

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Neighborhood Development at any time. Find annexation schedule here: <https://www.concordnc.gov/Departments/Planning/Planning-Services/Annexations> The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name
Pine Grove Church Road Site

Street Address
460 Pine Grove Church Road, Concord, NC. 28205

Cabarrus County Property Identification Number(s) list below

P.I.N. 55268839220000	P.I.N.	P.I.N.
P.I.N.	P.I.N.	P.I.N.

Acreage of Annexation Site
181.98 Acres

Annexation site is requesting connection to City of Concord Water and/or Sewer

Person to contact if there are questions about the petition

Name
Matt Pannell

Address
6701 Carmel Road, Suite #425 Charlotte, NC 28226

Phone (704) 380-7062	Fax # n/a	Email Matt.Pannell@lennar.com
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Written metes and bounds description of property to be annexed

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to rogerss@concordnc.gov

See attachment A

Section D Annexation Petition

State of North Carolina, Cabarrus County, Petition of Annexation of Property to the City of Concord, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Concord, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

<input checked="" type="checkbox"/>	Contiguous to the present primary corporate limits of the City of Concord, North Carolina, or
	Satellite (Not Contiguous) to the municipal limits of the City of Concord, and meets all of the requirements for NCGS §160A-58.1(b) . This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this _____ day of _____, 20____ by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name See attached Joinder Agreement Phone _____

Address See attached Joinder Agreement

Signature See attached Joinder Agreement Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

A notary statement must be completely filled out for each signature.

City of Concord – Conditional District Rezoning, Annexation, Preliminary Plat, & Construction Drawings – Conservation Subdivision

Tax Parcel IDs: 55268839220000

Petitioner Joinder Agreement

The undersigned, as the owner of the parcel of land located on Pine Grove Church Road in Cabarrus, North Carolina, West of Hilliard Lane that is designated as Parcel Identification Number 55268839220000 on the Cabarrus County Tax Map and which is the subject of the attached Rezoning, Petition for Annexation, subsequent Preliminary Plat Application(s), and Construction Drawings hereby join and give permission to Lennar Carolinas, LLC to request and file this Application with the City of Concord for the parcel referenced above.

This 29th day of January 2020
(day) (month)

By: Dwight Randal Hill
(Owner Signature)

DWIGHT RANDAL HILL. in the capacity as Executor and Trustee of the Estate of Charlie O. Hill a/k/a Charles O. Hill

By: Esther Hill Hartsell
(Owner Signature)

ESTHER HILL HARTSELL. in the capacity as Executor and Trustee of the Estate of Charlie O. Hill a/k/a Charles O. Hill

North Carolina

County of Rowan

Dwight Randal Hill and
Esther Hill Hartsell, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 29th day of January, 2020.

(Official Seal)

Dena M. Taylor
Official Signature of Notary

Dena M. Taylor, Notary Public
Notary's Name (printed)

My commission expires: 04-25-2024

**Dena M. Taylor
Notary Public
Rowan County, NC
My Commission Expires:
04-25-2024**

PETITION MUST BE NOTARIZED

State of: NC
County of: Rowan

Use this section for individual landowners.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Dena M. Taylor [Notary's Name], a Notary Public for said County and State, do hereby certify that Esther Hill Hartsell [Representative for Landowner], a duly authorized representative for Estate of Charlie Hill [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that ^{she} is Co-Executor [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 5th day of February 2020

Dena M. Taylor
Notary Public

My commission expires 04-25-2024

[SEAL of Notary Public]

Notary's Stamp:
Dena M. Taylor
Notary Public
Rowan County, NC
My Commission Expires:
04-25-2024

PETITION MUST BE NOTARIZED

State of: NC
County of: Rowan

Use this section for individual landowners.

* I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Dena M. Taylor [Notary's Name], a Notary Public for said County and State, do hereby certify that Dwight Randall Hill [Representative for Landowner], a duly authorized representative for Estate of Charlie Hill [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Co-Executor [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 5th day of February, 2020

Dena M. Taylor
Notary Public

My commission expires 04-25, 2024

[SEAL of Notary Public]

Notary's Stamp:

Dena M. Taylor
Notary Public
Rowan County, NC
My Commission Expires:
04-25-2024

Section E Supplemental Information

In order for the City of Concord to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area					181.96 Acres				
Current Population of Area					N/A				
Current Zoning of Area					CR				
Desired City Zoning of Area					Conservation Subdivision				
Proposed Use (i.e. residential, commercial, or industrial)					Single Family Residential				
Estimated Total Value of Residential Units for the Proposed Development									
Total Proposed Number of Dwelling Units					+/- 270 Units				
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)					Single Family Detached				
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Total Value of Business Units for the Entire Proposed Development									
Commercial Value				Industrial Value				Other (not-for-profit) Value	
Proposed Number of Commercial									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Industrial									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Other (not-for-profit)?									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information

Street Information

Proposed total linear mileage of roadway installed									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed total number of non-state maintained street miles									
Year 1		Year 2		Year 3		Year 4		Year 5	

Water Information

Typical water service(s) (i.e. 3/4", 1", etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Typical irrigation meter size(s) to be installed (i.e. 3/4", 1", etc.)									
Number of Services Requested									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Sewer Information

Typical sewer service(s) (i.e. 4", 6", 8" etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information

Solid Waste Data									
Number of Rollouts needed for Multi-Family Units									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)									
Year 1		Year 2		Year 3		Year 4		Year 5	

PLEASE SUBMIT ANY SKETCH PLANS OR PRELIMINARY PLATS THAT YOU MAY CURRENTLY HAVE FOR YOUR PROJECT.

City Contact Information

Planning and Neighborhood Development	704-920-5146
Water Resources Director	704-920-5343
Director of Electric Services	704-920-5301
Director of Engineering	704-920-5401
Solid Waste Manager	704-920-5351
Fire Chief	704-920-5536
Police Chief	704-920-5000
Transportation	704-920-5362
Legal	704-920-5114

