

Planning & Neighborhood Development
 35 Cabarrus Avenue, West
 PO Box 308 Concord, NC 28026
 Phone: 704-920-5146
 Email: rogerss@concordnc.gov

Petition for Annexation into the Concord City Limits

Section A Submittal Checklist	
<p>Please include all of the following (check off). If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:</p>	
<p>Required – An incomplete application will delay the annexation process.</p>	
X	<p>Written metes and bounds description of the property to be annexed. (Must include in application packet <u>and</u> email a Microsoft Word version to rogerss@concordnc.gov). Mark as Exhibit A. Source can be from Survey or Deed.</p>
X	<p>Map showing above written metes and bounds description of the property to be annexed <u>in relation to the current city limits</u>. Mark as Exhibit B.</p>
X	<p>A Current County Tax Map with parcels included in the annexation request clearly marked. Mark as Exhibit C. http://gis.cabarruscounty.us/gisdataexplorer/</p>
X	<p>Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important. Please indicate if the property to be annexed is only a portion of an existing parcel. http://gis.cabarruscounty.us/gisdataexplorer/</p>
X	<p>Property Owners' Signatures, Date of Signatures, and addresses. See page 3 of this application. <u>All real property owners</u> must sign the application, and such signature <u>must be notarized</u>. An authorized representative must sign on behalf of each legal entity that holds ownership of the property and <u>such representative's signature must be notarized</u>. <u>One signature for each legal ownership interest in the property</u>.</p> <p>Please include signatures of new owners if ownership will change during the annexation process.</p>
X	<p>Notary Statements for each signature</p>
X	<p>General Warranty Deed showing ownership of the property. Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed.</p>
	<p>Statement of vested rights claimed, if any.</p>
X	<p>\$300.00 Application Fee</p>
X	<p>A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).</p>
X	<p>This application form (Sections A, B, C, and D) completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.</p>
<p>Optional, but will assist in the steps following the annexation process</p>	
	<p>Section E (Supplemental Information)</p>
	<p>Copy of any proposed plans, which may include but is not limited to a preliminary site plan or final site plan</p>
X	<p>Appropriate application(s) for City of Concord Planning & Zoning Commission (Rezoning Petition)</p>
X	<p>List of Current Adjacent Property Owners</p>

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 Kroger Fulfillment Center / Hwy 49

Street Address 227 and 233 NC Hwy 49 S, Concord, NC 28025

Cabarrus County Property Identification Number(s) list below

P.I.N. 55394371450000

P.I.N. 55394233790000

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site 54.84 +/- acres * *Staff note: +/- 53.355 acres per metes and bounds*

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

Person to contact if there are questions about the petition

Name Ty Shaffer, Robinson Bradshaw & Hinson, P.A.

Address 101 N. Tryon St., Suite 1900, Charlotte, NC 28246

Phone 704.377.8142

Fax # 704.339.3442

Email tshaffer@robinsonbradshaw.com

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

Planning & Neighborhood Development
City of Concord
35 Cabarrus Avenue, West
PO Box 308
Concord, NC 28026

Re: Petition for Annexation into Concord City Limits (the “**Petition**”) for Parcel Identification Nos. 55394371450000 and 55394233790000 (the “**Properties**”)

Dear Ms. Rogers,

On behalf of West Land Investments, LLC and West Land Investments II, LLC, the owners of the Properties, please accept this letter as the property owners’ authorization that the below may handle the Petition:


- o Kroger Fulfillment Network LLC
- o John Carmichael and Ty Shaffer, Robinson, Bradshaw & Hinson, P.A. (counsel for Kroger Fulfillment Network LLC)

Sincerely,

Parcel Identification No. 55394233790000

West Land Investments, LLC
a North Carolina limited liability company

By: West Atlantic Transportation Corp., a
North Carolina corporation

By: 


William H. West, President

Date: 6/14/2021

Parcel Identification No. 55394371450000

West Land Investments II, LLC
a North Carolina limited liability company

By: West Atlantic Transportation Corp., a
North Carolina corporation

By: 

William H. West, President

Date: 6/14/2021

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 X

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) *PLEASE SEE ATTACHED SIGNATURE PAGES
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 _____ 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 _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

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

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										54.84 +/- acres				
Current Population of Area														
Current Zoning of Area										LI (Cabarrus County)				
Desired City Zoning of Area										I-1				
Proposed Use (i.e. residential, commercial, or industrial)										Product Distribution Center				
Estimated Total Value of Residential Units for the Proposed Development														
Total Proposed Number of Dwelling Units														
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)														
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

