

# WITHERS & RAVENEL

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## **BDG1300014 Miami Boulevard Commercial Legal Description of Contiguous Annexation of Durham Imperial Investors, LLC (5.436 acres to be annexed)**

BEGINNING at an iron pipe on the western right-of-way of NC Highway 54/S. Miami Boulevard, said iron pipe being having NC Grid Coordinates (NAD 83 – 2007) N=771850.518 and E=2044145.969; thence along the existing City Limits, the northern property line of TRG Capital LLC (PIN 0747.03-41-0713) as recorded in Plat Book 133, Page 208, N 85°49'02" W a distance of 347.70 feet to a concrete monument; thence leaving existing City Limits and continuing along the eastern property line of the North Carolina Railroad Company (PIN 0747.03-32-4547) as recorded in Plat Book 191, Page 113 the following five calls, (1) N 28°45'31" W a distance of 49.45 feet to a point; (2) N 28°14'15" W a distance of 50.00 feet to a point; (3) N 27°38'20" W a distance of 50.00 feet to a point; (4) N 26°57'55" W a distance of 50.00 feet to a point; (5) along a curve to the right having a radius of 3719.83 feet, a chord bearing of N 24°11'50" W, a chord distance of 308.91 feet and an arc length of 308.99 feet to an iron pipe; thence along the southern property line of Shirley Hall Briggs (PIN 0747.03-32-7576) as recorded in Plat Book 22, Page 26, S 88°14'31" E a distance of 522.11 feet to an iron pipe in the western right-of-way of NC Highway 54/S. Miami Boulevard; thence S 88°14'31" E a distance of 85.64 feet to a point in the eastern right-of-way of NC Highway 54/S. Miami Boulevard; thence along the existing City Limits, the western property line of B&B Bradford & Berrington, LLC (PIN 0747.04-42-6335) as recorded in Plat Book 141, Page 153 the following two calls, (1) S 05°14'56" E a distance of 154.66 feet to a point; (2) S 05°36'23" E a distance of 165.37 feet to a point; (3) N 88°56'58" W a distance of 25.17 feet to a point; (4) S 05°36'23" E a distance of 141.44 feet to a point; thence crossing NC Highway 54/S. Miami Boulevard S 84°24'17" W a distance of 60.00 feet to the point of beginning and containing 236,783 square feet or 5.436 acres, more or less.

For further description see map entitled "Contiguous Annexation Map for Durham Imperial Investors LLC" prepared by Withers & Ravenel, Michael E. Dickerson, NCPLS No. L-3639, said map dated 9/11/13 and recorded in the Office of the Register of Deeds of Durham County in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