Exhibit - A



TRACT 1

SITUATE IN TOWNSHIP NUMBER 1, CABARRUS COUNTY, NORTH CAROLINA, AND BEING THAT SAME PROPERTY AS CONVEYED TO C. O. HILL AND WIFE, MAE HILL AS RECORDED IN DEED BOOK 448, PAGE 116; DEED BOOK 276, PAGE 240; DEED BOOK 245, PAGE 8; DEED BOOK 214 PAGE 116 CABARRUS COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT NGS MONUMENT "HILLIARD", SAID MONUMENT HAVING GRID COORDINATES (NAD 83/2011) OF NORTH: 568,476.15 US FT AND EAST: 1,529,325.77 US FT; **THENCE** SOUTH 28°38'48" WEST, 1738.43 FEET (GRID DISTANCE- COMBINED GRID FACTOR OF 0.99984956) TO A MAG NAIL (SET) AT THE INTERSECTION OF THE EXTENDED WESTERLY RIGHT OF WAY OF HILLIARD LANE AND THE CENTERLINE OF PINE GROVE CHURCH ROAD (SR 1141) THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO C. O. HILL AND BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND, SAID MAG NAIL HAVING NC GRID COORDINATES (NAD 83/2011) OF NORTH: 566,950.51 US FT AND EAST: 1,528,492.35 US FT; **THENCE** WITH THE CENTERLINE OF PINE GROVE CHURCH ROAD THE FOLLOWING FIVE (5) DESCRIBED COURSES AND DISTANCES: (1) NORTH 71°27'13" WEST, 88.30 FEET; (2) NORTH 73°14'19" WEST, 100.00 FEET; (3) NORTH 76°05'19" WEST, 100.00 FEET; (4) NORTH 78°09'45" WEST, 286.18 FEET; (5) NORTH 78°23'49" WEST, 214.40 FEET TO A MAG NAIL (SET) ON THE EASTERN LINE OF ESTER HARTSELL AS DESCRIBED IN DEED BOOK 3578, PAGE 81; **THENCE** WITH THE EASTERLY LINE OF THE SAID TRACT OF ESTER HARTSELL THE FOLLOWING THREE (3) DESCRIBED COURSES AND DISTANCES: (1) NORTH 0°03'43" EAST, 284.94 FEET; (2) NORTH 32°05'02" EAST, 226.16 FEET; (3) NORTH 1°55'41" EAST, 29.15 FEET TO A #4 REBAR (FOUND) BEING THE SOUTHEASTERN CORNER OF BETTY H. GOFORTH AS DESCRIBED IN DEED BOOK 3578, PG 83; **THENCE** WITH THE EASTERLY LINE OF THE SAID TRACT OF BETTY H. GOFORTH THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES: (1) NORTH 1°55'41" EAST, 37.62 FEET TO A #5 REBAR (SET); (2) NORTH 17°17'08" EAST, 305.88 FEET TO A REBAR (SET) ON THE EXTENSION OF THE SOUTHERN LINE OF A TRACT OF LAND CONVEYED TO BOBBY LEE HILL, TIMOTHY LEE HILL AND KELLY LYNN HILL AS DESCRIBED IN DEED BOOK 2784, PAGE 113; **THENCE** CONTINUING WITH THE SAID TRACT OF LAND OF BOBBY LEE HILL, TIMOTHY LEE HILL AND KELLY LYNN HILL THE FOLLOWING THREE (3) DESCRIBED COURSES AND DISTANCES: (1) SOUTH 84°19'23" EAST, 22.97 FEET; (2) NORTH 17°17'08" EAST, 425.15 FEET TO A #5 REBAR (SET); (3) NORTH 71°07'48" WEST, 22.53 FEET TO A #4 REBAR (FOUND) ON THE NORTHERN LINE OF BOBBY LEE HILL, TIMOTHY LEE HILL AND KELLY LYNN HILL AND THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO ANGELA GWYNN HILL AS DESCRIBED IN DEED BOOK 11670, PAGE 251; **THENCE** CONTINUING WITH THE TRACT OF

LAND OF ANGELA GWYNN HILL THE FOLLOWING FOUR (4) DESCRIBED COURSES AND DISTANCES: (1) NORTH 17°17'37" EAST, 100.01 FEET TO A #4 REBAR (FOUND); (2) NORTH 71°06'23" WEST, 50.00 FEET TO A #4 REBAR (FOUND); (3) NORTH 46°39'01" WEST, 277.81 FEET TO A 1" IRON PIPE (FOUND); (4) SOUTH 17°23'22" WEST, 215.05 FEET TO A #5 REBAR (FOUND) ON THE NORTHERN LINE OF BOBBY LEE HILL, TIMOTHY LEE HILL AND KELLY LYNN HILL; THENCE WITH THE NORTHERN LINE OF BOBBY LEE HILL, TIMOTHY LEE HILL AND KELLY LYNN HILL NORTH 71°05'42" WEST, 708.94 FEET TO A #4 REBAR (FOUND) , SAID CORNER BEING ON THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO WAYNE T. LOVE AND WIFE, JULIE G. LOVE AS DESCRIBED IN DB 2658 , PAGE 64; THENCE WITH THE SAID TRACT OF LAND OF WAYNE T. LOVE AND WIFE, JULIE G. LOVE THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES: (1) NORTH 2°03'01" EAST, 443.86 FEET TO A BENT 1 ½" IRON PIPE (FOUND) (2) NORTH 84°31'58" WEST, 951.25 FEET TO A BENT 1 ½" IRON PIPE (FOUND); THENCE ALONG THE EXTENSION OF THE NORTHEAST LINE OF WAYNE T. LOVE AND WIFE, JULIE G. LOVE AND THE EAST LINE OF A TRACT OF LAND AS CONVEYED TO DONALD H. HILL JR. AND ELAINE HILL KELLY AS DESCRIBED IN DB 11774 PAGE 186 NORTH 6°43'01" WEST, PASSING A 1 ½" BENT IRON PIPE (FOUND) AT 800.09 FEET FOR A TOTAL DISTANCE OF 824.84 FEET TO A POINT IN THE CENTERLINE OF REEDY CREEK, SAID POINT BEING ON THE SOUTH PROPERTY LINE OF A TRACT OF LAND CONVEYED TO CABARRUS COUNTY AS DESCRIBED IN DB 3127 PAGE 55; THENCE WITH THE CENTERLINE OF REEDY CREEK AND THE SOUTHERLY LINE OF SAID TRACT OF LAND OF CABARRUS COUNTY THE FOLLOWING SEVENTEEN (17) DESCRIBED COURSES AND DISTANCES: (1) NORTH 86°30'20" EAST, 211.85 FEET; (2) SOUTH 84°42'20" EAST, 141.68 FEET; (3) NORTH 89°27'30" EAST, 129.55 FEET; (4) NORTH 57°33'12" EAST, 32.79 FEET; (5) NORTH 30°24'48" EAST, 154.39 FEET; (6) NORTH 60°32'40" EAST, 150.19 FEET; (7) NORTH 8°37'35" EAST, 55.05 FEET; (8) NORTH 20°36'01" EAST, 145.66 FEET; (9) NORTH 46°34'32" EAST, 64.48 FEET; (10) SOUTH 70°03'55" EAST, 47.73 FEET; (11) SOUTH 39°10'17" EAST, 170.48 FEET; (12) SOUTH 34°34'29" EAST, 62.01 FEET; (13) SOUTH 44°09'57" EAST, 52.39 FEET; (14) SOUTH 67°14'29" EAST, 70.95 FEET; (15) NORTH 66°20'33" EAST, 53.14 FEET; (16) NORTH 47°35'01" EAST, 32.45 FEET; (17) NORTH 5°03'12" WEST, 94.43 FEET TO A POINT IN THE CENTERLINE OF REEDY CREEK AND THE WESTERLY EXTENSION OF ANOTHER TRACT OF LAND CONVEYED TO CABARRUS COUNTY AS DESCRIBED IN DB 8495 PAGE 109 (PARCEL A OF PLAT BOOK 57 PAGE 18); THENCE CONTINUING ALONG THE CENTERLINE OF REEDY CREEK AND WITH THE SOUTHERN LINE SAID TRACT OF LAND OF CABARRUS COUNTY THE FOLLOWING EIGHT (8) DESCRIBED COURSES AND DISTANCES: (1) NORTH 27°54'32" EAST, 61.85 FEET; (2) SOUTH 89°10'28" EAST, 51.84 FEET; (3) SOUTH 25°10'28" EAST, 83.33 FEET; (4) SOUTH 56°12'29" EAST, 70.18 FEET; (5) NORTH 26°48'56" EAST, 126.82 FEET; (6) NORTH 52°29'11" EAST, 57.63 FEET; (7) NORTH 88°56'02" EAST, 98.00 FEET; (8) SOUTH 52°07'08" EAST, 114.80 FEET TO A POINT IN THE CENTERLINE OF REEDY CREEK AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE MILLS AT ROCKY RIVER PROPERTY OWNERS ASSOCIATION, INC. AND BEING SHOWN ON PLAT BOOK 67 PAGE 86 AS COMMON OPEN SPACE #4; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND OF THE MILLS AT ROCKY RIVER PROPERTY OWNERS ASSOCIATION, INC. THE FOLLOWING SIX (6) DESCRIBED COURSES AND DISTANCES: (1) NORTH 79°27'29" EAST, 982.77 FEET TO A #4 REBAR (FOUND); (2) NORTH 55°59'33" EAST, 264.06 FEET TO A #4 REBAR (FOUND); (3) SOUTH 89°57'54" EAST, 331.82 FEET TO A #4 REBAR (FOUND); (4) NORTH 11°29'23" WEST, 509.88 FEET TO A POINT NEAR THE CENTER OF REEDY CREEK; (5) SOUTH 37°20'39" EAST, 264.00 FEET TO A #5 REBAR SET; (6) NORTH 72°39'21" EAST, 14.37 FEET TO A POINT IN THE CENTERLINE OF REEDY CREEK AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LARRY WAYNE ALLEN AND WIFE, MARY S.

