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June 5, 2025

LEGAL DESCRIPTION

2.55 ACRES

LOT 2, CRA BLACK AND DECKER COMMERCIAL

LYING in Pierces Mill Township, Cumberland County, Fayetteville, North Carolina, bounded on the North by the southern right of way margin of SR 1344 Black and Decker Road; on the east by Lot 3, CRA Black and Decker Commercial, as described and recorded in Plat Book 152, Page 021, Cumberland County Registry and by the western boundary lines of Lots 72 and 73 Crossgates as described and recorded in Plat Book 40, Page 16, Cumberland County Registry; on the south by property conveyed to Faye Yvonne Williams as described and recorded in Deed Book 9180, Page 0423, Cumberland County Registry and by Lot 1, CRA Black and Decker Commercial, as described and recorded in Plat Book 152, Page 021, Cumberland County Registry; and bounded on the west by property conveyed to Southside Properties as described and recorded in Deed Book 4265, Page 734, Cumberland County Registry and being more particularly described as follows;

COMMENCING from a concrete monument in the southern right of way margin of the aforementioned Black and Decker Road, said monument being the northeastern boundary corner of property conveyed to SGDGLLC as conveyed and described in Deed Book 7111, Page 180, Cumberland County Registry, thence and with said margin of Black and Decker Road South 78 degrees 35 minutes 48 seconds East for a distance of 364.85 feet to an iron rebar, said rebar being the **TRUE POINT AND PLACE OF BEGINNING**.

THENCE and with said southern margin of Black and Decker Road the following:

South 78 degrees 35 minutes 17 seconds East for a distance of 77.25 feet to an iron rebar;
South 78 degrees 32 minutes 12 seconds East for a distance of 13.79 feet to an iron rebar;

Along a curve to the right having a radius of 1556.48 feet and an arch length of 59.61 feet and subtended by a chord bearing of South 78 degrees 04 minutes 19 seconds East for a distance of 59.61 feet to an iron rebar;

Along a curve to the right having a radius of 1598.48 feet and an arch length of 242.16 feet and subtended by a chord bearing of South 72 degrees 45 minutes 02 seconds East for a distance of 241.93 feet to an iron rebar;

THENCE leaving said margin and with the western boundary of the aforementioned Lot 3 CRA and Lots 72 and 73 Crossgates the following bearings and distances:

South 13 degrees 23 minutes 48 seconds West for a distance of 113.79 feet to an iron rebar;

North 78 degrees 41 minutes 38 seconds West for a distance of 27.00 feet to an iron rebar;

South 39 degrees 21 minutes 28 seconds West for a distance of 94.45 feet to an iron pipe;

South 39 degrees 06 minutes 04 seconds West for a distance of 115.98 feet to an iron pipe, said iron pipe being the easternmost corner of the aforementioned Williams property;

THENCE and with the northern boundary of said Williams property, North 78 degrees 29 minutes 16 seconds West for a distance of 210.33 feet to an iron pipe, Williams' northernmost corner;

THENCE and with the northwestern boundary of said Williams property, South 39 degrees 18 minutes 20 seconds West for a distance of 39.87 feet to an iron rebar, said rebar being the northeastern boundary corner of the aforementioned Lot 1;

THENCE and with the northern boundary of said Lot 1, North 78 degrees 35 minutes 05 seconds West for a distance of 32.28 feet to an iron rebar set in the eastern boundary of the aforementioned Southside Property;

THENCE and with the eastern boundary of said Southside Property, North 11 degrees 15 minutes 30 seconds East for a distance of 359.93 feet to an iron rebar, said rebar being the **TRUE POINT AND PLACE OF BEGINNING.**

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

Said property contains 2.55 acres (110,968 square feet), more or less.

This description was prepared by Larry King and Associates, R.L.S., P.A., under the direct supervision of W. Larry King, P.L.S., L-1339, on this the 5th day of June, 2025.

W. Larry King PLS 1339
W. Larry King, P.L.S., L-1339