**Signature of Property Owners to Petition for Annexation into the
Concord City Limits**

Parcel Identification No. 55394233790000

West Land Investments, LLC
a North Carolina limited liability company

By: West Atlantic Transportation Corp., a North Carolina corporation

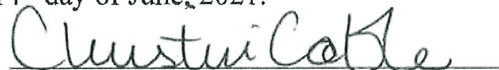
By: 
William H. West, President

Date: 6/14/2021

State of North Carolina
County of Cabarrus

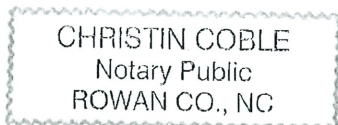
I, Christin Coble, a Notary Public in and for said State and County of Rowan, do hereby certify that **William H. West** personally appeared before me this day and acknowledged that he is the President of West Atlantic Transportation Corp., a North Carolina corporation, Manager of West Land Investments, LLC, a North Carolina Limited Liability Company, and that he as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 14th day of June, 2021.


Notary Public

My Commission Expires: 02/17/2023

Notary Seal:




Signature of Property Owners to Petition for Annexation into the
Concord City Limits

Parcel Identification No. 55394371450000

West Land Investments II, LLC
a North Carolina limited liability company

By: West Atlantic Transportation Corp., a North Carolina corporation

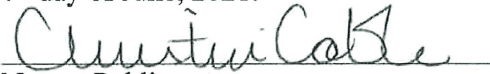
By: 
William H. West, President

Date: 6/14/2021

State of North Carolina
County of Cabarrus

I, Christin Coble, a Notary Public in and for said State and County of Rowan, do hereby certify that **William H. West** personally appeared before me this day and acknowledged that he is the President of West Atlantic Transportation Corp., a North Carolina corporation, Manager of West Land Investments II, LLC, a North Carolina Limited Liability Company, and that he as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 14th day of June, 2021.


Notary Public

My Commission Expires: 02/17/2023

Notary Seal:

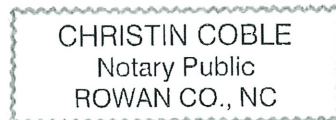


Exhibit A to Petition for Annexation into the Concord City Limits

Legal Description

LEGAL DESCRIPTION

BEING LOCATED IN NO. 11 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROD SET ON THE SOUTHERN RIGHT OF WAY OF NC HIGHWAY 49, SAID IRON ROD HAVING NORTH CAROLINA GRID COORDINATES OF N 593,585.34 E 1,534,963.36 AND RUNS THENCE FROM SAID POINT OF BEGINNING S 4° 28' 36" E (PASSING AND FOUND IRON ROD AT 158.72', PASSING ANOTHER FOUND IRON ROD AT 710.53', PASSING ANOTHER FOUND IRON ROD AT 763.14') 834.81' TO A FOUND IRON PIPE; THENCE S 4° 27' 03" E (PASSING A FOUND IRON PIPE AT 229.89', A FOUND IRON ROD AT 579.94', AND A IRON ROD SET ON THE NORTHERN BANK OF IRISH BUFFALO CREEK AT 689.82') 756.23' TO A POINT IN THE CENTERLINE OF IRISH BUFFALO CREEK; THENCE WITH THE CENTERLINE OF IRISH BUFFALO CREEK THE FOLLOWING FORTY-TWO (42) CALLS: 1) N 37°01'04" W 66.99'; 2) N 68°28'23" W 92.07'; 3) N 67°54'40" W 72.49'; 4) S 79°12'00" W 46.15'; 5) S 44°03'12" W 77.20'; 6) S 03°04'54" W 65.34'; 7) S 14°51'29" E 81.87'; 8) S 02°01'16" E 54.47'; 9) S 31°00'54" W 194.25'; 10) S 59°48'52" W 79.51'; 11) S 76°35'20" W 70.69'; 12) S 80°59'48" W 106.86'; 13) S 88°50'56" W 44.63'; 14) N 85°25'09" W 97.61'; 15) S 89°35'57" W 58.99'; 16) S 74°39'10" W 87.64'; 17) S 70°15'56" W 97.53'; 18) S 79°18'57" W 51.12'; 19) S 89°11'05" W 67.50'; 20) N 85°52'14" W 77.34'; 21) N 75°57'49" W 40.66'; 22) N 66°41'46" W 105.35'; 23) N 70°08'53" W 77.51'; 24) N 77°42'47" W 212.19'; 25) N 48°44'45" W 49.41'; 26) N 06°59'21" W 37.82'; 27) N 10°19'44" E 203.28'; 28) N 29°09'50" E 66.00'; 29) N 36°46'50" E 109.75'; 30) N 45°51'51" E 166.81'; 31) N 25°41'35" E 109.98'; 32) N 38°28'26" E 124.36'; 33) N 29°38'34" E 122.03'; 34) N 13°38'32" W 160.69'; 35) N 27°20'49" W 265.23'; 36) N 16°05'23" W 62.79'; 37) N 00°23'36" E 56.31'; 38) N 16°04'25" E 28.81'; 39) N 36°38'46" E 161.69'; 40) N 28°26'47" E 72.35'; 41) N 22°53'46" E 77.17'; 42) N 11°33'14" W 38.38' TO A POINT IN THE CENTERLINE OF IRISH BUFFALO CREEK ON THE SOUTHERN RIGHT OF WAY OF NC HIGHWAY 49; THENCE LEAVING THE CENTERLINE OF IRISH BUFFALO CREEK AND RUNNING WITH THE SOUTHERN RIGHT OF WAY OF NC HIGHWAY 49 THE FOLLOWING SEVEN (7) CALLS: 1) S 82° 28' 57" E PASSING A NEW IRON ROD ON THE EASTERN BANK OF IRISH BUFFALO CREEK AT 31.37' FOR A TOTAL OF 87.46' TO AN EXISTING RIGHT OF WAY MONUMENT; 2) THENCE N 76° 53' 36" E 229.76'