TO VANCE WAYNE LAMBERT AND WIFE, FLORENCE JEANETTE LAMBERT AS DESCRIBED IN DEED BOOK 8424 PAGE 319 AND SHOWN AS LOT 2 IN PLAT BOOK 56 PAGE 70; THENCE WITH THE WESTERN LINE OF VANCE WAYNE LAMBERT AND WIFE, FLORENCE JEANETTE LAMBERT SOUTH 38°22'06" WEST, 1,793.72 FEET TO A #5 REBAR (FOUND), THE NORTHWEST CORNER OF A TRACT OF A TRACT OF LAND CONVEYED TO VANCE WAYNE LAMBERT AND WIFE, FLORENCE JEANETTE LAMBERT AS DESCRIBED IN DEED BOOK 2413 PAGE 57; THENCE WITH THE LINE OF SAID TRACT OF VANCE WAYNE LAMBERT AND WIFE, FLORENCE JEANETTE LAMBERT SOUTH 2°11'51" WEST, 334.11 FEET TO A #5 REBAR (FOUND), THE WESTERN LINE OF LAND CONVEYED TO JEREMY MICHAEL FINK AND WIFE, MEREDITH T. FINK AS DESCRIBED IN DEED BOOK 12385 PAGE 302 AND SHOWN ON PLAT BOOK 56 PAGE 70 AS LOT 1; THENCE WITH THE WESTERN LINE OF SAID LOT 1 THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES: (1) SOUTH 2°07'50" WEST, 55.62 FEET TO A #4 REBAR (FOUND); (2) SOUTH 1°35'32" EAST CROSSING A BENT #4 REBAR (FOUND) AT 134.63 FEET FOR A TOTAL DISTANCE OF 161.34 FEET TO A MAG NAIL SET IN THE CENTERLINE OF PINE GROVE CHURCH ROAD; THENCE WITH THE CENTERLINE OF PINE GROVE CHURCH ROAD THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES: (1) NORTH 63°50'02" WEST, 128.87 FEET; (2) NORTH 62°37'35" WEST, 12.56 FEET TO THE POINT OF BEGINNING CONTAINING 13.365 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY ESP ASSOCIATES, INC. IN DECEMBER OF 2019. BEARINGS ARE BASED ON NC SPCS NAD83/2011 "GRID BEARINGS".





TRACT 2

SITUATE IN TOWNSHIP NUMBER 1, CABARRUS COUNTY, NORTH CAROLINA, AND BEING THAT SAME PROPERTY AS CONVEYED TO C. O. HILL AND WIFE, MAE HILL AS RECORDED IN DEED BOOK 245, PAGE 8 AND DEED BOOK 214 PAGE 116 CABARRUS COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT NGS MONUMENT "HILLIARD", SAID MONUMENT HAVING GRID COORDINATES (NAD 83/2011) OF NORTH: 568,476.15 US FT AND EAST: 1,529,325.77 US FT; **THENCE** SOUTH 28°38'48" WEST, 1738.43 FEET (GRID DISTANCE- COMBINED GRID FACTOR OF 0.99984956) TO A MAG NAIL (SET) AT THE INTERSECTION OF THE EXTENDED WESTERLY 60' RIGHT OF WAY OF HILLIARD LANE AND THE CENTERLINE OF PINE GROVE CHURCH ROAD (SR 1141) AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO C. O. HILL, SAID MAG NAIL HAVING NC GRID COORDINATES (NAD 83/2011) OF NORTH: 566,950.51 US FT AND EAST: 1,528,492.35 US FT; **THENCE** SOUTH 68°02'49" EAST, 199.94' TO A MAG NAIL (SET) IN THE CENTERLINE OF PINE GROVE CHURCH ROAD AND THE EXTENDED EASTERLY 60' RIGHT OF WAY OF HILLIARD LAND, AND BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND; **THENCE** WITH THE EASTERLY 60' RIGHT OF WAY OF HILLIARD LANE THE FOLLOWING SIX (6) DESCRIBED COURSES AND DISTANCES: (1) NORTH 33°04'46" WEST, 112.38 FEET TO A #5 REBAR (SET); (2) NORTH 0°30'46" EAST, 408.18 FEET TO A #5 REBAR (SET); (3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 111.42 FEET AND AN ARC LENGTH OF 75.73 FEET, AND A CHORD AND DISTANCE OF NORTH 19°59'03" EAST, 74.28 FEET TO A #5 REBAR (SET); (4) NORTH 39°27'16" EAST, 722.88 FEET TO A #5 REBAR (SET); (5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 863.86 FEET AND AN ARC LENGTH OF 287.39 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29°55'25" EAST, 286.07 FEET TO A #5 REBAR (SET); (5) NORTH 20°23'48" EAST, 932.69 FEET TO A #4 REBAR (FOUND) AND BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO SUE ANN C. CARROLL AND SPOUSE, LARRY CARROLL AS DESCRIBED IN DEED BOOK 8276 PAGE 227; **THENCE** WITH THE SOUTHERLY LINE OF SAID TRACT OF SUE ANN C. CARROLL AND SPOUSE, LARRY CARROLL SOUTH 46°03'36" EAST, 221.97 FEET TO A #5 REBAR (FOUND); **THENCE** CONTINUING WITH THE SOUTHERLY LINE OF SUE ANN C. CARROLL AND SPOUSE, LARRY CARROLL AND THE SOUTHERLY LINE OF A TRACT OF LAND AS CONVEYED TO DONNA W. KETRON AS DESCRIBED IN DEED BOOK 10237 PAGE 295 SOUTH 43°51'04" EAST, 282.83 FEET TO A #6 REBAR (FOUND), SAID REBAR BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED

ALLEN AS DESCRIBED IN DEED BOOK 5301 PAGE 714:THENCE WITH THE WESTERLY LINE OF SAID LARRY WAYNE ALLEN AND WIFE, MARY S. ALLEN TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 40°13'05" EAST, 19.75 FEET TO A POINT IN THE CENTERLINE OF REEDY CREEK; (2) SOUTH 25°16'07" EAST, 336.10 FEET TO A POINT IN THE CENTERLINE OF REEDY CREEK; (3) LEAVING REEDY CREEK SOUTH 53°57'45" WEST, 41.48 FEET TO A BENT #4 REBAR (FOUND); (4) SOUTH 0°04'02" WEST, 478.99 FEET TO A #4 REBAR (FOUND) AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GUILLERMO LARA AND SPOUSE, ZOILA NUNEZ MORA AS DESCRIBED IN DEED BOOK 11603 PAGE 333; THENCE WITH THE SAID TRACT OF LAND OF GUILLERMO LARA AND SPOUSE, ZOILA NUNEZ MORA THE FOLLOWING THREE (3) DESCRIBED COURSES AND DISTANCES: (1) SOUTH 0°02'12" WEST, 376.70 FEET TO A #4 REBAR (FOUND); (2) SOUTH 21°50'55" WEST, 462.00 FEET TO A #5 REBAR (SET); (3) SOUTH 46°01'12" EAST, 328.79 FEET TO A #4 REBAR (FOUND) ON THE WESTERLY LINE OF THE 60' RIGHT OF WAY OF HILLIARD LANE; THENCE WITH THE WESTERLY 60' RIGHT OF WAY OF HILLIARD LANE THE FOLLOWING SIX (6) DESCRIBED COURSES AND DISTANCES: (1) SOUTH 20°23'48" WEST, 958.66 FEET; TO A #5 REBAR (SET); (2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 803.86 FEET AND ARC LENGTH OF 267.43 FEET, AND A CHORD BEARING AND DISTANCES OF SOUTH 29°55'25" WEST, 266.20' TO A #5 REBAR (SET); (3) SOUTH 39°27'16" WEST, 722.88 FEET TO A #5 REBAR (SET); (4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 171.42' AND ARC LENGTH OF 116.51' , AND A CHORD BEARING AND DISTANCE OF SOUTH 19°59'03" WEST, 114.28 FEET TO A #5 REBAR (SET); (5) SOUTH 0°30'46" WEST, 384.00 FEET TO A #5 REBAR (SET); (6) SOUTH 55°32'42" WEST, 78.01 FEET TO THE POINT OF BEGINNING CONTAINING 161.091 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

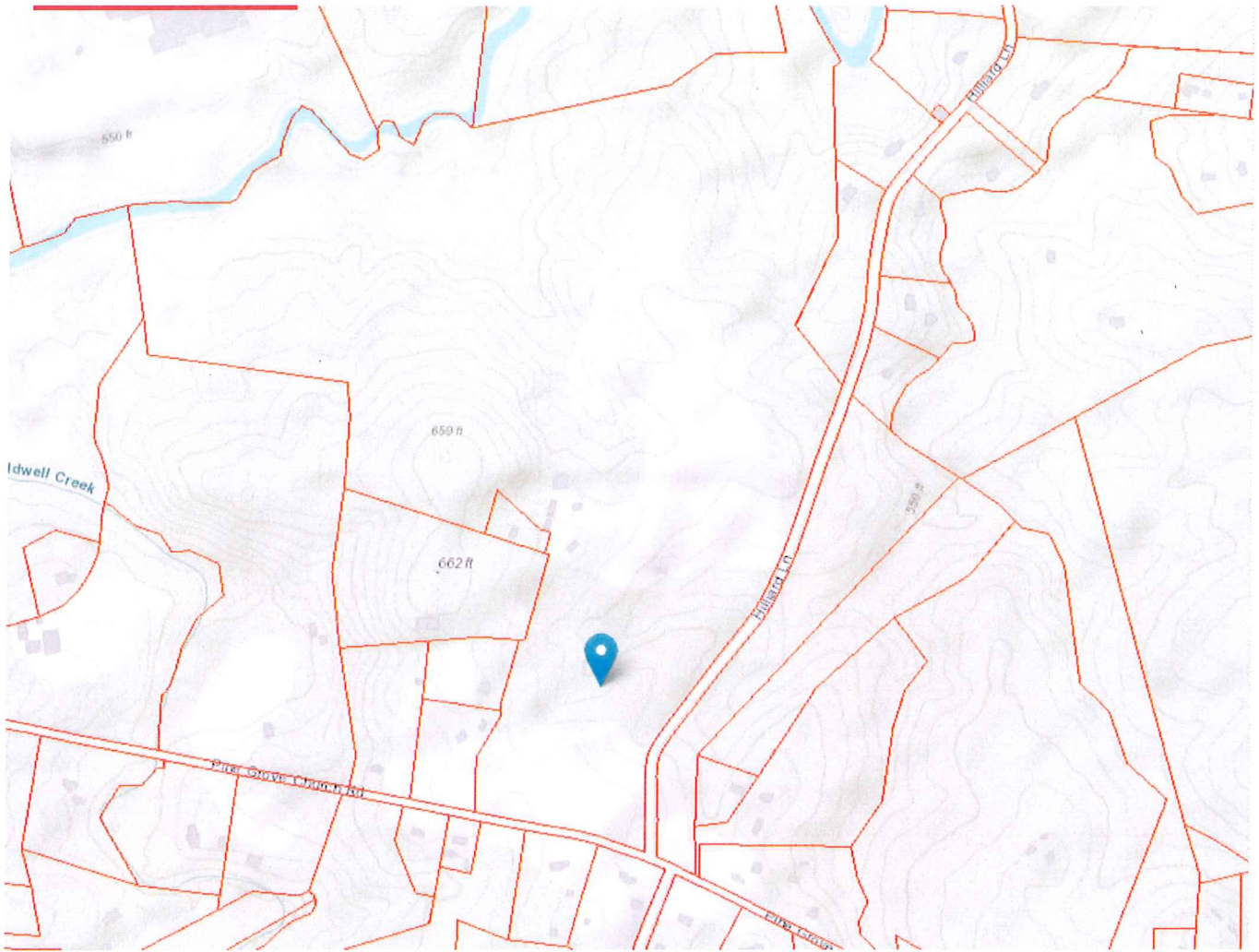
THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY ESP ASSOCIATES, INC. IN DECEMBER OF 2019. BEARINGS ARE BASED ON NC SPCS NAD83/2011 "GRID BEARINGS".



