

MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



Legal Description – Exhibit “B”

63.262 Acres

Portion of Lands of Ping Chen

Wake Forest Township – Wake County, North Carolina

All that certain parcel of land lying generally easterly of Jonesville Road, being located in Wake Forest Township, Wake County, North Carolina and being a portion of those lands described in deed dated March 11, 2022 from Jerri Jo Miller, Tammy Gower Batts, Clifton Edward Blackley and spouse Joetta May Blackley, Grantor to Ping Chen and recorded in the Land Records of Wake County, North Carolina in Deed Book 18953, page 592 and page 623, being more particularly described as follows, to wit:

Beginning at an existing iron pipe in the center of Universal Drive, having North Carolina state plane coordinates N: 778,620.5224 E: 2,153,506.2328. Thence, South 00°09'07" East 210.02 feet to an iron pipe; thence, South 89°21'02" East 175.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence with said right-of-way, South 31°00'37" West 57.95 feet to an iron pipe; thence leaving said right of way, North 89°21'02" West 245.02 feet to an iron pipe; thence, South 89°17'45" West 128.77 feet to a point; thence, South 84°03'49" West 104.88 feet to a point; thence, South 78°40'36" West 108.23 feet to a point; thence South 81°10'29" West 37.05 feet to a point; thence, South 88°34'40" West 97.19 feet to a point; thence, North 89°47'46" West 38.62 feet to a point; thence along a curve with a cord bearing and distance, South 83°21'20" West 41.73 feet and a radius of 175.00 feet to a point; thence, South 00°03'08" West 103.24 feet to a point; thence, South 15°09'46" East 96.76 feet to a point; thence, South 35°01'39" East 86.00 feet to a point; thence, South 46°12'34" East 58.72 feet to a point; thence, South 64°00'09" East 344.00 feet to a point; thence, South 53°18'37" East 25.93 feet to a point; thence, South 43°25'44" West 98.00 feet to a point; thence, South 46°34'16" East 85.00 feet to a point; thence, South 43°25'44" West 23.49 feet to a point; thence, South 46°34'16" East 90.00 feet to a point; thence, South 29°32'03" East 45.17 feet to a point; thence along a curve with a cord bearing and distance, South 83°21'20" West 41.73 feet and a radius of 175.00 feet to a point; thence, along a curve with a cord bearing distance South 59°31'52" East 182.33 feet and a radius of 176.73 feet to a point; thence North 89°15'38" East 25.28 feet to a point; thence North 00°44'11" West 205.74 feet to a point; thence, North 89°15'49" East 121.57 feet to a point; thence, North 01°21'41" West 95.82 feet to a point; thence, North 88°57'37" East 215.68 feet to a point; thence, South 00°63'22" East 421.87 feet to an iron pipe; thence, South 00°06'10" West 226.32 feet to a point; thence, South 84°15'01" West 168.88 feet to a point; thence, North 78°15'05" West 117.50 feet to a point; thence, North 40°55'01" West 98.07 feet to a point; thence, North 14°41'11" West 76.01 feet to a point; thence, North 78°57'32" West 70.53 feet to a point; thence, South 13°20'26" West 53.38 feet to a point; thence, South 43°09'21" West 265.04 feet to a point; thence, North 77°59'24" West 124.57 feet to a point; thence, South 00°18'21" West 298.57 feet to a point; thence, North 89°39'42" West 57.53 feet to an iron pipe; thence, North 89°33'15" West 60.01 feet to an iron pipe; thence, North 89°33'15" West 194.65 feet to an iron pipe; thence, North 89°37'28" West 192.36 feet to an iron pipe; thence, South 89°58'04" West 545.58 feet to an iron pipe; thence, South 89°41'47" West 571.90 feet to an iron

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pipe; thence, North 12°14'25" East 513.70 feet to an iron pipe; thence, South 60°15'35" East 257.50 feet to an iron pipe; thence, South 68°15'35" East 360.30 feet to an iron pipe; thence, North 03°35'25" East 604.00 feet to an iron pipe; thence, North 56°00'58" West 420.00 feet to an iron pipe; thence, South 65°29'02" West 130.00 feet to an iron pipe; thence, South 42°57'43" West 270.40 feet to an iron pipe; thence, North 01°21'15" West 719.72 feet to an axle; thence, North 87°42'39" East 434.84 feet to an iron pipe; thence, North 02°13'13" East 238.07 feet to an iron pipe; thence, South 89°16'24" East 821.92 feet to an iron pipe; thence, South 02°47'46" East 100.00 feet to an iron pipe; thence, South 89°47'46" East 150.00 feet to an iron pipe; thence, North 55°18'54" East 174.59 feet to an iron pipe; thence, South 88°45'46" East 396.99 feet to the point of beginning. Containing **63.262 AC.±**.

The total area of the **Exhibit "B"** herein described being a portion of Tract 1 as described in deed dated March 11, 2022 from Jerri Jo Miller, Tammy Gower Batts, Clifton Edward Blackley and spouse Joetta May Blackley, Grantor to Ping Chen and recorded in the Land Records of Wake County, North Carolina in Deed Book 18953, page 592 and page 623, and containing a total area of **63.262 AC.±** and being subject to any and all matters of which a current title package would disclose.



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