



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

**Petition for Annexation into the Concord City Limits**

<b>Section A</b> Submittal Checklist	
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:	
<b>Required</b> – An incomplete application will delay the annexation process.	
X	<b>Written metes and bounds description of the property to be annexed.</b> ( <u>Must</u> include in application packet <u>and</u> email a Microsoft Word version to <a href="mailto:rogerss@concordnc.gov">rogerss@concordnc.gov</a> ). Mark as <b>Exhibit A</b> . Source can be from Survey or Deed.
X	<b>Map</b> showing above written metes and bounds description of the property to be annexed <u>in relation to the current city limits</u> . Mark as <b>Exhibit B</b> .
X	<b>A Current County Tax Map</b> with parcels included in the annexation request clearly marked. Mark as <b>Exhibit C</b> . <a href="http://gis.cabarruscounty.us/gisdataexplorer/">http://gis.cabarruscounty.us/gisdataexplorer/</a>
X	<b>Correct Parcel Identification Number(s) (PIN) on second page of application.</b> This is very important. Please indicate if the property to be annexed is only a portion of an existing parcel. <a href="http://gis.cabarruscounty.us/gisdataexplorer/">http://gis.cabarruscounty.us/gisdataexplorer/</a>
X	<b>Property Owners' Signatures, Date of Signatures, and addresses.</b> 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> .  Please include signatures of new owners if ownership will change during the annexation process.
X	<b>Notary Statements for each signature</b>
X	<b>General Warranty Deed showing ownership of the property.</b> 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.
	<b>Statement of vested rights claimed, if any.</b>
X	<b>\$300.00 Application Fee</b>
X	<b>A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).</b>
X	<b>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.</b>
<b>Optional</b> , but will assist in the steps following the annexation process	
	<b>Section E (Supplemental Information)</b>
	<b>Copy of any proposed plans, which may include but is not limited to a preliminary site plan or final site plan</b>
	<b>Appropriate application(s) for City of Concord Planning &amp; Zoning Commission (Rezoning Petition)</b>
	<b>List of Current Adjacent Property Owners</b>

**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** Big Homes - Poplar Tent

**Street Address** 9009 Poplar Tent Road, Concord NC 28027

**Cabarrus County Property Identification Number(s)** list below

**P.I.N.** 46805733530000

**P.I.N.** 46805799140000

**P.I.N.**

**P.I.N.**

**P.I.N.**

**P.I.N.**

**Acreage of Annexation Site** 42.60 AC

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

**Person to contact if there are questions about the petition**

**Name** Aaron Converse

**Address** 60 E. South Temple, Suite 2100, Salt Lake City UT 84111

**Phone** 801.448.2079

**Fax #**

**Email** aaron@keystonenational.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](mailto:rogerss@concordnc.gov)

See attached.

**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:

**X**

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 6<sup>th</sup> day of AUGUST, 2021 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 RONALD M. PAGE Phone 704-467-0901

Address 2008 WHITE ROCKS RD, WAKE FOREST, NC 27587

Signature Ronald M. Page Date 8-6-2021

Print Name Patricia A. Page Phone 704-467-9726

Address 2008 White Rocks Rd Wake Forest NC 27587

Signature Patricia A. Page Date 8-6-2021

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 \_\_\_\_\_

PETITION MUST BE NOTARIZED

State of: North Carolina  
County of: Cherokee

**Use this section for individual landowners.**

I, Carol Stillwell [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Ronald M. Page and Patricia A. Page [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, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is \_\_\_\_\_ [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.

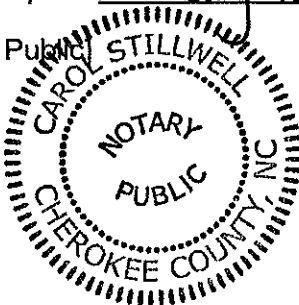
Witness my hand and official seal this 6<sup>th</sup> day of August, 2021

Carol Stillwell  
Notary Public

My commission expires February 18, 2022

[SEAL of Notary Public]

Notary's Stamp:



**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:

☒

**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**

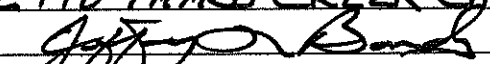
If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this **8<sup>th</sup>** day of **August**, 20**21** 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 **JEFFERY L BONDS** Phone **980-521-9349**  
Address **2440 THIRD CREEK CH. RD. PO BOX 296 Cleveland**  
Signature  Date **Aug. 08-21 NC 27013**

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.**

PETITION MUST BE NOTARIZED

State of: North Carolina  
County of: Rowan

**Use this section for individual landowners.**

I, Elizabeth R. Steele [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Jeffery L. Bonds [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, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is \_\_\_\_\_ [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 8<sup>th</sup> day of August, 2021.

