

LYING in Carvers Creek Township, Cumberland County, near the city of Fayetteville, North Carolina, this subject property being bounded on the north by Lots 30 and 31 of the "Kamenbury-Phase Two" Subdivision as shown and recorded in Plat Book 108, Page 86 and by Lots 32-37 of the "Kamenbury-Phase Three" Subdivision as shown and recorded in Plat Book 110, Page 153; on the east by Lots 1 and 2 of the "JB Evans Estate" as shown and recorded in Plat Book 36, Page 71; on the south by lands deeded and conveyed to Byron & Christine Davidson in Deed Book 5920, Page 21 and by the northern right of way margin of Jossie Street (having a varied width public right of way); and on the west by Lots 1-9 and Lot 12 of the "JB Evans Subdivision" as shown and recorded in Plat Book 15, Page 8. All referenced materials located in the Cumberland County Registry.

BEGINNING from a point, said point being on the northern right of way margin of Jossie St, said point being the common property corner between Lot 12 of the JB Evans Subdivision and the subject property, and runs thence with the common property line between the subject property and Lot 12, North 10 degrees 00 minutes 00 seconds West for a distance of 10.00 feet to a point, said point being a common property corner between the subject property and the aforementioned Davidson property;

THENCE with the common property line between the subject property and the Davidson property, the following courses and distances:

- North 80 degrees 16 minutes 00 seconds East for a distance of 144.83 feet to a point;
- along a curve to the left having a radius of 25.00 feet and an arc length of 39.43 feet, being subtended by a chord bearing of North 35 degrees 04 minutes 00 seconds East and a chord distance of 35.47 feet to a point;
- North 10 degrees 08 minutes 00 seconds West for a distance of 144.83 feet to a point;
- South 80 degrees 16 minutes 00 seconds West for a distance of 170.00 feet to a point, said point being on the common property line between the subject property and the aforementioned Lot 9 of the JB Evans Subdivision;

THENCE with the common property line between the subject property and Lots 9 through 1 of the JB Evans Subdivision, North 10 degrees 00 minutes 00 seconds West for a total distance of 970.00 feet to a point, said point being the common property corner between the subject property, Lot 1 of the JB Evans Subdivision, and Lot 37 of the Kamenbury Phase Three Subdivision;

THENCE with the common property line between the subject property and Lots 37 through 32 of the Kamenbury Phase Three Subdivision, as well as Lots 31 and 30 of the Kamenbury Phase Two Subdivision, North 75 degrees 15 minutes 00 seconds East for a total distance of 812.00 feet to a point, said point being the common property corner of the subject property and the aforementioned Lot 2 of the JB Evans Estate;

THENCE with the common property line between the subject property and Lots 2 and Lot 1 of the JB Evans Estate, South 09 degrees 34 minutes 22 seconds East for a distance of 1073.83 feet to a point, said point being on the northern right of way margin of Jossie St;

THENCE with the northern right of way margin of Jossie St, the following courses and distances:

- South 32 degrees 55 minutes 01 seconds West for a distance of 99.23 feet to a point;
- South 56 degrees 43 minutes 40 seconds West for a distance of 190.50 feet to a point;

- South 82 degrees 00 minutes 00 seconds West for a distance of 158.97 feet to a point;
- South 10 degrees 00 minutes 00 seconds East for a distance of 10.00 feet to a point;
- South 82 degrees 00 minutes 00 seconds West for a distance of 400.00 feet to a point, said point being the true point and place of beginning and being a portion of Lot 22 and Lot 23 of the JB Evans Subdivision as shown in Plat Book 15, Page 8, Cumberland County Registry.

Subject property contains **913,653 square feet / 20.97 acres**

Together with and subject to any easements, restrictions, and covenants of record.

This description was prepared this 12th day of June, 2023 under the direct supervision of Michael J. Adams, PLS L-4491/CFS NC-075 and is based on deeds/plats of record. No physical survey performed at this time.