

**LEGAL DESCRIPTION  
of the  
TIP# R-3300-A  
BEANE PROPERTY  
WETLAND MITIGATION SITE  
for the  
STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
(NCDOT)**

TIP #: R-3300-A      WBS#: 40237.4.S1      LS#: 03-22-066      JOB-ID#: r3300wmpps\_con\_jka2

A legal description of an existing tract of land containing 353.517 acres +/- (total acreage) situated in Harnett Township, New Hanover County, North Carolina and being the tract of land now or formerly owned by the State of North Carolina – Department of Transportation as described in Deed Book 6037 Page 587 and Deed Book 6604 Page 483 and commonly known as the "Beane Wetland Mitigation Site" tract and being the property identified as the New Hanover County Tax Parcel Identification Number R02000-004-003-000 and R02000-004-009-000 and being identified as four (4) individual areas of land on a map entitled "RECOMBINATION PLAT OF TIP# R-3300-A BEANE PROPERTY WETLAND MITIGATION SITE for NC DEPARTMENT OF TRANSPORTATIONS 1020 BIRCH RIDGE ROAD RALEIGH, NC 27699-1588" dated 19DEC2022 by Joyner Keeny, PLLC and being more particularly described as follows:

AREA 1 = 295.207 acres +/-

AREA 2 = 23.387 acres +/-

AREA 3 = 22.316 acres +/- (TIP# R-3300, 300' wide right-of-way of proposed US 17 Hampstead Bypass)

AREA 4 = 12.607 acres +/-

TOTAL = 353.517 acres +/-

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## AREA 1

Commencing at the **Point of Commencement (POC)** being a 5/8" rebar set on the eastern property line of the Sidbury Land & Timber, LLC land (DB 4256 PG 835, DB 1519 PG 1608) and being the southwest corner of the WCM Enterprises, LLC land (DB 2990 PG 714, DB 1223 PG 1782) and being the northwest corner of the herein described parcel and having NAD83/2007 North Carolina Grid Coordinates of North 213405.361 feet, East 2358594.536 feet;

Thence from the **POC** along the southeastern line of the said lands of WCM Enterprises, LLC and along an unimproved road North 43°03'36" East a distance of 1839.53 feet to a 5/8" rebar set being a common corner of AREA 2/AREA 3, thence leaving the said lands of WCM Enterprises, LLC and across the proposed TIP# R-3300 right-of-way and continuing along an unimproved road North 43°03'36" East a distance of 541.30 feet to a 5/8" rebar set to the **Point of Beginning (POB)** being a common corner of AREA 1/AREA 3/AREA 4

- thence continuing along an unimproved road and along the lands of N/F State of North Carolina Department of Transportation (DB 6604 PG 483) North 43°03'36" East a distance of 1133.76 feet to an existing 1" iron pipe found being a common corner of AREA 1/AREA 4;