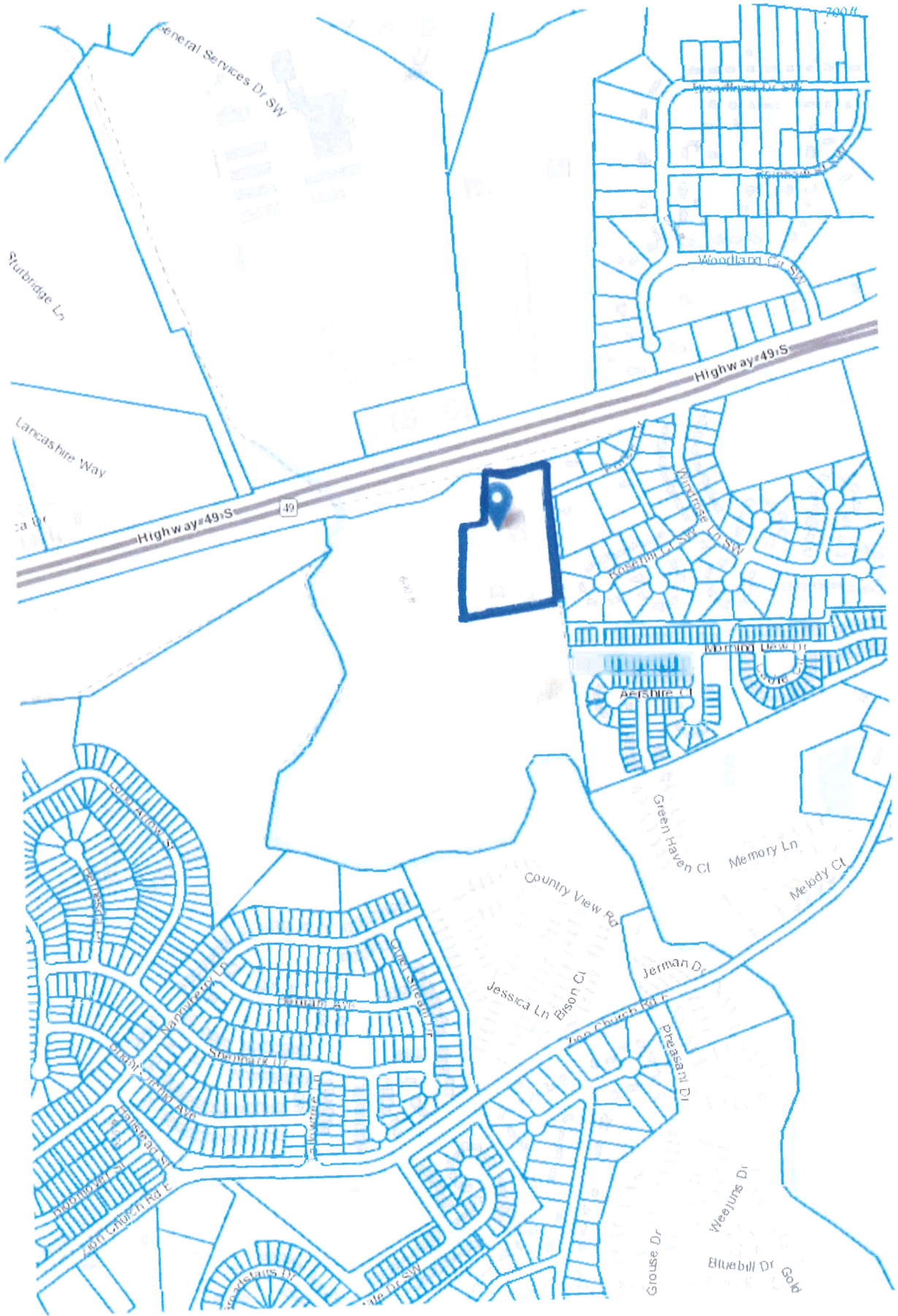
TO A AN EXISTING RIGHT OF WAY MONUMENT; 3) N 84° 00' 53" E 132.27' TO AN EXISTING RIGHT OF WAY MONUMENT; 4) N 69° 43' 49" E 132.11 TO AN EXISTING RIGHT OF WAY MONUMENT; 5) N 59° 04' 52" E 153.89' TO A SET IRON ROD; 6) S 89° 10' 57" E 204.35' TO A SET IRON ROD; 7) N 73° 49' 30" E 204.15' TO THE POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 53.355 ACRES, MORE OR LESS.

