

LEGAL DESCRIPTION 1 OF 2

BEING LOT 1 OF THE BROADWELL/LEE PROPERTY AS RECORDED IN BOOK OF MAPS 2019 PAGE 2097; HAVING WAKE COUNTY PIN #0710827861; CONTAINING 5.985 ACRES TO THE CENTERLINE OF PUBLIC RIGHT OF WAYS, AND 5.374 ACRES EXCLUDING RIGHT OF WAYS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MAG NAIL AT THE APPARENT INTERSECTION OF OLD US 1 HWY (NCSR #1011) AND NEW HILL OLIVE CHAPEL ROAD (NCSR #1041);

THENCE SOUTH 67 DEGREES 06 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 164.16 FEET ALONG OLD US 1 HWY TO A POINT;

THENCE SOUTH 58 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 100.00 FEET ALONG SAID ROAD TO A POINT;

THENCE SOUTH 48 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 193.10 FEET ALONG SAID ROAD TO A POINT;

THENCE 41 DEGREES 10 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 30.27 FEET LEAVING SAID CENTERLINE TO A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US 1 HWY;

THENCE SOUTH 48 DEGREES 37 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 210.63 FEET ALONG SAID RIGHT OF WAY TO AN EIS AT THE RIGHT OF WAY INTERSECTION WITH LASHLEE WAY, A PRIVATE EASEMENT;

THENCE NORTH 41 DEGREES 02 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 134.05 FEET ALONG SAID EASEMENT TO AN EIP;

THENCE NORTH 27 DEGREES 53 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 131.04 FEET ALONG SAID EASEMENT TO AN EIP;

THENCE NORTH 74 DEGREES 21 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 199.72 FEET LEAVING SAID EASEMENT TO AN EIP;

THENCE SOUTH 41 DEGREES 10 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 18.61 FEET TO AN EIP;

THENCE NORTH 05 DEGREES 42 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 209.86 FEET TO AN EIP;

THENCE NORTH 15 DEGREES 23 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 321.47 FEET TO AN EIP;

THENCE NORTH 79 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 245.40 FEET TO AN EMN IN THE CENTERLINE OF NEW HILL OLIVE CHAPEL ROAD;

THENCE SOUTH 10 DEGREES 11 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 79.66 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 100.00 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 16 DEGREES 19 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 100.00 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE SOUTH 23 DEGREES 46 MINUTES 00 SECONDS EAST FOR A DISTANCE

OF 100.00 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE SOUTH 28 DEGREES 44 MINUTES 00 SECONDS EAST FOR A DISTANCE
OF 109.13 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND
RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 5.985 ACRES TO THE CENTERLINE, MORE OR LESS,
OF WHICH 0.611 ACRES ARE IN THE RIGHT OF WAY, LEAVING 5.374 ACRES NET.

LEGAL DESCRIPTION 2 OF 2

ADJACENT RIGHT OF WAY TO BE ANNEXED

BEING 0.079 ACRES/3,443 SF OF OLD US 1 HWY, LOCATED ALONG THE
FRONTAGE OF 3605 OLD US 1 HWY, NEW HILL, NC AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MAG NAIL AT THE APPARENT INTERSECTION
OF OLD US 1 HWY (NCSR #1011) AND NEW HILL OLIVE CHAPEL ROAD (NCSR
#1141);

THENCE SOUTH 67 DEGREES 06 MINUTES 30 SECONDS WEST FOR A DISTANCE
OF 133.10 FEET ALONG THE CENTERLINE OF OLD US 1 HWY TO A POINT;

THENCE SOUTH 67 DEGREES 06 MINUTES 30 SECONDS WEST FOR A DISTANCE
OF 31.06 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 58 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE
OF 69.01 FEET ALONG SAID RIGHT OF WAY;

THENCE SOUTH 28 DEGREES 25 MINUTES 12 SECONDS EAST FOR A DISTANCE
OF 32.08 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US 1 HWY;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 914.80 FEET AND
AN ARC LENGTH OF 99.88 FEET, BEING SUBTENDED BY A CHORD OF NORTH 61
DEGREES 38 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 99.83 FEET TO A
POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US 1 HWY;

THENCE NORTH 28 DEGREES 29 MINUTES 17 SECONDS WEST FOR A DISTANCE
OF 33.51 FEET TO THE POINT A PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND
RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.079 ACRES MORE OR LESS.