

LI-CZ Zoning Description
44.395 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being a portion of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe found at an easterly corner of that 37.27 acre tract conveyed to Wall Recycling LLC of record in Deed Book 19585, Page 1524, the southwest corner of that 17.65 acre tract conveyed to 560 Pristine Water LLC of record in Deed Book 18157, Page 868, said point being the northwest corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 711796.545, Easting 2051789.396;

Thence along the common line of said 17.65 and said 51.822 acre tract the following two (2) courses:

S 88° 14' 26" E, a distance of **221.27 feet** to an iron pipe found;

S 87° 55' 47" E, a distance of **595.37 feet** to an iron pipe set in the northerly line of that 0.24 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 0.24 acre tract and said 51.822 acre tract the following two (2) courses:

with a curve to the left, having a chord bearing and distance of **S 67° 08' 00" W**, **47.93 feet**, a radius of **1000.82 feet**, a central angle of **02° 44' 39"**, and an arc length of **47.93 feet** to an iron pipe found;

S 24° 14' 22" E, a distance of **84.24 feet** to a point at the northwesterly corner of the right of way of Jessie Drive (S.R. 1304) of record in Book of Maps 2024, Page 1932;

Thence along the common line of said right of way of Jessie Drive and said 51.822 acre tract the following four (4) courses:

S 24° 14' 22" E, a distance of **15.76 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **N 67° 38' 34" E**, **59.12 feet**, a radius of **899.85 feet**, a central angle of **03° 45' 54"**, and an arc length of **59.13 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **S 63° 45' 27" E**, **50.96 feet**, a radius of **35.00 feet**, a central angle of **93° 26' 17"**, and an arc length of **57.08 feet** to an iron pipe found;

S 17° 02' 25" E, a distance of **62.87 feet** to a point at the northwesterly corner of that 0.03 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence **S 17° 02' 25" E** with the common line of said 0.03 acre tract and said 51.822 acre tract, a distance of **103.17 feet** to a northwesterly corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, being an easterly corner of said 51.822 acre tract;

Thence, **S 03° 18' 51" W**, along the common line of said 15.47 acre tract and said 51.822 acre tract a distance of **939.83 feet** to an iron pipe set at the southwest corner of said 15.47 acre tract, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence across said 51.822 acre tract the following fifty-nine(59) courses:

S 87° 10' 08" W, a distance of **16.13 feet** to a computed point;

S 47° 55' 48" W, a distance of **31.09 feet** to a computed point;

N 87° 22' 09" W, a distance of **32.42 feet** to a computed point;

S 54° 40' 53" W, a distance of **39.43 feet** to a computed point;

S 57° 18' 46" W, a distance of **42.02 feet** to a computed point;

S 30° 45' 09" W, a distance of **16.02 feet** to a computed point;

S 45° 54' 01" E, a distance of **17.11 feet** to a computed point;

S 81° 22' 07" E, a distance of **29.75 feet** to a computed point;

S 66° 35' 08" E, a distance of **24.34 feet** to a computed point;

S 38° 52' 19" E, a distance of **17.20 feet** to a computed point;

S 01° 46' 38" E, a distance of **48.01 feet** to a computed point;

S 19° 46' 57" W, a distance of **23.83 feet** to a computed point;

S 84° 17' 36" W, a distance of **26.19 feet** to a computed point;

S 76° 50' 10" W, a distance of **17.97 feet** to a computed point;

S 20° 56' 14" W, a distance of **13.54 feet** to a computed point;

S 43° 17' 01" E, a distance of **26.07 feet** to a computed point;

S 35° 54' 02" E, a distance of **21.59 feet** to a computed point;

S 22° 25' 08" W, a distance of **45.88 feet** to a computed point;

S 15° 57' 20" W, a distance of **27.09 feet** to a computed point;

