

## Boundary description

**BEING**, a portion of the property of 7'G's, LLC, recorded in Stokes County Registry, recorded in deed book 607, page 725. more particularly described as follows in exhibit A:

### Tract One:

BEGINNING at an iron at the northernmost corner of Porter McGee (now or formerly, DB 197 PG 388) in the west right-of-way line of Brown Road (SR 1128); thence from said. Beginning point with the boundary of McGee S 55°30'34" W a distance of 450.74 feet to an iron; thence S 36°50'7" E a distance of 242.06 feet to an iron at the northwest corner of Harold J. Boyles (DB 300 PG 732); thence first with the boundary of Boyles and continuing with the boundary of the Holly Ridge Development (PB 4 PGS 7 and 15) S 8°1'36" W a distance of 1554.60 feet to an iron; thence continuing first with the boundary of Brentwood Section 1 (PB 4 PG 12) and then with the boundary of Fosstorall (unrecorded) N 84°9'9" W a distance of 1334.72 feet to an iron; thence continuing with the boundary of Fosstorall the following three courses: N 9°9'40" E a distance of 983.92 feet to an iron; thence N 83°13'35" W a distance of 470.37 feet to an iron in the northwestern terminus of Scenic Drive; thence N 83°30'59" W a distance of 436.34 feet to a two foot oak tree; thence with a boundary of Todd Smith Baker (92E86) N 9°25'59" E a distance of 590.51 feet to an iron; thence with the boundary of Whispering Pines (PB 6 PG 33) N 6°12'2" E a distance of 576.47 feet to an iron; thence with the boundary of Edgar O. Ernst et al (DB 230 PG 399) N 7°35'20" E a distance of 741.63 feet to an iron; thence with the boundary of Garry L. Merritt et al (DB 256 PG 422) N 7°41'47" E 515.30 feet to a point in the centerline of a creek which is the property line, and continuing a distance of 12.55 feet for a total distance of 527.85 feet to an iron marking a random location line; thence along a random location line located north of the creek, the centerline of which is the actual property line, S 30°1'40" E a distance of 441.47 feet; thence running from said creek N 50 deg. 51 min. 27 sec. E 64.97 feet to an iron; thence with the boundary of Lot 12 of Country Place Section Three (PB 4 PG 189) S 49°52'33" E a distance of 190.03 feet to an iron at the southern terminus of Horseshoe Trail; thence with the southern terminus of the right of way of Horseshoe Trail S 57°45'43" E a distance of 60.05 feet to an iron; thence with the boundary of Lot 11 of Country Place Section One (PB 4 PG 90) S 61°35'3" E a distance of 175.19 feet to an Iron; thence S 18 deg. 55 min. 03 sec. W 50.87 feet to a point in the centerline of the creek, thence along a random location line located north of the creek, the centerline of which is the actual property line, the following four (4) courses: S 61°35'37" E a distance of 190.00 feet; thence N 80°57'38" E a distance of 370.48 feet; thence S 44°0'37" E a distance of 429.68 feet; thence S 36°22'23" E a distance of 357.26 feet; thence with the boundary of Lot 1 of Country Place Section One N 12°16'34" E a distance of 181.14 feet to a point in the south right of way line of Whispering Creek Road; thence with said right of way line following the curvature thereof an arc distance of 51.54 feet (said arc curving to the left, having a chord bearing of S 44°14'3" E, a chord distance of 51.50 feet and a radius of 389.61 feet); thence continuing with said right of way lines S 47°56'37" E a distance of 278.02 feet; thence continuing with said right of way line following the curvature thereof an arc distance of 200.16 feet (said arc curving to the left, having a chord bearing of S 61°17'15" E, a chord distance of 198.35 feet and a radius of 429.30 feet) to a point in the west right of way line of Brown Road; thence with the right of way line of Brown Road following the curvature thereof an arc distance of 78.35 feet (said arc curving to the left, having a chord bearing of S 13°8'18" E, a chord distance of 78.13 feet and a radius of 300.00 feet); thence

continuing with said right of way line S 30°24'22" E a distance of 198.45 feet; to the point and place of BEGINNING containing 118.787 acres, more or less; according to a survey and map prepared for Merritt Land Co., LLC by Gupton & Associates P.A. RLS dates March 20, 1998 and revised March 26, 1998; and designated as Project No. 11178-98D.

Also conveyed herein is a nonexclusive, perpetual and appurtenant easement and right of way for the purpose of ingress, egress and regress; and for the construction, use and maintenance of utilities over, across and under Whispering Creek Road and Horseshoe Trail as shown on the plats of Country Place recorded in Plat Book 4 Pages 90 and 189, in the office of the Register of Deeds of Stokes County.

**Tract Two:**

Being all of the street known as "Fosstorall Road" and all of the street known as "Scenic Drive" and more particularly described as "1<sup>st</sup> tract" and "2<sup>nd</sup> Tract" in the deed recorded in the Book 236 Page 563 in the Office of the Register of Deeds of Stokes County, which deed is incorporated herein by reference.