

8905 Castleberry Road

Tract 11, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111

REID: 62234

PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade;

running thence N 85°02'03" E a distance of 378.86' to a 3/4" existing iron pipe (crimped) flush;

running thence S 12°05'29" E a distance of 110.11' to a 3/4" existing iron pipe 0.1' above grade;

running thence S 85°03'41" W a distance of 422.35' to a 3/4" existing iron pipe 0.1' above grade, which is the POINT OF

BEGINNING,

containing an area of 1.007 acres, 43,855 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road

Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111

REID: 62234

PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade;

running thence with a curve turning to the right with an arc

length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604);

running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush;

running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush;

running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING,

containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."