" West 54.11 feet to a point,
 - (11) South 88°21'18" West 41.27 feet to a point,
 - (12) South 74°15'22" West 21.41 feet to a point,
 - (13) South 34°58'57" West 48.96 feet to a point,
 - (14) South 84°08'24" West 37.61 feet to a point,
 - (15) South 44°46'04" West 20.76 feet to a point,
 - (16) North 81°02'16" West 21.98 feet to a point,
 - (17) South 64°39'08" West 38.46 feet to a point,
 - (18) North 88°06'14" West 32.76 feet to a point,
 - (19) South 42°26'03" West 29.04 feet to a point,
 - (20) North 79°39'04" West 31.95 feet to a point,
 - (21) South 75°28'16" West 51.90 feet to a point,
 - (22) South 40°01'42" West 45.16 feet to a point,
 - (23) North 87°11'25" West 32.05 feet to a point,
 - (24) South 45°57'20" West 26.63 feet to a point,
 - (25) South 88°24'03" West 43.42 feet to a point,
 - (26) North 57°29'08" West 17.72 feet to a point,
 - (27) South 57°30'44" West 32.49 feet to a point,
 - (28) North 85°05'58" West 57.50 feet to a point,
 - (29) North 42°09'23" West 30.94 feet to a point,
 - (30) South 74°14'00" West 48.53 feet to a point,
 - (31) South 72°24'37" West 55.38 feet to a point,
 - (32) South 78°45'54" West 37.17 feet to a point,
 - (33) North 85°04'50" West 31.57 feet to a point,
 - (34) South 78°48'37" West 46.66 feet to a point,
 - (35) South 19°23'57" West 25.87 feet to a point,
 - (36) North 88°26'25" West 58.86 feet to a point,
 - (37) South 62°13'44" West 31.60 feet to a point,
 - (38) North 64°52'03" West 28.34 feet to a point,
 - (39) South 84°37'05" West 70.30 feet to a point,
 - (40) North 83°48'52" West 66.50 feet to a point,
 - (41) South 65°31'27" West 60.42 feet to a point,
 - (42) South 67°22'12" West 58.25 feet to a point,
 - (43) South 57°49'27" West 45.45 feet to a point, then leaving the center line of the creek and running
 - (44) North 17°10'26" West 294.42 feet to a point,

- (45) South 74°53'52" West 299.60 feet to a point in the center line of Pittsboro-Moncure Road, then the following following fourteen (14) lines with the center line of Pittsboro-Moncure Road:
- (46) North 18°38'39" West 112.40 feet to a point,
 - (47) North 21°05'35" West 105.23 feet to a point,
 - (48) North 23°18'43" West 108.08 feet to a point,
 - (49) North 24°51'55" West 104.32 feet to a point,
 - (50) North 26°41'56" West 107.78 feet to a point,
 - (51) North 28°07'51" West 108.46 feet to a point,
 - (52) North 28°44'04" West 108.37 feet to a point,
 - (53) North 28°22'12" West 105.13 feet to a point,
 - (54) North 27°53'07" West 106.62 feet to a point,
 - (55) North 26°46'53" West 107.36 feet to a point,
 - (56) North 24°09'19" West 104.32 feet to a point,
 - (57) North 22°09'22" West 107.28 feet to a point,
 - (58) North 20°11'12" West 106.56 feet to a point, and
 - (59) North 19°13'25" West 28.04 feet to a point in the center line of Pittsboro-Moncure Road, a common corner of the northwest corner of the Emmanuel Tract and the southwest corner of the property acquired by CPI from Townsend Farms, Inc. by deeds recorded in Book 1280, Page 426 and Book 1280, Page 430 ("Townsend Farms Tract");

then with the western boundary line of the Townsend Farms Tract and the center line of Pittsboro-Moncure Road, the following thirty (30) lines:

- (1) North 20°01'46" West 13.07 feet to a point,
- (2) North 17°42'37" West 37.82 feet to a point,
- (3) North 16°45'01" West 80.93 feet to a point,
- (4) North 16°13'10" West 86.29 feet to a point,
- (5) North 15°37'23" West 44.38 feet to a point,
- (6) North 15°23'45" West 44.47 feet to a point,
- (7) North 15°29'39" West 43.19 feet to a point,
- (8) North 16°28'10" West 40.66 feet to a point,
- (9) North 17°15'23" West 41.98 feet to a point,
- (10) North 17°54'36" West 41.88 feet to a point,
- (11) North 19°10'06" West 45.02 feet to a point,
- (12) North 20°37'28" West 42.46 feet to a point,
- (13) North 22°39'49" West 45.08 feet to a point,
- (14) North 24°27'34" West 43.82 feet to a point,
- (15) North 26°02'40" West 43.98 feet to a point,
- (16) North 27°36'06" West 44.02 feet to a point,
- (17) North 29°33'25" West 87.66 feet to a point,
- (18) North 31°22'08" West 42.51 feet to a point,
- (19) North 33°14'13" West 44.09 feet to a point,
- (20) North 35°15'27" West 41.92 feet to a point,
- (21) North 37°08'40" West 66.32 feet to a point,
- (22) North 39°08'51" West 39.12 feet to a point,
- (23) North 40°09'19" West 45.10 feet to a point,
- (24) North 40°46'39" West 84.23 feet to a point,
- (25) North 41°23'26" West 89.47 feet to a point,
- (26) North 41°31'07" West 87.17 feet to a point,

