

April 14, 2022

Legal Description

49.75 Acre Tract

Fayetteville Memorial Cemetery Corporation Property

Pin 0435-15-6869, Commonly Known as 2881 Gillespie Street

Cumberland County, N.C.

TRACT ONE

Lying and being in Pearces Mill Township, Cumberland County, North Carolina, about 0.3 miles east of the City of Fayetteville, bounded on the west by the US 301 (Gillespie Street), on the north by Ivan Drive, (S.R. 2231), on the east by American Dream Property Management Company, LLC and to the south by Phoenix Global Support, LLC, and Draughon Holdings LLC and being more particularly described as follows;

BEGINNING at a point located in the southeastern right of way of Ivan Dr., said corner being the northeast corner of the 70.16 acre Fayetteville Memorial Cemetery Corporation Property as shown as Tract 1 in Deed Book 10974 Page 695 of the Cumberland County Registry;

And running thence with the western line of the Fayetteville Memorial Cemetery Corporation Property, S 09°47'02" E 1481.15' to feet to a point located in the northern line of Tract 5 as shown in deed to American Dream Property Management Company, LLC as recorded in Deed Book 11054 Page 407;

Thence with the northern line of said Tract Five, S 77°25'21" W a distance of 120.28' feet to an existing concrete monument located at the northeast corner of Lot 2 as shown on plat entitled "Exempt Subdivision for Rogers and Breece Inc.," as recorded in Plat Book 146 Page 111;

Thence with the northern line of the above Lot 2, S 77°16'00" W a distance of 757.78' to an existing concrete monument located at the northeast corner of Lot 1 as shown on plat entitled "Exempt Subdivision for Rogers and Breece Inc.," as recorded in Plat Book 146 Page 111;

Thence with the northern line of Lot 1, S 77°23'04" W a distance of 212.85' to an existing re-bar located at the northeast corner of the area shown as "Reserved Ingress, Regress and Utility Easement" as shown on plat entitled "Airport Commerce Park" as recorded in Plat Book 97 Page 153;

Thence with the northern line of the above Reserved Ingress, Regress and Utility Easement, S 77°58'31" W a distance of 317.58' to an existing rebar located at the northeast corner of Lot 6 as shown on plat entitled " Airport Commerce Park" as recorded in Plat Book 97 Page 153;

Thence with a new line N 17°00'06" W a distance of 977.51' to an existing concrete monument located at the southeast corner of the Commercial Warehouse Leasing, LLC and Bearskin Holdings, LLC tract as shown in Deed Book 10974 Page 488;

Thence with the eastern line of said tract, N 02°52'39" E a distance of 507.16' to a point located in the southern right of way margin of Ivan Drive, (S.R. 2231);

Thence running along the southern right of way of Ivan Drive N 76°48'48" E a distance of 1421.00' to feet to the point of beginning, containing 49.75 acres.

The above tract being a portion of the Fayetteville Memorial Cemetery Corporation Property as shown as Tract 1 in Deed Book 10974 Page 695 of the Cumberland County, North Carolina Registry.

Prepared by Moorman, Kizer & Reitzel, Inc., Fayetteville, North Carolina.

TRACT TWO, 0.37 ACRES
PLAT BOOK 97 PAGE 153

Lying and being in Pearces Mill Township, Cumberland County, North Carolina, about 0.3 miles east of the City of Fayetteville and being more particularly described as follows;

Beginning at an existing re-bar located at the northeast corner of the area shown as "Reserved Ingress, Regress and Utility Easement" as shown on plat entitled " Airport Commerce Park" as recorded in Plat Book 97 Page 153; Thence with the northern line of the above Reserved Ingress, Regress and Utility Easement, S 77°58'31" W a distance of 317.58' to an existing rebar located at the northeast corner of Lot 6;

Thence with Lot 6, S 49°05'41" E 139.68 feet to an existing re-bar located in the western right of way margin of Bridgewood Drive; said drive having a sixty foot right of way;

Thence with the western right of way margin of Bridgewood Drive with a curve having a radius of 545.05 feet and length of 260.13 feet with a chord bearing and distance of N 54°37'35" E 257.67 feet to an existing re-bar located at the northern end of Bridgewood Drive;

Thence leaving said right of way, N 21°42'04" W 9.55 feet to the point of beginning and containing 0.37 Acres.

The above parcel being shown as Reserved Ingress, Regress and Utility Easement on plat entitled " Airport Commerce Park" as recorded in Plat Book 97 Page 153;

LESS and EXCEPT that area of Bridgewood Drive as shown on plat nettled "Revision of Bridgewood Drive Right of Way Dedication Map" as recorded in Plat Book 138 Page 120 of the Cumberland County, North Carolina Registry.