

IVY GATE
PIN: 0731-14-0691
7104 CAMP BRANCH LANE
BUCKHORN TOWNSHIP – WAKE COUNTY – NORTH CAROLINA
LEGAL DESCRIPTION

BEGINNING AT A CALCULATED POINT IN THE RIGHT-OF-WAY OF HOLLAND ROAD/S.R. 1187 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID POINT HAVING NC GRID NAD83(2011) COORDINATES NORTHING: 714,377.13, EASTING: 2,030,799.10; THENCE NORTH 21°13'52" EAST 0.42 FEET TO A CALCULATED POINT; THENCE NORTH 21°13'52" EAST 48.07 FEET TO A CALCULATED POINT; THENCE NORTH 23°55'12" EAST 106.39 FEET TO A CALCULATED POINT; THENCE NORTH 25°05'30" EAST 108.15 FEET TO A CALCULATED POINT; THENCE NORTH 24°30'05" EAST 355.48 FEET TO A CALCULATED POINT; THENCE NORTH 26°34'29" EAST 39.90 FEET TO A CALCULATED POINT IN THE CENTERLINE OF A BRANCH; THENCE RUNNING WITH THE CENTERLINE OF SAID BRANCH SOUTH 84°03'42" EAST 88.06 FEET TO A CALCULATED POINT; THENCE NORTH 88°12'55" EAST 63.26 FEET TO A CALCULATED POINT; THENCE SOUTH 59°58'11" EAST 39.58 FEET TO A CALCULATED POINT; THENCE NORTH 13°24'29" EAST 26.15 FEET TO A CALCULATED POINT; THENCE SOUTH 76°56'24" EAST 47.71 FEET TO A CALCULATED POINT; THENCE SOUTH 60°22'04" EAST 31.61 FEET TO A CALCULATED POINT; THENCE NORTH 69°21'25" EAST 26.28 FEET TO A CALCULATED POINT; THENCE SOUTH 62°29'41" EAST 42.54 FEET TO A CALCULATED POINT; THENCE NORTH 77°41'47" EAST 65.67 FEET TO A CALCULATED POINT; THENCE NORTH 51°14'07" EAST 41.68 FEET TO A CALCULATED POINT; THENCE NORTH 47°17'20" EAST 29.04 FEET TO A CALCULATED POINT; THENCE NORTH 89°09'59" EAST 19.66 FEET TO A CALCULATED POINT; THENCE SOUTH 61°58'42" EAST 33.59 FEET TO A CALCULATED POINT; THENCE SOUTH 64°33'34" EAST 38.33 FEET TO A CALCULATED POINT; THENCE NORTH 83°54'55" EAST 47.35 FEET TO A CALCULATED POINT; THENCE SOUTH 53°34'16" EAST 24.69 FEET TO A CALCULATED POINT; THENCE SOUTH 86°07'58" EAST 29.54 FEET TO A CALCULATED POINT, SAID POINT BEING THE NORTHEASTERN MOST COMMON CORNER OF LANDS NOW OR FORMERLY OWNED BY MYRTLE B. BAKER HEIRS AS RECORDED IN ESTATE FILE 14-E-986 IN THE WAKE COUNTY REGISTER OF DEEDS; THENCE RUNNING WITH THE COMMON LINE OF SAID LANDS NOW OR FORMERLY OWNED BY MYRTLE B. BAKER HEIRS SOUTH 00°34'58" EAST 266.70 FEET TO AN EXISTING IRON STAKE, SAID IRON STAKE BEING THE NORTHERN MOST COMMON CORNER OF LANDS NOW OR FORMERLY OWNED BY TIMOTHY L. DONNELLY AND CYNTHIA O. DONNELLY AS RECORDED IN DEED BOOK 7858, PAGE 100 AND AS DEPICTED ON A SURVEY RECORDED IN BOOK OF MAPS 1992, PAGE 688 IN THE WAKE COUNTY REGISTER OF DEEDS OFFICE; THENCE LEAVING THE COMMON LINE OF SAID LANDS NOW OR FORMERLY OWNED BY MYRTLE B. BAKER HEIRS