S 09° 05' 11" E, a distance of **28.13 feet** to a computed point;
S 41° 30' 58" W, a distance of **20.66 feet** to a computed point;
S 22° 27' 23" W, a distance of **29.62 feet** to a computed point;
S 73° 27' 12" W, a distance of **22.98 feet** to a computed point;
S 52° 08' 38" W, a distance of **20.36 feet** to a computed point;
S 29° 45' 42" E, a distance of **33.59 feet** to a computed point;
S 04° 41' 20" E, a distance of **36.42 feet** to a computed point;
S 31° 44' 27" W, a distance of **38.48 feet** to a computed point;
S 34° 11' 42" W, a distance of **58.27 feet** to a computed point;
S 36° 20' 43" W, a distance of **50.23 feet** to a computed point;
S 54° 21' 49" W, a distance of **96.51 feet** to a computed point;
S 63° 42' 20" W, a distance of **46.76 feet** to a computed point;
S 01° 07' 27" W, a distance of **35.62 feet** to a computed point;
S 68° 41' 27" W, a distance of **30.97 feet** to a computed point;
S 87° 15' 14" W, a distance of **29.15 feet** to a computed point;
S 29° 39' 18" W, a distance of **15.54 feet** to a computed point;
S 09° 23' 00" E, a distance of **25.72 feet** to a computed point;
S 55° 26' 19" W, a distance of **29.13 feet** to a computed point;
N 84° 55' 25" W, a distance of **10.52 feet** to a computed point;
N 56° 06' 37" W, a distance of **21.57 feet** to a computed point;
S 78° 49' 07" W, a distance of **21.61 feet** to a computed point;
N 56° 31' 23" W, a distance of **18.99 feet** to a computed point;
N 77° 40' 08" W, a distance of **15.26 feet** to a computed point;
S 67° 20' 14" W, a distance of **15.49 feet** to a computed point;
S 16° 33' 34" W, a distance of **42.50 feet** to a computed point;
S 70° 39' 11" W, a distance of **27.41 feet** to a computed point;
N 70° 18' 16" W, a distance of **33.16 feet** to a computed point;
S 64° 55' 17" W, a distance of **52.73 feet** to a computed point;

S 64° 40' 44" W, a distance of **81.22 feet** to a computed point;
S 77° 59' 47" W, a distance of **22.39 feet** to a computed point;
S 41° 52' 06" W, a distance of **35.96 feet** to a computed point;
S 87° 36' 57" W, a distance of **27.98 feet** to a computed point;
S 64° 12' 39" W, a distance of **33.73 feet** to a computed point;
S 73° 01' 52" W, a distance of **51.03 feet** to a computed point;
S 50° 59' 00" W, a distance of **17.74 feet** to a computed point;
S 64° 08' 18" W, a distance of **55.49 feet** to a computed point;
S 84° 17' 35" W, a distance of **11.23 feet** to a computed point;
S 66° 18' 02" W, a distance of **43.54 feet** to a computed point;
S 62° 34' 58" W, a distance of **54.99 feet** to a computed point;
S 64° 33' 06" W, a distance of **37.03 feet** to a computed point;

Thence, N 87° 20' 07" W, along the common line of said 51.822 acre tract and the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **112.64 feet** to a computed point in the centerline of a stream being the easterly line of a 22.08 acre tract conveyed to Page Two Holdings LLC & Rodessa LLC, the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence along the said stream being the common line of said 22.08 acre tract and said 51.822 acre tract the following ten (10) courses:

N 24° 51' 43" E, a distance of **18.23 feet** to a computed point;
N 36° 59' 37" W, a distance of **26.87 feet** to a computed point;
N 70° 05' 17" W, a distance of **75.77 feet** to a computed point;
N 58° 57' 06" W, a distance of **33.90 feet** to a computed point;
N 73° 41' 40" W, a distance of **36.95 feet** to a computed point;
N 72° 10' 08" W, a distance of **58.04 feet** to a computed point;
N 33° 12' 13" W, a distance of **26.99 feet** to a computed point;
N 19° 37' 55" E, a distance of **60.07 feet** to a computed point;

N 17° 28' 12" E, a distance of **62.77 feet** to a computed point;

N 41° 46' 44" W, a distance of **96.28 feet** to a computed point in the southerly line of that 28.62 acre tract conveyed to Kyle Edward & Marlou Smith Bacon of record in Deed Book 22-E, Page 4078, being a westerly corner of said 51.822 acre tract, the northeast corner of said 22.08 acre tract;