My commission expires August 22, 2023

[SEAL of Notary Public]

Notary's Stamp: PUBLIC

ROWAN COUNTY, NC

Elizabeth R. Steele  
Notary Public

**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.

<b>Acreage of Area</b>					42.60 AC				
<b>Current Population of Area</b>					4				
<b>Current Zoning of Area</b>					LDR				
<b>Desired City Zoning of Area</b>					RV-CD				
<b>Proposed Use (i.e. residential, commercial, or industrial)</b>					Residential				
<b>Estimated Total Value of Residential Units for the Proposed Development</b>					\$62,700,000				
<b>Total Proposed Number of Dwelling Units</b>					330 units				
<b>Type of Proposed Dwelling Units</b> (Single Family Detached, Single Family Attached, Multi-Family)					Multi-Family				
Year 1		Year 2	X	Year 3		Year 4		Year 5	
<b>Estimated Total Value of Business Units for the Entire Proposed Development</b>									
Commercial Value			Industrial Value			Other (not-for-profit) Value			
<b>Proposed Number of Commercial</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Proposed Number of Industrial</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Proposed Number of Other (not-for-profit)?</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	

**Section E (continued)** Supplemental Information**Street Information**

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

**Water Information**

<b>Typical water service(s) (i.e. ¾", 1", etc.)</b>					8"				
<b>Number of services installed by developer (by service type)</b>									
Year 1		Year 2	1	Year 3		Year 4		Year 5	
<b>Number of services requested (by service type)</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Typical irrigation meter size(s) to be installed (i.e. ¾", 1", etc.)</b>					1.5"				
<b>Number of Services Requested</b>									
Year 1		Year 2	1	Year 3		Year 4		Year 5	
<b>Estimated Mileage of Water Pipe Needed</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	

**Sewer Information**

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



**Section E (continued)** Supplemental Information

**Solid Waste Data**

<b>Number of Rollouts needed for Multi-Family Units</b>									
Year 1		Year 2	4	Year 3	32	Year 4		Year 5	
<b>Number of commercial units using City rollout collection</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Number of commercial units needing corrugated (cardboard) recycling</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Number of commercial units needing white paper pick-up (recycling)</b>									
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.1**

**LYING AND BEING** in Number 2 Township, Cabarrus County, North Carolina, adjoining the lands of L. L. Herrin, Ronald McGhee Page, Lots 27, 28, 29, and 30 of Beech Bluff Phase II, Tract II of the lands of Glan P. & Jeanne A. Double, Richard E. & Peggy L. Davis, Carl A Propet and Rocky River, and being more particularly described as follows:

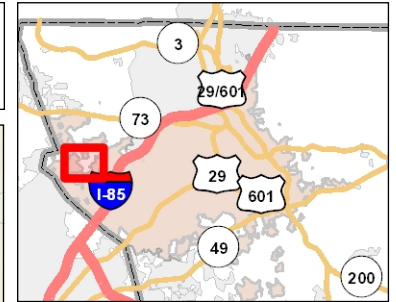
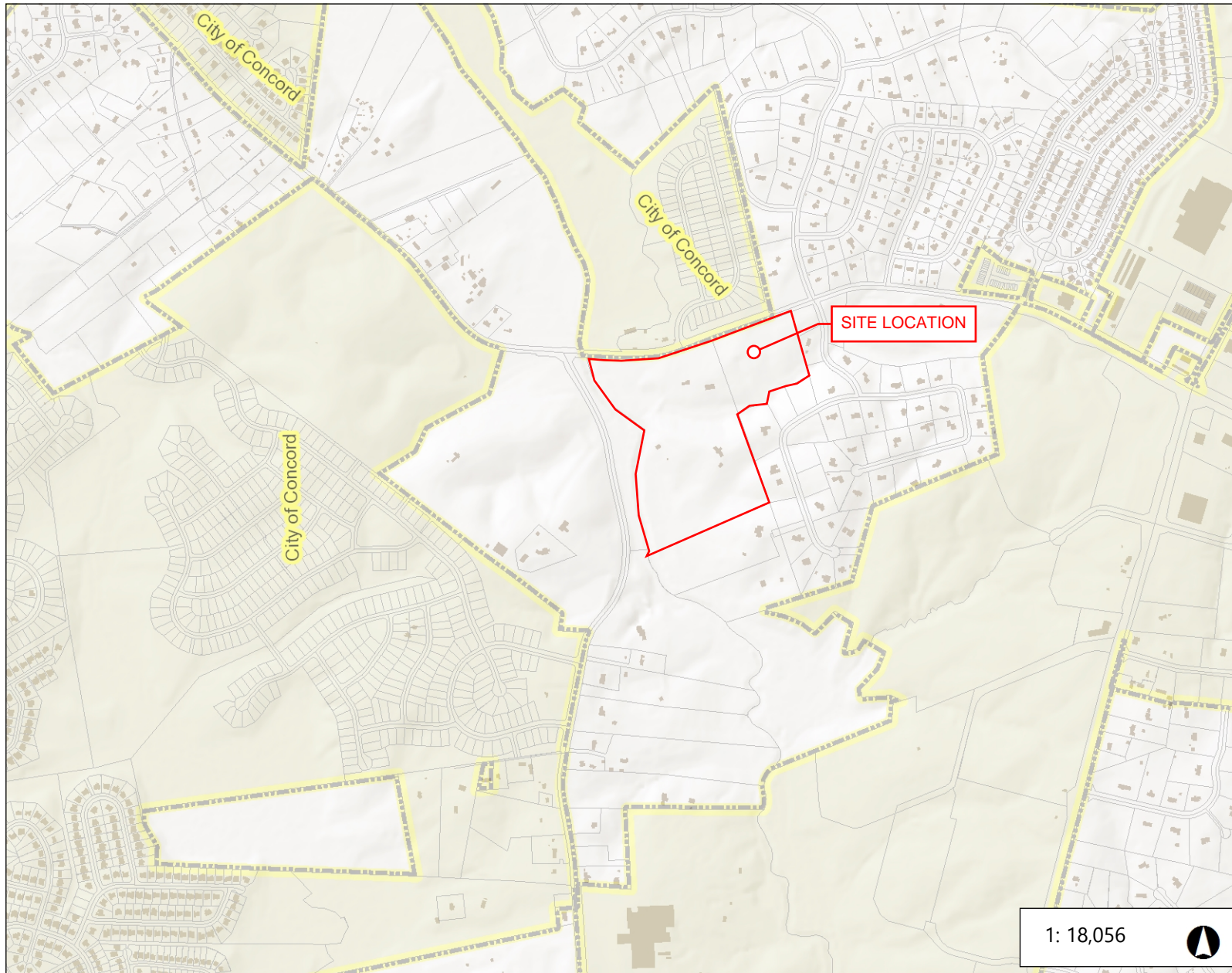
**BEGINNING** at a PK nail in the center of a bridge over Rocky River, on Poplar Tent Church Road (State Road 1394) thence, with Herrin's line and the road South 87 degrees 37 minutes 16 seconds East 620.48 feet to a point in the road; thence, continuing with Herrin's line and the road North 72 degrees 53 minutes 50 seconds East 456.50 feet to a point in Poplar Tent Church Road a corner of Herrin and Page; thence, with Page's line South 17 degrees 06 minutes 10 seconds East crossing an existing stone at 24.68 feet, 64.67 feet to an existing iron pin, a corner of Page and Beach Bluff lot 27; thence, with lines of lots 27, 28, and 29 South 17 degrees 04 minutes 00 seconds East crossing an existing iron pin at 592.12 feet a corner of lots 25 and 29, 779.70 feet to an existing iron pin, a corner of lots 29, 30 and existing iron pin at 978.79 feet to a point in Rocky River and Davis' line; thence, with the river and the lines of Davis and Propet North 12 degrees 28 minutes 32 seconds West 332.19 feet to a point in the degrees 49 minutes 49 seconds East 398.22 feet, (2) North 08 degrees 54 minutes 17 seconds East 211.08 feet, (3) North 48 degrees 54 minutes 46 seconds West 128.96, (4) North 33 degrees 14 minutes 42 seconds West 494.21 feet, and (5) North 27 degrees 53 minutes 03 seconds West 165.11 feet to the **BEGINNING** containing 32.81 acres as shown on a Boundary Survey prepared for Donald Bonds by Concord Engineering and Surveying, Inc. dated February 12, 1985.

