

PESTERFIELD CIVIL ENGINEERING

Oak Preserve Legal Description

BEGINNING at a point in the approximate centerline of Old Spartanburg Road (S.R. 1828), a paved road, said point being the southeasternmost corner of Deed Book 3693 at Page 10 of the Henderson County Registry, and moving thence from said beginning point along and with the approximate centerline of the paved road, North 29 deg. 17 min. 30 sec. West 100.13 feet to a point; thence North 29 deg. 15 min. 36 sec. West 64.36 feet to a point; thence North 28 deg. 38 min. 48 sec. West 54.95 feet to a point; thence North 28 deg. 33 min. 26 sec. West 59.36 feet to a point; thence North 27 deg. 27 min. 01 sec. West 71.07 feet to a point; thence North 25 deg. 36 min. 51 sec. West 62.93 feet to a point; thence North 26 deg. 22 min. 0 sec. West 39.34 feet to a point; thence turning and leaving the center of Old Spartanburg Road and traveling South 70 deg. 27 min. 23 sec. West 13.91 feet to a point; thence South 70 deg. 27 min. 23 sec. West 13.04 feet to a point; thence South 70 deg. 27 min. 23 sec. West 115.72 feet to a new iron pipe; thence turning North 28 deg. 33 min. 50 sec. West 88.48 feet to a new iron pipe; thence turning South 64 deg. 51 min. 41 sec. West 38.05 feet to an existing steel pin; thence South 64 deg. 51 min. 41 sec. West 93.37 feet to an existing steel pin; thence South 64 deg. 51 min. 41 sec. West 147.04 feet to an existing steel pin; thence South 64 deg. 51 min. 41 sec. West 50.46 feet to an existing steel pin; thence South 64 deg. 51 min. 41 sec. West 85.19 feet to an existing steel pin; thence South 64 deg. 51 min. 41 sec. West 356.62 feet to a new iron pipe; thence turning South 83 deg. 33 min. 20 sec. East 77.46 feet to an existing iron pipe; thence South 83 deg. 33 min. 20 sec. East 90.08 feet to an existing iron pipe; thence South 83 deg. 33 min. 20 sec. East 90.16 feet to an existing iron pipe; thence South 83 deg. 33 min. 20 sec. East 89.90 feet to an existing iron pipe; thence South 83 deg. 33 min. 20 sec. East 290.04 feet to an existing steel pin; thence South 83 deg. 33 min. 20 sec. East 151.22 feet to a new iron pipe; thence turning North 0 deg. 26 min. 25 sec. East 20.04 feet to an iron bar in concrete; thence turning South 83 deg. 57 min. 12 sec. East 94.80 feet to an existing iron pipe; thence South 83 deg. 57 min. 12 sec. East 175.06 feet to an existing iron pipe; thence South 83 deg. 57 min. 12 sec. East 36.80 feet to a point in the center of Old Spartanburg Road, the point and place of BEGINNING, and containing 5.60 acres, more or less, according to a "Revised Annexation Plat for OP Management, LLC" by Robert Paul Patterson, NC PLS 4406, under date of April 21, 2021, and being job number 21-01-22-D.

This conveyance is made and accepted SUBJECT TO the right-of-way of Old Spartanburg Road (S.R. 1828) as it extends to its full legal width.

This conveyance is further SUBJECT TO an easement near the southeastern corner of the above-described tract to allow access to the Del Ralph Harrington tract (now or formerly) as shown and described in deed found in Deed Book 847 at Page 403, Plat Slide 1733 of the Record of Plats of the Registry for Henderson County, North Carolina.