AND RUNNING WITH THE COMMON LINE OF SAID LANDS NOW OR FORMERLY OWNED BY TIMOTHY L. DONNELLY AND CYNTHIA O. DONNELLY SOUTH 00°24'02" WEST 965.06 FEET TO AN EXISTING SECTION OF RAILROAD TRACK, SAID SECTION OF RAILROAD TRACK BEING THE SOUTHEASTERN MOST COMMON CORNER OF LANDS NOW OR FORMERLY OWNED BY BRIAN GREGORY BRILL AND ANTHONY NEAL AS RECORDED IN DEED BOOK 19178, PAGE 2750 AND AS DEPICTED ON A SURVEY RECORDED IN BOOK OF MAPS 1992, PAGE 688 IN THE WAKE COUNTY REGISTER OF DEEDS, AND LANDS NOW OR FORMERLY OWNED BY JAMES R. TRUELOVE AND TINA U. TRUELOVE AS RECORDED IN DEED BOOK 10783, PAGE 947 AND AS DEPICTED ON A SURVEY RECORDED IN BOOK OF MAPS 1992, PAGE 688 IN THE WAKE COUNTY REGISTER OF DEEDS, AND LANDS NOW OR FORMERLY OWNED BY DAVID C. LEE AND KATELYN E. LEE AS RECORDED IN DEED BOOK 16245, PAGE 1513 AND AS DEPICTED ON A SURVEY RECORDED IN BOOK OF MAPS 1992, PAGE 688 IN THE WAKE COUNTY REGISTER OF DEEDS; THENCE LEAVING SAID COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY BRIAN GREGORY BRILL AND ANTHONY NEAL AND RUNNING WITH THE COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY DAVID C. LEE AND KATELYN E. LEE NORTH 88°39'44" WEST 649.86 FEET TO A CALCULATED POINT, SAID CALCULATED POINT BEING THE NORTHEASTERN MOST COMMON CORNER OF SAID LANDS NOW OR FORMERLY OWNED BY DAVID C. LEE AND KATELYN E. LEE AND LANDS NOW OR FORMERLY OWNED BY AMOS A. JONES AS RECORDED IN DEED BOOK 6883, PAGE 579 AND AS DEPICTED ON A SURVEY RECORDED IN BOOK OF MAPS 1991, PAGE 1133 IN THE WAKE COUNTY REGISTER OF DEEDS OFFICE; THENCE LEAVING SAID COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY DAVID C. LEE AND KATELYN E. LEE AND RUNNING WITH THE COMMON LINE OF SAID LANDS NOW OR FORMERLY OWNED BY AMOS A. JONES NORTH 15°47'06" EAST 248.05 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 74°41'08" WEST 425.00 FEET TO A CALCULATED POINT IN THE RIGHT-OF-WAY OF HOLLAND ROAD/S.R. 1187

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE LEAVING SAID COMMON LINE OF LANDS NOW OR FORMERLY OWNED BY AMOS. A JONES NORTH 15°18'10" EAST 36.11 FEET TO A CALCULATED POINT; THENCE NORTH 17°06'25" EAST 104.11 FEET TO A CALCULATED POINT; THENCE NORTH 20°32'36" EAST 106.98 FEET TO A CALCULATED POINT; THENCE NORTH 21°13'52" EAST 57.58 FEET TO A CALCULATED POINT; WHICH IS THE POINT AND PLACE OF BEGINNING, CONTAINING 966,651 SQUARE FEET OR 22.19 ACRES AND IS THE SAME PARCELS DESCRIBED AS "LOT 1" AND "LOT 2" ON A SURVEY TITLED "CAMP BRANCH LANE ALTA/NSPS LAND TITLE SURVEY" PRODUCED BY THE JOHN R. MCADAMS COMPANY, DATED NOVEMBER 13, 2025.