

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

LEGAL DESCRIPTION
LEESVILLE ACTIVE-ADULT COMMUNITY
FY 2012-04
NON-CONTIGUOUS ANNEXATION MAP

PINs:

**0769-01-27-8179, 0769-01-26-9883, 0769-03-04-2604, 0769-03-03-9331, 0769-04-53-0239,
0769-04-52-1768, 0769-04-52-0229, 0769-04-42-5567, 0769-03-42-9042, 0769-03-41-8938,
0769-03-41-6932, 0769-03-41-4887, 0769-03-41-3854**

PIDs:

**193310, 193312, 193246, 193254, 194385, 194379, 194380,
194383, 194414, 194413, 194412, 194411, 194410**

FIRST TRACT: Parcels (PIN, PID): 0769-01-27-8179, 193310; 0769-01-26-9883, 193312

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 an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, N 53°-40'-05" W 1,193.59' the intersection of the southern right-of-way margin of Leesville Road (SR 1906) (an existing 60' public right-of-way) and the southeastern line of the lands of, now or formerly (N/F), Clyde R. Sorrell and wife, Sharon P. Sorrell (DB 6032, pg 916 & 924; PB 95, pg 19); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 796,985.23', E 2,063,442.85'; thence, from said **POINT OR PLACE OF BEGINNING**, along said lands of Sorrell, the following three (3) courses: 1) S 39°-24'-20' W 545.04'; 2) N 87°-28'-10" W 419.00'; 3) N 00°-03'-25" E 771.59' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern margin of Leesville Road, the following two (2) courses: 1) S 81°-47'-35" E 202.84'; 2) through the arc of a curve to the right, having a central angle of 7°-58'-58", a radius of 643.25', an arc length of

89.62', and a chord course of S 77°-48'-06 E 89.55'; thence, through the right-of-way of Leesville Road, N 18°-14'-36" E 60.04' to a point on the northern right-of-way margin of Leesville Road; thence, along the northern right-of-way margin of Leesville Road, the following two (2) courses: 1) through the arc of a curve to the right, having a central angle of 22°-44'-07", a radius of 703.25', an arc length of 279.05', and a chord course of S 62°-16'-03" E 277.23'; 2) S 50°-53'-59" E 321.43'; thence, through the right-of-way of Leesville Road, S 39°-24'-20" W 60.00' to the point or place of beginning; containing 10.73 acres of land, more or less, as shown on a survey prepared by MSS Land Consultants, PC, 6118 Saint Giles Street, Raleigh, NC, 27612, dated November 21, 2011, and titled "NON-CONTIGUOUS ANNEXATION MAP, LEESVILLE ACTIVE-ADULT COMMUNITY, PROJECT NUMBER: 2011-04".

SECOND TRACT: Parcels (PIN, PID): 0769-03-04-2604, 193246; 0769-03-03-9342, 193254

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 an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, S 32°-20'-58" W 4,751.32' (ground tie) to the southeastern corner of "Tract 1" as shown on a plat, PB 188 and PG 307, titled "Subdivision and Recombination of the Lands of Stephens Enterprises, LLC, AIS Forestry & Farming, LLC, James F. Keith & Classy Properties", dated November 7, 2011, and prepared by MSS Land Consultants, PC; said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 792,264.16', E 2,061,862.04'; thence, from said **POINT OR PLACE OF BEGINNING**, thence, along said "Tract 1" the following nine (9) courses: 1) N 87°-48'-47" W 49.35'; 2) N 15°-04'-34" W 1,010.20'; 3) N 01°-01'-11" W 413.25'; 4) N 50°-29'-12" W 335.00'; 5) N 05°-10'-43" W 484.40'; 6) N 58°-17'-39" W 433.00'; 7) N 42°-10'-27" W 374.12'; 8) N 14°-09'-46" W 203.91'; 9) N 00°-00'-00" E 67.69' to a point in the southern terminus of the right-of-way of Adventure Trail (a 60' private right-of-way (PB 81, pg 1)); thence, along the southern terminus of said right-of-way of Adventure Trail, the following two (2) courses: 1) S 59°-57'-03" E 39.26'; 2) S 58°-17'-39" E 21.34' to the terminus of the eastern right-of-way margin of said Adventure Trail; thence,

