

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Drawn by: J. Michael Thomas Attorney at Law, Greensboro, NC.
NTC.

Return after recording to: Town of Oak Ridge, Attn: Town Manager, P. O. Box 374, Oak Ridge, NC 27310

INSTRUMENT OF COMBINATION

This INSTRUMENT OF COMBINATION is made this the _____ day of _____, 20____, by the TOWN OF OAK RIDGE, a North Carolina municipal corporation of the aforementioned county and state.

WITNESSETH:

THAT WHEREAS the maker of this INSTRUMENT OF COMBINATION owns certain properties which were acquired by the following deeds:

General Warranty Deed duly recorded in **Book 8067, Page 2583** of the Guilford County Registry;

General Warranty Deed duly recorded in **Book 8083, Page 1681** of the Guilford County Registry; and

WHEREAS said owner wishes to combine the above-mentioned properties into a single tract of land for the purpose of complying with all applicable provisions of the Town of Oak Ridge Development Ordinance codified as Chapter 30 of the Oak Ridge Code of Ordinances; and,

WHEREAS this is a limited special purpose instrument for the purposes specified above and is not a conveyance or modification of the ownership interests in the property hereinafter described;

NOW THEREFORE, upon execution and recordation of this instrument, the properties acquired by the aforementioned deeds are hereby combined and shall hereafter be described according to the description in **Exhibit A**, attached hereto and hereby incorporated by reference.

IN WITNESS WHEREOF, the maker has caused this instrument to be executed by and with the authorization of the Oak Ridge Town Council, the day and year first written above.

TOWN OF OAK RIDGE

By: _____
Mayor

Attest:

Town Clerk

State of North Carolina
County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Ann Schneider personally came before me this day and acknowledged that she is the Mayor of the Town of Oak Ridge, a North Carolina municipal corporation, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

EXHIBIT A

Parcel 1

Being all of that certain tract or parcel of land described in Deed Book 8607, Page 2583, Guilford County (NC) Registry, and being more particularly described therein by metes and bounds as follows:

BEGINNING at a point in the center line of NC Hwy 150 (Oak Ridge Road), corner with Oak Ridge Swim Club, Inc., said point of beginning being located South 31 ° 07' 53" East 30.00 feet from an existing iron pipe set in the northern right-of-way line of NC Hwy 150 (see Plat Book 115, Page 142); and running from said point of beginning along the center line of NC Hwy 150 South 58° 55' 20" West 1573.83 feet to a point; thence leaving the center line and running along the line of Lorenzo Shaw (D.B. 7388, PG. 1376) North 31 °06' 00" West and passing through an existing iron pipe at 30.00 feet in the northern right-of-way line of NC Hwy 150, a total distance of 230.17 feet to an existing iron pipe and corner for Sau Ngor Tse (D.B. 6604, PG. 810); thence continuing with the same course along the line of Tse, North 31° 06' 00" West 199.80 feet to an existing iron pipe and corner; thence continuing with the same course along the northwest line of Bloomfield Road, North 31 ° 06' 00" West 60.00 feet to an existing iron pipe and corner for John W. Young, Jr. (D.B. 2954, PG. 736): thence continuing with the same course along the line of Young, North 31° 06' 00" West 199.83 feet to an existing iron pipe and corner for John W. Garrett (D.B. 3451, PG.624 and D.B. 4536, PG. 618); thence with the line of Garrett, North 52° 00' 28" West 646.89 feet to an existing iron pipe; thence South 55° 48' 27" West 79.30 feet to an existing iron pipe and corner for Charlene S. Wilson (D.B. 4145, PG. 2026); thence with the line of Wilson, North 36° 48' 41" West 148.23 feet to an existing iron pipe; thence North 11 ° 37' 39" West 337.49 feet to an existing iron pipe; thence North 26° 17' 28" East 206.60 feet to an existing iron pipe; thence North 87° 28' 32" East 249.87 feet to an existing iron pipe; thence North 00° 01' 36" West and passing an existing iron pipe at 414.18 feet set in the southern right-of-way line of SR 2024 (Scoggins Road), a total distance of 449.05 feet to a point within the right-of-way of SR 2024; thence South 85° 47' 31" East 105.53 feet to an existing iron pipe; thence South 00° 12' 07" West and crossing the northern and southern right-of-ways for SR 2024 196.49 feet to an existing iron pipe; thence North 89° 28' 38" East 606.06 feet to an existing iron pipe and corner for Oak Ridge Fire and Rescue Co., Inc. (P.B. 189, PG. 122); thence continuing with the same course along the line of the Fire and Rescue Co., North 89° 28' 38" East 147.27 feet to an existing iron pipe; thence South 63° 17' 12" East 43.25 feet to an existing iron pipe and corner for Town of Oak Ridge (D.B. 5911, PG. 1359 and P.B. 150, PG. 44); thence continuing with the same course along the line of the Town of Oak Ridge, South 63° 17' 12" East 720. 13 feet to an existing iron pipe and corner for Mustang Fitness, LLC (D.B. 7880, PG. 2838 and P.B. 150, PG. 44); thence continuing with the same course along the line of Mustang Fitness, South 63° 17' 12" East 382.05 feet to an existing iron pipe and corner for Oak Ridge Swim Club, Inc. (D.B. 6609, PG. 496); thence with the line for the Swim Club, South 17° 48' 30" East 188.66 feet to an existing iron pipe; thence South 31 ° 07' 53" East and passing an existing iron pipe set in the right-of-way for NC Hwy 150 at 273.91 feet, a total distance of 303.91 feet to a point along the center line of NC Hwy 150, the point and place of BEGINNING, and containing 58.316