Exhibit B to Petition for Annexation into the Concord City Limits

Map

Exhibit C to Petition for Annexation into the Concord City Limits

Cabarrus County Tax Map



General Services Dr SW

Sturbridge Ln

Lancashire Way

ca Dr

Highway 49 S

49

Highway 49 S

700 ft

Woodland Ct

Country View Rd

Aershire Ct

Green Haven Ct

Memory Ln

Melody Ct

Country View Rd

Jessica Ln

Bison Ct

Jerman Dr

Iron Church Rd E

Pheasant Ct

Woodsdale Dr

Woodsdale Dr

Woodsdale Dr

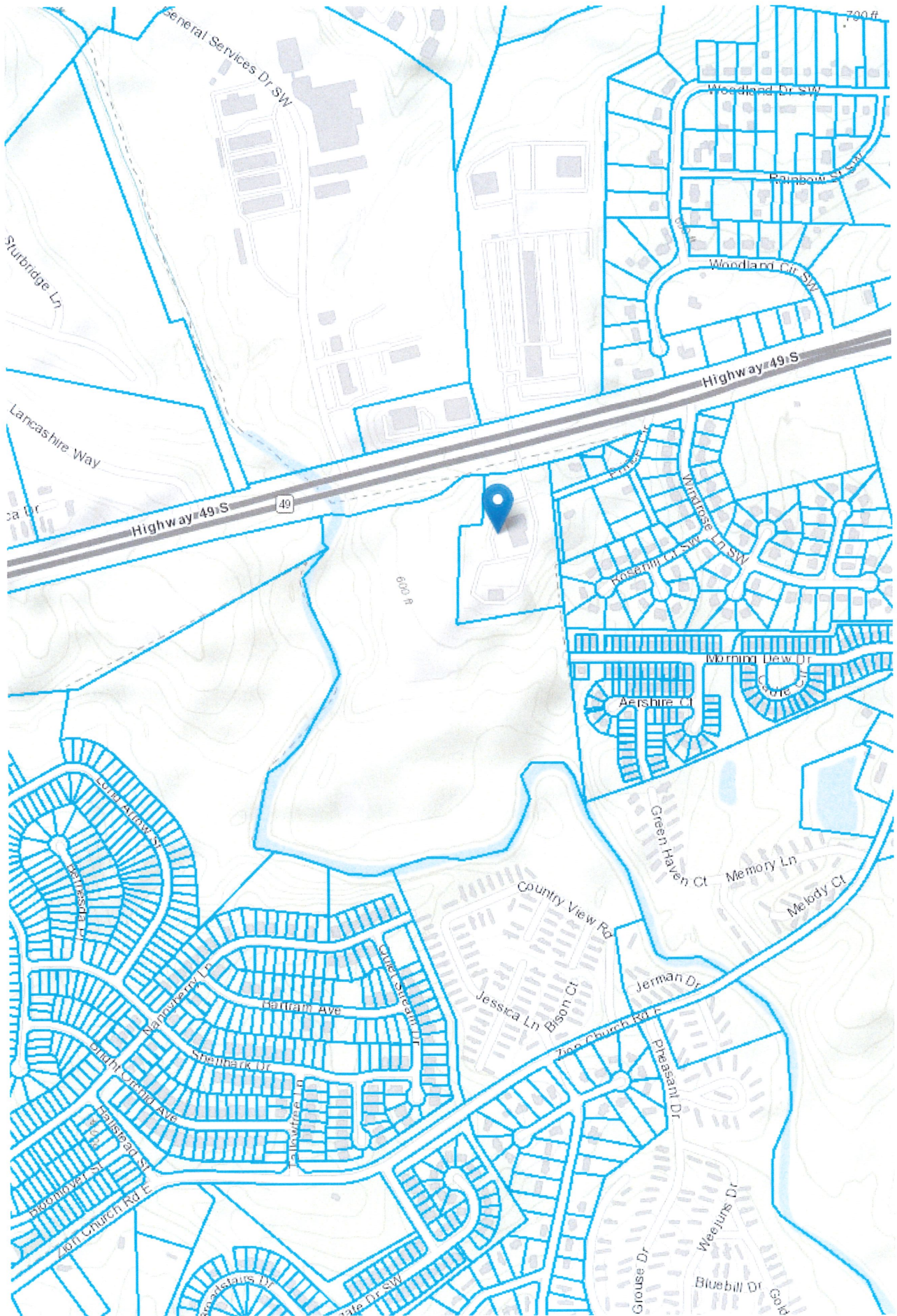
Woodsdale Dr

Grouse Dr

Wee Wee Dr

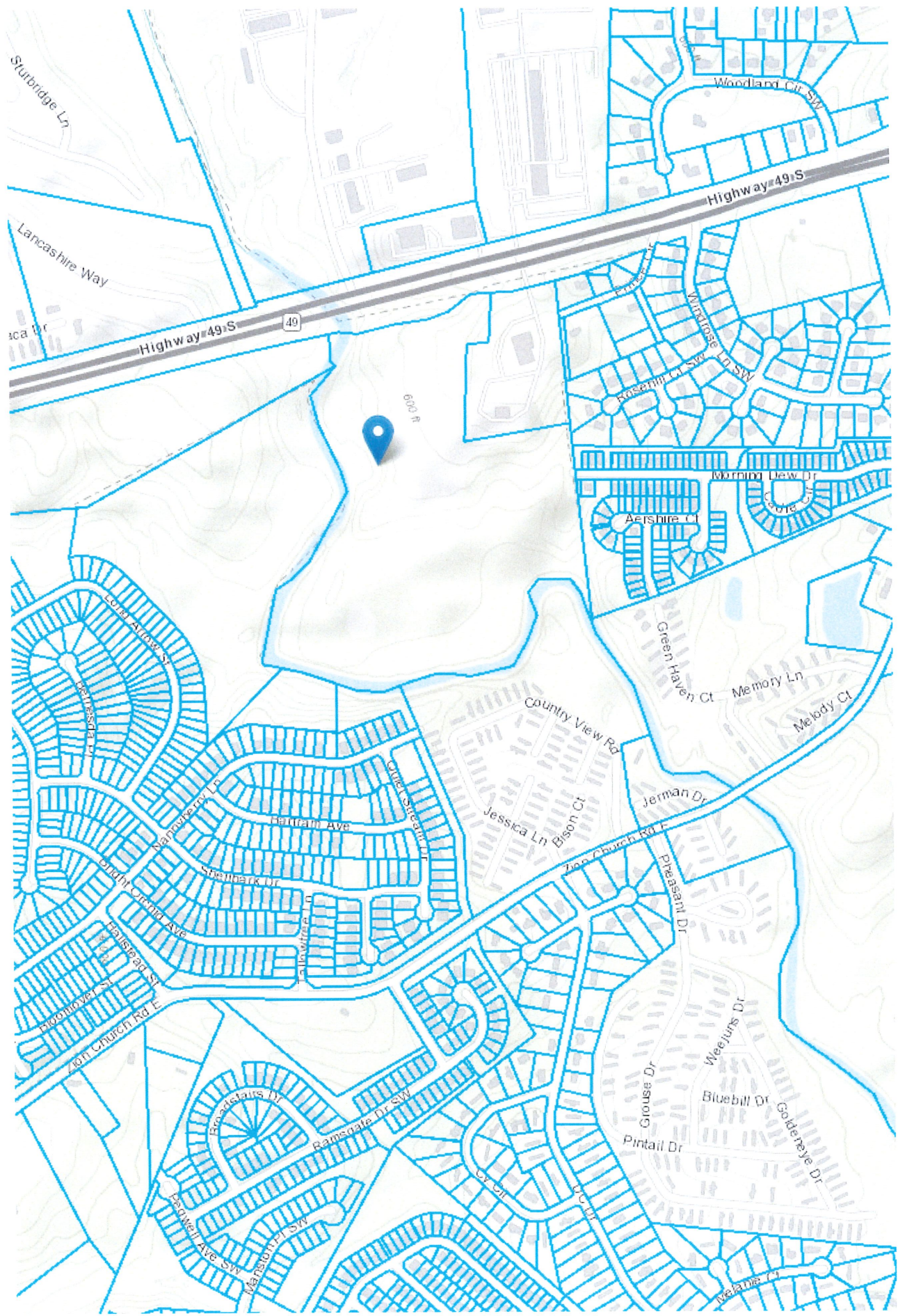
Bluebill Dr

Gold



Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Physical Address:	227 NC HWY 49 S CONCORD NC 28025	PIN14:	55394371450000
Account Name 1:	WEST LAND INVESTMENTS II LLC	Account Name 2:	
Mailing Address:	P O BOX 167	Mailing City:	CONCORD
Mailing State:	NC	Mailing Zip Code:	28026
Property Real ID:	11-033 -0012.10	Plat Book:	00000
Plat Page:	00000	Land Units:	7.58
Units Type:	AC	Land Value:	AC
Building Value:	410160	OBXF Value:	16920
Assessed Value:	1162040	Market Value:	1162040
Sale Year:	2007	Sale Month:	9
Sale Price:	0	Deed Book:	7815
Deed Page:	0028	Fire District:	Allen
Zoning:	LI	Elementary School:	Rocky River ES
Middle School:	C C Griffin MS	High School:	Central Cabarrus HS
Precinct Name:	undefined	Legal Description:	S/S HWY 49
Floodway:	No	100 Yr Flood:	No
500 Yr Flood:	No	Watershed	undefined
FIRM Panel Number	5539		




Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Physical Address:	233 NC HWY 49 S CONCORD NC 28025,239 NC HWY 49 S CONCORD NC 28025	PIN14:	55394233790000
Account Name 1:	WEST LAND INVESTMENTS LLC	Account Name 2:	
Mailing Address:	P O BOX 167	Mailing City:	CONCORD
Mailing State:	NC	Mailing Zip Code:	28026
Property Real ID:	11-033 -0012.00	Plat Book:	00000
Plat Page:	00000	Land Units:	47.26
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	0
Assessed Value:	357060	Market Value:	1526530
Sale Year:	2007	Sale Month:	8
Sale Price:	2100000	Deed Book:	7705
Deed Page:	0298	Fire District:	Allen
Zoning:	LI	Elementary School:	Rocky River ES
Middle School:	C C Griffin MS	High School:	Central Cabarrus HS
Precinct Name:	undefined	Legal Description:	S/S HWY 49
Floodway:		100 Yr Flood:	
500 Yr Flood:		Watershed	undefined
FIRM Panel Number	5539		

Exhibit D to Petition for Annexation into the Concord City Limits

General Warranty Deed

CABARRUS COUNTY
FILED
08/01/2007 10:35 AM
LINDA F. MCABEE
Register Of Deeds
By.  Deputy/Asst.
EXCISE TAX \$4200.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 4200.00

Parcel Identifier No. T1: 11-33-12.10 Verified by _____ County on the _____ day of _____, 20 _____
By: T2: 11-33-12.00

Mail/Box to: Hartsell & Williams, P.A., P.O. Box 368, Concord, NC 28026-0368

This instrument was prepared by: Tom M. Grady

Brief description for the Index:

THIS DEED made this 27th day of July, 20 07, by and between

GRANTOR
PHILLIP W. CLINE and wife, ANNE C. CLINE

GRANTEE
WEST LAND INVESTMENTS, LLC

227 Highway 49 South
Concord, NC 28025

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____ Number Eleven (11) _____ Township, Cabarrus County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

23-

7705
TO HAVE AND TO HOLD
0299

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

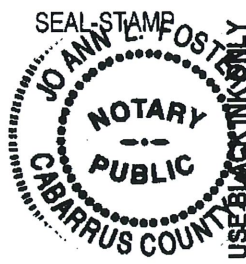
(Entity Name)

By: _____ (SEAL)
Title: _____
Phillip W. Cline

By: _____ (SEAL)
Title: _____
Anne C. Cline

By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY



State of North Carolina - County of Cabarrus

I, the undersigned Notary Public of the County and State aforesaid, certify that Phillip W. Cline and wife, Anne C. Cline personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31st day of July, 2007.

My Commission Expires: 1-16-2012

[Signature]
Notary Public Jo Ann L. Foster

SEAL-STAMP State of North Carolina - County of _____

USE BLACK INK ONLY I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

SEAL-STAMP State of North Carolina - County of _____

USE BLACK INK ONLY I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

Exhibit "A"

TRACT I: 11-33-12.10

BEGINNING at a point in the centerline of N.C. Highway 49, a corner of J.S. Pharr, and runs thence with the centerline of said highway, N. 80-51 E. 300.36 feet to a point, a new corner of Howell; thence with the new line, S. 00-30-27 E. (passing an iron set on line at 56.14 feet) 152.12 feet to an iron, the old corner; thence with the old line, S.0-30-27 E. 747.83 feet to an iron, corner of J.S. Pharr; thence with Pharr, 4 lines as follow: (1) S. 84-42-06 W. 528.84 feet; (2) N. 7-46-53 E. 500.28 feet; (3) N. 84-45-00 E. 100 feet; (4) N. 07-51-09 E. (passing an iron in the old tract line at 211.14 feet and another iron on line at 311.14 feet) 400.04 feet to the beginning containing 8.51 acres, as surveyed and platted by J. Lawrence Blackley, R.L.S., March 11, 1987.

The above described property is all of the property described in Deed Book 515, page 551, and Deed Book 498, page 359 and a part of the property described in Deed Book 500, page 122, as recorded in the Office of the Register of Deeds for Cabarrus County. Also see Deed Book 624, page 801.

