



DATE: April 17, 2018

CASE #: Z (CD)-05-18

DESCRIPTION: Zoning Map Amendment
Cabarrus County LDR (Low Density Residential) to City RV-
CD (Residential Village Conditional District)

APPLICANT: Pete Elmer, R2 Development Partners

OWNER: Shim and Florence Boyd

LOCATION: 10621 Ellenwood Rd

PIN#s: PINs: 4670-64-9287, 4670-64-9181, 4670-63-8967, & p/o 4670-
63-7565

AREA: 4.69 +/- acres

ZONING: LDR (Low Density Residential)

PREPARED BY: Starla Rogers, Sr. Planner

BACKGROUND

The subject property consists of three (3) entire parcels, and one (1) partial parcel on south side of Ellenwood Rd, west of the Old Dominion village of the Highland Creek neighborhood and north of Highland Creek, over the Mecklenburg County line. The property is currently vacant and predominantly wooded.

The subject parcel was voluntarily annexed into the City of Concord on March 8, 2018. After annexation, a City zoning classification must be applied to the property.

SUMMARY OF REQUEST

The applicant has requested to rezone the property from Cabarrus County LDR (Low Density Residential) to City of Concord RV-CD (Residential Village Conditional District) in order to develop a single-family attached (townhome) community. Under the current zoning classification the property could have been developed, by right, with two (2) single-family detached dwelling units per acre. The City's RV zoning district allows, by right, up to eight (8) dwelling units per acre (DUA) and the residential uses could be single-family detached, single-family attached, or multifamily. However, as a conditional district the applicant has submitted conditions, and an associated site plan, to limit the uses and design of the site.

According to the site plan, submitted as a condition of rezoning, the proposal would be limited to 29 new townhome units, divided among seven (7) separate structures. The overall density of the project would be 6.17 DUA. One (1) points of access is shown on Ellenwood Rd, and one stub connection is proposed to the east, connecting to an adjacent property. The property to the east is also coming before the Commission to request a rezoning for townhomes, and will be submitting a site plan showing the same connection.

Required open space for the RV zoning district is a minimum of 12% or .56 acres. Under the current conditional district proposal, the applicant has provided for a minimum of 61% open space at 1.8 acres. The provided open space is shown adjacent to the residences to the south. It will also incorporate a walking trail around the storm water management BMP with a minimum of three (3) benches. An 8ft Class A buffer is shown around the perimeter of the development

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
Cabarrus County Low Density Residential (LDR)	North	RV, R-CO	Vacant	North	Single-family Detached
	South	LDR		South	Single-family Detached
	East	R-CO		East	Single-family Detached & Vacant (proposed single-family attached)
	West	RV-CD		West	Single-family Detached

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as “Suburban Neighborhood.” This land use category allows for a variety of housing types stating, “*Single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers.*”

Guidance specific to the Suburban Neighborhood specifies that the RV (Residential Village) is a corresponding zoning classification and advises that development should include:

- *Internal/external pedestrian connectivity are important in Suburban Neighborhoods.*
- *Houses are typically oriented internally to the neighborhood and are often buffered from surrounding development.*
- *Uses tend to be more auto-oriented, though bicycle/pedestrian connectivity between neighborhoods and to nearby neighborhood commercial areas are important.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed amendment.

Ensuring compatibility between neighboring land uses: *As the diversity of uses and housing types increases, the potential for incompatibility increases. To maintain compatibility between*

adjacent uses, the City will need to ensure that there are seamless transitions between uses which will require a combination of separating certain uses, buffering between uses, and addressing the design, scale, height, orientation and intensity of development as appropriate to the land use transition and the site.

The following goals, objectives and policy guidance relate to the proposed zoning amendment.

Goal 4: *Ensure compatibility between neighboring land uses*

Objective 4.1: *Use a combination of land use transitions, intensity gradients, buffering, and design to ensure that land use transitions are compatible.*

Policy Guidance for Objectives 4.1 to 4.3:

- **Land Use and Intensity Transitions:** *Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*
- **Buffers:** *Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions;*
- **Building and Site Design Standards:** *Where land use transitions are necessary to support a walkable mix of uses or housing types, a variety of development standards should ensure that the location, scale, height and orientation of buildings and site improvements provide for compatible transitions.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 4.69 acres.
- The property was voluntarily annexed by petition with an effective date of March 8th, 2018.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is considered a corresponding zoning district to the land use category. Single-family attached dwellings are also an option for infill development within the suburban neighborhood future land use category, specifically when in close proximity to suburban commercial, office, and industrial centers. Such a commercial center exists (Edison Square) 1,200 feet northwest at the intersection of Harris Rd and Ellenwood. Furthermore, the request meets the Policy Guidance for Objectives 4.1 to 4.3 as a transition between the lower intensity single family detached and the commercial center of Edison Square while providing buffering and open space between the townhome units and the single-family detached residences to the south.
- The zoning amendment is reasonable and in the public interest because it demonstrates compatibility with the 2030 Land Use Plan as it relates to compatibility and transition of uses with existing neighborhoods, provides pedestrian connectivity and promotes a walkable community between the proposed neighborhood and nearby commercial.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan. The plan also meets the requirements of the Concord Development Ordinance. Because this petition is a parallel

conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

In the event that the Commission approve the petition, staff recommends the following conditions:

1. Compliance with the “Conceptual Site Plan- Option 3” dated 3-26-18, limiting the development to 29 single-family detached dwellings at 6.17 dwelling units per acre.
2. Increased open space. (.56 acres (12%) required under standard RV, 1.8 acres (61%) provided under CD-RV).

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a parallel conditional district, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing.



(Please type or print)

Applicant Name, Address, Telephone Number and email address: R2 DEVELOPMENT
ATTN: PETE ELMER (704) 519-9016 PELMER@R2DEVPARTNERS.COM
517 ALCOVE RD., SUITE 302, MOORESVILLE, NC 28117

Owner Name, Address, Telephone Number: SHIM & FLORENE BOYD
11835 OLD TIMBER ROAD, CHARLOTTE, NC 28269
(704) 517-3045

Project Location/Address: 10621 ELLENWOOD ROAD, HUNTERSVILLE, NC 28078
P.I.N.: 4670649287, 4670649181, 4670638967, A PORTION OF 4670637565

Area of Subject Property (acres or square feet): 4.693 ACRES

Lot Width: 215 +/- FEET Lot Depth: 1,000 +/- FEET

Current Zoning Classification: LDR

Proposed Zoning Classification: CONDITIONAL DISTRICT RESIDENTIAL VILLAGE

Existing Land Use: RESIDENTIAL - VACANT

Future Land Use Designation: _____

Surrounding Land Use: North RESIDENTIAL South RESIDENTIAL

East RESIDENTIAL West RESIDENTIAL

Reason for request: ANNEXATION IN TO THE CITY LIMITS OF CONCORD
AND THE CONTRUCTION OF RESIDENTIAL TOWN HOUSES

Has a pre-application meeting been held with a staff member? YES

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:

RESIDENTIAL - TWENTY NINE (29) TOWN HOUSES

2. List the Condition(s) you are offering as part of this project. Be specific with each description.
 (You may attach other sheets of paper as needed to supplement the information):

SEE CONCEPT PLAN

TWENTY NINE (29) RESIDENTIAL TOWN HOUSES

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.


 Signature of Applicant

1/15/18
 Date

Robert P. Hogan


 Signature of Owner(s)

01/12/17
 Date

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:

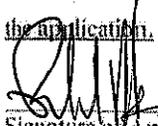
RESIDENTIAL - TWENTY NINE (29) TOWN HOUSES

2. List the Condition(s) you are offering as part of this project. Be specific with each description.
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SEE CONCEPT PLAN

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Signature of Applicant

1/15/18
Date


Signature of Owner(s)

01/12/17
Date

Cabarrus County Property Report

Parcel Information Number
46706396190000

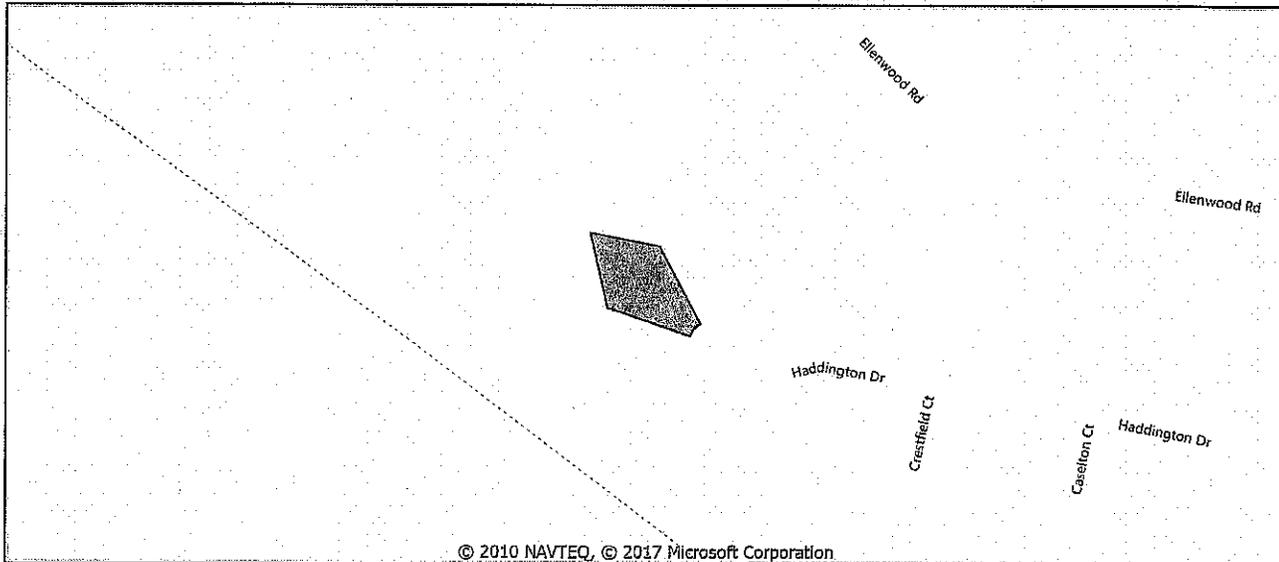
Property Real ID
02-001B-0025.00

Legal Description
LOT 25 HADDINGTON VILLAGE MAP 2 40-25

Land Units

Land Units Type

0.47000000 AC



First Owner Name

CORTES ESQUIVO ERNESTO URIBE

Second Owner Name

CERVANTES JACQUELINE P SPOUSE

Mailing Address

1200 WINGHAVEN DR NW CHARLOTTE NC 28269

Physical Address(es)