**The property hereinabove described was acquired by Grantor by instrument recorded in Book 0587 page 0718.**

## EXHIBIT A.2

**LYING AND BEING** in No. 2 Township, Cabarrus County, North Carolina, on the south side of Poplar Tent Road (State Road No. 1394), adjoining the subdivision of Beech Bluff (Map Book 16, Page 62), the subdivision of Beech Bluff Phase II (Map Book 18, Page 40), and Evans, and being more particularly described as follows:

**BEGINNING** at a point in Poplar Tent Road (State Road No. 1394), the northwestern corner of Beech Bluff Subdivision (Map Book 16, Page 62), and runs thence with the rear lines of Lots Nos. 2 and 3 of Beech Bluff, S. 15-14 E. 523.74 feet to an iron stake, courses and distances with the rear line of Lot No. 25 of Beech Bluff Phase II; thence two courses and distances with the rear line of Lot No. 25 of Beech Bluff Phase II: (1) S. 47-53 W. 146.50 feet to a point; thence (2) S. 16-40 W. 74.00 feet to an iron stake, rear corner of Lots Nos. 25 and 26 (of Beech Bluff Phase II); thence two courses and distances with rear line of Lot No. 26 of said subdivision: (1) S. 16-40 W. 126.29 feet to a point; thence (2) S. 19-00 W. 85.07 feet to an iron stake, rear corner of Lots Nos. 26 and 27 (of Beech Bluff Phase II); thence two courses and distances with the northern line of Lot No. 27 (of Beech Bluff Phase II): (1) S. 79-03 W. 166.09 feet to a point; thence (2) S. 66-24 W. 105.86 feet to an iron stake, a corner of Lot No. 27 in the line of Evans; thence with the line of Evans, N. 17-4 W. 650.10 feet to a stone in Poplar Tent Road, said stone lying S. 17-4 E. 25.1 feet from a point in the center line of Poplar Tent Road; thence with Poplar Tent Road, N. 69-46 E. 667.46 feet to the point of **BEGINNING**, containing



**Legend**

- Parcels (Zoomed Out)
- Speedways & Race Tracks
- Airports & Airstrips
- Railroad
- Highways**
  - Interstate
  - NC Highway
  - US Highway
- Roads
- Parks
- Concord City Limits Zoomed In
- Other Municipal Boundaries
- Cabarrus County
- Structures
- Hillshade**
  - High : 180
  - Low : 0