- thence continuing along the said lands of N/F State of North Carolina Department of Transportation North 46°03'59" West a distance of 1000.05 feet to a 5/8" rebar set being a common corner of AREA 1/AREA 4 and being on the proposed eastern right-of-way line of TIP# R-3300;
- thence continuing along the said proposed eastern right-of-way line of TIP# R-3300 the following four (4) courses:
  1. North 00°50'56" East a distance of 76.21 feet to an existing NCDOT aluminum ROW disk;
  2. thence North 01°02'25" East a distance of 133.57 feet to an existing NCDOT aluminum ROW disk;
  3. thence North 01°59'17" East a distance of 145.56 feet to an existing NCDOT aluminum ROW disk;
  4. thence North 76°44'24" East a distance of 235.76 feet to a 5/8" rebar set on the southern line of Farm Road (60' wide, unimproved);
- thence leaving the proposed eastern right-of-way line of TIP# R-3300 and along the southern line of Farm Road (60' wide, unimproved) the following three (3) courses:
  1. thence South 46°09'37" East a distance of 1105.61 feet to a 2" iron pipe found;
  2. thence South 45°55'13" East a distance of 699.07 feet to a 3/4" iron pipe found;
  3. thence South 45°52'34" East a distance of 1453.97 feet to a 2" iron pipe found on the northern property line of N/F Seagreen, LLC (DB 6166 PG 1714);
- thence leaving the southern line of Farm Road and continuing along the lands of said N/F Seagreen, LLC the following three (3) courses:
  1. South 54°30'40" West a distance of 466.28 feet to a 2" iron pipe found;
  2. thence South 36°33'30" East a distance of 1450.89 feet to a 2" iron pipe found;
  3. thence South 49°37'37" West a distance of 609.51 feet to a 2" iron pipe found located on the eastern property line of the land of N/F Sidbury Land & Timber, LLC (DB 4526 PG 835, DB 1425 PG 82);
- thence leaving the lands of N/F Seagreen, LLC and along the lands of N/F Sidbury Land & Timber, LLC the following five (5) courses:
  1. North 13°35'48" West a distance of 553.18 feet to an existing 2" solid shaft;
  2. thence South 41°46'09" West a distance of 1773.80 feet to a 2" iron pipe found;
  3. thence South 41°46'09" West a distance of 1455.51 feet to a 5/8" rebar found;
  4. thence North 89°45'11" West a distance of 1997.87 feet to a 5/8" rebar found;
  5. thence North 00°03'05" West a distance of 777.38 feet to a 5/8" rebar set on the proposed eastern right-of-way line of TIP# R-3300 and being a common corner of AREA 1/AREA 3;
- thence leaving the lands of N/F Sidbury Land & Timber, LLC and continuing along the proposed eastern right-of-way line of TIP# R-3300 the following four (4) courses being the common corners of AREA 1/AREA 3:
  1. North 45°29'38" East a distance of 122.73 feet to an existing NCDOT aluminum ROW disk and the beginning of a concave curve to the left;
  2. thence along an arc of a curve to the left a distance of 1490.89 feet having a radius of 5420.00 feet and a chord of North 36°57'41" East 1486.20 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  3. thence along an arc of a curve to the left a distance of 1491.27 feet having a radius of 5420.00 feet and a chord of North 21°11'57" East 1486.57 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  4. thence along an arc of a curve to the left a distance of 598.80 feet having a radius of 5420.00 feet and a chord of North 10°09'07" East 598.50 feet to a 5/8" rebar set and being

the **Point of Beginning** and containing 295.207 acres, more or less and is shown on a map entitled "RECOMBINATION PLAT OF TIP# R-3300-A BEANE PROPERTY WETLAND MITIGATION SITE for NC DEPARTMENT OF TRANSPORTATIONS 1020 BIRCH RIDGE ROAD RALEIGH, NC 27699-1588" dated 19DEC2022 by Joyner Keeny, PLLC.

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## AREA 2

Commencing at the **Point of Commencement (POC)** being a 5/8" rebar set on the eastern property line of the Sidbury Land & Timber, LLC land (DB 4256 PG 835, DB 1519 PG 1608) and being the southwest corner of the WCM Enterprises, LLC land (DB 2990 PG 714, DB 1223 PG 1782) and being the northwest corner of the herein described parcel and having NAD83/2007 North Carolina Grid Coordinates of North 213405.361 feet, East 2358594.536 feet;

Thence from the **POC** along the southeastern line of the said lands of WCM Enterprises, LLC and along an unimproved road North 43°03'36" East a distance of 1839.53 feet to a 5/8" rebar set being a common corner of AREA 2/AREA 3,