1200 WINGHAVEN CT NW CHARLOTTE NC 28269

Land Value	Building Value	Assessed Value	Market Value	
35000	189760	225920	225920	
Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
	2013	3	200000.00000000 10419	0052

Elementary School	Middle School	High School	
Cox Mill ES	Harris Rd MS	Cox Mill HS	
Voter Precinct	Zoning	Municipal District	Township
02-09	R-CO	CITY OF CONCORD	Township 2, Poplar Tent

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
EnB	0.12	26.53	No	No	No	4670
EnD	0.35	73.47				

Permits Issued on Parcel

Permit Number	Permit Type	Status	Issue Date
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Cabarrus County Property Report

Parcel Information Number

46706395270000

Property Real ID

02-001B-0026.00

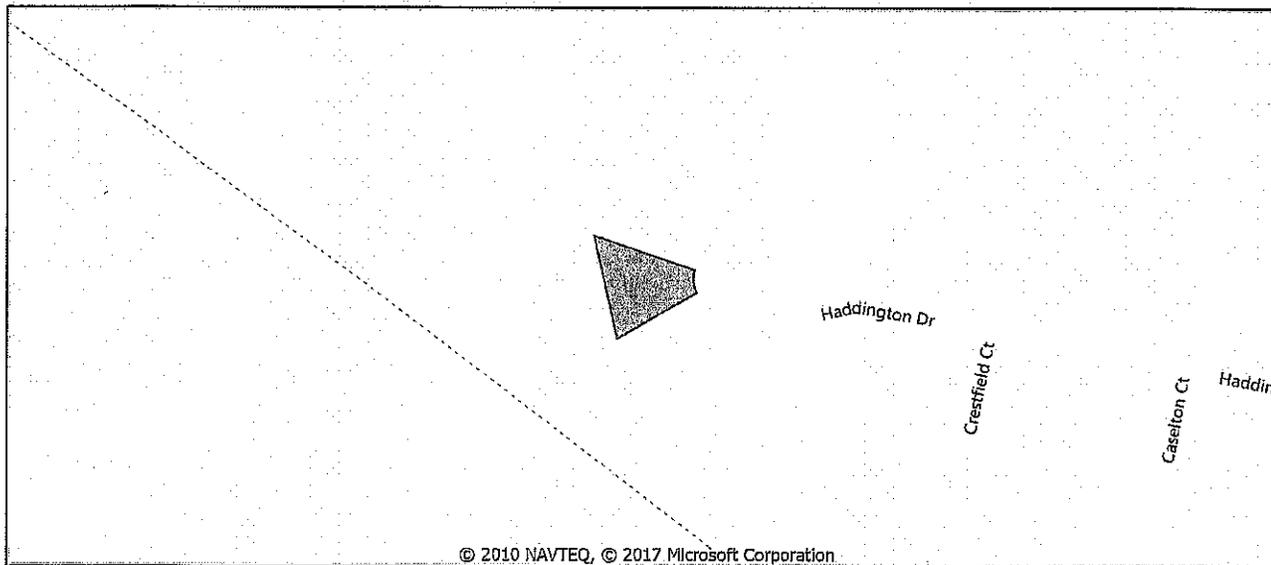
Legal Description

LT 26 HADDINGTON VILLAGE MAP 2 40-25

Land Units

0.28000000 AC

Land Units Type



First Owner Name

RITENOUR STEPHEN E

Second Owner Name

RITENOUR CARA L WF

Mailing Address

1206 WINGHAVEN CT CHARLOTTE NC 28269

Physical Address(es)

1206 WINGHAVEN CT NW CHARLOTTE NC 28269

Land Value

35000

Building Value

146290

Assessed Value

182160

Market Value

182160

Sale Year

2009

Sale Month

12

Sale Price

176500.00000000 09001

Deed Book

Deed Page

0226

Elementary School

Cox Mill ES

Middle School

Harris Rd MS

High School

Cox Mill HS

Voter Precinct

02-09

Zoning

R-CO

Municipal District

CITY OF CONCORD

Township

Township 2, Poplar Tent

Soil Report for Parcel

Soil Type

EnB

0.02

Percentage

5.79

Floodplain Report for Parcel

Floodway

No

100 Year

No

500 Year

No

FIRM Panel Number

4670

EnD

0.27

94.21

Permits Issued on Parcel

Permit Number

HE2014-00867

Permit Type

Trade Mechanical Residential Upfit

Status

Final Complete

Issue Date

2014.04.07

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Cabarrus County Property Report

Parcel Information Number

46707306480000

Property Real ID

02-001B-0024.00

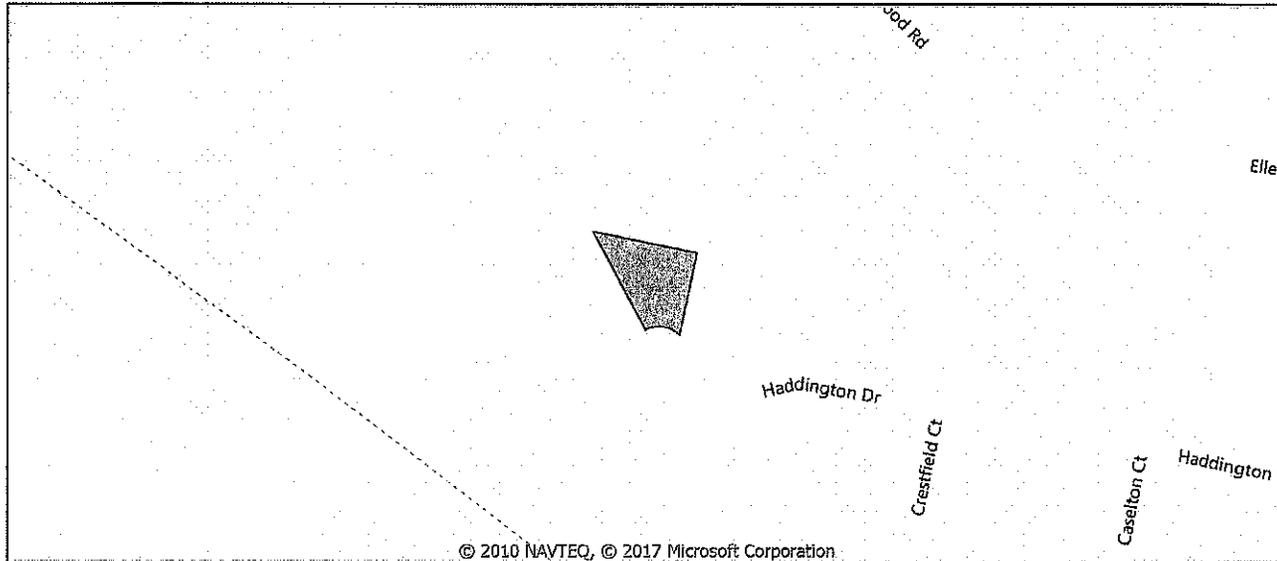
Legal Description

LOT 24 HADDINGTON VILLAGE MAP 2 40-25

Land Units

Land Units Type

0.26000000 AC



First Owner Name

RICHARD DEBORAH ANN

Second Owner Name

RICHARD JACQUES/HUSBAND

Mailing Address

1207 WINGHAVEN COURT CHARLOTTE NC 28269

Physical Address(es)

1207 WINGHAVEN CT NW CHARLOTTE NC 28269

Land Value	Building Value	Assessed Value	Market Value
35000	166250	202950	202950

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2002		8	0.00000000 03973	0013
2002		12	160000.00000000 04182	0309

Elementary School

Cox Mill ES

Middle School

Harris Rd MS

High School

Cox Mill HS

Voter Precinct

02-09

Zoning

R-CO

Municipal District

CITY OF CONCORD

Township

Township 2, Poplar Tent

Soil Report for Parcel

Soil Type	Acreeage	Percentage
EnD	0.26	100.00

Floodplain Report for Parcel

Floodway	100 Year	500 Year	FIRM Panel Number
No	No	No	4670

Permits Issued on Parcel

Permit Number	Permit Type	Status	Issue Date
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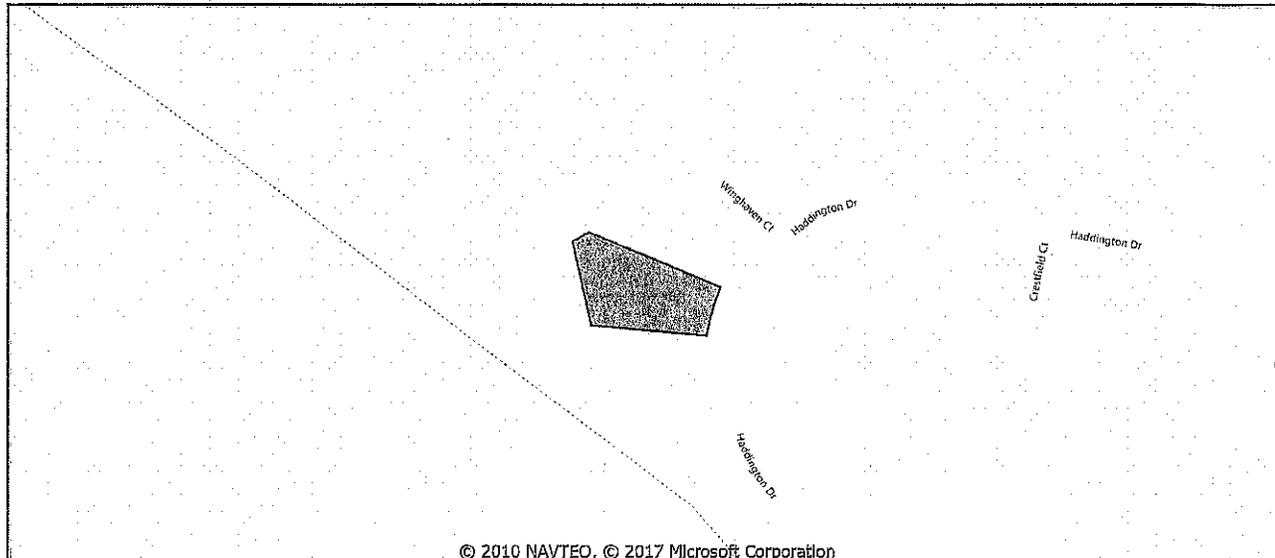
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Cabarrus County Property Report

Parcel Information Number 46706394630000	Property Real ID 02-001B-0028.00	Legal Description LT 28 HADDINGTON VILLAGE MAP 2
Land Units 0.29000000 AC	Land Units Type	