02/05/2020

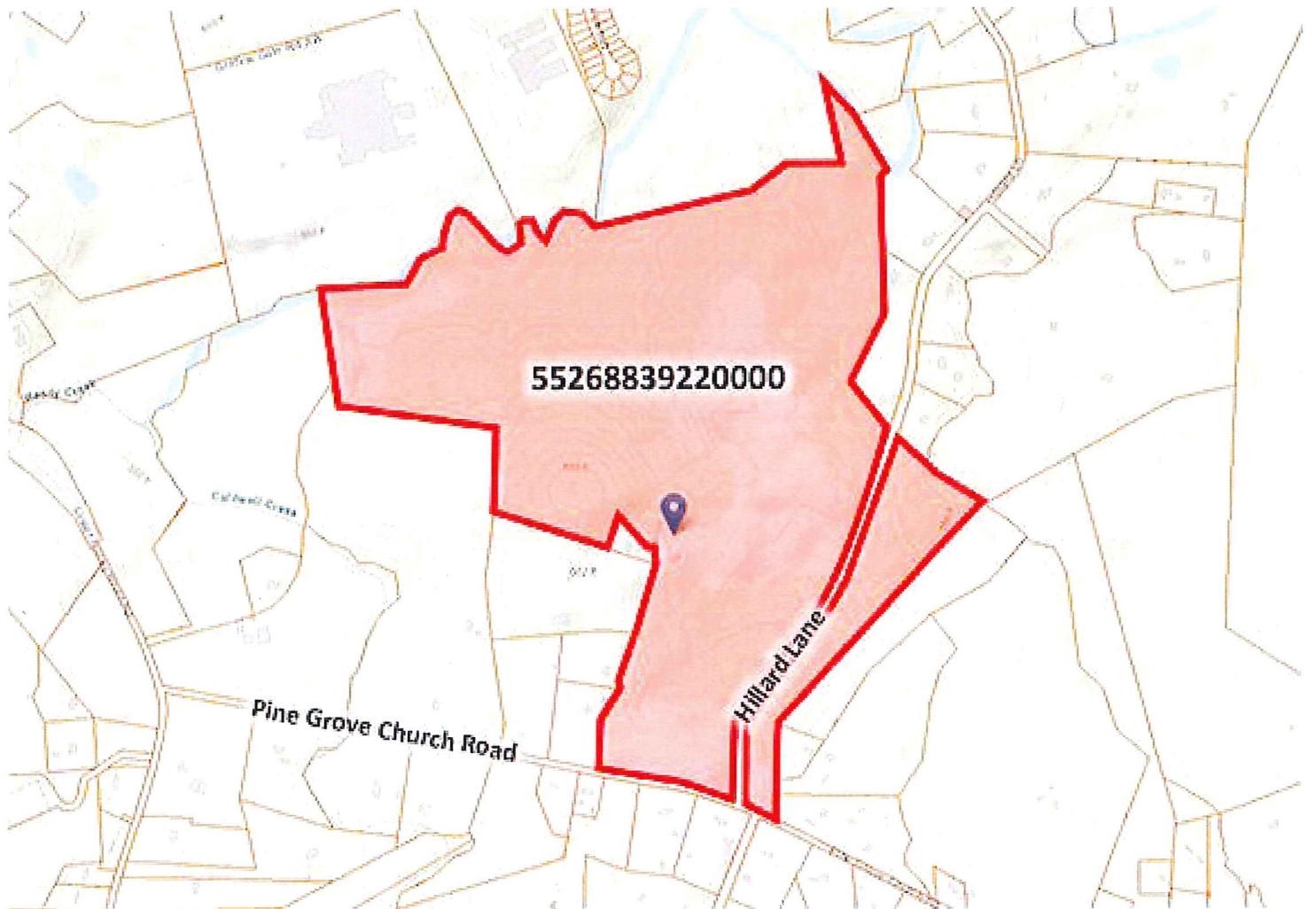


Exhibit - C



Physical Address:	460 PINE GROVE CHURCH RD CONCORD NC 28025	PIN14:	55268839220000
Account Name 1:	HILL CHARLIE O	Account Name 2:	
Mailing Address:	460 PINE GROVE CHURCH RD	Mailing City:	CONCORD
Mailing State:	NC	Mailing Zip Code:	28025
Property Real ID:	01-021 -0002.00	Plat Book:	00000
Plat Page:	00000	Land Units:	181.98
Units Type:	AC	Land Value:	AC
Building Value:	77720	OBXF Value:	21910
Assessed Value:	191120	Market Value:	2008980
Sale Year:	1974	Sale Month:	9
Sale Price:	0	Deed Book:	00448
Deed Page:	0116	Fire District:	FlowesStore
Zoning:	CR	Elementary School:	Patriot ES
Middle School:	C C Griffin MS	High School:	Central Cabarrus HS
Precinct Name:	01-02	Legal Description:	N/S PINE GROVE CHURCH RD
Floodway:		100 Yr Flood:	
500 Yr Flood:		Watershed	undefined

Exhibit - C



MAP	PARCEL	LOT SIZE OR ACREAGE			
21	2	205.05 204.88 187.98 AC 205.05 Acs. 192.04 181.98 AC	T-1		
LEGAL DESCRIPTION					
FLOWES STORE FIRE DIST.					
Adj. other G. O. Hill Along Reedy Creek					
OWNER'S NAME	ADDRESS	DATE ACQUIRED	DEED BOOK	PAGE NO.	
1 Hill, Charles O. f MAE S.	R-4 Box 238 Concord	12-25-57	277	294	
2 HILL, CHARLES O.	(MAE DEC'D)	9-30-74	448	116	
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

AMERICAN AIR SURVEYS, INC. - 907 PENN AVENUE - PITTSBURGH, PA.

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

THIS DEED, Made and entered into this the 28th day of June, 1948, by and between E. T. BOST, JR, COMMISSIONER, under a judgment of the Superior Court of Cabarrus County in the special proceeding entitled "Lillian G. Widenhouse, Ida Mae Widenhouse, William M. Widenhouse and wife Elizabeth J. Widenhouse, Marvin G. Widenhouse and wife Virginia H. Widenhouse, Lillian W. Polk and husband C. L. Polk, A. P. Widenhouse, Jr and wife Ruth Eclanus Widenhouse, Harold Widenhouse and wife Doris Widenhouse, ex parte" of the County of Cabarrus and State of North Carolina, party of the first part, and C. O. HILL, of the County of Cabarrus and State of North Carolina, party of the second part,

WITNESSETH: That -

WHEREAS, the said E. T. Bost, Jr commissioner, being thereto licensed by a judgment and order in the said proceeding, finally sold the land hereinafter described after due advertisement at the Courthouse Door of Cabarrus County, North Carolina, on the 12th day of April, 1948, when and where C. O. Hill became the last and highest bidder for said land at the price of \$3,882.50, and

WHEREAS, upon report of said sale to the Court the same was confirmed on the 28th day of June, 1948, and the said E. T. Bost, Jr. commissioner aforesaid, was ordered by judgment of said Court to execute a deed conveying the property in fee simple to C. O. HILL and deliver the same to him upon payment of the purchase money, and

WHEREAS, the purchase money has been paid in full.