- thence leaving the lands of WCM Enterprises, LLC and along the proposed western right-of-way line of TIP# R-3300 the following two (2) courses being the common corners of AREA 2/AREA 3:
  1. along an arc of a curve to the right a distance of 30.10 feet having a radius of 5120.00 feet and a chord of South 12°03'26" West 30.10 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  2. thence along an arc of a curve to the right a distance of 1457.30 feet having a radius of 5120.00 feet and a chord of South 20°22'47" West 1452.38 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  3. thence along an arc of a curve to the right a distance of 1277.09 feet having a radius of 5120.00 feet and a chord of South 35°40'46" West 1273.79 feet to a 5/8" rebar set on the eastern property line of the lands of Sidbury Land & Timber, LLC (DB 4256 PG 835);
- thence leaving the western right-of-way line of TIP# R-3300 and along the said eastern property line of the lands of Sidbury Land & Timber, LLC North 00°03'05" West a distance of 1081.57 feet to a 5/8" rebar set being the **Point of Commencement (POC)** and containing 23.387 acres, more or less and is shown on a map entitled "RECOMBINATION PLAT OF TIP# R-3300-A BEANE PROPERTY WETLAND MITIGATION SITE for NC DEPARTMENT OF TRANSPORTATIONS 1020 BIRCH RIDGE ROAD RALEIGH, NC 27699-1588" dated 19DEC2022 by Joyner Keeny, PLLC.

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## AREA 3 (TIP# R-3300, 300' wide right-of-way of proposed Hampstead Bypass)

Commencing at the **Point of Commencement (POC)** being a 5/8" rebar set on the eastern property line of the Sidbury Land & Timber, LLC land (DB 4256 PG 835, DB 1519 PG 1608) and being the southwest corner of the WCM Enterprises, LLC land (DB 2990 PG 714, DB 1223 PG 1782) and being the northwest corner of the herein described parcel and having NAD83/2007 North Carolina Grid Coordinates of North 213405.361 feet, East 2358594.536 feet;

Thence from the **POC** along the southeastern line of the said lands of WCM Enterprises, LLC and along an unimproved road North 43°03'36" East a distance of 1839.53 feet to a 5/8" rebar set being a common corner of AREA 2/AREA 3, thence leaving the lands of WCM Enterprises, LLC and across the proposed TIP# R-3300 right-of-way and along an unimproved road North 43°03'36" East a distance of 541.30 feet to a 5/8" rebar set to the **Point of Beginning (POB)** being a common corner of AREA 1/AREA 3/AREA 4

- thence along the eastern right-of-way line of TIP# R-3300 the following four (4) courses being the common corners of AREA 1/AREA 3:
  1. along an arc of a curve to the right a distance of 598.80 feet having a radius of 5420.000 feet and a chord South 10°09'07" West 598.50 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  2. thence along an arc of a curve to the right a distance of 1491.27 feet having a radius of 5420.00 feet and a chord South 21°11'57" West 1486.57 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  3. thence along an arc of a curve to the right a distance of 1490.89 feet having a radius of 5420.000 feet and a chord South 36°57'41" West 1486.20 feet to an existing NCDOT aluminum ROW disk;
  4. thence South 45°29'38" West a distance of 122.73 feet to a 5/8" rebar set located on the eastern property line of the land of N/F Sidbury Land & Timber, LLC (DB 4526 PG 835, DB 1519 PG 1608);
- thence leaving the eastern right-of-way line of TIP# R-3300 and along the said eastern property line of the land of N/F Sidbury Land & Timber, LLC North 00°03'05" West a distance of 427.57 feet to a 5/8" rebar set located on the western right-of-way line of TIP# R-3300 and being a common corner of AREA 2/AREA 3;
- thence leaving the said eastern property line of N/F Sidbury Land & Timber, LLC and along the said western right-of-way line of TIP# R-3300 the following three (3) courses being the common corners of AREA 2/AREA 3:
  1. along an arc of a curve to the left a distance of 1277.09 feet having a radius of 5120.00 feet and a chord of North 35°40'46" East 1273.79 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  2. thence along an arc of a curve to the left a distance of 1457.30 feet having a radius of 5120.00 feet and a chord of North 20°22'47" East 1452.38 feet to an existing NCDOT aluminum ROW disk being a point of compound curvature;
  3. thence along an arc of a curve to the left a distance of 30.10 feet having a radius of 5120.00 feet and a chord of North 12°03'26" East 30.10 to a 5/8" rebar set on the southeastern property line of the said WCM Enterprises, LLC lands;
- thence leaving the western right-of-way line of TIP# R-3300 and across the proposed TIP# R-3300 right-of-way and along an unimproved road North 43°03'36" East a distance of 541.30 feet to a 5/8" rebar set being the **Point of Beginning (POB)** and containing 22.316 acres, more or less and is shown on a map entitled "RECOMBINATION PLAT OF TIP# R-3300-A BEANE PROPERTY WETLAND MITIGATION SITE for NC DEPARTMENT OF TRANSPORTATIONS 1020 BIRCH RIDGE ROAD RALEIGH, NC 27699-1588" dated 19DEC2022 by Joyner Keeny, PLLC.

