

Southern Durham Development, LLC and John A. Mitchell Legal Description  
For Non-Contiguous Annexation Map of 751 Assemblage

State of North Carolina, County of Durham, Township of Triangle, COMMENCING at an offsite control point named "Martine",  $y = 236649.284\text{m}$ ,  $x = 613545.162\text{m}$ , and running  $S30^{\circ}57'01''E$  768.77 feet to THE POINT OF BEGINNING at an existing iron pipe located in the Western right-of-way line of NC Highway 751 (variable width public right-of-way) (GPS Derived Data – Ref Corner NAD 83 –  $y=236448.339\text{m}$ ,  $x=613665.665\text{m}$ ), said pipe being located at a Southeast corner of property owned by United States of America (Deed Book 428, page 259; PIN 0717-03-04-8629) and being the Northeast corner of property owned by Southern Durham Development, Inc. (Deed Book 5851, page 65; PIN 0717-03-34-0901); thence turning and running across the highway to the Eastern right-of-way line of NC Highway 751  $S86^{\circ}58'07''E$  129.81 feet to an existing iron pipe located at the Northwest corner of property owned by Chancellor's Ridge Homeowners Association Inc. (Deed Book 2981, page 178; PIN 0717-03-45-0282); thence turning and running along the Eastern right-of-way line of NC Highway 751 and with the existing City Limits the following three calls: (1)  $S32^{\circ}43'57''E$  278.98 feet to an existing iron pipe; (2)  $S58^{\circ}07'57''W$  25.30 feet to an existing iron pipe; and (3)  $S32^{\circ}50'24''E$  292.78 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Northwest right-of-way line of Student Place; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits  $S32^{\circ}50'23''E$  40.00 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Southern right-of-way line of Student Place; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits  $S32^{\circ}50'24''E$  289.46 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Northwest right-of-way line of Higher Learning Drive; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits  $S32^{\circ}50'24''E$  40.00 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Southern right-of-way line of Higher Learning Drive; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits  $S31^{\circ}53'16''E$  558.00 feet to an existing iron pipe located at the Southwest corner of property owned by Chancellor's Ridge and the Northwest corner of property owned by John A. Mitchell (Deed Book 6217, page 978; PIN 0717-03-44-3385); thence proceeding along the Southern property line of Chancellor's Ridge and the Northern property line of Mitchell and running with the existing City Limits  $S86^{\circ}24'07''E$  216.17 feet to an existing iron pipe at the Southeast corner of property now or formerly owned by Chancellor's Ridge and in the Western property line of Mary Craig Turner (Deed Book 2099, page 325; PIN 0717-04-44-8663); thence turning and leaving the existing City Limits and running along the Western property lines of Turner and Mary C. Turner (Deed Book 2227, page 592; PIN 0717-04-44-8024) and the Eastern property line of Mitchell  $S00^{\circ}26'30''W$  335.16 feet to an existing iron pipe in the Eastern right-of-way line of NC Highway 751; thence turning and running to the centerline of NC Highway 751  $S57^{\circ}18'26''W$  30.52 feet to an iron pipe set; thence turning and running along the centerline of NC Highway 751 the following four calls: (1)  $S32^{\circ}41'34''E$  118.62 feet to an iron pipe set; (2)  $S33^{\circ}02'59''E$  731.00 feet to an iron pipe set; (3)  $S32^{\circ}57'53''E$  415.55 feet to an iron pipe set; and (4)  $S32^{\circ}56'08''E$  1,126.65 feet to an iron pipe set; thence turning and running to the Western right-of-way line of NC Highway 751  $N89^{\circ}14'00''W$  36.68 feet to an existing iron pipe at the Southeast corner of Southern Durham and the Northeast

corner of property now or formerly owned by Seven Five One Investments LLC (Deed Book 5700, page 967; PIN 0717-04-51-5855); thence turning and leaving the Western right-of-way line of NC Highway 751 and running with the Northern property line of Seven Five One Investments (PIN 0717-04-51-5855) N89°14'00"W 268.97 feet to an existing iron pipe, the Northwest corner of Seven Five One Investments (PIN 0717-04-51-5855) and the Northeast corner of Seven Five One Investments (PIN 0717-04-51-0985); thence running with the Northern property lines of Seven Five One Investments (PINs 0717-04-51-0985, 0717-03-41-3705, and 0717-03-31-9934) N89°29'56"W 1,579.97 feet to an existing iron pipe the Northwest corner of Seven Five One Investments (PIN 0717-03-31-9934) and the Northeast corner of Seven Five One Investments (PIN 0717-03-31-6712); thence running with the Northern property line of Seven Five One Investments (PIN 0717-03-31-6712) N89°30'43"W 839.77 feet to an existing iron pipe, the Northwest corner of Seven Five One Investments (PIN 0717-03-31-6712), a Southeast corner of United States of America (Deed Book 404, page 664; PIN 0717-03-23-5086), and also in the Northern property line of United States of America (Deed Book 413, page 31; PIN 0717-01-01-9205); thence running with the Eastern property line of United States of America (Deed Book 404, page 664) the following four calls: (1) N75°00'42"W 519.06 feet to a concrete monument; (2) N30°11'02"E 1,029.17 feet to a concrete monument; (3) N38°16'43"W 784.32 feet to an existing iron pipe; and (4) S86°37'55"E 642.69 feet to an existing iron pipe; thence turning and running along the Eastern property lines of United States of America (PIN 0717-03-23-5086 and Deed Book 428, page 259; PIN 0717-03-04-8629) N16°46'38"W 176.43 feet to an existing iron pipe; thence continuing with the Eastern property line of United States of America (Deed Book 428, page 259) the following six calls: (1) N16°47'45"W 433.28 feet to an existing iron pipe; (2) N89°31'40"W 871.70 feet to an existing iron pipe; (3) N38°08'32"E 416.49 feet to an existing iron pipe; (4) N78°44'36"W 514.35 feet to an existing iron pipe; (5) N16°19'20"E 927.30 feet to an existing iron pipe; and (6) N44°29'56"E 498.53 feet to a concrete monument; thence turning and following the Southern property line of United States of America (Deed Book 428, page 259) the following two calls: (1) S73°14'47"E 857.25 feet to a concrete monument (passing Monument 7+78.05', 1.48' Lt) and (2) S86°33'52"E 24.92 feet to an existing iron pipe, the Western right-of-way line of NC Highway 751, THE POINT AND PLACE OF BEGINNING, containing approximately 172.121 acres and as shown on that survey titled "Contiguous Annexation Plat – Prepared for – Southern Durham Development, Inc. & John A. Mitchell" dated April 1, 2010, by Murphy Geomatics, 6308 J. Richard Drive, Raleigh, NC 27617-4601.