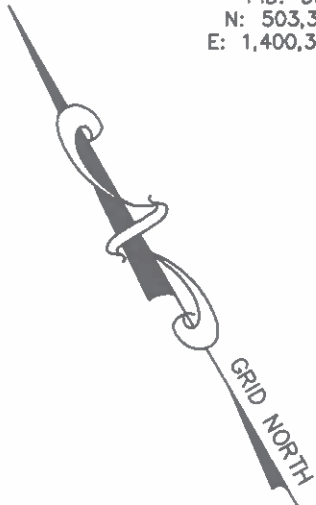


NGS MONUMENT  
DESIGNATION:  
WESTON  
PID: DL3108  
N: 503,373.12  
E: 1,400,358.70

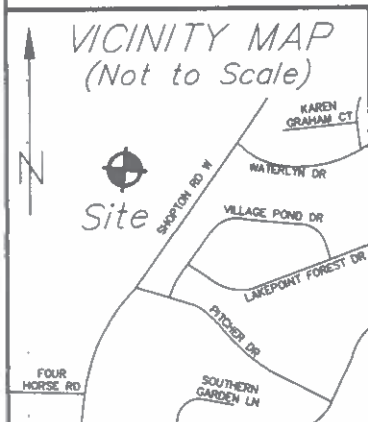


~TOTAL PROPOSED ANNEXATION  
AREA SHOWN HEREON~  
44.759 ACRES  
1,949,708.11 SF

SCALE: 1" = 300'



02/19/2025



KENMORE ANNEXATION AREA (SHEET 1 OF 4)  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DATE: NOVEMBER 21st, 2024



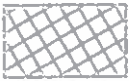

Land Surveying  
Land Planning

PHOENIX LAND SURVEYING, INC  
3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912

FIELD WORK: CC, RM~ MAPPING: JF  
PROJ # 852-66-01 SHOPTON RD - ANNEXATION EXHIBIT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°59'58" W	30.43
L2	S 86°59'58" W	551.98
L3	N 01°26'45" W	459.96
L4	N 01°23'22" W	215.05
L5	N 40°20'16" W	125.39
L6	S 86°52'15" W	100.73
L7	N 57°48'24" W	193.42
L8	N 22°45'16" W	58.54
L9	N 44°46'42" E	749.68
L10	N 28°51'21" E	819.18
L11	S 61°55'11" E	758.69
L12	S 61°55'11" E	49.46
L13	S 61°59'45" E	172.04
L14	S 61°59'45" E	30.28
L15	S 30°09'59" W	632.14
L16	S 30°09'59" W	121.04
L17	S 30°11'00" W	631.51
L18	S 30°11'00" W	67.31
L20	S 23°35'00" W	72.02
L22	S 15°26'01" W	98.22
L24	S 04°17'43" W	67.28
L25	N 38°36'44" W	77.27
L26	N 28°59'04" E	2,120.30
L27	N 20°15'27" E	1,056.03
L28	N 86°59'13" E	712.76
L29	N 86°59'13" E	34.03
L30	S 65°43'22" E	516.30
L31	S 65°47'41" E	449.88
L32	S 65°47'45" E	30.19
L33	N 30°14'27" E	144.03
L34	S 66°02'18" E	99.81
L35	S 62°16'11" E	347.84
L36	S 62°16'11" E	30.57
L37	S 86°59'58" W	31.54
L38	N 10°43'06" E	69.87
L39	N 10°43'06" E	6.84

LEGEND

CP	COMPUTED POINT
UG	UNDER GROUND
AG	ABOVE GROUND
IBF	IRON BAR FOUND
IPF	IRON PIPE FOUND
MNS	MAGNETIC NAIL SET
RF	REBAR FOUND
RS	REBAR SET
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
—————	ANNEXATION BOUNDARY LINE
—————	ADJOINER PROPERTY LINE
—————	R/W LINE
- - - - -	CHARLOTTE CITY LIMITS
	PROPOSED ANNEXATION AREA
	EXISTING CITY OF CHARLOTTE LIMITS