acres according to a survey entitled "Survey Plat for Town of Oak Ridge, Town of Oak Ridge, Oak Ridge Township, Guilford County, NC," dated May 31, 2018 by Vaughn Surveying Co., Inc., to which reference is hereby made for more particularity in description.

AND

Parcel 2

Being all of that certain tract or parcel of land described in Deed Book 8083, Page 1681, Guilford County (NC) Registry, being more particularly described therein by metes and bounds as follows:

BEGINNING at an iron pipe set in the southern right-of-way of SR 2024 (Scoggins Road), said iron marking the northwest corner for Oak Ridge Fire and Rescue Co. Inc. as shown on plat recorded in Plat Book 189, Page 122, Guilford County Registry; and running from said point of beginning with the line of Oak Ridge Fire and Rescue Co. Inc. the following four courses and distances: S 06° 16' 57" E 59.24 feet to an existing iron pipe; thence N 85° 17' 47" E 22.00 feet to an existing iron pipe; thence S 07° 53' 15" E 204.75 feet to an existing iron pipe; and continuing S 07° 53' 15" E 119.83 feet to an existing iron pipe set in the line of the Town of Oak Ridge and being the southwest corner for Oak Ridge Fire and Rescue Co. Inc.; thence with the line of the Town of Oak Ridge S 89° 28' 38" W 606.06 feet to an existing iron pipe; thence N 00° 12' 07" E 196.49 feet to an iron pipe set along the southern right-of-way for SR 2024 (Scoggins Road); thence continuing N 00° 12' 07" E 31.93 feet to a point along the centerline of Scoggins Road; running thence along the centerline of Scoggins Road the following courses and distances: S 69° 47' 47" E 25.80 feet to a point, thence S 76° 35' 58" E 49.87 feet to a point, thence S 86° 00' 24" E 49.91 feet to a point, thence N 83° 20' 48" E 50.01 feet to a point, thence N 73° 45' 03" E 49.88 feet to a point, thence N 64° 48' 33" E 49.92 feet to a point, thence N 59° 32' 05" E 49.81 feet to a point, thence N 56° 58' 08" E 49.85 feet to a point, and thence N 56° 08' 01" E 215.10 feet to a point; thence leaving said centerline S 06° 16' 57" E 33.85 feet to an iron set in the southern right-of-way of Scoggins Road, the point and place of Beginning and containing 3.696 acres total as shown on the survey entitled "Survey Plat for Town of Oak Ridge, Town of Oak Ridge, Oak Ridge Township, Guilford County, NC" dated May 31, 2018, revised June 27, 2018, by Vaughn Surveying Co., Inc. to which reference is hereby made for more particularity in description.

Said two parcels are both shown on that certain plat of survey entitled "Survey Plat for Town of Oak Ridge," by P. David Vaughn, PLS, Vaughn Surveying Co., Inc., dated 31 May 2018, on file at Oak Ridge Town Hall, Oak Ridge, North Carolina.