1: 18,056



3,009.3 0 1,504.66 3,009.3 Feet

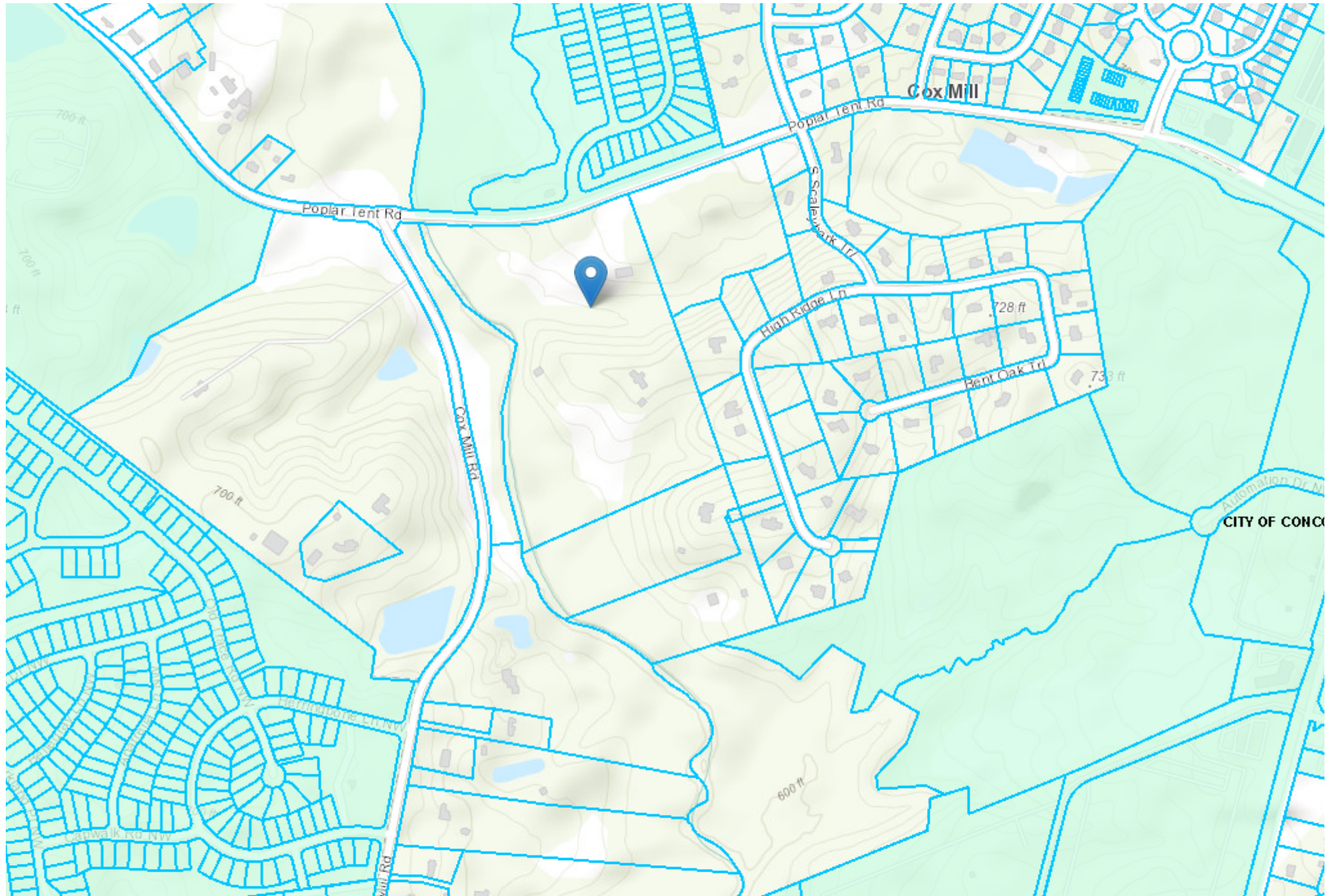
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

