

Attachment A
MSS LAND CONSULTANTS, PC
6118 SAINT GILES STREET, SUITE E
RALEIGH, NC 27612

LEGAL DESCRIPTION
LEESVILLE ACTIVE-ADULT COMMUNITY
FY 2011-04
NON-CONTIGUOUS ANNEXATION MAP

PIN:

**0769-01-06-9898, 0769-01-16-4591, 0769-01-27-3333, 0769-01-27-5342, 0769-01-26-4978,
0769-01-26-9080, 0769-01-36-3589, 0769-01-35-3524, 0769-03-35-7254, 0769-03-24-8486,
0769-03-14-4892, 0769-03-33-2232, 0769-03-44-6000**

PID:

**193320, 193319, 193315, 193314, 193311, 193270, 193313,
193271, 210697, 193265, 193273, 193264, 194384**

ALL THAT TRACT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWNSHIP OF CARR, COUNTY OF DURHAM AND STATE OF NORTH CAROLINA; BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTH CAROLINA GEODETIC SURVEY (NCGS) MONUMENT DESIGNATED "SUSAN", HAVING A PUBLISHED STATE PLANE COORDINATE OF N 797,395.830', E 2,061,703.255' (NC-NAD83); THENCE, S 67°-31'-11" E 2,923.28' (GRID TIE) TO A NCGS MONUMENT DESIGNATED "CLEMENTS", HAVING A PUBLISHED STATE PLANE COORDINATE OF N 796,278.073', E 2,064,404.405' (NC-NAD83); THENCE, S 67°-34'-23" E 466.22' TO THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY(R/W) MARGIN OF LEESVILLE ROAD (A 60' WIDE PUBLIC R/W) AND THE EASTERN LINE OF THE LANDS OF, NOW OR FORMERLY (N/F), TIMOTHY RANDALL CLEMENTS (PB 182, PG 250; PB 132, PG 115); SAID POINT ALSO BEING THE **POINT OR PLACE OF BEGINNING** AND HAVING A GRID COORDINATE OF N 796,100.21', 2,064,835.36'; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EASTERN LINE OF SAID LANDS OF CLEMENTS, S 02°-29'-34" W 998.82' TO THE NORTHERNMOST CORNER OF THE LANDS OF, N/F, AIS FORESTRY & FARMING, LLC (DB 6563, PG 256, TRACT NUMBER TWO); THENCE, ALONG THE LINES OF SAID LANDS OF AIS THE FOLLOWING FOUR (4) COURSES: 1) S 11°-28'-56" W 301.96'; 2)

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S 88°-50'-19" E 194.86'; 3) S 01°-27'-06" W 1,761.73'; 4) N 88°-53'-27" W 595.01' TO A POINT IN THE EASTERN LINE OF THE LANDS OF, N/F, AIS FORESTRY & FARMING, LLC (DB 6563, PG 256, TRACT NUMBER THREE); THENCE, ALONG THE LINES OF SAID AIS THE FOLLOWING THREE (3) COURSES: 1) S 01°-33'-00" W 879.35'; 2) N 87°-50'-40" W 2,402.98'; 3) N 02°-29'-00" E 1,475.98' TO THE SOUTHERN LINE OF THE LANDS OF, N/F, BARBARA MARLENE ROSS (DB 123, PG 420; PB 76, PG 20); THENCE, ALONG THE SOUTHERN LINE OF SAID LANDS OF ROSS, N 87°-05'-01" W 215.53' TO A POINT IN THE CENTER OF LITTLE BRIER CREEK; THENCE, ALONG THE CENTER OF SAID LITTLE BRIER CREEK, THE FOLLOWING THIRTY-SEVEN (37) COURSES: 1) N 07°-58'-02" E 11.54'; 2) N 34°-32'-00" W 58.34'; 3) N 04°-14'-02" E 44.68'; 4) N 43°-59'-17" W 104.12'; 5) N 48°-56'-10" W 48.54'; 6) N 46°-35'-32" W 63.63'; 7) N 30°-14'-39" W 27.93'; 8) N 03°-55'-38" E 21.89'; 9) N 00°-40'-04" W 30.29'; 10) N 16°-14'-38" E 31.53'; 11) N 54°-43'-18" E 25.66'; 12) N 28°-28'-10" E 20.59'; 13) N 13°-49'-29" E 43.07'; 14) N 04°-04'-36" W 138.14'; 15) N 36°-43'-16" W 60.16'; 16) S 77°-47'-07" W 35.69'; 17) N 52°-30'-12" W 79.35'; 18) N 54°-32'-21" W 51.71'; 19) N 49°-58'-05" W 27.60'; 20) N 52°-22'-50" W 54.60'; 21) N 54°-15'-23" W 43.74'; 22) N 55°-42'-22" W 29.50'; 23) N 65°-08'-30" W 31.83'; 24) N 47°-33'-28" W 56.40'; 25) N 00°-00'-01" E 28.94'; 26) N 16°-16'-42" W 36.14'; 27) N 48°-58'-26" W 44.07'; 28) N 66°-08'-22" W 14.21'; 29) N 08°-40'-13" W 19.04'; 30) N 50°-09'-42" W 30.66'; 31) N 11°-24'-59" W 34.54'; 32) N 70°-14'-33" W 42.90'; 33) N 39°-03'-11" W 39.11'; 34) N 87°-17'-03" W 30.39'; 35) N 46°-27'-34" W 41.91'; 36) N 35°-52'-38" W 49.00'; 37) N 84°-36'-46" W 51.12' TO THE WESTERN LINE OF SAID LANDS OF ROSS; THENCE, ALONG THE WESTERN LINES OF SAID LANDS OF ROSS AND THE LANDS OF, N/F, MARSHALL T. ROSS (DB 1081, PG 456; PB 100, PG 177), THE FOLLOWING SIX (6) COURSES: 1) N 03°-12'-37" E 753.15'; 2) N 10°-20'-35" W 1,359.65'; 3) N 76°-01'-20" E 59.90'; 4) N 12°-21'-50" E 150.00'; 5) N 89°-35'-50" E 420.00'; 6) N 12°-22'-50" E 208.33' TO A POINT ON THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, THROUGH THE R/W OF SAID LEESVILLE ROAD, N 12°-22'-50" E 61.47' TO THE NORTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, ALONG THE NORTHERN R/W MARGIN OF SAID LEESVILLE ROAD AND THE EXISTING CITY LIMITS, N 89°-48'-50" E 183.48'; THENCE, THROUGH THE R/W OF SAID LEESVILLE ROAD, S 06°-29'-37" W 60.41' TO A POINT ON THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, ALONG THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD, THE FOLLOWING FIVE (5) COURSES: 1) N 89°-48'-50" E 156.67'; 2) THROUGH THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 6°-

