

416 Sheetz Zebulon

Legal Description

LYING AND BEING IN WAKE COUNTY AND IDENTIFIED IN THE 2023 WAKE COUNTY GIS RECORDS UNDER PIN #2706-01-1220 AND DESCRIBED AS ALL OF LOT 2, CONTAINING 2.504 GROSS ACRES, AS SHOWN ON THAT MAP RECORDED IN BOOK OF MAPS 2007, PAGE 1039, WAKE COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WAKELON TOWNHOMES HOA INC (DB 11935 PG 1569) AND BEING ON THE WESTERLY LINE OF PEARCES ROAD (60 FOOT PUBLIC RIGHT OF WAY);

THENCE SOUTH 19-04-22 WEST ON THE WESTERLY LINE OF SAID PEARCES ROAD A DISTANCE OF 500.98 FEET TO THE CENTERLINE OF N ARENDELL AVE (NC HWY 96, 100 FOOT WIDE PUBLIC R/W); PASSING A FOUND IRON PIPE ON THE NORTHEASTERLY LINE OF N ARENDELL AVE AT 441.60 FEET;

THENCE NORTH 38-16-38 WEST ON THE CENTERLINE OF SAID N ARENDELL AVE, A DISTANCE OF 310.10 FEET TO A POINT;

THENCE NORTH 19-04-22 EAST A DISTANCE OF 334.28 FEET TO A FOUND IRON PIPE ON THE SOUTH LINE OF SAID LANDS OWNED BY WAKELON TOWNHOMES HOA INC, PASSING A PK NAIL ON THE NORTHEASTERLY RIGHT OF WAY LINE OF N ARENDELL AVE AT 59.38 FEET;

THENCE SOUTH 70-47-38 EAST ON THE SOUTHERLY LINE OF WAKELON TOWNHOMES HOA INC A DISTANCE OF 261.10 FEET TO THE POINT OF BEGINNING;

CONTAINING 109,044 SF, MORE OR LESS (2.50 AC) OF WHICH 15,505 SF LIE WITHIN THE R/W OF N ARENDELL AVE.