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along said lands of Stephens Enterprises, LLC, the following two (2) courses: 1) S 58°-17'-39" E 196.04'; 2) S 42°-10'-27" E 147.38' to a southwestern corner of the lands of, N/F, Barbara Marlene Ross (DB 123, pg 420; PB 76, pg 20); thence, along said lands of Stephens Enterprises, LLC and said lands of AIS Forestry & Farming, LLC, the following thirty-nine (39) courses: 1) S 84°-36'-46" E 51.12'; 2) S 35°-52'-38" E 49.00'; 3) S 46°-27'-34" E 41.91'; 4) S 87°-17'-03" E 30.39'; 5) S 39°-03'-11" E 39.11'; 6) S 70°-14'-33" E 42.90'; 7) S 11°-24'-59" E 34.54'; 8) S 50°-09'-42" E 30.66'; 9) S 08°-40'-13" E 19.04'; 10) S 66°-08'-22" E 14.21'; 11) S 48°-58'-26" E 44.07'; 12) S 16°-16'-42" E 36.14'; 13) S 00°-00'-01" W 28.94'; 14) S 47°-33'-28" E 56.40'; 15) S 65°-08'-30" E 31.83'; 16) S 55°-42'-22" E 29.50'; 17) S 54°-15'-23" E 43.74'; 18) S 52°-22'-50" E 54.60'; 19) S 49°-58'-05" E 27.60'; 20) S 54°-32'-21" E 51.71'; 21) S 52°-30'-12" E 79.35'; 22) N 77°-47'-07" E 35.69'; 23) S 36°-43'-16" E 60.16'; 24) S 04°-04'-36" E 138.14'; 25) S 13°-49'-29" W 43.07'; 26) S 28°-28'-10" W 20.59'; 27) S 54°-43'-18" W 25.66'; 28) S 16°-14'-38" W 31.53'; 29) S 00°-40'-04" E 30.29'; 30) S 03°-55'-38" W 21.89'; 31) S 30°-14'-39" E 27.93'; 32) S 46°-35'-32" E 63.63'; 33) S 48°-56'-10" E 48.54'; 34) S 43°-59'-17" E 104.12'; 35) S 04°-14'-02" W 44.68'; 36) S 34°-32'-00" E 58.34'; 37) S 07°-58'-02" W 11.54'; 38) S 87°-05'-01" E 215.53'; 39) S 02°-29'-00" W 1,476.00' to the point or place of beginning; containing 18.01 acres of land, more or less, as shown on a survey prepared by MSS Land Consultants, PC, 6118 Saint Giles Street, Raleigh, NC, 27612, dated November 21, 2011, and titled "NON-CONTIGUOUS ANNEXATION MAP, LEESVILLE ACTIVE-ADULT COMMUNITY, PROJECT NUMBER: 2011-04".

THIRD TRACT: Parcels (PIN, PID): 0769-04-53-0239, 194385; 0769-04-52-1768, 194379; 0769-04-52-0229, 194380; 0769-04-42-5567, 194383; 0769-03-42-9042, 194414; 0769-03-41-8938, 194413; 0769-03-41-6932, 194412; 0769-03-41-4887, 194411; 0769-03-41-3854, 194410

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lands of, N/F, Rickey Edward Chandler and wife, Cecile T. Chandler (DB 987, pg 785; PB 143, pg 11; PB 94, pg 187); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 793,501.21', E 2,064,893.65'; thence, from said **POINT OR PLACE OF BEGINNING**, along said lands of Chandler, the following two (2) courses: 1) S 89°-01'-39" E 297.99'; 2) S 01°-32'-26" W 400.07' to a point in the northern line of the lands of, N/F, James F. Keith; thence, along said lands of Keith, S 89°-01'-57" E 558.54' to a point in the northwestern right-of-way margin of Andrews Chapel Road (a 60' public right-of-way); thence, through the right-of-way of Andrews Chapel Road, S 53°-57'-32" E 60.00' to a point in the southeastern right-of-way margin of Andrews Chapel Road; thence, along the southeastern right-of-way margin of Andrews Chapel Road, the following four courses: 1) through the arc of a curve to the left, having a central angle of 2°-00'-52", a radius of 2,937.75', an arc length of 103.29', and a chord course of S 35°-02'-02" W 103.27'; 2) S 34°-01'-36" W 1,111.25'; 3) through the arc of a curve to the right, having a central angle of 36°-38'-36", a radius of 1,510.00', an arc length of 965.72', and a chord course of S 52°-20'-54" W 949.34'; 4) S 70°-40'-12" W 66.43'; thence, through the right-of-way of Andrews Chapel Road, N 19°-19'-48" W 60.00' to a point on the northwestern right-of-way margin of Andrews Chapel Road; thence, along the lands of, N/F, John H. Gurley (DB 2233, pg 835; PB 32, pg 136), N 00°-47'-04" W 671.85' to the southwestern corner of the lands of, N/F, Classy Properties (DB 1899, pg 332; PB 130, pg 107); thence, along said lands of Classy Enterprises, the following two (2) courses: 1) N 01°-32'-48" E 880.69'; 2) S 88°-53'-27" E 595.01' to a point in the western line of said lands of James F. Keith; thence, along said lands of Keith and Chandler, N 01°-27'-06" E 460.05' to the point or place of beginning; containing 34.80 acres of land, more or less, as shown on a survey prepared by MSS Land Consultants, PC, 6118 Saint Giles Street, Raleigh, NC, 27612, dated November 21, 2011, and titled "NON-CONTIGUOUS ANNEXATION MAP, LEESVILLE ACTIVE-ADULT COMMUNITY, PROJECT NUMBER: 2011-04".