

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”****63.87 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, North 00°10'25" West 219.87 feet to a point; thence leaving said right of way, South 88°58'52" East 60.90 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way South 00°53'13" East 236.00 feet to a point; thence, South 31°00'37" West 56.74 feet to a point; thence, South 00°53'13" East 259.68 feet to a point; thence, crossing said right-of-way, South 89°21'02" East 67.80 feet to an iron pipe; thence, with said right-of-way North 00°09'07" West 275.03 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence, leaving said right-of-way, North 89°21'02" West 245.02 feet to an iron pipe; thence, South 00°09'07 East 175.02 feet to an iron pipe; thence, South 89°21'02" East 45.00 feet to an iron pipe; South 89°04'47" West 84.11 feet to a point; thence, North 63°50'29" West 221.06 feet to a point; thence, North 38°15'43" West 110.80 feet to a point; thence, North 11°19'24" West 25.07 feet to a point; thence, South 78°40'36" West 29.34 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 69.76 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 46°34'16" East 175.00 feet to a point; thence, North 43°25'44" West 165.62 feet to a point; thence, North 78°24'21" East 133.89 feet to a point on the Western right-of-way of Gideon Drive; thence, North 01°21'41" West 65.85 feet to a point; thence, leaving said right-of-way North 88°57'37" East 65.68 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way South 00°53'13" East 416.01 feet to a point; thence, leaving said right-of-way, South 88°46'16" East 147.79 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 20°34'57" West 80.41 feet to a point; thence, North 78°57'32" West 61.36 feet to a point;

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thence, South 13°20'26" West 53.38 feet to a point; thence, South 34°42'38" West 307.83 feet to a point; thence, North 56°11'18" West 153.86 feet to a point; thence, South 00°18'21" West 298.57 feet to a point; thence, North 89°59'29" West 1,621.81 feet to an iron pipe; thence, North 12°14'25" East 516.70 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°59'25" 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 **63.87 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 **63.87 AC.±** and being subject to any and all matters of which a current title package would disclose.

