



JANUARY 18, 2023

METES & BOUNDS LEGAL DESCRIPTION

PREPARED FOR: SURINDER & KAMLESH SABHIKHI
2012 RAMBLEWOOD DRIVE, APEX, NC 27523

ALL THOSE TRACTS OR PARCELS OF LAND LYING AT 2012 RAMBLEWOOD DRIVE, TOWN OF APEX, WAKE COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" OPEN TOP PIPE FOUND ON THE NORTHERN SIDE OF RAMBLEWOOD DRIVE (60' PUBLIC RIGHT-OF-WAY), SAID CORNER BEING THE SOUTHEAST CORNER OF LOT 7 PER BOOK OF MAPS 1978, PAGE 722, WAKE COUNTY RECORDS, WHICH IS THE TRUE POINT OF BEGINNING, THEN RUNNING ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES, S89°34'51"W A DISTANCE OF 30.24' TO A POINT, THENCE RUNNING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 530.79' AND AN ARC DISTANCE OF 146.42' AND BEING SUBTENDED BY A CHORD BEARING OF S81°40'41"W AND A CHORD DISTANCE OF 145.96' TO A POINT, THENCE RUNNING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' AND AN ARC DISTANCE OF 17.60' AND BEING SUBTENDED BY A CHORD BEARING OF N86°03'28"W AND A CHORD DISTANCE OF 17.24' TO A POINT, THENCE RUNNING ACROSS RAMBLEWOOD DRIVE S18°47'53"E A DISTANCE OF 73.25' TO A 3/4" OPEN TOP PIPE FOUND ON THE SOUTHERN RIGHT-OF-WAY OF RAMBLEWOOD DRIVE, THENCE RUNNING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' AND AN ARC DISTANCE OF 112.09' AND BEING SUBTENDED BY A CHORD BEARING OF N87°24'00"W AND A CHORD DISTANCE OF 90.05' TO A 3/4" OPEN TOP PIPE FOUND, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES, S67°04'24"W A DISTANCE OF 218.46' TO A 3/4" OPEN TOP PIPE FOUND, THENCE RUNNING N01°32'59"E A DISTANCE OF 648.20' TO A 3/4" OPEN TOP PIPE FOUND, THENCE RUNNING N89°39'02"E A DISTANCE OF 438.85' TO A 3/4" OPEN TOP PIPE FOUND, THENCE RUNNING S00°22'06"E A DISTANCE OF 480.07' TO A 3/4" OPEN TOP PIPE FOUND ON THE NORTHERN RIGHT-OF-WAY OF RAMBLEWOOD DRIVE, BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 5.719 ACRES (249,119 SQUARE FEET) MORE OR LESS.