

**EASEMENT DESCRIPTION – CORNWALL DEVELOPMENT COMPANY  
PROPERTY - DEED BOOK 1336, PG. 358  
DURHAM COUNTY**

**EASEMENT DESCRIPTION**

BEING all that tract of land containing 0.332 acres more or less, located in Oak Grove Township, Durham County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the northeast by other lands of Cornwall Development Company, on the southeast by The Charles R. Wellons Foundation, and on the southwest and northwest by the northeastern right-of-way line (right-of-way varies) of Angier Avenue and being more particularly described by courses based on North Carolina Grid Coordinate System North (NAD 83-NSRS 2007) and distances according to a survey entitled "Temporary Construction and Permanent Water Easement Plat on the property of Cornwall Development Company for the City of Durham Raleigh Interconnection Project" by McKim and Creed, P.A., dated June 12, 2009 and being more particularly described as follows:

COMMENCING at an rebar and cap, said rebar and cap having N.C. Grid (NAD 83-NSRS 2007) Coordinates N = 799,096.34 feet, E = 2,050,052.62 feet; thence with tie lines the following two calls: (1) south 83 deg. 59 min. 27 sec. west 1787.13 feet to an iron rod found in the northeastern right-of-way line (right-of-way varies) of Angier Avenue and (2) with the northeastern right-of-way line (right-of-way varies) of Angier Avenue along a curve to the right having a radius of 8152.10 feet, an arc length of 22.93 feet and a chord bearing and distance of south 47 deg. 06 min. 56 sec. east 22.93 to a computed point; the POINT OF BEGINNING; thence with new lines with Cornwall Development Company the following two calls: (1) south 48 deg. 23 min. 38 sec. east 695.27 feet to a computed point and (2) south 48 deg. 25 min. 40 sec. east 31.11 feet to a computed point in the northwestern property line of The Charles R. Wellons Foundation; thence with The Charles R. Wellons Foundation property line south 56 deg. 56 min. 15 sec. west 20.74 feet to an iron rod found in the northeastern right-of-way line (right-of-way varies) of Angier Avenue; thence with the northeastern right-of-way line (right-of-way varies) of Angier Avenue the following two calls: (1) north 48 deg. 23 min. 38 sec. west 721.31 feet to a computed point and (2) north 42 deg. 46 min. 06 sec. east 19.99 feet to a computed point; the BEGINNING computed point.

