

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ05

Submittal Date: 4-25-2025

Insert legal description below.

BEING all of Lot 2, containing 6.2501 acres, more or less, as shown on that map entitled "MINOR SUBDIVISION PLAT PROPERTY OF SM RLAEIGH, LLC", by Dan Gregory, Professional Land Surveyor of Bass, Nixon & Kennedy, Inc., dated December 5, 2017, and recorded in Book of Maps 2018, Page 175, in the office of the Register of Deeds, Wake County, North Carolina.

Legal Description
2517 Kelly Road
PIN 0731434504

BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF KELLY ROAD, BEING THE SOUTHWESTERN PROPERTY CORNER OF WEST VILLAGE NORTH OPEN SPACE AS RECORDED IN BOOK OF MAPS 2023, PAGE 1512, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF NORTH 713,765.72 FEET, EAST 2,034,027.38 FEET; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 56°46'21" EAST A DISTANCE OF 31.80 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°42'52" EAST A DISTANCE OF 392.72 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF FAHEY DRIVE AS SHOWN ON BOOK OF MAPS 2022, PAGE 2228, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 30.93 FEET, SAID CURVE HAVING A RADIUS OF 38.50 FEET, A CHORD DIRECTION OF SOUTH 72°27'20" EAST, AND A CHORD DISTANCE OF 30.11 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 8.08 FEET, SAID CURVE HAVING A RADIUS OF 19.50 FEET, A CHORD DIRECTION OF SOUTH 83°36'25" EAST, AND A CHORD DISTANCE OF 8.02 FEET TO A POINT; THENCE SOUTH 23°33'07" EAST A DISTANCE OF 29.53 FEET TO A POINT; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 66°26'53" EAST A DISTANCE OF 50.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FAHEY DRIVE; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE NORTH 23°33'07" WEST A DISTANCE OF 29.07 FEET TO A POINT LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF COMMON OPEN SPACE 2 AS RECORDED IN BOOK OF MAPS 2022, PAGE 2228, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 89°42'52" EAST A DISTANCE OF 160.42 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF NC HIGHWAY 540; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE SOUTH 05°40'24" WEST A DISTANCE OF 113.38 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 05°37'10" WEST A DISTANCE OF 298.89 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 00°44'07" WEST A DISTANCE OF 128.58 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF FRIENDSHIP COWORKING LLC AS RECORDED IN DEED BOOK 18673, PAGE 206, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 44°10'51" WEST A DISTANCE OF 73.95 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 48°27'04" WEST A DISTANCE OF 219.36 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF KELLY ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE NORTH 34°34'58" WEST A DISTANCE OF 205.03 FEET TO A POINT; THENCE NORTH 33°28'03" WEST A DISTANCE OF 228.20 FEET TO A POINT; THENCE NORTH 33°13'39" WEST A DISTANCE OF 296.33 FEET TO A THE POINT OF BEGINNING, CONTAINING 5.8591 ACRES.