NOW, THEREFORE, in consideration of the premises and in execution of the power and authority aforesaid the said E. T. Bost, Jr. Commissioner hath bargained, sold and conveyed and does by these presents bargain, sell and convey unto the said C. O. Hill, his heirs and assigns, that certain tract of land situate in Cabarrus County, North Carolina, and described as follows, to wit:

Lying and being in No. 1 Township, Cabarrus County, North Carolina, adjoining the lands of P. F. Stallings, Mrs. P. B. Bost, M. R. Rowland, J. F. Kiser and J. B. Hill, and described as follows:

BEGINNING at a cedar stake in a sycamore stump, corner of P. F. Stallings on Mrs. P. B. Bost's line, and runs thence south 10 East 865.5 feet to a stake, Mrs. P. B. Bost's corner; thence south 25 West 462 feet to a stone, Mrs. P. B. Bost's corner; thence south 44 East 957 feet to a stake on Mrs. P. B. Bost's line, corner of M. R. Rowland; thence with his line south 43 West 1357 feet to a stake, corner of J. F. Kiser; thence with his line North 75 3/4 West 1455 feet to a pine, J. F. Kiser's corner; thence with his line South 87 West 680 feet to a stone, corner of J. F. Kiser on the line of J. B. Hill thence with his line north 2 West 380 feet to a stone, J. B. Hill's corner; thence north 12 1/2 East 400 feet to a R. O., J. B. Hill's corner; thence North 6 East 445 feet to a Hickory, J. B. Hill's corner; thence North 3 West 1190 feet to a stake in the center of Reedy Creek; thence down Reedy Creek South 37 1/2 East 336 feet to a stake in Reedy Creek; thence North 81 East 312 feet to a stake in Reedy Creek; thence north 47 3/4 East 204 feet to a stake in Reedy Creek; thence north 74 1/2 East 358 feet to a forked Ash on the East bank of Reedy Creek; thence leaving Reedy Creek north 79 East 811 feet to a stake, P. F. Stallings' corner; thence north 58 East 264 feet to a stone, P. F. Stallings' corner; thence south 86 East 330 feet to the BEGINNING, containing 148 acres, and is known as the R. C. White Place. The above boundaries are taken from a blue print made by K. Clogg Furr on July 21, 1934.

Same being the property conveyed by Lou A. Teeter (unmarried) to A. P. Widenhouse by deed dated April 25, 1936, which is recorded in the office of the Register of Deeds for Cabarrus County, N. C. in Deed Book 143, page 139.

I. R. Stamps \$4.40

TO HAVE AND TO HOLD all and singular the above granted premises with the appurtenances unto the said party of the second part, his heirs and assigns forever in as full and ample manner as the said E. T. Bost Jr, commissioner, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said E. T. Bost Jr commissioner has hereunto set his hand and seal this the day and year first above written.

E. T. Bost, Jr. (SEAL) Commissioner

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, D. Ray McEachern, Clerk of the Superior Court in and for the said county and state do hereby certify that E. T. Bost Jr. commissioner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Therefore let said instrument together with this certificate be registered.
Witness my hand and seal this the 12 day of July, 1948.

D. Ray McEachern
Clerk Superior Court

Filed for registration on the 12 day of July, 1948, at 10:55 A. M.

John R. Peger
Register of Deeds

240

RECORD 276

NORTH CAROLINA
CABARRUS COUNTY

THIS DEED, MADE and entered into this 26th day of January, in the year of our Lord One Thousand, Nine Hundred and Fifty-Seven (1957) by and between, Emma Hill (Single) Margaret Hill Biggers and husband Hugh B. Biggers, Velma Hill Biggers and husband James E. Biggers, Martha Hill Nation and husband Ralph Nation, Ida Hill McCall and husband Ralph A. McCall, W.C. Hill and wife Faye Kiser Hill, all of the County of Cabarrus and State of North Carolina, Ola Hill Nance and husband Millard C. Nance of the City of Baltimore, State of Maryland, and Henry B. Hill and wife Lorena Clark Hill of the County of Maricopa and State of Arizona, of the first part and Charles O. Hill of the County of Cabarrus and State of North Carolina, of the second part;

WITNESSETH:

That Whereas, Julius B. Hill died intestate on the 18th day of June, 1955, seized and possessed of certain real property, including the property herein after described; and

WHEREAS, the said Julius B. Hill was survived by the following children, to-wit: Emma Hill, Margaret Hill Biggers, Velma Hill Biggers, Martha Hill Nation, Ida Hill McCall, W.C. Hill, Ola Hill Nance, Henry B. Hill, Luther B. Hill, and Charles O. Hill; and

WHEREAS, the parties of the first part have conveyed all of their right, title and interest, the same being an eight-tenth (8/10) undivided interest, in and to all of the property owned by the said Julius B. Hill, deceased, including the property hereinafter described, to Luther B. Hill and wife Willie Alexander Hill; and

WHEREAS, Luther B. Hill and wife Willie Alexander Hill have conveyed the property hereinafter described to Charles O. Hill as his one-tenth (1/10) undivided interest in and to the property belonging to the said Julius B. Hill, deceased.

NOW, THEREFORE, the parties of the first part, for and in consideration of the sum of Eight Dollars (\$8.00) to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release and forever quit claim unto the party of the second part, his heirs and assigns all right, title, claim and interest of the said parties of the first part in and to a certain tract or parcel of land lying and being in No. 1 Township of Cabarrus County, North Carolina on the South side of Reedy Creek, as surveyed and platted by Furr and Furr, Engineers, on the 22nd day of January 1957, adjoining the property of C.O. Hill, and others, and more particularly described as follows:

BEGINNING at an iron stake at Reedy Creek, a corner of C.O. Hill, and runs thence with his line S. 5 E. 136 1/2 feet to a large Hickory Tree, an old corner between C.O. Hill, and the J.B. Hill Estate; thence a new line N. 82 W. 950 feet to an iron stake a new corner; thence a new line N. 5 W. 800 feet to a point in Reedy Creek by a White Oak; thence with the meanders of the said Reedy Creek to the BEGINNING, containing 20 acres more or less. And is a part of the property conveyed to J.B. Hill by deed dated January 11, 1933, which is recorded in the office of the Register of Deeds for Cabarrus County in Deed Book 128 page 60.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him, the said party of the second part and his heirs and assigns, free and clear of and discharged from all right, title, claim, or interest of the said parties of the first part or anyone claiming by, through or under them.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Emma Hill (SEAL)

Margaret Hill Biggers (SEAL)

Hugh B. Biggers (SEAL)

Velma Hill Biggers (SEAL)

James E. Biggers (SEAL)

Martha Hill Nation (SEAL)

Ralph Nation (SEAL)

Ida Hill McCall (SEAL)

Ralph A. McCall (SEAL)

W.C. Hill (SEAL)

Faye Kiser Hill (SEAL)

Ola Hill Nance (SEAL)

Millard C. Nance (SEAL)

Henry B. Hill (SEAL)

Lorena Clark Hill (SEAL)

NORTH CAROLINA
CABARRUS COUNTY

I, Eloise S. Moore, a Notary Public in and for said County and State, do hereby certify that Margaret Hill Biggers and husband Hugh B. Biggers, Velma Hill Biggers and husband James E. Biggers, Martha Hill Nation and husband Ralph Nation, Ida Hill McCall and husband Ralph A. McCall, W.C. Hill and wife Faye Kiser Hill, and Emma Hill (Single) personally appeared before me this day and acknowledged the due execution of the annexed instrument.

WITNESS my hand and Notarial seal this 28th day of April, A.D. 1957.