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35'-57", A RADIUS OF 3,499.06', AN ARC LENGTH OF 403.01', AND A CHORD COURSE OF N 86°-30'-52" E 402.79'; 3) N 83°-12'-53" E 192.07'; 4) THROUGH THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°-59'-31", A RADIUS OF 1,261.97', AN ARC LENGTH OF 330.21', AND A CHORD COURSE OF S 89°-17'-21" E 329.27'; 6) S 81°-47'-35" E 170.42'; THENCE, LEAVING THE EXISTING CITY LIMITS, ALONG THE EASTERN LINES OF THE LANDS OF, N/F, W.V. MASONS AND WIFE, OLIVIA MASONS (DB 179, PG 249; PB 95, PG 19) AND THE LANDS OF, N/F, OLIVIA C. MASONS (DB 991, PG 224), S 00°-03'-25" W 771.59' TO A POINT IN A NORTHERN LINE OF THE LANDS OF, N/F, JAMES LARRY CLEMENTS (DB 2025, PG 171); THENCE, ALONG A NORTHERN LINE OF SAID LANDS OF CLEMENTS, S 87°-28'-10" E 419.00' TO THE LANDS OF, N/F, RUTH CLEMENTS PERRY (DB 991, PG 226); THENCE, ALONG THE NORTHWESTERN LINE OF SAID LANDS OF PERRY, N 39°-24'-20" E 545.04' TO A POINT ON THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, THROUGH THE R/W OF SAID LEESVILLE ROAD, N 39°-24'-20" E 60.00' TO A POINT ON THE NORTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, ALONG THE NORTHERN R/W MARGIN OF SAID LEESVILLE ROAD, THE FOLLOWING FOUR (4) COURSES: 1) S 50°-53'-59" E 532.36'; 2) THROUGH THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°-13'-10", A RADIUS OF 2,644.11', AN ARC LENGTH OF 563.90', AND A CHORD COURSE OF S 57°-00'-34" E 562.83'; 3) S 63°-07'-09" E 299.40'; 4) THROUGH THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5°-59'-38", A RADIUS OF 2,143.09'; AN ARC LENGTH OF 224.20', AND A CHORD COURSE OF S 66°-06'-58" E 224.10'; THENCE, THROUGH THE R/W OF SAID LEESVILLE ROAD, S 02°-29'-34" W 63.14' TO THE POINT OR PLACE OF BEGINNING; CONTAINING 371.35 ACRES OF LAND, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED BY MSS LAND CONSULTANTS, PC, 6118 SAINT GILES ST., RALEIGH, NC, 27612, DATED DECEMBER 8, 2010, AND TITLED "NON-CONTIGUOUS ANNEXATION MAP, LEESVILLE ACTIVE-ADULT COMMUNITY, PROJECT NUMBER: 2011-04".