LESS AND EXCEPTING from the aforementioned descriptions that property conveyed by the Grantors herein unto the Department of Transportation, an agency of the State of North Carolina, and that property described in Deed Book 3945, Page 83 and recorded August 7, 2002 of the Cabarrus County Registry to which reference is made for a metes and bounds description.

TRACT II: 11-33-12.00

Lying and being in No. 11 Township, Cabarrus County, North Carolina, on the South side of N.C. Highway 49, the East and North sides of Irish Buffalo Creek, and adjoining the property of Phillip W. Cline, Marlin Worth Morris, Whitehurst Associates, W.M. White Estate, and Bernice Massey, and more particularly described as follow:

BEGINNING at a point in Highway 49, a corner of Phillip W. Cline (Deed Book 76, page 178); and runs thence four lines of Cline as follows: 1st: S. 08-12-51 W. (passing an old iron pin on line at 89.80 feet) 400.04 feet to an old iron pipe; 2nd: S. 83-43-00 W. 98.26 feet to an old iron pipe; 3rd: S. 07-48-58 W. 499.96 feet to an old iron pipe; and 4th: N. 84-42-06 E. 529.16 feet to an iron pin, a corner of Cline in the line of Windrose Subdivision; thence with the line of Windrose and Marlin Worth Morris, S. 00-31-40 E. (passing an old iron pipe on line, a corner of Windrose and Morris at 124.29 feet and iron pins on line at 515.40 feet, 704.23 feet, and 804.28 feet) 863.12 feet to a point in Irish Buffalo Creek; thence twenty-five (25) lines with Irish Buffalo Creek as follows:

- 1st: N. 56-04-20 W. 157.72 feet to a point;
- 2nd: N. 85-02-24 W. 29.65 feet to a point;
- 3rd: N. 80-19-51 W. 72.68 feet to a point;
- 4th: S. 33-28-49 W. 117.75 feet to a point;
- 5th: S. 07-25-14 E. 98.04 feet to a point;

6th: S. 04-50-09 E. 64.23 feet to a point;
7th: S. 38-39-38 W. 212.23 feet to a point;
8th: S. 71-21-03 W. 98.07 feet to a point;
9th: N. 88-33-56 W. 344.09 feet to a point;
10th: S. 79-39-15 W. 305.06 feet to a point;
11th: N. 66-13-02 W. 285.15 feet to a point;
12th: N. 74-01-04 W. 231.47 feet to a point;

13th: N. 86-14-33 W. 20.23 feet to a point;
14th: N. 30-14-00 W. 20.74 feet to a point;
15th: N. 15-42-29 E. 366.19 feet to a point;
16th: N. 60-43-30 E. 95.43 feet to a point;
17th: N. 48-35-47 E. 130.53 feet to a point;
18th: N. 32-56-06 E. 395.59 feet to a point;
19th: N. 13-27-29 W. 113.68 feet to a point;
20th: N. 21-25-08 W. 244.13 feet to a point;
21st: N. 10-58-20 W. 155.86 feet to a point;
22nd: N. 39-40-33 E. 182.10 feet to a point;
23rd: N. 25-02-20 E. 149.54 feet to a point;
24th: N. 02-02-53 E. 82.14 feet to a point; and
25th: N.-36-28-17 W. 133.24 feet to a point; in the Highway 49 bridge over Irish Buffalo Creek, corner of Massey; thence with Highway 49, N. 80-49-36 E. 908.81 feet to the BEGINNING and containing 49.89 acres as surveyed by Piedmont Real Estate Service, Inc., October 23, 1992, and revised February 9, 1993, and subject to a right of way for Highway 49 and a 60 foot sewer line right of way.

LESS AND EXCEPTING from the aforementioned descriptions that property conveyed by the Grantors herein unto the Department of Transportation, an agency of the State of North Carolina, and that property described in Deed Book 3849, Page 232 and recorded June 5, 2002 of the Cabarrus County Registry to which reference is made for a metes and bounds description.

7815
0028

FILED
CABARRUS COUNTY NC
LINDA F. McABEE
REGISTER OF DEEDS
FILED Sep 25, 2007
AT 03:37 pm
BOOK 07815
START PAGE 0028
END PAGE 0030
INSTRUMENT # 35095
EXCISE TAX \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax -0-

Parcel Identifier No. 11-33-12.10 Verified by _____ County on the _____ day of _____, 20 _____
By: _____

Mail/Box to: P.O. Box 368, Concord, NC 28026-0368

This instrument was prepared by: Tom M. Grady

Brief description for the Index:

THIS DEED made this 24th day of September, 20 07, by and between

GRANTOR	GRANTEE
West Land Investments, LLC	West Land Investments II, LLC
	227 Highway 49 South Concord, NC 28025

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Number 11 Township, Cabarrus County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7705 page 298.

A map showing the above described property is recorded in Plat Book _____ page _____.