First Owner Name DAVIS JAMES T JR	Second Owner Name TUTH NAI WF
Mailing Address 10528 HADDINGTON DR CHARLOTTE NC 28269	Physical Address(es) 10528 HADDINGTON DR NW CHARLOTTE NC 28269

Land Value 35000	Building Value 162690	Assessed Value 202750	Market Value 202750
Sale Year 2016	Sale Month	Sale Price 1	Deed Book 0.00000000 11758
			Deed Page 0210

Elementary School Cox Mill ES	Middle School Harris Rd MS	High School Cox Mill HS
Voter Precinct 02-09	Zoning R-CO	Municipal District CITY OF CONCORD
		Township Township 2, Poplar Tent

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type EnD	Acreage 0.29	Percentage 100.00	Floodway No	100 Year No	500 Year No	FIRM Panel Number 4670

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date

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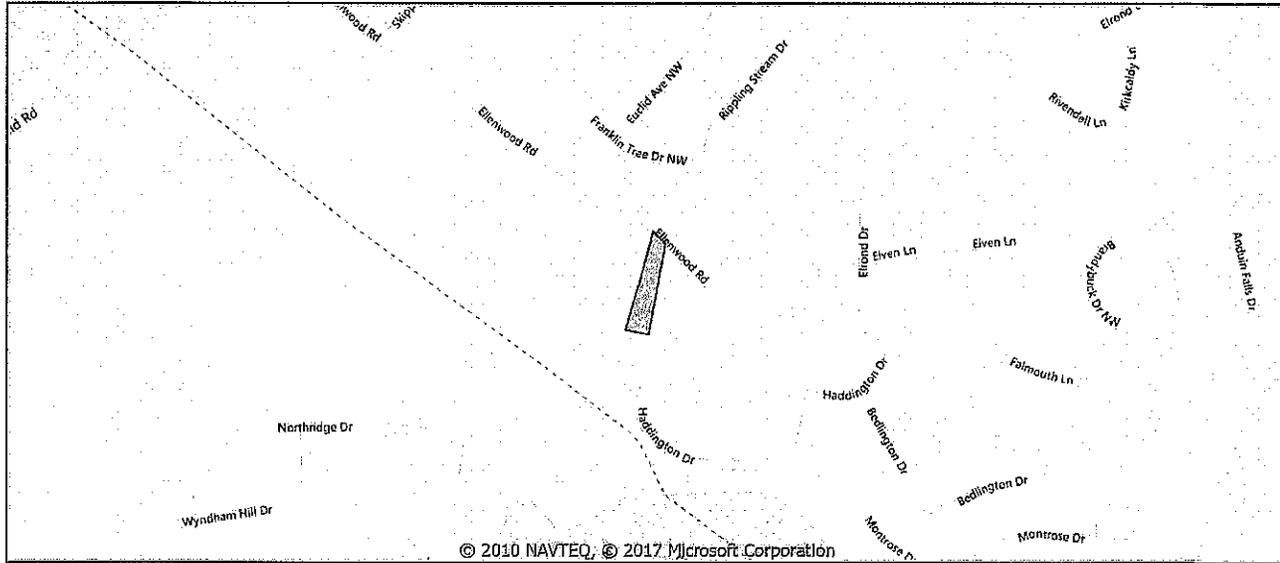
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Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Cabarrus County Property Report

Parcel Information Number 46707309520000 **Property Real ID** 02-001 -0003.70 **Legal Description** W/S ELLENWOOD RD SR 1461

Land Units 1.40000000 **Land Units Type** AC



First Owner Name MITCHELL HARTSELL CONSTRUCTION **Second Owner Name**

Mailing Address 4166 AMARILLO DRIVE CONCORD NC 28027 **Physical Address(es)** 10575 ELLENWOOD RD HUNTERSVILLE NC 28078

Land Value	Building Value	Assessed Value	Market Value
53510	0	53510	53510
Sale Year	Sale Month	Sale Price	Deed Book Deed Page
	2006	10	373000.00000000 07061 0141

Elementary School	Middle School	High School
Cox Mill ES	Harris Rd MS	Cox Mill HS
Voter Precinct	Zoning	Municipal District
02-09	LDR	CABARRUS COUNTY
		Township
		Township 2, Poplar Tent

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
EnB	0.07	5.75	No	No	No	4670
EnD	1.19	94.25				

Permits Issued on Parcel

Permit Number	Permit Type	Status	Issue Date
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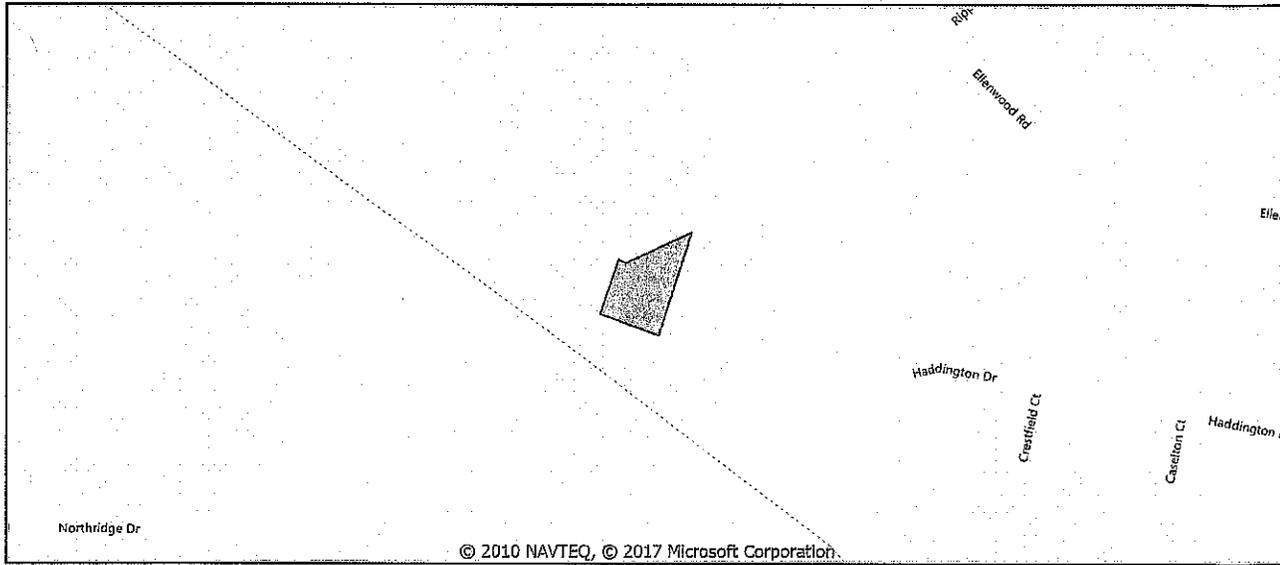
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Cabarrus County Property Report

Parcel Information Number **Property Real ID** **Legal Description**
 46706367500000 02-001 -0003.16

Land Units **Land Units Type**



First Owner Name		Second Owner Name		
Mailing Address		Physical Address(es)		
Land Value	Building Value	Assessed Value	Market Value	
Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
Elementary School		Middle School	High School	
Cox Mill ES		Harris Rd MS	Cox Mill HS	
Voter Precinct	Zoning	Municipal District	Township	
02-09	LDR	CITY OF CONCORD	Township 2, Poplar Tent	
Soil Report for Parcel		Floodplain Report for Parcel		
Soil Type	Acreage	Percentage	Floodway	100 Year 500 Year
				FIRM Panel Number
				4670
Permits Issued on Parcel				
Permit Number	Permit Type	Status	Issue Date	

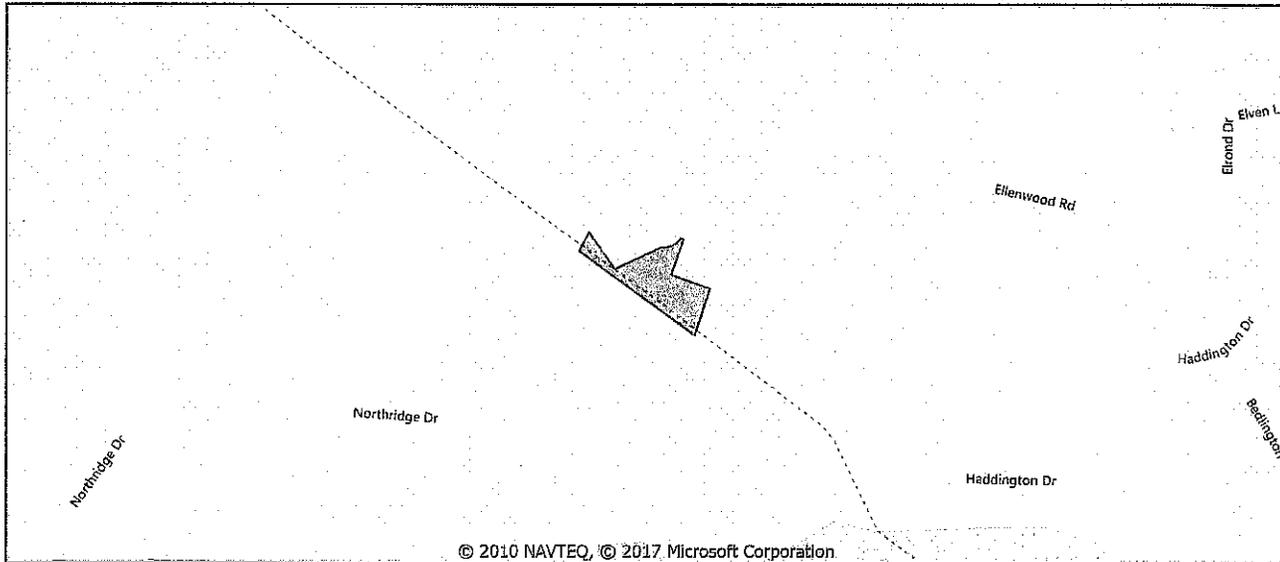
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Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
46706356120000	02-001 -0003.20	
Land Units	Land Units Type	



First Owner Name		Second Owner Name			
Mailing Address		Physical Address(es)			
		10627 ELLENWOOD RD HUNTERSVILLE NC 28078			
Land Value	Building Value	Assessed Value	Market Value		
Sale Year	Sale Month	Sale Price	Deed Book	Deed Page	
Elementary School	Middle School	High School			
Cox Mill ES	Harris Rd MS	Cox Mill HS			
Voter Precinct	Zoning	Municipal District	Township		
02-09	NA	CITY OF CONCORD	Township 2, Poplar Tent		
Soil Report for Parcel		Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year
					FIRM Panel Number
					4670
Permits Issued on Parcel					
Permit Number	Permit Type	Status		Issue Date	

