

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 “A”****30.32 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 a PK nail set in an existing concrete monument on the Southwestern right-of-way of Jonesville Road, having North Carolina state plane coordinates N: 777,906.672 E: 2,154,356.044. Thence, with said right-of way, South 66°41'05" West 20.01 feet to a concrete monument on the Southwestern right-of-way line of Jonesville Road; thence, with said right-of-way and along a curve with a cord bearing distance South 25°28'26" East 211.09 feet and a radius of 1,482.39 feet to an iron pipe; thence along said right-of-way, South 30°07'41" East 362.37 feet to an iron pipe; thence leaving said right-of-way, South 03°57'30" West 224.27 feet to a point; thence, South 62°24'06" West 140.83 feet to a point; thence, North 85°00'48" West 220.39 feet to a point; thence, South 71°32'01" West 167.97 feet to a point; thence, South 55°11'46" West 260.01 feet to a point; thence South 00°19'06" East 160.50 feet to an iron pipe; thence, South 77°03'58" West 613.86 feet to an iron pipe; thence, North 00°39'34" West 210.00 feet to an iron pipe; thence, North 89°39'42" West 152.54 feet to a point; thence, North 00°20'38" East 298.57 feet to a point; thence, South 56°11'18" East 153.86 feet to a point; thence, North 34°42'38" East 298.57 feet to a point; thence, North 13°20'26" East 53.38 feet to a point; thence, South 78°57'32" East 61.36 feet to a point; thence, South 20°34'57" East 80.41 feet to a point; thence, South 40°55'01" East 98.07 feet to a point; thence, South 78°15'05" East 117.50 feet to a point; thence, North 84°15'01" East 168.88 feet to a point; thence, North 00°06'10" East 226.32 feet to an iron pipe; thence, North 00°34'22" West 421.87 feet to a point; thence, South 88°57'37" West 150.00 feet to a point; thence, South 88°57'37" West 65.68 feet to a point; thence, South 01°21'41" East 65.85 feet to a point; thence, South 78°24'21" West 133.89 feet to a point; thence, South 43°25'44" East 165.62 feet to a point; thence, North 46°34'16" West 175.00 feet to a point; thence, North 46°34'16" West 85.00 feet to a point; thence, North 43°25'44" East 98.00 feet to a point; thence, North 53°18'37" West 25.93 feet to a point; thence, North 64°00'09" West 344.00 feet to a point; thence, North 46°12'34" West 58.72 feet to a point; thence, North 35°01'39" West 86.00 feet to a point; thence, North 15°09'46" West 69.76 feet to a point; thence, North 00°03'08" East 103.24 feet to a point; thence, along a curve with a cord bearing distance North 83°21'20" East 41.73 feet and a radius of 175.00 feet to a point; thence, South 89°47'46" East 38.62 feet to a point; thence, North 88°34'40" East 97.19 feet to a point; thence, North 81°10'29" East 37.05 feet to a point; thence, North 78°40'36" East 29.34 feet to a point; thence, South 11°19'24" East 25.07 feet to a point; thence, South 38°15'43" East 110.80 feet to an iron pipe; thence, South 63°50'29" East 221.06 feet to a point;

5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 www.mragta.com

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thence, North 89°04'47" East 84.11 feet to a point; thence, South 00°09'07" East 39.93 feet to an iron pipe; thence, South 89°21'02" East 200.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence, leaving said right-of-way, South 89°21'02" East 67.80 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way, South 00°53'14" East 151.52 feet to a point; thence leaving said right of way, North 88°57'37" East 150.00 feet to a point; thence, North 00°53'16" West 390.32 feet to an axle; thence, South 89°32'03" East 237.94 feet to an iron pipe; thence, South 06°57'52" East 113.70 feet to a point; thence, South 12°21'20" East 211.32 feet to an iron pipe; thence, North 73°55'50" East 149.95 feet to an iron pipe on the Southwestern right-of-way of Jonesville Road; thence, with said right-of-way and along a curve with a bearing and distance of South 19°15'36" East 146.36 feet and a radius of 1,462.39 feet to the point of beginning. Containing **30.32 AC.±**.

The total area of the **Exhibit "A"** 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 **30.32 AC.±** and being subject to any and all matters of which a current title package would disclose.



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Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Leesburg, VA ♦ Raleigh, NC
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