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## AREA 4



Commencing at the **Point of Commencement (POC)** being a 5/8" rebar set on the eastern property line of the Sidbury Land & Timber, LLC land (DB 4256 PG 835, DB 1519 PG 1608) and being the southwest corner of the WCM Enterprises, LLC land (DB 2990 PG 714, DB 1223 PG 1782) and being the northwest corner of the herein described parcel and having NAD83/2007 North Carolina Grid Coordinates of North 213405.361 feet, East 2358594.536 feet;

Thence from the **POC** along the southeastern line of the said lands of WCM Enterprises, LLC and along an unimproved road North 43°03'36" East a distance of 1839.53 feet to a 5/8" rebar set being a common corner of AREA 2/AREA 3, thence leaving the lands of WCM Enterprises, LLC and across the proposed TIP# R-3300 right-of-way and along an unimproved road North 43°03'36" East a distance of 541.30 feet to a 5/8" rebar set to the **Point of Beginning (POB)** being a common corner of AREA 1/AREA 3/AREA 4

- thence along the eastern right-of-way line of TIP# R-3300 the following three (3) courses:
  1. along an arc of a curve to the left a distance of 487.93 feet having a radius of 5420.00 feet and a chord of North 04°24'28" East 487.77 feet to an existing NCDOT aluminum ROW disk;
  2. thence North 01°11'05" East a distance of 182.56 feet to an existing NCDOT aluminum ROW disk;
  3. thence North 00°50'56" East a distance of 853.47 feet to a 5/8" rebar set being a common corner to AREA 1/AREA 4;
- thence leaving the eastern right-of-way line of TIP# R-3300 and along the common line between AREA 1/AREA 4 South 46°03'59" East a distance of 1000.05 feet to a 1" iron pipe found;
- thence along an unimproved road South 43°03'36" West a distance of 1133.76 feet to a 5/8" rebar set being the **Point of Beginning** and containing 12.607 ACRES, more or less and is shown on a map entitled "RECOMBINATION PLAT OF TIP# R-3300-A BEANE PROPERTY WETLAND MITIGATION SITE for NC DEPARTMENT OF TRANSPORTATIONS 1020 BIRCH RIDGE ROAD RALEIGH, NC 27699-1588" dated 19DEC2022 by Joyner Keeny, PLLC.

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DB = Deed Book

N/F = Now or Formerly

PB = Plat Book

PG = Page

PID = Point Identifier

POB = Point of Beginning

POC = Point of Commencement

ROW = Right of Way

All distances are ground horizontal distances in U.S. Survey Feet, unless otherwise noted.

*Stephen R. Wolfe* 24 JAN 2023  
 Stephen R. Wolfe Date  
 Professional Land Surveyor (NC PLS # L-3259)

Joyner Keeny, PLLC  
 N.C. Firm # P-0551  
 P.O. Box 7533  
 1051 North Winstead Avenue  
 Rocky Mount, NC 27804  
 252-977-3124 (office)  
 252-985-6026 (fax)