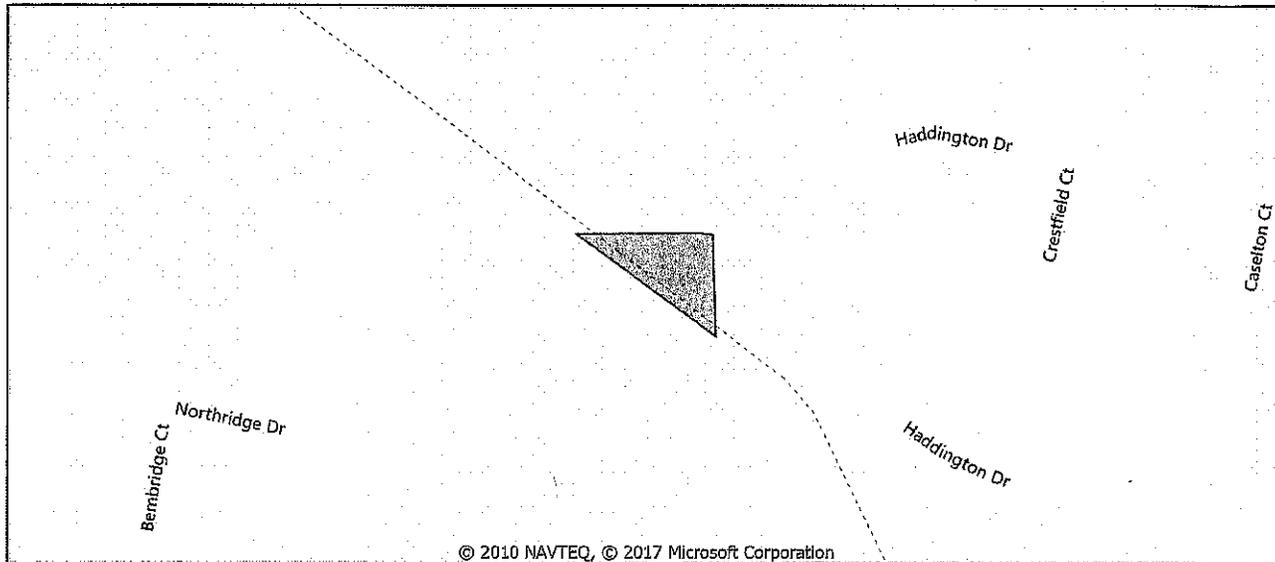
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 Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Cabarrus County Property Report

Parcel Information Number 46706383440000	Property Real ID 02-001B-9999.00	Legal Description
Land Units	Land Units Type	



First Owner Name		Second Owner Name				
Mailing Address			Physical Address(es)			
Land Value	Building Value	Assessed Value	Market Value			
Sale Year	Sale Month	Sale Price	Deed Book	Deed Page		
Elementary School Cox Mill ES		Middle School Harris Rd MS		High School Cox Mill HS		
Voter Precinct 02-09	Zoning NA	Municipal District CABARRUS COUNTY		Township Township 2, Poplar Tent		
Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
EnD	0.17	50.61	No	No	No	4670
MeD	0.12	36.49				
Permits Issued on Parcel						
Permit Number	Permit Type		Status		Issue Date	

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Cabarrus County Property Report

Parcel Information Number

46706460980000

Property Real ID

02-001 -0003.20

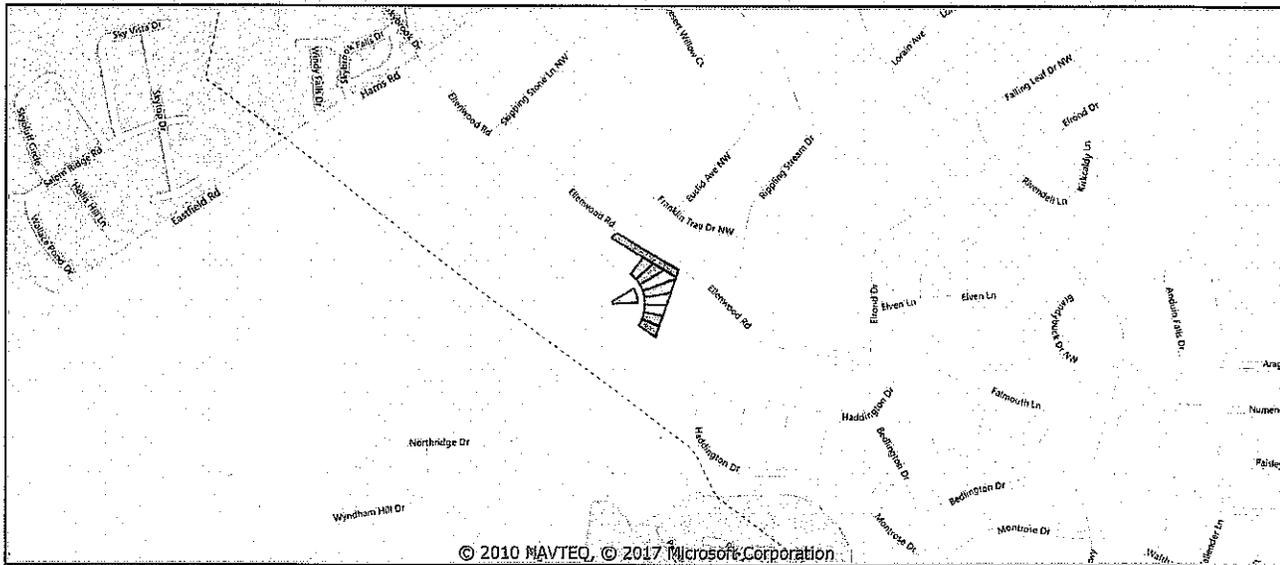
Legal Description

P/O TR 4 RANKIN FAMILY PROPERTIES

Land Units

Land Units Type

4.44200000 AC



First Owner Name

SHEA INVESTMENT FUND III LLC

Second Owner Name

Mailing Address

STE 300 8008 CORPORATE CENTER DR CHARLOTTE NC 28226

Physical Address(es)

10629 ELLENWOOD RD HUNTERSVILLE NC 28078

10633 ELLENWOOD RD HUNTERSVILLE NC 28078

Land Value	Building Value	Assessed Value	Market Value		
Sale Year	Sale Month	Sale Price	Deed Book	Deed Page	
2016		3	302500.00000000	11833	0018
2016		3	0.00000000	11833	0032
2016		3	302500.00000000	11833	0018
2016		3	0.00000000	11833	0032
2016		3	302500.00000000	11833	0018
2016		3	302500.00000000	11833	0018

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2016	3	302500.00000000	11833	0018
2016	3	0.00000000	11833	0032
2016	3	0.00000000	11833	0032
2016	3	0.00000000	11833	0032
2016	3	0.00000000	11833	0032
2016	3	0.00000000	11833	0032
2016	3	0.00000000	11833	0032
2016	3	302500.00000000	11833	0018
2016	3	302500.00000000	11833	0018
2016	3	302500.00000000	11833	0018
2016	3	0.00000000	11833	0032
2016	3	302500.00000000	11833	0018
2016	3	302500.00000000	11833	0018
2016	3	0.00000000	11833	0032

Elementary School

Cox Mill ES

Middle School

Harris Rd MS

High School

Cox Mill HS

Voter Precinct

02-09

Zoning

LDR

Municipal District

CITY OF CONCORD

Township

Township 2, Poplar Tent

Soil Report for Parcel

Soil Type	Acreage	Percentage
EnB	0.79	17.72
EnD	0.90	20.15
MeB	2.44	54.93

Floodplain Report for Parcel

Floodway	100 Year	500 Year	FIRM Panel Number
No	No	No	4670

Permits Issued on Parcel

Permit Number	Permit Type	Status	Issue Date
---------------	-------------	--------	------------

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.

Report Created By Cabarrus County IT Department. 1/3/2018 9:07:04 AM
 Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Cabarrus County Property Report

Parcel Information Number

46706367860000

Property Real ID

02-001 -0003.16

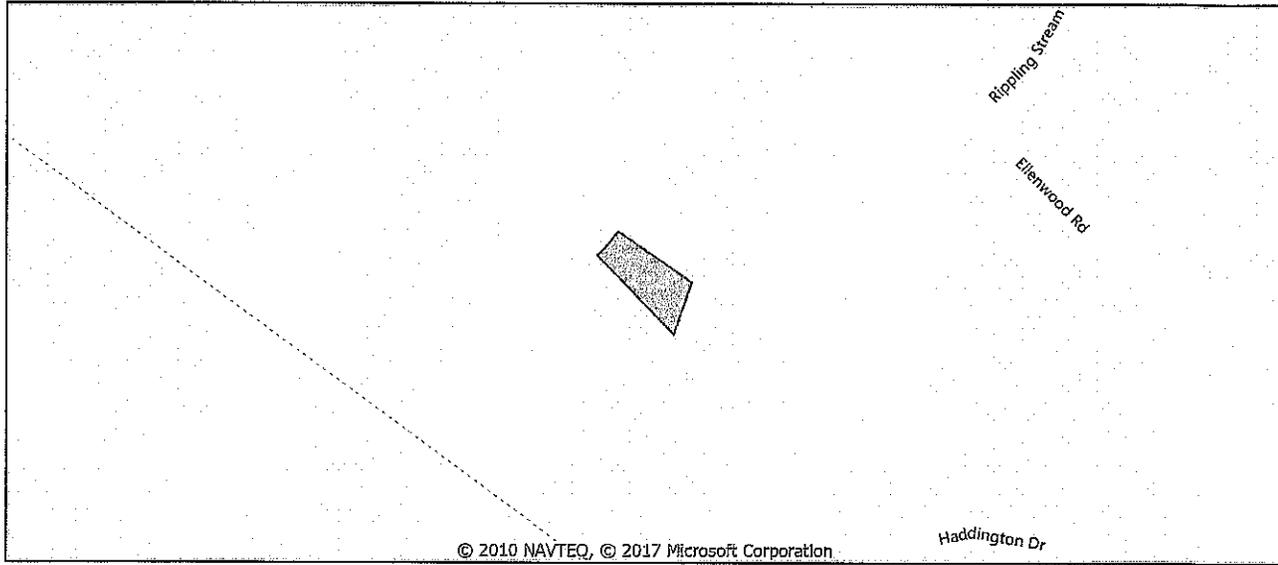
Legal Description

P/O TR 5 RANKIN FAMILY PROPERTIES

Land Units

0.66500000 AC

Land Units Type



© 2010 NAVTEQ, © 2017 Microsoft Corporation

First Owner Name

SHEA INVESTMENT FUND III LLC

Second Owner Name

Mailing Address

STE 300 8008 CORPORATE CENTER DR CHARLOTTE NC 28226

Physical Address(es)

