

CMP Professional Land Surveyors

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LEGAL DESCRIPTION

Commercial Parcel#1:

BEGINNING AT A POINT, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID POINT BEING LOCATED S 06°56'30" E A DISTANCE OF 415.96 FROM A NEW IRON PIPE, SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-32-8863 & PIN# 1768.03-33-7689 LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73'; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 07°12'17"E A DISTANCE OF 68.82' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE LEAVING ROLESVILLE RIGHT-OF-WAY N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 305.00', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 72°13'20"W, WITH A CHORD LENGTH OF 304.15'; TO A POINT; THENCE N 01°06'16"W A DISTANCE OF 375.37' TO A POINT; THENCE N 88°57'26"E A DISTANCE OF 362.56' TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 173,891 SQUARE FEET, **3.992 ACRES**.