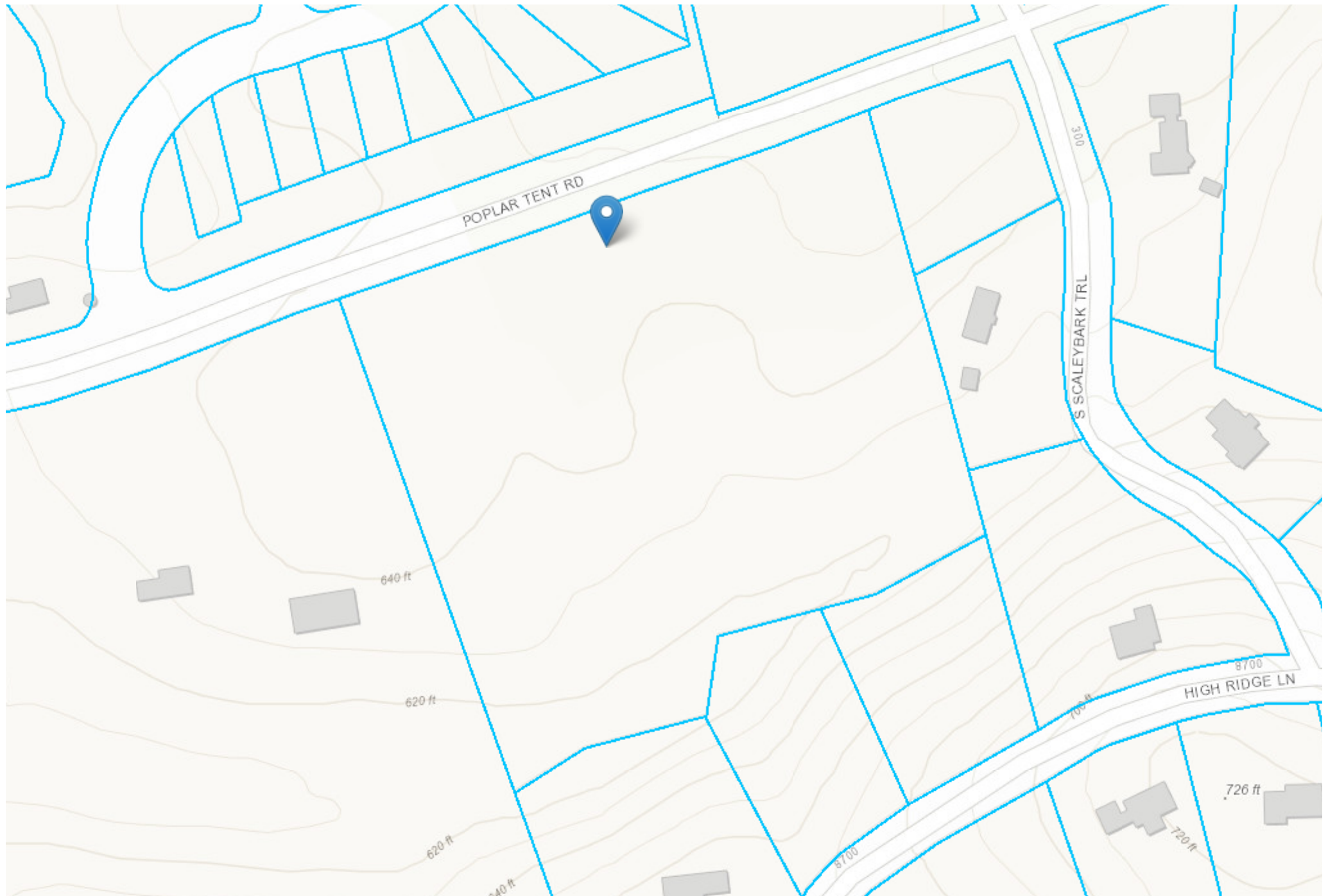
**Notes**





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:	9009 POPLAR TENT RD CONCORD NC 28027	PIN14:	46805733530000
Account Name 1:	BONDS JEFFREY LEE	Account Name 2:	
Mailing Address:		Mailing City:	CLEVELAND
Mailing State:	NC	Mailing Zip Code:	27013
Property Real ID:	02-001 -0011.00	Plat Book:	00000
Plat Page:	00000	Land Units:	32.78
Units Type:	AC	Land Value:	AC
Building Value:	98660	OBXF Value:	13270
Assessed Value:	264870	Market Value:	705880
Sale Year:	1985	Sale Month:	3
Sale Price:	10000	Deed Book:	587
Deed Page:	0718	Fire District:	Odell
Zoning:	LDR	Elementary School:	Cox Mill ES
Middle School:	Harris Rd MS	High School:	Cox Mill HS
Precinct Name:	undefined	Legal Description:	COX LAND E/S POPLAR TENT RD
Floodway:		100 Yr Flood:	
500 Yr Flood:		Watershed	undefined
FIRM Panel Number	4680		



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Physical Address:	8851 POPLAR TENT RD CONCORD NC 28027	PIN14:	46805799140000
Account Name 1:	PAGE RONALD M	Account Name 2:	PAGE PATRICIA A
Mailing Address:	2008 WHITE ROCKS RD	Mailing City:	WAKE FOREST
Mailing State:	NC	Mailing Zip Code:	27587
Property Real ID:	02-002 -0035.00	Plat Book:	00000
Plat Page:	00000	Land Units:	9.23
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	0
Assessed Value:	273370	Market Value:	273370
Sale Year:	null	Sale Month:	null
Sale Price:	null	Deed Book:	null
Deed Page:	null	Fire District:	Odell
Zoning:	LDR	Elementary School:	Cox Mill ES
Middle School:	Harris Rd MS	High School:	Cox Mill HS
Precinct Name:	undefined	Legal Description:	SOUTH SIDE POPLAR TENT RD
Floodway:		100 Yr Flood:	
500 Yr Flood:		Watershed	undefined
FIRM Panel Number	4680		



BOOK 587 PAGE 718

02223

FILED  
BOOK 587 PAGE 718

MAR 21 2 25 PM '85

BENTON F. WEAVER  
REGISTER OF DEEDS  
CABARRUS CO., N.C.