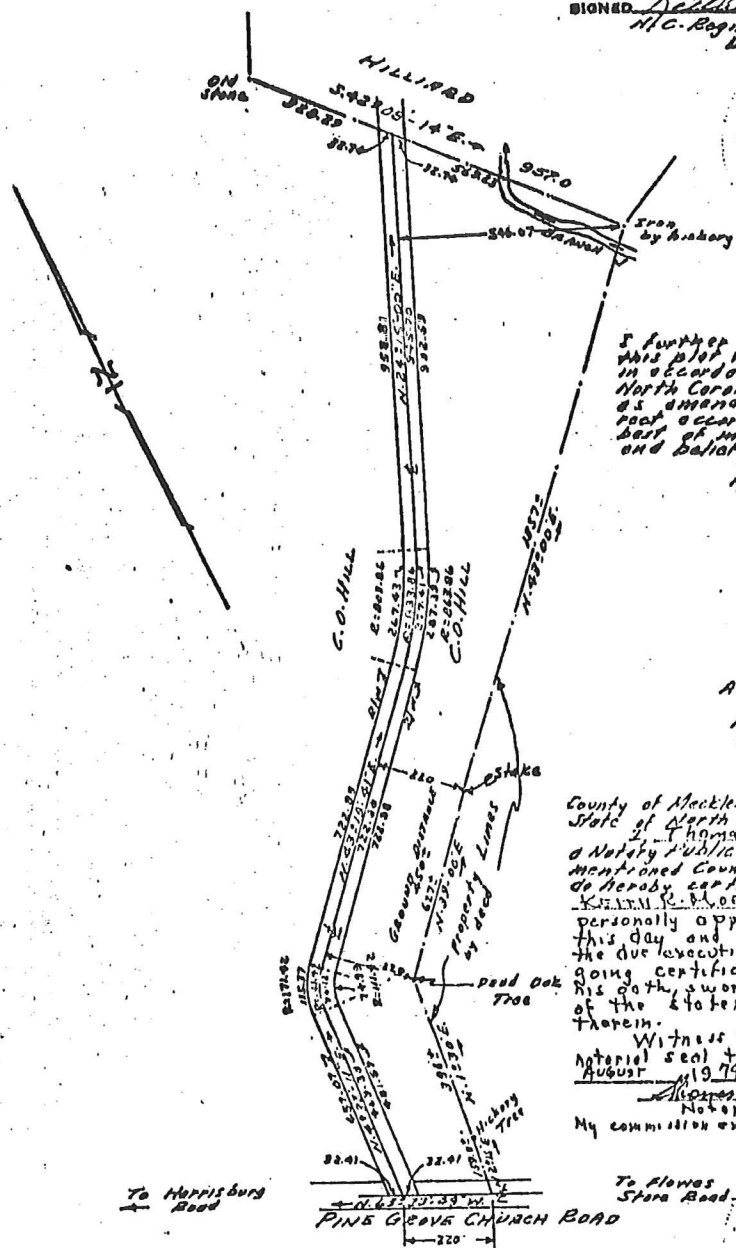
Eloise S. Moore (SEAL)

Comm. exp. March 28, 1959.

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THIS IS TO CERTIFY THAT ON THE 15TH DAY OF MAY 1974, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINKS HEREON, ARE AS SHOWN

KEITH R. MOEN
SIGNED Keith R. Moen
N.C. Registered Surveyor
2,585



I further certify that this plat was prepared in accordance with North Carolina G.S. 47-30 as amended and is correct according to the best of my knowledge and belief.
Keith R. Moen
N.C. Registered Surveyor
2,585

AREA CONTAINED
ON THIS
150,686.4 SQ. FT.
= 3.4593 ACRES

County of Mecklenburg
State of North Carolina
I, Thomas F. Lopping
a Notary Public for the above-mentioned County and State, do hereby certify that KEITH R. MOEN, surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing certificates and upon his oath, swore to the truth of the statements set forth therein.
Witness my hand and Notarial seal this 20th day of August 1974.
Thomas F. Lopping
Notary Public
My commission expires August 9, 1976

To Hoppisburg Road

To Flowers Store Road

BOUNDARY SURVEY

OF
60' EASEMENT & RIGHT-OF-WAY TO BE GRANTED
BY DEED FROM
C. O. HILL & MRS. S. HILL TO
JOHN B. HILLIARD & MARY E. HILLIARD

SCALE 1" = 300' DEED RECORDED See contract MAP RECORDED
BOOK 123, PAGE 1 NUMBER 1 TOWNSHIP GARRARD CO., N.C.

EXHIBIT A

RECORD 245

STATE OF NORTH CAROLINA—Cabarrus County.

THIS INDENTURE Made this the 8th day of September, in the year of our Lord one thousand nine hundred and fifty-two, between J.R.Ferguson and wife Lula Ferguson

of the County of Cabarrus and State of North Carolina of the first part, and C. O. Hill and wife Mae Hill

of the County of Cabarrus and State of North Carolina, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations DOLLARS

to the said parties of the first part in hand paid, the receipt whereof is hereby acknowledged, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

the following described real estate, situate, lying and being in the County of Cabarrus and State of North Carolina, bounded as follows, to-wit:

Lying and being in No. 1 Township on the Rocky River paved road leading from Flowe's Store to Rocky River Presbyterian Church and described as follows:

Beginning at a sassafras by a mulberry, corner of C. O. Hill on Mrs. O.F.Fink's line, N. 84 W. 145.2 feet to a pine, C. O. Hill's corner; thence with C. O. Hill's line S. 87 W. 676 feet to a stone, C. O. Hill's corner on J.B. Hill's line; thence with J.B. Hill's line S. 9 E. 570 feet to an iron stake, J.B. Hill's corner; thence S. 19 W. 116.3 feet to the center of the Rocky River paved road; thence with the center of said paved road S. 75-11 E. 1300 feet to an iron stake in the center of said road; thence with said road S. 64 E. 454.2 feet to the center of said road; thence N. 2-15 E. 159 feet to a hickory, corner of Mrs. O.F. Fink; thence with two of her lines N. 1-30 E. 396 feet to a post oak; thence N. 39 E. 627 feet to the beginning, containing 37.06 acres, surveyed by W. L. Furr 1952, and is a part of the land conveyed to J. R. Ferguson and wife Lula Ferguson by Myrtle A. Hooker and husband Ross Hooker by deed dated July 10, 1947, and registered in record of deeds 203 page 311.