Thence along the common line of said 28.62 acre tract and said 51.822 acre tract the following two (2) courses:

S 87° 37' 28" E, a distance of **436.72 feet** to an iron pipe set;

N 02° 48' 05" E, a distance of **1,477.92 feet** to an iron pipe found in the westerly line of said 51.822 acre tract, being the northeast corner of said 28.62 acre tract, the southeast corner of said 37.27 acre tract;

Thence along the common line of said 37.27 acre tract and said 51.822 acre tract the following two (2) courses:

N 02° 47' 12" E, a distance of **143.22 feet** to an iron pipe found;

N02° 47' 12" E, a distance of **319.08 feet** to the **Point of Beginning**, and containing **44.395 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on July 23, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024

MD-CZ Zoning Description
7.427 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being a portion of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe set at the southwest corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, the easterly corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 710561.382, Easting 2052697.144;

Thence along the common line of said 9.97 acre tract and said 51.822 acre tract the following two (2) courses:

S 03° 19' 27" W, a distance of **114.19 feet** to an iron pipe set;

S 04° 44' 10" W, a distance of **946.02 feet** to an iron pipe set in the northeastern corner of that 0.10 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a southerly corner of said 9.97 acre tract, and being the southeast corner of said 51.822 acre tract;

Thence, **N 87° 20' 07" W**, along the common line of said 51.822 acre tract, said 0.10 acre tract, the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **1003.23 feet** to a computed point in the centerline of a stream being the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence across said 51.822 acre tract and along the centerline of a stream the following fifty-nine (59) courses:

N 64° 33' 06" E, a distance of **37.03 feet** to a computed point;

N 62° 34' 58" E, a distance of **54.99 feet** to a computed point;

N 66° 18' 02" E, a distance of **43.54 feet** to a computed point;

N 84° 17' 35" E, a distance of **11.23 feet** to a computed point;

N 64° 08' 18" E, a distance of **55.49 feet** to a computed point;

N 50° 59' 00" E, a distance of **17.74 feet** to a computed point;

N 73° 01' 52" E, a distance of **51.03 feet** to a computed point;

N 64° 12' 39" E, a distance of **33.73 feet** to a computed point;

N 87° 36' 57" E, a distance of **27.98 feet** to a computed point;

N 41° 52' 06" E, a distance of **35.96 feet** to a computed point;

N 77° 59' 47" E, a distance of **22.39 feet** to a computed point;
N 64° 40' 44" E, a distance of **81.22 feet** to a computed point;
N 64° 55' 17" E, a distance of **52.73 feet** to a computed point;
S 70° 18' 16" E, a distance of **33.16 feet** to a computed point;
N 70° 39' 11" E, a distance of **27.41 feet** to a computed point;
N 16° 33' 34" E, a distance of **42.50 feet** to a computed point;
N 67° 20' 14" E, a distance of **15.49 feet** to a computed point;
S 77° 40' 08" E, a distance of **15.26 feet** to a computed point;
S 56° 31' 23" E, a distance of **18.99 feet** to a computed point;
N 78° 49' 07" E, a distance of **21.61 feet** to a computed point;
S 65° 06' 37" E, a distance of **21.57 feet** to a computed point;
S 84° 55' 25" E, a distance of **10.52 feet** to a computed point;
N 55° 26' 19" E, a distance of **29.13 feet** to a computed point;
N 09° 23' 00" W, a distance of **25.72 feet** to a computed point;
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N 81° 22' 07" W, a distance of **29.75 feet** to a computed point;
N 45° 54' 01" W, a distance of **17.11 feet** to a computed point;
N 30° 45' 09" E, a distance of **16.02 feet** to a computed point;
N 57° 18' 46" E, a distance of **42.02 feet** to a computed point;
N 54° 40' 53" E, a distance of **39.43 feet** to a computed point;
S 87° 22' 09" E, a distance of **32.42 feet** to a computed point;
N 47° 55' 48" E, a distance of **31.09 feet** to a computed point;
N 87° 10' 08" E, a distance of **16.13 feet** to the **True Point of Beginning**, and containing **7.427 acres** of land, more or less, as calculated by the above courses.

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