Land Value	Building Value	Assessed Value	Market Value
-------------------	-----------------------	-----------------------	---------------------

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
	2016	3	0.00000000 11833	0032
	2016	3	75000.00000000 11833	0027

Elementary School	Middle School	High School	
Cox Mill ES	Harris Rd MS	Cox Mill HS	
Voter Precinct	Zoning	Municipal District	Township
02-09	LDR	CITY OF CONCORD	Township 2, Poplar Tent

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
EnB	0.39	59.21	No	No	No	4670
EnD	0.27	40.79				

Permits Issued on Parcel

Permit Number	Permit Type	Status	Issue Date
----------------------	--------------------	---------------	-------------------

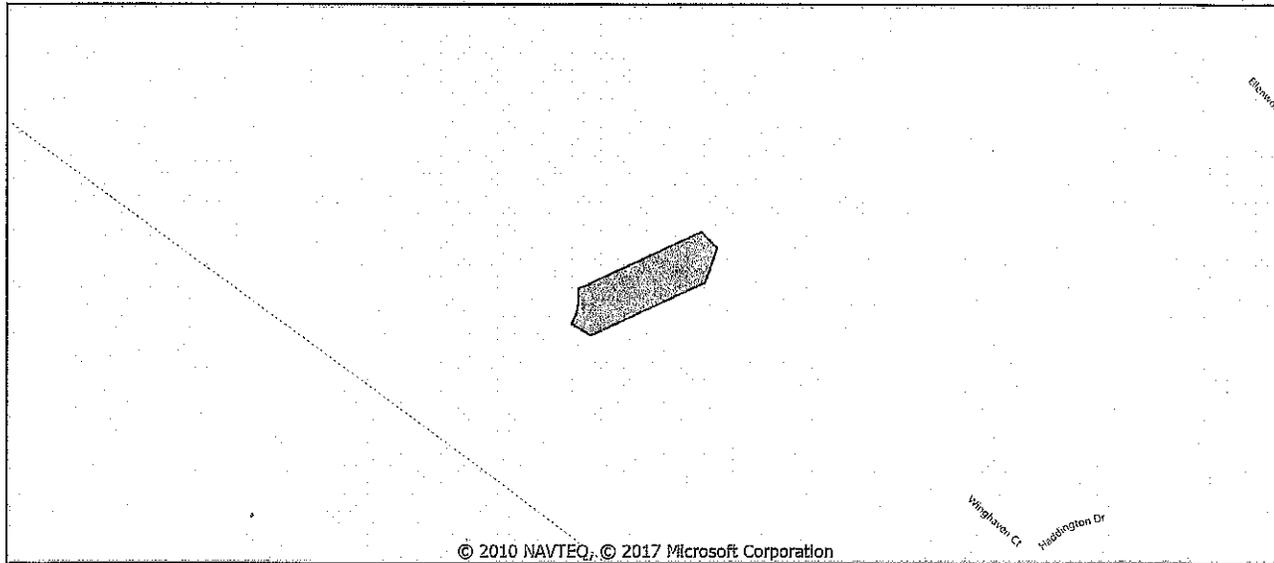
Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which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

Report Created By Cabarrus County IT Department. 1/3/2018 9:10:25 AM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Cabarrus County Property Report

Parcel Information Number 46706368700000	Property Real ID 02-001N-0080.00	Legal Description LT 80 LANTANA
Land Units 0.21200000 AC	Land Units Type	



First Owner Name SHEA INVESTMENT FUND III LLC	Second Owner Name
Mailing Address STE 300 8008 CORPORATE CENTER DR CHARLOTTE NC 28226	Physical Address(es) 708 JUNIPER BERRY LN NW HUNTERSVILLE NC 28078

Land Value	Building Value	Assessed Value	Market Value
-------------------	-----------------------	-----------------------	---------------------

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
------------------	-------------------	-------------------	------------------	------------------

Elementary School Cox Mill ES	Middle School Harris Rd MS	High School Cox Mill HS
Voter Precinct 02-09	Zoning LDR	Municipal District CITY OF CONCORD
		Township Township 2, Poplar Tent

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
EnB	0.14	66.70	No	No	No	4670
EnD	0.07	33.30				

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date

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.

Report Created By Cabarrus County IT Department. 1/3/2018 9:10:53 AM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Cabarrus County Property Report

Parcel Information Number

46707404090000

Property Real ID

02-001J-9986.00

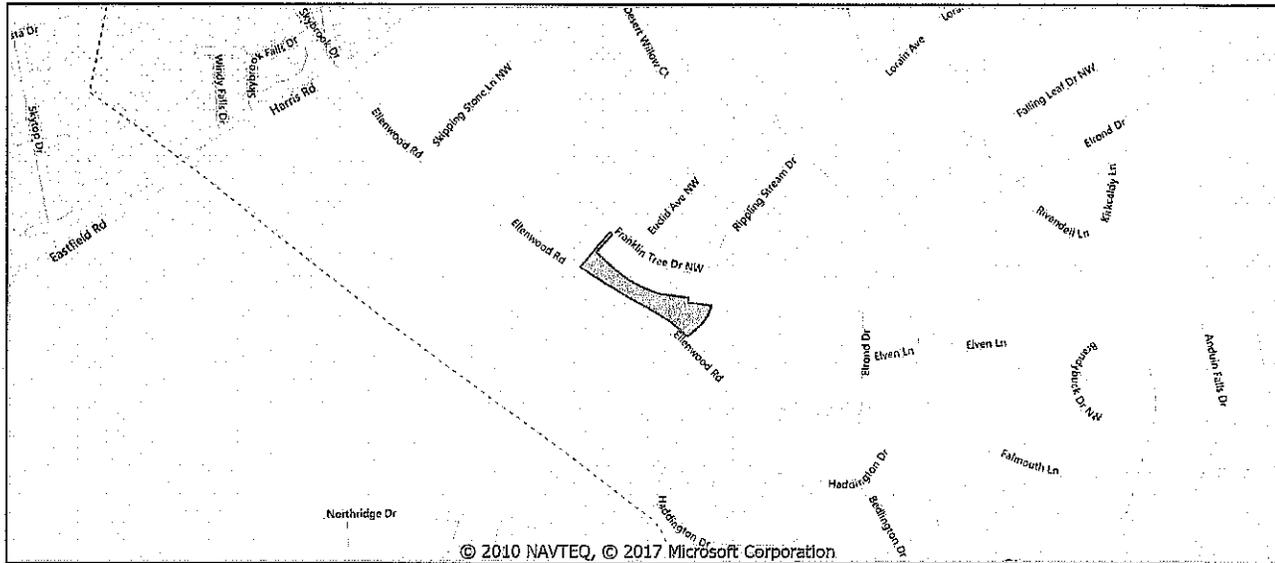
Legal Description

COS WINDING WALK PH 2 MAP 5

Land Units

Land Units Type

1.86000000 AC



First Owner Name

WINDING WALK OWNERS ASSOCIATION INC

Second Owner Name

A NC NON-PROFIT CORP

Mailing Address

C/O MAIN STREET MANAGEMENT P O BOX 1329 CORNELIUS NC 28031

Physical Address(es)

10600 ELLENWOOD RD CONCORD NC 28078

Land Value

0

Building Value

0

Assessed Value

0

Market Value

0

Sale Year

2014

Sale Month

Sale Price

11

Deed Book

0.00000000 11196

Deed Page

0017

Elementary School

Cox Mill ES

Middle School

Harris Rd MS

High School

Cox Mill HS

Voter Precinct

02-09

Zoning

RV

Municipal District

CITY OF CONCORD

Township

Township 2, Poplar Tent

Soil Report for Parcel

Soil Type	Acreage	Percentage
EnB	1.44	62.78
EnD	0.11	4.64
MeB	0.75	32.57

Floodplain Report for Parcel

Floodway	100 Year	500 Year	FIRM Panel Number
No	No	No	4670

Permits Issued on Parcel

Permit Number	Permit Type	Status	Issue Date
---------------	-------------	--------	------------

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.

Report Created By Cabarrus County IT Department. 1/3/2018 9:17:20 AM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps





GUISEWHITE PROFESSIONAL LAND SURVEYING, PC

Project # 17-121 Ellenwood Rd

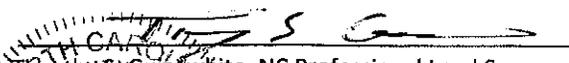
December 28, 2017

Description of Property

ALL THAT CERTAIN tract or parcel of land situate in the Township #2, Cabarrus County in the state of North Carolina. Said parcel being more particularly described as follows:

COMMENCING AT NORTH CAROLINA GEODETIC SURVEY CONTROL MONUMENT "ELLEN" HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE PUBLISHED COORDINATES: NORTHING = 602,881.24', EASTING = 1,471,482.48', AND FROM SAID POINT OF COMMENCEMENT RUN; N 84°33'58" E A GRID DISTANCE OF 5,438.37' USING A COMBINED SCALE FACTOR OF 0.99984826 TO AN EXISTING #5 REBAR THE COMMON CORNER WITH LOT 28, LOT 29 & COS 3 AS SHOWN ON HADDINGTON VILLAGE - MAP 2 (PLAT BOOK 40, AT PAGE 25-26) HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE GRID COORDINATES: NORTHING = 603,396.25', EASTING = 1,476,896.41' AND BEING THE TRUE POINT OF BEGINNING. FROM SAID BEGINNING POINT RUN; THENCE, WITH SAID HADDINGTON VILLAGE COS 3 LOT N 89°43'04" W A DISTANCE OF 180.61' TO AN 8" GUM TREE MARKED X AND LYING ON THE MECKLENBURG - CABARRUS COUNTY LINE (PLAT BOOK 41, AT PAGE 83); THENCE, WITH SAID COUNTY LINE N 52°46'44" W A DISTANCE OF 117.83' TO A 1/2" IRON PIPE SET WHERE THE SAME IS INTERSECTED BY THE EASTERLY BOUNDARY OF A COS LOT, SHEA INVESTMENT FUND III, LLC (DEED BOOK 11833, AT PAGE 32); THENCE, WITH SAID COS LOT N 20°14'17" E A DISTANCE OF 150.90' TO AN EXISTING #4 REBAR; THENCE, WITH THE SAME N 20°13'06" E A DISTANCE OF 209.09' TO AN EXISTING #4 REBAR THE SOUTH EAST CORNER OF LOT 80, LANTANA PHASE 2 - MAP 1 (PLAT BOOK 74, AT PAGE 75); THENCE, WITH THE EASTERLY BOUNDARY OF LANTANA SUBDIVISION N 20°14'41" E PASSING #4 REBARS AT THE FOLLOWING TEN DISTANCES: 42.09', 128.72', 206.33', 281.83', 361.30', 445.54', 549.13', 559.77', 590.96' & 610.67' AND CONTINUING A TOTAL DISTANCE OF 641.57' TO A CALCULATED POINT IN THE CENTERLINE OF ELLENWOOD ROAD (SR 1461); THENCE, ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES S 58°44'20" E A DISTANCE OF 163.44' TO AN EXISTING MAG NAIL; THENCE, S 46°31'49" E A DISTANCE OF 51.20' TO A CALCULATED POINT; THENCE, LEAVING SAID CENTERLINE AND WITH THE WESTERLY BOUNDARY OF MITCHELL HARTSELL CONSTRUCTION, INC. (DEED BOOK 7061, AT PAGE 141) S 17°47'27" W A PASSING A 1/2" IRON PIPE SET AT 11.65', AND #5 REBARS AT 135.68', & 270.67' AND CONTINUING A TOTAL DISTANCE OF 570.69' TO AN EXISTING #5 REBAR IN THE NORTHERLY LINE OF LOT 24 AFORESAID HADDINGTON VILLAGE; THENCE, WITH SAID LOT 24 N 79°12'00" W A DISTANCE OF 30.47' TO AN EXISTING #5 REBAR COMMON CORNER TO LOT 24 & 25 AFORESAID HADDINGTON VILLAGE; THENCE, WITH THE NORTHERLY LINE OF LOT 25 N 77°33'56" W A DISTANCE OF 127.51' TO AN OLD 1" IRON PIPE AN ANGLE POINT IN THE SAME; THENCE, WITH THE WESTERLY LINE OF LOT 25 S 11°57'23" E A DISTANCE OF 137.41' TO AN EXISTING #5 REBAR COMMON CORNER TO LOT 25 & 26 AFORESAID HADDINGTON VILLAGE; THENCE, WITH THE WESTERLY LINE OF LOT 26 S 11°48'22" E A DISTANCE OF 154.53' TO AN EXISTING #5 REBAR COMMON CORNER TO LOT 26 & 28 AFORESAID HADDINGTON VILLAGE; THENCE, WITH LOT 28 S 11°41'12" E A DISTANCE OF 97.97' TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 204,421.7 SQUARE FEET, 4.693 ACRES more or less; being identified as all of PIN's # 4670649287, 4670649181, 4670638967 & that portion of PIN # 4670637565 lying within the corporate boundary of Cabarrus County as shown on the tax maps of Cabarrus County, North Carolina.


 Timothy S. Guisewhite NC Professional Land Surveyor #L-4912
 SEAL
 L-4912
 LAND SURVEYOR
 TIMOTHY S. GUISEWHITE

Prepared By:
 Timothy S. Guisewhite, PLS
 Guisewhite Professional Land Surveying, PC
 www.GPLSurvey.com Tim@GPLSurvey.com

P.O. Box 680388
 Charlotte, NC 28216
 Direct: 704.530.1700



012151

BOOK 1261 PAGE 75

CABARRUS COUNTY

06-17-94

BOOK FILED PAGE
JUN 17 12 04 PM '94

CHARLES
REGISTRAR
CABARRUS COUNTY
N.C.

\$51.00



Real Estate
Excise Tax

Excise Tax \$1.00

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 *FL* Hartsell, Hartsell & Mills, P.A. (J. Maxton Elliott)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *17th* day of June, 1994, by and between

GRANTOR

GRANTEE

DORIAN LEE HARPER (Unmarried)

FLORENE H. BOYD
*11835 Old Timber Rd.
Charlotte, N.C.
28269*

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

Lying and being in No. 2 Township, Cabarrus County, N.C., on the south side of Ellenwood Road joining the property of Kirksey D. Rankin, American Newland Associates, and Edward Henry Dalton and more particularly described as follows:

BEGINNING at a set iron pin in the center line of Ellenwood Road, front corner of Kirksey D. Rankin and runs thence with the center line of Ellenwood Road S. 58-58-44 E. 160.30 feet to an existing iron pin; thence continuing with the center line of Ellenwood Road S. 49-00-43 E. 52.31 feet to a set iron pin in the line of Dalton; thence with the line of Dalton S. 16-57-23 W. 570.01 feet to an existing iron pin in the line of American Newland Associates; thence with its line N. 78-42-08 W. 157.99 feet to an iron pin; thence S. 12-36-05 E. 388.91 feet to an existing iron pipe; thence S. 89-16-35 W. 299.98 feet to an iron pin in the line of Kirksey D. Rankin; thence with the line of Kirksey D. Rankin N. 19-30-30 E. 1,076.31 feet to the point of BEGINNING containing 4.754 acres according to a survey by Concord Engineering and Surveying, Inc., dated June 15, 1994, and is that property conveyed by Lauria Faye Palmer-Harper to Dorian Lee Harper by deed dated August 25, 1989, recorded in Record of Deed Book No. 727, Page 299.

The property hereinabove described was acquired by Grantor by instrument recorded in

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 his 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) (SEAL)
By: (SEAL)
President (SEAL)
ATTENT: (SEAL)
Secretary (Corporate Seal) (SEAL)
USE BLACK INK ONLY

Dorian Lee Harper (SEAL)
..... (SEAL)
..... (SEAL)
..... (SEAL)



NORTH CAROLINA, Cabarrus County.
I, a Notary Public of the County and State aforesaid, certify that Dorian Lee Harper
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of June 1974
My commission expires: January 17, 1978 Diane E. Miller 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 as its 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

D.C. Cabarrus Co.
The foregoing Certificate(s) of Diane E. Miller a notary public
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 the first page hereof.
REGISTER OF DEEDS Cabarrus County
By Joseph D. Yates Deputy/Assistant - Register of Deeds 6-17-74

11213

FILED

BOOK PAGE
May 1 10 03 AM '98

CABARRUS COUNTY NC 05/01/98
\$0.00
STATE OF NORTH CAROLINA Real Estate Excise Tax

CHARLES B. ROSS
REGISTER OF DEEDS
CABARRUS CO., N.C.

Excise Tax 0

Recording Time, Book and Page

Tax Lot No. 7-2 m-317 Parcel Identifier No. _____
Verified by  County on the _____ day of _____, 19 _____
by _____

Mail after recording to _____

This instrument was prepared by WILLIAMS, HOGER, GRADY, DAVIS & TUTTLE, P.A. ATTORNEYS AT LAW,
Brief description for the index CONCORD, NC 28026-0810.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of FEBRUARY, 19 98, by and between

GRANTOR

GRANTEE

VONDEL M. BOYD

FLORENE R. BOYD
11835 Old Timber Road
Charlotte, North Carolina 28269

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, N. C., on the south side of, but not adjoining, Ellenwood Road, joining the property of Kirksey D. Rankin and Edward Henry Dalton and more particularly described as follows:

BEGINNING at a set iron pin in the line of Kirksey D. Rankin (said pin being N. 19-30-30 E. 135.13 feet from a set iron pin and that iron is S. 19-30-30 E. 174.39 feet from an iron pin and that iron pin is S. 19-30-30 W. 21.06 feet from an iron pin in the center line of Ellenwood Road, front corner of Kirksey D. Rankin) and runs thence with the line of Rankin S. 19-30-30 W. 323.36 feet to a set iron pin; thence S. 78-42-08 E. (passing an iron pin on line at 75.52 feet) 233.51 feet to an existing iron pin, corner of Dalton; thence with Dalton's line N. 16-57-23 E. 300.01 feet to an iron pin; thence N. 73-02-37 W. 217.98 feet to the point of BEGINNING, containing 1.608 acres according to a survey by Concord Engineering and Surveying, Inc., dated June 15, 1994, together with and subject to the following described right-of-way:

Lying and being in No. 2 Township, Cabarrus County, N. C., and being a 45-foot right-of-way for Ellenwood Road for ingress, egress and regress, said right-of-way being more particularly described as follows:

BEGINNING at a iron pin in the center line of Ellenwood Road (said pin being S. 58-58-44 E. 160.30 feet from an iron pin, corner of Kirksey D. Rankin); and runs thence S. 49-00-43 E. 49.27 feet to a point; thence S. 16-57-23 W. 20.08 feet to an iron pin; thence S. 16-57-23 W. 114.92 feet to a set iron pin; thence S. 16-57-23 W. 135 feet to an iron pin; thence S. 16-57-23 W. 300.01 feet to an iron pin in the line of American Newland Associates; thence N. 78-42-08 W. 233.51 feet to an iron pin in the line of Rankin; thence with the line of Rankin N. 19-30-30 E. 45.47 feet to a point; thence S. 78-42-08 E. 186.26 feet to a point; thence N. 16-57-23 E. 259.25 feet to a point; thence N. 16-57-23 E. 135.00 feet to a point; thence N. 16-57-23 E. 155.07 feet to the point of BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in

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) _____ (SEAL)
BY: _____ (SEAL)
President
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, MECKLENBURG County.
I, a Notary Public of the County and State aforesaid, certify that
VONDEL M. BOYD Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this FEBRUARY 19 98.
My commission expires: 3-16-02 Samara E. Bowles 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, seated 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
NORTH CAROLINA, CABARRUS COUNTY:
The foregoing Certificate(s) of Samara E. Bowles a notary public
is/are certified to be correct. This instrument and this certificate are duly registered on the date and time and in the Book and Page shown on the first page hereof.