- (27) North 41°04'16" West 150.60 feet to a point,
- (28) North 40°47'11" West 169.78 feet to a point,
- (29) North 40°02'53" West 152.56 feet to a point, and
- (30) North 38°32'10" West 38.39 feet to a point, a common corner with the northwest corner of the Townsend Farms Tract and the southwest corner of the Harper Tract;

then with the western boundary line of the Harper Tract and the center line of Pittsboro-Moncure Road, the following two (2) lines:

- (1) North 38°02'17" West 112.30 feet to a point, and
- (2) North 35°52'35" West 798.49 feet to the beginning point,

and containing 86019761 sq. ft. or 1974.742 acres more or less.

EXCEPTING AND EXCLUDING FROM THE FOREGOING PROPERTY, THE FOLLOWING:

Beginning at a point on the northern margin of the right of way of Gum Springs Church Road, a common corner of Tract 6 of the Glenn Womble Property and the southeast corner of property owned now or formerly by Patricia York King (deed recorded in Book 1359, Page 627 – the "York Property"), said beginning point being located South 56°56'09" West 124.01 feet from a common point in the eastern boundary line of Tract 6 of the Glenn Womble Property and the western boundary line of property owned now or formerly by Laura Williams Grunert (deed recorded in Book 563, Page 427), then running with the northern margin of the right of way of Gum Springs Church Road, South 72°14'47" West 354.75 feet to a point, the southwest corner of the York Property, then leaving the center line of Gum Springs Church Road and running the following three (3) lines with common boundary lines of Tract 6 of the Glenn Womble Property and the York Property:

- (1) North 09°07'49" West 247.28 feet to a point,
- (2) North 72°11'22" East 354.68 feet to a point, and
- (3) South 09°09'34" East 247.62 feet to the point of beginning,

and containing 86777 sq. ft. or 1.992 acres more or less.

SEE NEXT PAGE

Note:

The property of Chatham Park Investors LLC described in this Exhibit A includes all (or part as indicated) of the following Chatham County Tax Parcels:

<u>Chatham County Tax Parcel</u>	<u>Book and Page of Deed to Chatham Park Investors LLC</u>	<u>Tract Referenced Or Included in this Exhibit A</u>
63927	Book 1352, Page 956	Tract 2 Glenn Womble
7398	Book 1428, Page 527	Knight
7397	Book 1384, Page 170	Morris
87219	Book 1380, Page 1067	Small Tract 1
72014	Book 1265, Page 274	Cooper
7482	Book 1259, Page 34	Butler Limited Partnership
11006	Book 1337, Page 608	Emmanuel
60775	Book 1280, Page 430	Townsend Farms, Inc.
71844	Book 1418, Page 376	Johnson
7402	Book 1339, Page 1179	Meuten
7578	Book 1416, Page 488	Smithey
11198	Book 1352, Page 956	Tract 5 Glenn Womble
11183	Book 1352, Page 956	Tract 4 Glenn Womble
11221	Book 1352, Page 971	Tract 1 Wayne Womble
74581	Book 1352, Page 956	Tract 3 Glenn Womble
68705	Book 1352, Page 956	Tract 2 Glenn Womble
7399	Book 1438, Page 13	Small Tract 2
7590	Book 1291, Page 1070	Cox Trustee
7585	Book 1300, Page 537	Selkinghouse
7583	Book 1335, Page 774	Gaines
74580	Book 1352, Page 971	Tract 3 Wayne Womble
11199	Book 1352, Page 956	Tract 6 Glenn Womble
68706	Book 1352, Page 971	Tract 2 Wayne Womble
60218	Book 1352, Page 956	Tract 7 Glenn Womble
part of 7617	Book 1291, Page 1068	Moore
part of 7403	Book 1231, Page 560	Harper, LLC
7579	Book 1231, Page 560	Harper, LLC

NOTE: Most of Parcels 7617 (Moore Tract) and 7403 (Harper, LLC Tract) already are within the Town of Pittsboro ETJ. The total acreage of Parcel 7617 is 60.61 acres and the total acreage of Parcel 7403 is 1771.97 acres. The total acreage of Parcel 7403 includes Parcel 7579. All of Parcel 7403 is located on the west side of Gum Springs Road and Parcel 7579 is located on the east side of Gum Springs Road.

SAVE AND EXCEPT

ALL of those certain tracts or parcels of land known as Chatham County Tax Parcel Numbers 7585, 7583, 74580, 60218, 68706 and that portion of Tax Parcel 11199 lying south of Gum Springs Church Road.

T

EXHIBIT B

All of those certain tracts or parcels of land known as Chatham County Tax Parcel Numbers 7585, 7583, 74580, 60218, 68706 and that portion of Tax Parcel 11199 lying south of Gum Springs Church Road