

## Legal Description

**Commencing** at a control point having Localized NC Grid Coordinates of Northing: 788,406.137' and a Easting: 2,154,917.263'; thence from said point of commencement S88°24'57"W 60.75' to a computed point at the intersection of the new southern right-of-way Burlington Mills Road as described in Deed Book 18598 Page 229 and western right-of-way of Burlington Mills Road, said point being the **Point of Beginning**; thence from the point of beginning with and along the western right-of-way of Burlington Mills Road S01°15'17"E 264.09' to an existing railroad spike marking the northern corner of Wallbrook Landco LLC as described in Deed Book 17801 Page 1550 and depicted in Book of maps 1996 Page 1582; thence leaving the said western right-of-way with and along the western line of Wallbrook Landco LLC S01°27'18"E 358.94' to an existing iron bar marking the north west corner of Grand Park Properties LLC (0347224); thence with and along the western line of Grand Park Properties LLC (0347224) S01°27'18"E 171.42' to an existing iron pipe marking the northern most corner of Grand Park Properties (0523115) as described in Deed Book 8438 Page 1116 and depicted in Book of Maps 2024 Page 2423 and the north east corner of the City of Raleigh as described in Deed Book 10133 Page 750 and depicted in Book of Maps 2003 Page 614; thence with and along the northern line of the City of Raleigh S87°50'05"W 302.76' to an existing iron pipe marking the north west corner of the city of Raleigh and the north east corner of John P. Briand III and spouse Jennifer A. Briand as described in Deed Book 16281 Page 207 and depicted in Book of Maps 2006 Page 814; thence with and along the northern line of Briand S88°02'49"W 93.90' to an existing iron pipe marking the south east corner of Wake County Board of Education (Rolesville Middle School) as described in Deed Book 13179 Page 1360 and depicted in Book of Maps 2008 Page 1281; thence with and along the eastern line of Wake County N02°10'47"W 851.80' to an existing iron pipe; thence continuing with a jog in the said eastern line N89°48'04"W 74.95' to a computed point; thence continuing with and along the said eastern line N00°13'39"E 353.18' to a computed point in the southern right-of-way Burlington Mills Road; thence with and along the said southern right-of-way 311.36' along a curve to the right having a radius of 567.00' and a chord of S61°41'13"E 307.46' to a computed point; thence S46°37'46"E 42.97' to a computed point; thence with and along the new southern right-of-way as described in Deed Book 18598 Page 229 S37°52'58"E 106.82' to a computed point; thence continuing with and along said new southern right-of-way S41°24'08"E 166.49' to a computed point; thence continuing with and along said new southern right-of-way S25°56'35"E 12.50' to the **Point and Place of Beginning** containing 438,369 square feet or **10.064 acres**.