CHARLES B. ROSS REGISTER OF DEEDS FOR CABARRUS COUNTY
By: _____ Deputy/Assistant - Register of Deeds

BOOK 1261 PAGE 80

012153

CABARRUS COUNTY

94-17-94

BOOK FILED PAGE

JUN 17 12 06 PM '94

CHARLES S. S. REGISTER DEEDS CABARRUS CO., NC



\$0.00

Real Estate Excise Tax

Excise Tax 0

Recording Time, Book and Page

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

Mall after recording to Florene H. Boyd, 11835 Old Timber Road, Charlotte, N.C. 28229

This instrument was prepared by Hartsell, Hartsell & Mills, P.A. (J. Maxton Elliott)

Brief description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this June 10 1994 by and between

GRANTOR

GRANTEE

FLORENE H. BOYD (Unmarried)

SHIM A. BOYD 11835 Old Timber Road Charlotte, N.C. 28229

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

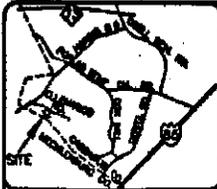
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

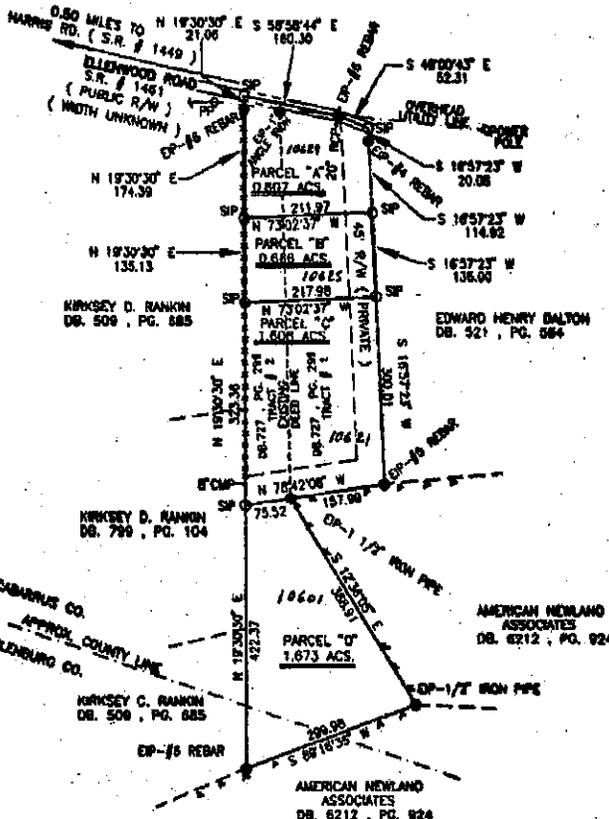
Lying and being in No. 2 Township, Cabarrus County, N.C., on the south side of Ellenwood Road, joining the property of Kirksey D. Rankin and Edward Henry Dalton, and more particularly described as follows:

BEGINNING at a set iron pin in the center line of Ellenwood Road, corner of Kirksey D. Rankin and runs thence with the center line of Ellenwood Road S. 58-58-44 E. 160.30 feet to an existing iron pin; thence continuing with the center line of Ellenwood Road S. 49-00-43 E. 52.31 feet to a set iron pin in the line of Dalton; thence with two of Dalton's lines as follows: 1st, S. 16-57-23 W. 20.08 feet to an existing iron pin, a new line, and 2nd, S. 16-57-23 W. 114.92 feet to a set iron pin; thence N. 73-02-37 W. 211.97 feet to a set iron pin in the line of Rankin; thence with Rankin's line N. 19-30-30 E. 174.39 feet to an existing iron pin; thence N. 19-30-30 E. 21.06 feet to the point of beginning, containing .807 acre, according to a survey by Concord Engineering and Surveying, Inc., dated June 15, 1994, together with and subject to the following described right-of-way.

Lying and being in No. 2 Township, Cabarrus County, N.C., and being a 45-foot right-of-way for Ellenwood Road for ingress, egress and regress, said right-of-way being more particularly described as follows:



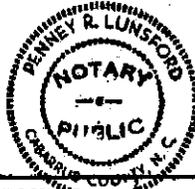
- NOTES:
1. TRIMBLER ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
 2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 4. CABARRUS CO. PM NO. ARE 4870-73-0802 AND 4876-83-7874.
 5. THERE ARE NO N.C.D.R. MONUMENTS WITHIN 2000' OF THIS PROPERTY.
 6. SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON F.I.L.M. MAP COMMUNITY PANEL NO. 370158-6000-B, EFFECTIVE DATE 01-23-1993.



THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN CABARRUS COUNTY WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Samuel T. Inman
 SURVEYOR'S SIGNATURE DATE

- REFERENCES:
1. DEEDS AS SHOWN.
 2. DEED BOOK 727, PAGE 290



LEGEND:
 ● EP - EXISTING IRON PIN (AS REFERENCED)
 ○ EP - SET IRON PIN (BY REBAR)
 ——— PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE BY DEED OR PLAT
 - x - x - x FENCE LINE

Jonathan B. Marshall 6-15-94
 CONVEYANCE PLAT APPROVAL

THIS MAP DOES NOT CONFORM TO GS 47-30 IN THAT IT'S SIZE & BORDER REQUIREMENTS HAVE NOT BEEN MET.

I, **SAMUEL T. INMAN**, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED SUBDIVISION RECORDED IN DB 222, PG. 288) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000. THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES PLOTTED FROM INFORMATION FOUND IN DB 222, PG. 288 AND THAT THE ANGULAR ERROR OF CLOSURE WAS ONE PER THOUSAND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JUNE, 1994.

Samuel T. Inman
 REGISTERED LAND SURVEYOR LICENSE NO. L-2778

NORTH CAROLINA, CABARRUS COUNTY
PENNY R. LUNSFORD, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT **SAMUEL T. INMAN**, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF JUNE, 1994.

Penny R. Lunsford
 NOTARY PUBLIC MY COMMISSION EXPIRES 3-12-95

BOUNDARY AND DIVISION SURVEY

PROPERTY OF: **DORIAN LEE HARPER**

NO. 2 TRP. CABARRUS CO., NC

ADDRESS: **ELLENWOOD RD.**, NC

LOT: _____ BLOCK: _____

MAP RECORDED IN DB. PG. DEED RECORDED IN DB. 222, PG. 288

SURVEY FOR **CLOVER BOYD LINES OLD TRACT NO. CHARLOTTE, N.C. 28204**

SCALE: 1 IN. = 200 FT. DATE: **JUNE 15, 1994**

J. B. CONNOR ENGINEERING & SURVEYING, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 45 BRIDGE STREET SW CHARLOTTE (704) 786-6666
 DUNEDON, NC 28026 CHARLOTTE (704) 332-9639
 FAY (704) 786-7884

COMP. BY: **JMB** DESG: **94060B** FILE: **94060B.PRT**

LETTER OF AUTHORIZATION

Florene H. Boyd
Shim A. Boyd
11835 Old Timber Rd.
Charlotte, NC 28269

City of Concord
35 Cabarrus Avenue West
Concord, NC 28025

RE: Ellenwood Road Subdivision
PIN's 467064928, 4670637565, 4670649181 and 4670638967

To Whom It May Concern:

This letter shall constitute authorization from the collective owners, Florene Boyd and Shim Boyd, for R2 Development, and its assigns, employees, and representatives, to act as Owner's Agent.

This authorization is created for the purpose of signing and filing applications to the appropriate governmental entities to obtain necessary approvals and permits for the proposed Ellenwood Road subdivision (PIN 467064928, 4670637565, 4670649181 and 4670638967). This shall include any government agency having authority in the approval process.

Florene H. Boyd

Shim A. Boyd

Signed: Shim Boyd POA Florene Boyd

Signed: Shim Boyd

Date: 12/04/17

Date: 12/04/17

Starla Rogers

From: Pete Elmer <pelmer@r2devpartners.com>
Sent: Thursday, April 05, 2018 10:15 AM
To: Starla Rogers
Subject: Ellenwood Park Neighborhood Meeting
Attachments: Ellenwood Park RSVP's.pdf; Neighborhood Meeting Letters 3-21-18.pdf; Sign In Sheet - Ellenwood Park Neighborhood Meeting 4-4-18.pdf; Ellenwood Park Presentation .pdf; Ellenwood Park Neighborhood Meeting Agenda.pdf

Starla –

I hope all is well. We held our neighborhood meeting last night for Ellenwood Park. Attached please find:

1. Letters we sent to the property owners
2. RSVP's
3. Meeting Agenda
4. A .pdf of the PowerPoint we gave
5. Sign-in Sheet

The property owners were friendly, engaged, asked questions, and were very positive. At the end of the meeting, no objections, concerns, or negative comments were raised by any one.

Please let me know if you need anything else from me on this.

