

# SLATE SURVEYING COMPANY P.A

## 1944 Mountain View Road

King, NC 27021

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Feb. 25, 2026

### PROPERTY DESCRIPTION

Lying and being in the Yadkin Township of Stokes County and in the City of King, North Carolina. Bounded on the north by Shugart Development, LLC, Cheston Pulliam, Zachary Pulliam, Matthew C. Smith, on the east by King's Cross Properties, LLC., on the south by Dunwoody, Section 2, and on the west by Lewis N. Carroll, Berati Investment, LLC, Aldridge Veterinary and Benjamin K. Gatewood and being more particularly described as follows:

Beginning on a 1" pipe 3" above ground, the northwest corner of the within described tract, a bend point for Gatewood, PB. 5, Pg. 36, said iron having NC grid coordinates of N = 919,262.34 E = 1,160,103.13, said iron also being S 09 53' 30" W 177.69' from a 3/4" pipe flush, the northwest corner of Shugart Development, LLC DB. 659, Pg. 624 Within the southern R/W of Kirby Road, S.R. 1115, of the Stokes County Registry. Thence, from said POINT OF BEGINNING, with the southern line of Cheston Pulliam DB. 763, Pg. 532, PB. 20, Pg. 94, S 84 47' 05" E 1283.16' to a nail in a 3/4" pipe flush, thence, with the eastern line of Zachary Pulliam N 00 25' 49" W 155.42' to a 3/4" pipe flush Pulliam's northeast corner, Smith's southeast corner, thence with Smith DB. 766, Pg. 1203, PB. 20, Pg. 118 N 00 32' 00" E 93.10' to a 5/8" rebar, flush, the southwest corner of Lot 8 of King's Crossing Phase 1, PB. 24, Pg. 27 and the existing King City Limit line, S 52 05' 14" E 220.41' to a 5/8" rebar flush in the northwestern R/W of Kingscote Way (55' Public R/W), thence crossing said Kingscote Way and continuing with the existing city limit line and the southern lines of King's Crossing Phase the following seven (7) courses and distances: S 12 36' 52" W 192.10' to a 5/8" rebar in the southeastern R/W of Kingscote Way, the northwest corner of Lot 16, thence S 69 45' 12" E 170.84' to a 5/8" rebar, thence N 25 21' 42" E 72.13' to a 5/8" rebar, thence N 19 00' 04" E 85.01' to a 5/8" rebar, thence N 64 34' 22" E 83.84' to a 5/8" rebar, thence N 83 00' 50" E 138.95' to a 5/8" rebar, Thence N 70 35' 26" E 225.00' to a 5/8" rebar, the southeast corner of Lot 9, thence with the eastern line of Lot 9 N 19 30' 51" W 220.00' to a 5/8" rebar in the southern R/W of Kingscote

Way, thence along the southern R/W of Kingscote Way and the existing city limit line N 70 33'52" E 189.95' to a point ,thence continuing with said R/W along the arc of a curve to the right N 83 18'09" W 83.83', said curve having a radius of 269.67' and a length of 84.17' to a point, thence continuing S 87 29'05" E 557.47' to a 5/8" rebar, the northwest corner of King's Crossing Properties, LLC PB. 23, Pg. 98 thence continuing with Kings Cross Properties and the existing City Limit line, S 15 41'20" E 157.61 to a 5/8" rebar, thence S 38 47'20" E 43.41' to a 5/8" rebar, thence S 05 25'05" E 330.88' to a 5/8" rebar in a 3/4" pipe in the creek, thence S 37 27'50" E 544.70' to a 5/8" rebar, thence S 30 13'27" E 421.52' to a 3/4" pipe 2" above ground in the creek in the northern line of Lot 9 of Dunwoody, Section 2, PB. 3, Pg. 148 , thence along the northern line of said Dunwoody S 88 09'03" W 3214.07' to a 3/4" pipe 2" below ground , the northwest corner of lot 10, and Lewis Carrolls southeast corner, thence with the eastern line of Carroll DB. 376, Pg. 457, PB. 9, Pg. 113 Berati Investment DB. 756, Pg. 1464, Aldridge Veterinary Real Estate, LLC DB. 777, Pg. 218 and Benjamin Gatewood Estate File 2018E/74, PB. 5, Pg. 36 N 10 41'56" W 1157.59' to the point of beginning containing 77.839 Ac. As per survey by Slate Surveying Co. P.A. dated Feb. 11, 2026, oriented to NC Grid north.

A portion of the above property being described in DB. 691, Pg. 126 of the Stokes County Registry and designated as parcel 34699 on the Stokes County Tax Maps.

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J. Dean Slate PLS L-2818