

AREA TO BE REZONED

COMMENCING FROM N.C.G.S. MONUMENT "STREET", SAID MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N=790603.030 FEET AND E=2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF PERRY STREET; THENCE S 42°17'19" E A DISTANCE OF 300.64 FEET TO A POINT, SAID POINT ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY EDDINS FAMILY, LLC AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY S 51°06'44" W A DISTANCE OF 44.89 FEET TO AN EXISTING IRON PIPE; THENCE S 38°47'03" E A DISTANCE OF 729.30 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY THE DAVID T. AND BETTY M. MERRITT REVOCABLE LIVING TRUST AS RECORDED IN DEED BOOK 9470, PAGE 1562, WAKE COUNTY REGISTRY AND ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ROLESVILLE AS RECORDED IN DEED BOOK 018568, PAGE 660, WAKE COUNTY REGISTRY; THENCE ALONG SAID NORTHERN LINE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY W. H. PARKER AND DORIS FAYE PARKER AS SHOWN IN BOOK OF MAPS 1935, PAGE 60, WAKE COUNTY REGISTRY, AND ALSO BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY ALBER EMERY BURKE AND KIMBERLY LUANNE BURKE AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY RICHARD E. DUNN AND MARDENIA WOODS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. AND RUTH UPCHURCH DEBNAM HEIRS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 133.62 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE N 20°43'10" W A DISTANCE OF 271.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF N 31°00'17" W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY WAKE COUNTY BOARD OF EDUCATION AS SHOWN IN BOOK OF MAPS 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY N 22°13'08" W A DISTANCE OF 175.31 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 55°20'53" E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE; THENCE N 54°52'50" E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE; THENCE N 55°02'10" E A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 4 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 34°57'50" W A DISTANCE OF 300.00 FEET TO A POINT IN SAID SOUTHERN RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING **CONTAINING 13.1479 ACRES** AND BEING PARCELS OWNED BY COMM DEV LLC HEIRS **AS SHOWN ON SURVEY ENTITLED "REZONING PLAT FOR COMM DEV LLC" BY BASS, NIXON & KENNEY, INC DATED AUGUST 14, 2024.**