Kind Regards,

Pete Elmer, Director of Site Acquisitions

R2 Development

517 Alcove Road, Ste. 302

Mooresville, NC 28117

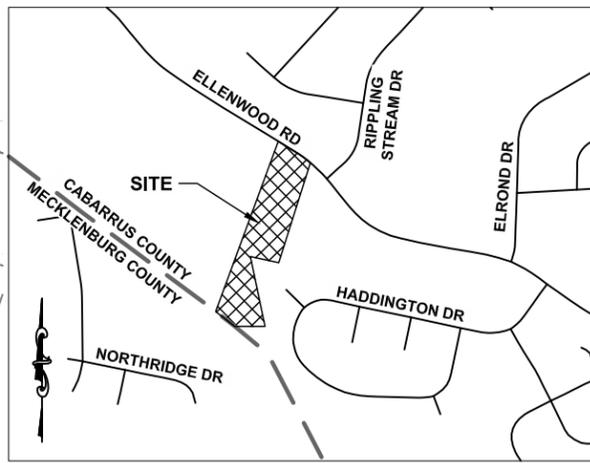
704.519.9016 Mobile

Email: pelmer@r2devpartners.com

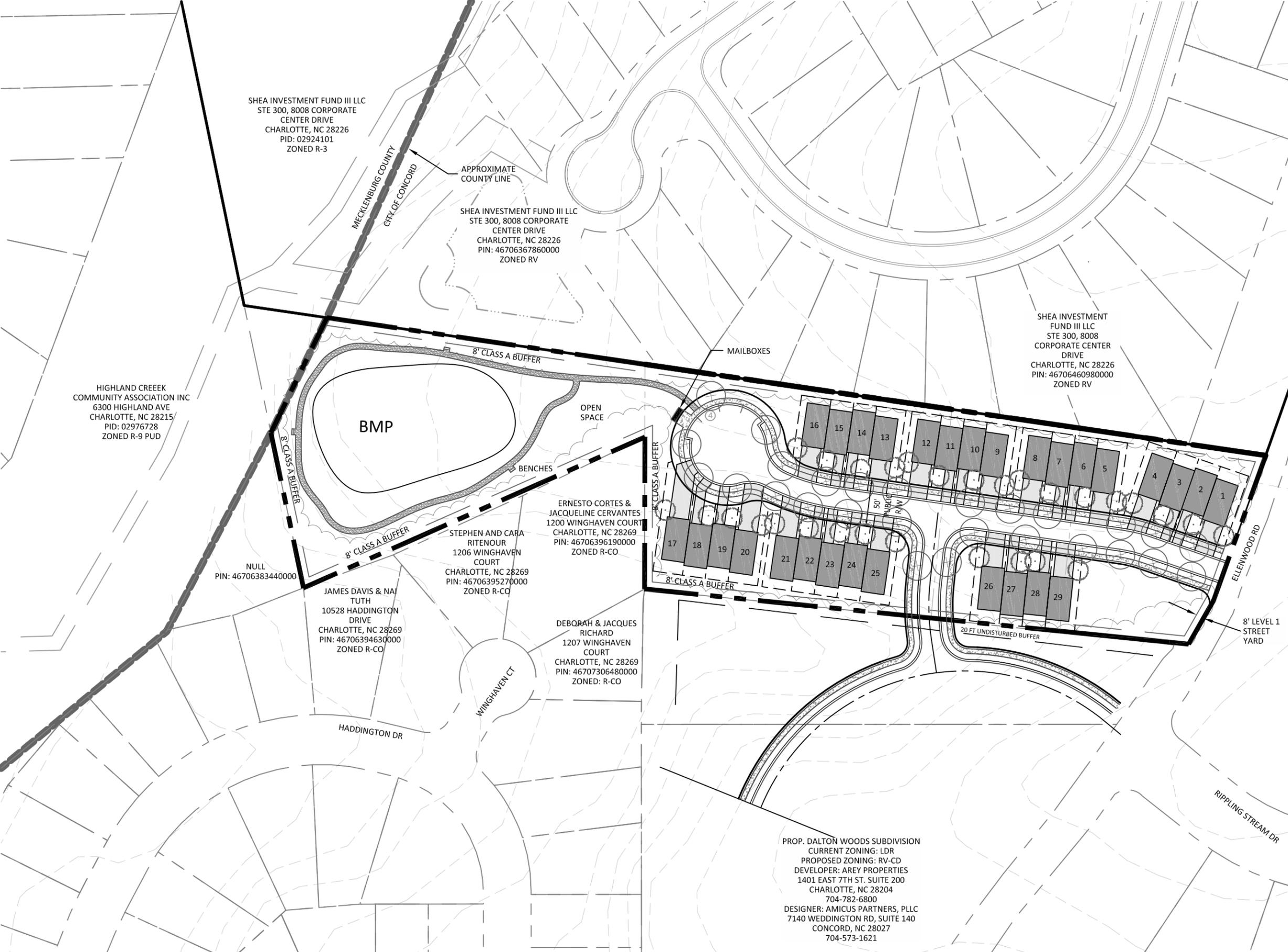
Website: www.riverrcap.com



R2Development



LOCATION MAP
1" = 1000'



SHEA INVESTMENT FUND III LLC
STE 300, 8008 CORPORATE
CENTER DRIVE
CHARLOTTE, NC 28226
PID: 02924101
ZONED R-3

APPROXIMATE
COUNTY LINE

SHEA INVESTMENT FUND III LLC
STE 300, 8008 CORPORATE
CENTER DRIVE
CHARLOTTE, NC 28226
PIN: 46706367860000
ZONED RV

SHEA INVESTMENT
FUND III LLC
STE 300, 8008
CORPORATE CENTER
DRIVE
CHARLOTTE, NC 28226
PIN: 46706460980000
ZONED RV

HIGHLAND CREEK
COMMUNITY ASSOCIATION INC
6300 HIGHLAND AVE
CHARLOTTE, NC 28215/
PID: 02976728
ZONED R-9 PUD

NULL
PIN: 46706383440000

JAMES DAVIS & NAI
TUTH
10528 HADDINGTON
DRIVE
CHARLOTTE, NC 28269
PIN: 46706394630000
ZONED R-CO

STEPHEN AND CARA
RITENOUR
1206 WINGHAVEN
COURT
CHARLOTTE, NC 28269
PIN: 46706395270000
ZONED R-CO

ERNESTO CORTES &
JACQUELINE CERVANTES
1200 WINGHAVEN COURT
CHARLOTTE, NC 28269
PIN: 46706396190000
ZONED R-CO

DEBORAH & JACQUES
RICHARD
1207 WINGHAVEN
COURT
CHARLOTTE, NC 28269
PIN: 46707306480000
ZONED: R-CO

PROP. DALTON WOODS SUBDIVISION
CURRENT ZONING: LDR
PROPOSED ZONING: RV-CD
DEVELOPER: AREY PROPERTIES
1401 EAST 7TH ST. SUITE 200
CHARLOTTE, NC 28204
704-782-6800
DESIGNER: AMICUS PARTNERS, PLLC
7140 WEDDINGTON RD, SUITE 140
CONCORD, NC 28027
704-573-1621

CITY OF CONCORD

ZONING:	RV-CD
	*PENDING ANNEXATION INTO CITY OF CONCORD
ADDRESS:	ELLENWOOD ROAD CABARRUS COUNTY, NC 28025
PARCEL ID #:	46706492870000, 46706491810000, 46706389670000, Portion of 46706375650000
TOTAL SITE AREA:	4.693 AC
IMPERVIOUS AREA:	1.8 AC ±
BUILDINGS:	0.77 AC ±
DRIVEWAYS:	0.34 AC ±
SIDEWALKS:	0.18 AC ±
ROADS:	0.51 AC ±
OPEN SPACE:	2.8 AC ± (61%)
MAX DENSITY:	8 DU/AC
MAX ALLOWABLE LOTS:	37 LOTS
PROPOSED DENSITY:	6.17 DU/AC
PROPOSED LOT:	29 LOTS
TYPICAL UNIT SIZE:	24' x 45'
REQUIRED PARKING:	1.5 SPACES PER UNIT

SETBACKS

MIN FRONT YARD:	20 FT
MIN SIDE YARD:	7 FT
MIN REAR YARD:	5 FT

NOTES:

- PROPERTY LINE DRAWN FROM BOUNDARY AND DIVISION SURVEY OF DORIAN LEE HARPER PROPERTY NO.2 IN CABARRUS COUNTY, ELLENWOOD RD AS RECORDED IN DB 727 PG 299.
- THE SUBJECT PROPERTY IS DESIGNATED ZONE X, NOT IN A FLOOD HAZARD AREA, AS SHOWN IN FEMA FIRM MAP 3710467000K, DATED 03/02/2009.
- PROPERTY IS PENDING ANNEXATION INTO CITY OF CONCORD
- PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON CITY COMMENTS AND APPROVALS.

Conceptual Site Plan - Option 3

Ellenwood

ELLENWOOD RD, CABARRUS COUNTY, NC 28078



Scale: 1" = 100'-0"
March 26, 2018

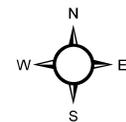


Aerial Map Z(CD)-05-18

Pete Elmer R2 Development

10621 Ellenwood Rd

County LDR (Low Density Residential) to City RV-CD (Residential Compact Conditional District)



Source: City of Concord
Planning Department

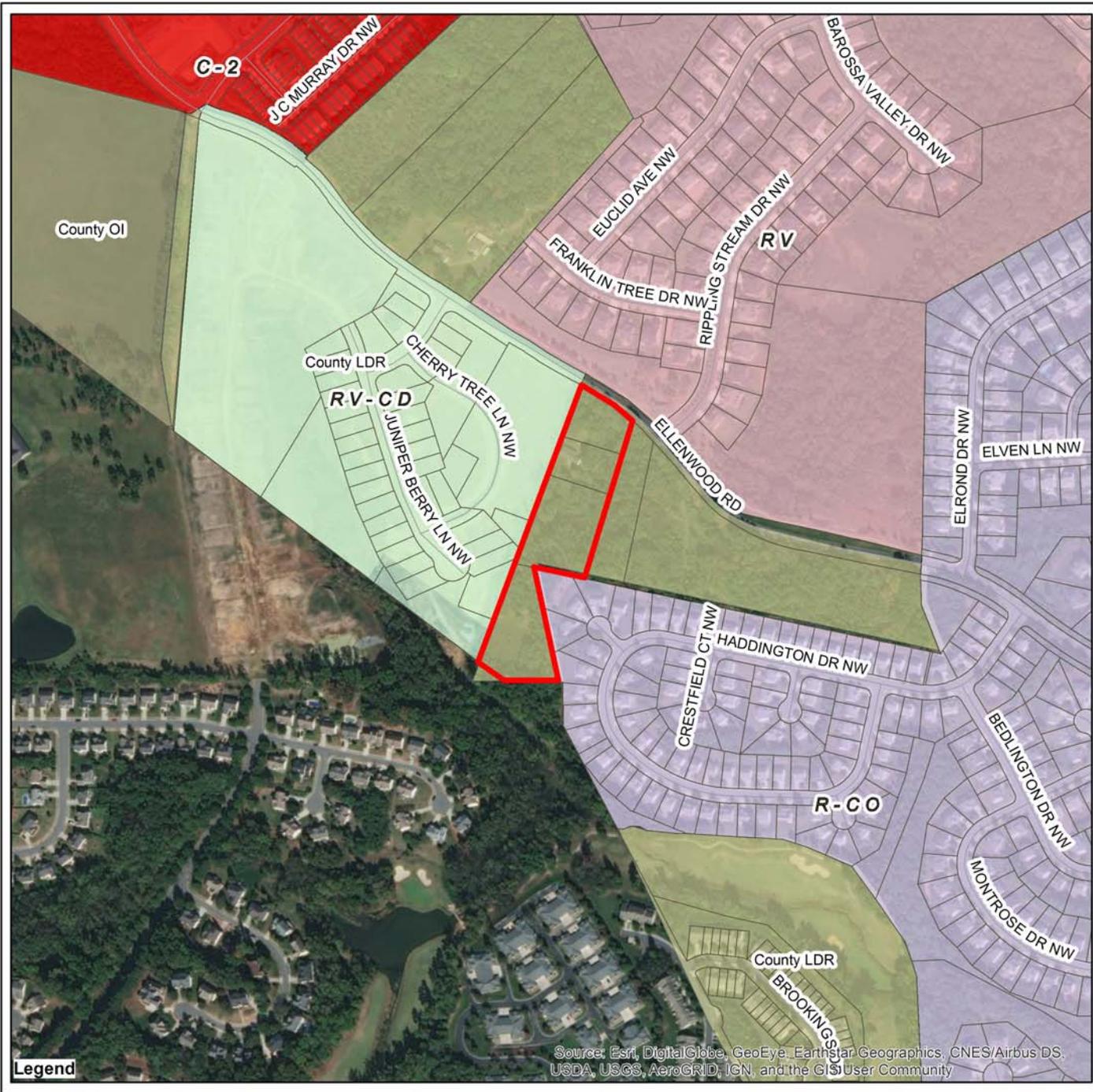
Disclaimer

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Legend

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Zoning Map
Z(CD)-05-18**

**Pete Elmer
R2 Development**

10621 Ellenwood Rd

**County LDR
(Low Density
Residential)
to
City RV-CD
(Residential Compact
Conditional District)**



Source: City of Concord
Planning Department

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Legend

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community