

Parcel #: 133A206

COMMENCING at NGS Monument "SANDY", NAD83 Coordinates Northing 660,193.39 feet and Easting 1,517,900.02 feet, from said monument S 29°57'45" East a ground distance of 8,045.84 feet and a grid distance of 8,044.63 feet to a calculated point on the southwesterly margin of Cannon Boulevard, U. S. Highway 29/601 (a variable width public right-of-way), and being the **TRUE POINT OF BEGINNING**;

thence with the margin of Cannon Boulevard, N 31°44'16" E, 435.00 feet to an existing 1/2" iron rod found at the ease corner of the Terry E. Engstrom Family Trust property as described in Deed Book 1183, Page 515, and being depicted on Map Book 9995, page 4004 of the Rowan County Register of Deeds Office;

thence with the line of Terry E. Engstrom Family Trust, S 58°36'49" E, 204.20 feet to a point at the east corner of the Justin C. Tapp property as described in Deed Book 1275, Page 907, and being depicted on Map Book 9995, Page 620 of said registry;

thence with the line of Map Book 9995, Page 620, the following three (3) bearings and distances:

- 1) S 31°46'09" W, 175.00 feet to a point;
- 2) S 58°36'49" E, 200.31 feet to a point;
- 3) S 85°23'47" E, 7.57 feet to an existing 5/8" iron rod found at the northwest corner of the John M. Eckard property as described in Deed Book 1308, Page 565 of said registry;

thence with the line of John M. Eckard, S 31°24'04" W, 39.26 feet to an existing 5/8" iron rod found at the easternmost northeast corner of the Franklin E. Caldwell property as described in Deed Book 734, Page 76 and being depicted on Map Book 9995, page 316 of said registry;

thence with the line of Franklin E. Caldwell, the following four (4) bearings and distances:

- 1) N 85°26'56" W, 175.33 feet to an existing 1/2" iron rod found;
- 2) N 28°14'03" W, 169.39 feet to an existing 1/2" iron rod found;
- 3) S 51°15'57" W, 264.00 feet to a point;
- 4) N 17°49'01" W, 26.96 feet to the **POINT OF BEGINNING**, having an area of 77,143 square feet or 1.771 acres, as shown on a survey by Cloninger Bell Surveying & Mapping, PLLC, dated October 18, 2022, Job No. 2080.