Excise Tax 10.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_

Grantor Address:  
 after recording to William L. Mills, III Box-26396 Chas. H.C. 28213  
 45 Church Street, SE P. O. Box 528 Concord, NC 28026-0528

This instrument was prepared by William L. Mills, III

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of March, 1985, by and between

GRANTOR

GRANTEE

B. H. EVANS and wife  
JOHNSIE EVANS

JEFFREY LEE BONDS (Married)

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 \_\_\_\_\_ Number 2 \_\_\_\_\_ Township,

Cabarrus

County, North Carolina and more particularly described as follows:

Lying and being in Number 2 Township, Cabarrus County, North Carolina, adjoining the lands of L. L. Herrin, Ronald McGehee Page, Lots 27, 28, 29 and 30 of the Beech Bluff Phase II, Tract II of the lands of Glen P. & Jeanne A. Double, Richard E. & Peggy L. Davis, Carl A. Propst and Rocky River, and being more particularly described as follows:

BEGINNING at a PK nail in the center of a bridge over Rocky River, on Poplar Tent Church Road (State Road 1394) thence, with Herrin's line and the road South 87 degrees 31 minutes 16 seconds East 620.48 feet to a point in the road; thence, continuing with Herrin's line and the road North 72 degrees 53 minutes 50 seconds East 456.50 feet to a point in Poplar Tent Church Road a corner of Herrin and Page; thence, with Page's line South 17 degrees 06 minutes 10 seconds East crossing an existing stone at 24.68 feet, 649.67 feet to an existing iron pin, a corner of Page and Beech Bluff lot 27; thence, with lines of lots 27, 28, and 29 South 17 degrees 04 minutes 00 seconds East crossing an existing iron pin at 592.12 feet a corner of lots 28 and 29, 779.70 feet to an existing iron pin, a corner of lots 29, 30 and Double; thence, with the line of Double South 73 degrees 59 minutes 48 seconds 2019.31 feet, crossing an existing iron pin at 978.79 feet to a point in Rocky River and Davis' line; thence, with the river and the lines of Davis and Propst North 12 degrees 28 minutes 32 seconds West 332.19 feet to a point in the river and Propst's line; thence with the river and Propst's line five courses as follows: (1) North 02 degrees 49 minutes 49 seconds East 398.22 feet, (2) North 08 degrees 54 minutes 17 seconds East 211.08 feet, (3) North 48 degrees 54 minutes 46 seconds West 128.96 feet, (4) North 33 degrees 14 minutes 42 seconds West 494.21 feet, and (5) North 27 degrees 53 minutes 03 seconds West 165.11 feet to the BEGINNING containing 32.81 acres as shown on a Boundary Survey prepared for Donald Bonds by Concord Engineering and Surveying, Inc. dated February 12, 1985.

The property hereinabove described was acquired by Grantor by instrument recorded in  
the Cabarrus County Registry in Deed Book 310 at page 123.

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

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.

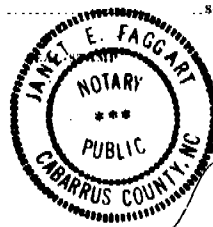
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....  
(Corporate Name)  
  
BY: .....  
..... President  
  
ATTEST: .....  
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

*B. H. Evans* ..... (SEAL)  
B. H. EVANS  
*Johnsie Evans* ..... (SEAL)  
JOHNSIE EVANS  
..... (SEAL)  
..... (SEAL)



NORTH CAROLINA, ..... Cabarrus ..... County.  
I, a Notary Public of the County and State aforesaid, certify that ..... B. H. Evans and wife  
Johnsie Evans ..... Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 15<sup>th</sup> day of March, 1985.  
My Commission Expires 9-28-88  
Janet E. Faggart Notary Public