I.R. Stamp \$3.85

THIS INDENTURE, Made this the 30th day of September in the year of our Lord one thousand, nine hundred and seventy-four between

John B. Hilliard and wife Mary E. Hilliard

of the county of Mecklenburg and State of North Carolina, of the first part, and

C. O. Hill and wife Mae S. Hill

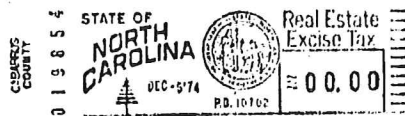
of the county of Cabarrus and State of North Carolina, of the second part,

WITNESSETH, That the said part ICS of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration to the said part ICS of the first part, in hand paid, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey, unto the said part ICS of the second part, their heirs and assigns,

the following described real estate, situate, lying and being in the County of Cabarrus and State of North Carolina:

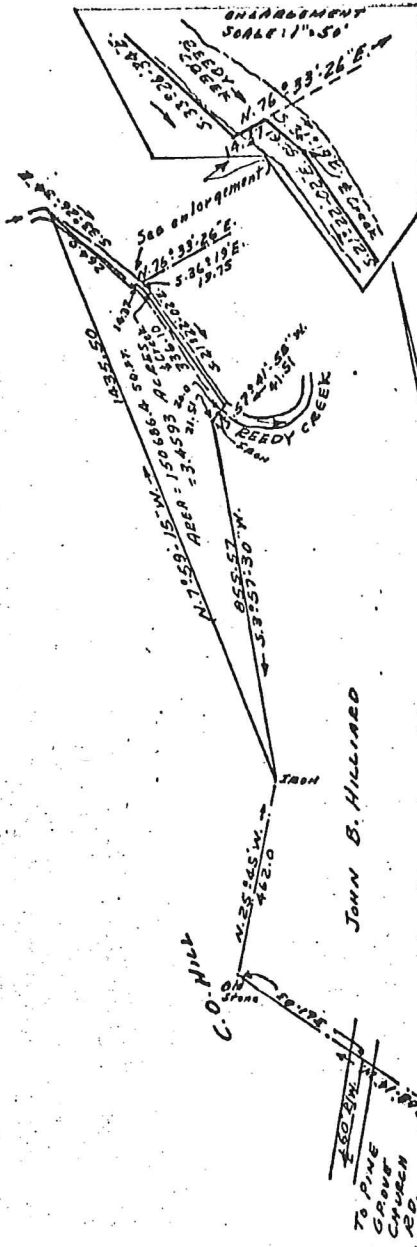
Lying and being in No. 1 Township, Cabarrus County, North Carolina, on the Southwest side of Reedy Creek, adjoining the property of C. O. Hill and J. M. Wallace, and more particularly described as follows:

BEGINNING at an iron stake, a corner of John B. Hilliard and C. O. Hill, and runs thence with Hill's old line and the line of J. M. Wallace N. 7-59-15 W. 1435.50 feet to a stake on the Northeast edge of Reedy Creek, a corner of J. M. Wallace; thence with Wallace's line S. 33-26-34 E. 264.00 feet to an iron stake on the Southwest side of Reedy Creek; thence with Wallace's line N. 76-33-26 E. 14.37 feet to a point near the center of Reedy Creek; thence a new line with the center of Reedy Creek as follows: 1st. S. 36-19 E. 19.75 feet, 2nd. S. 21-22-02 E. 336.10 feet to a point in the center of Reedy Creek; thence leaving Reedy Creek S. 57-41-58 W. 41.51 feet to an iron stake; thence S. 3-57-30 W. 855.57 feet to the point of BEGINNING, containing 3.4593 acres as surveyed and platted by Keith R. Moen, Registered Surveyor, on May 1, 1974, as shown on Exhibit A hereto attached.



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THIS IS TO CERTIFY THAT ON THE 1ST DAY OF MAY 1974, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES, ~~BOUNDARIES ARE AS SHOWN HEREON:~~



KEITH R. MOEN
SIGNED Keith R. Moen
N.C. Registered Surveyor
2,585

I further certify that this plat was prepared in accordance with the laws of the State of North Carolina and is correct according to the best of my knowledge and belief.
Keith R. Moen
N.C. Registered Surveyor
2,585

County of Mecklenburg
State of North Carolina

I, Thomas R. Lippings, a Notary Public for the aforesaid county and State, do hereby certify that Keith R. Moen surveyor personally appeared before me, this day and acknowledged the due execution of the foregoing certificates and upon his oath, swore to the truth of the statements set forth therein. Witness my hand and notarial seal this 20th day of August 1974.

Thomas R. Lippings
Notary Public

My commission expires: August 9, 1976



BOUNDARY SURVEY
OF

34593 ACRES TRACT TO BE CONVEYED TO
C.O. HILL & MARY E. HILL BY JOHN B. HILLIARD
& MARY E. HILLIARD IN EXCHANGE FOR 60' RIGHT-OF-WAY

SCALE 1" = 500'

DEED RECORDED BOOK 365 PAGE 274 MAP RECORDED

NUMBER 1 TOWN, CAROLINA CO., N.C.

Property Owners						
PID:	Owner:	Address:	City:	State:	Zip Code:	Zoning:
55268839220000						

Adjacent Property Owners							
	PID:	Owner:	Address:	City:	State:	Zip Code:	Zoning:
1	55276018700000	CABARRUS COUNTY	PO BOX 707	CONCORD	NC	28026	PUD
2	55277131270000	CABARRUS COUNTY	PO BOX 707	CONCORD	NC	28026	PUD
3	55278197800000	THE MILLS AT ROCKY RIVER PROPERTY OWNERS & ASSN INC A NC NON-PROFIT	4530 PARK RD STE 201	CHARLOTTE	NC	28209	PUD
4	55279064710000	ALLEN LARRY WAYNE & MARY S	7970 HILLIARD LN	CONCORD	NC	28025	CR
5	55269946700000	LARA GUILLERMO & MORA ZOILA NUNEZ	8116 HILLIARD LN	CONCORD	NC	45581	CR
6	55269972530000	CARROLL SUE ANN C & CARROLL LARRY	8185 HILLIARD LN	CONCORD	NC	28025	CR
7	55360967950000	KETRON DONNA W	7963 HILLIARD LN	CONCORD	NC	28025	CR
8	55360784990000	FINK JAMES MICHAEL & FINK LYNN S	120 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
9	55269860240000	LAMBERT VANCE WAYNE & LAMBERT FLORENCE JEANATTE	266 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
10	55268792000000	LAMBERT VANCE WAYNE & LAMBERT FLORENCE JEANATTE	267 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
11	55269743480000	FINK JEREMY MICHAEL & FINK MEREDITH T	110 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
12	55269628820000	EFIRD PAUL B	166 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
13	55268675580000	BLUE EDWARD GARLAND & BLUE LINDA L	261 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
14	55268647000000	CHAPMAN GARLAND E	307 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
15	55268608820000	LOFTON DAVID PERRY TRUSTEE	319 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
16	55267548780000	FREEMAN ROBERT J & FREEMAN PAMELA UPRIGHT	451 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
17	55267760510000	PITTMAN CHRISTINA BARRINGER	481 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
18	55267764190000	HARTSELL ESTHER H & WADE LEE	484 PINE GROVE CHURCH RD	CONCORD	NC	28205	CR
19	55267768920000	GOFORTH BETTY HILL	472 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
20	55267852250000	HILL BOBBY LEE ESTATE & HILL TIMOTHY LEE ESTATE	7214 HATHAWAY CT	HARRISBURG	NC	28075	CR
21	55267895300000	HILL HOWARD LF EST	470 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
22	55266866650000	LOVE WAYNE T & JULIE G	672 PINE GROVE CHURCH RD	CONCORD	NC	28025	CR
23	55265960160000	HILL EDNA ALICE LF EST	8397 LOER ROCKY RIVER RD	CONCORD	NC	28025	CR