7815
0029

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 West Land Investments, LLC (Entity Name) (SEAL)

By: Karen C West (SEAL)
 Title: Member/Manager

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of Cabarrus

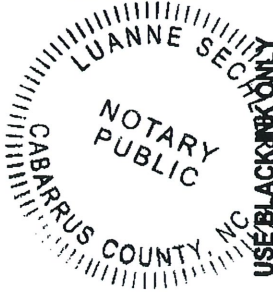
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

 Notary Public

USE BLACK INK ONLY

SEAL-STAMP



State of North Carolina - County of Cabarrus

I, the undersigned Notary Public of the County and State aforesaid, certify that Karen C. West personally came before me this day and acknowledged that she is the Member/Manager of West Land Investments, LLC, a corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each 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 24th day of September, 20____.

My Commission Expires: 10/20/2008

Luanne Sechler
 Notary Public

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

 Notary Public

USE BLACK INK ONLY

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

 Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

Exhibit "A"

BEGINNING at a point in the centerline of N.C. Highway 49, a corner of J.S. Pharr, and runs thence with the centerline of said highway, N. 80-51 E. 300.36 feet to a point, a new corner of Howell; thence with the new line, S. 00-30-27 E. (passing an iron set on line at 56.14 feet) 152.12 feet to an iron, the old corner; thence with the old line, S.0-30-27 E. 747.83 feet to an iron, corner of J.S. Pharr; thence with Pharr, 4 lines as follow: (1) S. 84-42-06 W. 528.84 feet; (2) N. 7-46-53 E. 500.28 feet; (3) N. 84-45-00 E. 100 feet; (4) N. 07-51-09 E. (passing an iron in the old tract line at 211.14 feet and another iron on line at 311.14 feet) 400.04 feet to the beginning containing 8.51 acres, as surveyed and platted by J. Lawrence Blackley, R.L.S., March 11, 1987.

The above described property is all of the property described in Deed Book 515, page 551, and Deed Book 498, page 359 and a part of the property described in Deed Book 500, page 122, as recorded in the Office of the Register of Deeds for Cabarrus County. Also see Deed Book 624, page 801.

LESS AND EXCEPTING from the aforementioned descriptions that property conveyed by the Grantors herein unto the Department. of Transportation, an agency of the State of North Carolina, and that property described in Deed Book 3945, Page 83 and recorded August 7, 2002 of the Cabarrus County Registry to which reference is made for a metes and bounds description.

Exhibit E to Petition for Annexation into the Concord City Limits

List of Adjacent Property Owners

Adjacent Property Owner Listing

Tax Parcel #5539347439

Board of Light & Water Commission
PO Box 308
Concord, NC 28026

Tax Parcel #5539432871

Mary B. Isenhour
606 Irish Potato Road
Concord, NC 28025

Tax Parcel #5539447487

Southeastern Holdings LLC
3500 NW 21ST ST
Lauderdale Lakes, FL 33311

Tax Parcel #5539530502

Rick L. McClamrock
518 Church Street N
Concord, NC 28025

Tax Parcel #5539531332

Chris Bachand
1004 Prince Circle
Concord, NC 28025

MISSING TAX INFORMATION FOR STRIP OF LAND LABELED #6

Tax Parcel #5539531034

Deborah D. Leggett
Scott S. Leggett
1409 Baffin Bay Dr
Plano, TX 75075

Tax Parcel # 5539520993

Robert Tasse
c/o Paul Robert Tasse Sr
151 Alliance Ave
Concord, NC 28027

Tax Parcel #5539521854

David C. Garrett
Shari A. Garrett
330 Creek TRL SE
Concord, NC 28025

Tax Parcel #5539524731

Park Place of Cabarrus County
Homeowners Association Inc.
PO Box 11906
Charlotte, NC 28220

Tax Parcel #5539521250

Park Place of Cabarrus County
Homeowners Association Inc.
PO Box 11906
Charlotte, NC 28220

Tax Parcel #5539518621

D&E Limited LLC
3140 Chelwood DR NW
Concord, NC 28027

Tax Parcel #5539417235

Whitehurst/Countryview MHP LLC
6400 Telegraph Road STE 2000
Bloomfld HLS, MI 48301

Tax Parcel #5539319477

Hallstead Homeowners Association Inc.
c/o Hawthorne Management
PO Box 11906
Charlotte, NC 28220

Tax Parcel #5539315489

Hallstead Homeowners Association Inc.
c/o Hawthorne Management
PO Box 11906
Charlotte, NC 28220

Tax Parcel #5539322353

Hallstead Homeowners Association Inc.
c/o Hawthorne Management
PO Box 11906
Charlotte, NC 28220

Tax Parcel #5539226980

Katherine Brooke Collins
5950 Sherry Lane Suite 600
Dallas, Texas 75225