SEAL/STAMP

NORTH CAROLINA, ..... County.  
I, a Notary Public of the County and State aforesaid, certify that .....  
personally came before me this day and acknowledged that ..... he is ..... Secretary of  
..... a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its  
President, sealed with its corporate seal and attested by ..... as its Secretary.  
Witness my hand and official stamp or seal, this ..... day of ..... 19.....  
My commission expires: ..... Notary Public

The foregoing Certificate of *Janet E. Faggart, Notary Public of Cabarrus Co, NC*  
is so 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 the  
first page hereof.  
BENTON F. WEAVER  
REGISTER OF DEEDS  
By *Johnnie M. Albee* REGISTER OF DEEDS FOR Cabarrus COUNTY  
Deputy Assistant - Register of Deeds



2908

FILED

BOOK 530 PAGE 418

MAR 4 11 54 AM '81

J. S. REGISTRATION  
CABARRUS CO., N.C.

Excise Tax

0.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_

Mail after recording to \_\_\_\_\_

This instrument was prepared by *lie* Robert M. Critz, Attorney at Law  
 Kannapolis, North Carolina 28081  
 Brief description for the Index \_\_\_\_\_

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of February, 1981, by and between

GRANTOR

GRANTEE

JANE THOMAS PAGE

RONALD McGEHEE PAGE

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 \_\_\_\_\_ No. 2 Township,

Cabarrus County, North Carolina and more particularly described as follows:

Lying and being in No. 2 Township, Cabarrus County, North Carolina, on the south side of Poplar Tent Road (State Road No. 1394), adjoining the subdivision of Beech Bluff (Map Book 16, Page 62), the subdivision of Beech Bluff Phase II (Map Book 18, Page 40), and Evans, and being more particularly described as follows:

BEGINNING at a point in Poplar Tent Road (State Road No. 1394), the northwestern corner of Beech Bluff Subdivision (Map Book 16, Page 62), and runs thence with the rear lines of Lots Nos. 2 and 3 of Beech Bluff, S. 15-14 E. 523.74 feet to an iron stake, corner of Lot No. 3 of Beech Bluff and Lot No. 25 of Beech Bluff Phase II; thence two courses and distances with the rear line of Lot No. 25 of Beech Bluff Phase II: (1) S. 47-53 W. 146.50 feet to a point; thence (2) S. 16-40 W. 74.00 feet to an iron stake, rear corner of Lots Nos. 25 and 26 (of Beech Bluff Phase II); thence two courses and distances with the rear line of Lot No. 26 of said subdivision: (1) S. 16-40 W. 126.29 feet to a point; thence (2) S. 19-00 W. 85.07 feet to an iron stake, rear corner of Lots Nos. 26 and 27 (of Beech Bluff Phase II); thence two courses and distances with the northern line of Lot No. 27 (of Beech Bluff Phase II): (1) S. 79-03 W. 166.09 feet to a point; thence (2) S. 66-24 W. 105.86 feet to an iron stake, a corner of Lot No. 27 in the line of Evans; thence with the line of Evans, N. 17-4 W. 650.10 feet to a stone in Poplar Tent Road, said stone lying S. 17-4 E. 25.1 feet from a point in the center line of Poplar Tent Road; thence with Poplar Tent Road, N. 69-46 E. 667.46 feet to the point of BEGINNING, containing

## AGENT AUTHORIZATION FORM

Name: Keystone Development Group, LLC

Address: 60 E. South Temple, Suite 2100, Salt Lake City, UT 84111

Phone: 801-448-2079

Project Name/Description: Big Homes – Poplar Tent

Date: 07/09/2021

City of Concord

Attention: Planning & Neighborhood Development

Re: Petition for Annexation  
Big Homes – Poplar Tent

To whom it may concern:

Jeffrey Lee Bonds (property owner), hereby designates and authorizes Keystone Development Group, LLC to act in their behalf to handle the Petition of Annexation into the City of Concord (e.g. withdraw, delay/reactivate petition), from this day forward until successful completion of the annexation process or revocation by Jeffrey Lee Bonds.

Authorized this the 12th day of August, 2021.

JEFFREY LEE BONDS

JEFFREY LEE BONDS  
Authorized Representative  
(Print Name)

Jeffrey Lee Bonds  
JEFFREY LEE BONDS  
Authorized Representative  
(Signature)