ADJOINER INFO

- ①  
MECKLENBURG COUNTY  
% REAL ESTATE /FINANCE DEPT  
NOW OR FORMERLY  
DB 4492 PG 772  
MB 19 PG 626  
TAX # 199-021-02  
ZONED: N1-A
- ②  
MECKLENBURG COUNTY  
% REAL ESTATE /FINANCE DEPT  
NOW OR FORMERLY  
TRACT 1  
DB 4386 PG 804  
MB 19 PG 400  
TAX # 199-481-09  
ZONED N1-C
- ③  
MECKLENBURG COUNTY  
% REAL ESTATE /FINANCE DEPT  
NOW OR FORMERLY  
DB 4492 PG 772  
MB 19 PG 625  
TAX # 199-481-08  
ZONED: N1-A
- ④  
MECKLENBURG COUNTY  
% REAL ESTATE /FINANCE DEPT  
NOW OR FORMERLY  
DB 4492 PG 772  
MB 19 PG 625  
TAX # 199-481-08  
ZONED: N1-C

SUBJECT PROPERTY TABLE

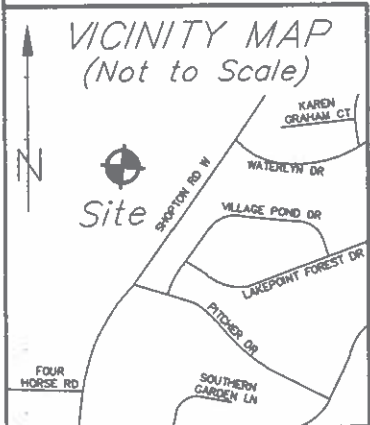
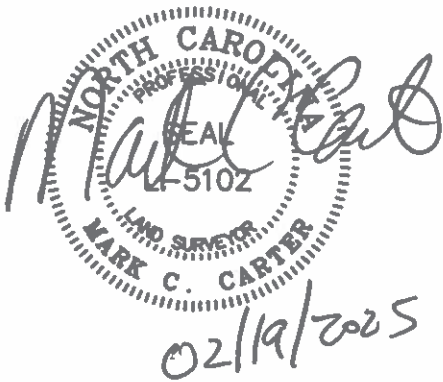
①  
16.588 ACRES  
722,598.34 SF  
STANLY MARTIN HOMES, LLC  
DB 39201 PG 433  
TAX # 199-481-05  
#15408

②  
1.480 ACRES  
64,507.26 SF  
STANLY MARTIN HOMES, LLC  
DB 39201 PG 433  
TAX # 199-481-04  
#15436

③  
LOTS 1 AND 2  
19.902 ACRES  
866,968.46 SF  
STANLY MARTIN HOMES LLC  
DB 39201 PG 433  
TAX # 199-481-02  
#15500

④  
6.786 ACRES  
295,634.05 SF  
JAMES W HOVIS &  
REBECCA S HOVIS  
DB 5392 PG 293  
TAX # 199-481-01  
#15600

⑤  
JEFFREY MICHAEL CLAY JR &  
LAURA MARIEKA PERRY  
NOW OR FORMERLY  
DB 36126 PG 730  
TAX # 199-501-02  
ZONED: N1-A



KENMORE ANNEXATION AREA (SHEET 2 OF 4)  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DATE: NOVEMBER 21st, 2024



PHOENIX LAND SURVEYING, INC  
3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912

NOTES

- 1. AREA CALCULATED BY COORDINATE COMPUTATION.
- 2. HORIZONTAL DATUM: NAD 83
- 3. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- 4. IRON RODS AT ALL CORNERS UNLESS NOTED.
- 5. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- 7. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- 8. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE POLICY COMMITMENT NO. 10708NCF-FE DATED MAY 28th. 2024 & NO. 11349NCF-FE DATED AUGUST 1st, 2024.
- 9. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
- 10. SUBJECT PROPERTY ZONED N1-A.
- 11. TAX # 199-481-01 (#15600) & TAX # 199-481-02 (#15500 ARE LOCATED WITHIN THE WESTERN CATAWBA POST CONSTRUCTION (PC) DISTRICT, LAKE WYLIE STREAM WATERSHED & LOWER LAKE WYLIE REGULATED WATERSHED CRITICAL AREA (CA). TAX # 199-481-04 (#15436) & TAX # 199-481-05 (#15408) HAVE PORTIONS LYING WITH THE FOLLOWING REGULATORY DISTRICTS/WATERSHEDS:
  - WESTERN CATAWBA POST CONSTRUCTION (PC) DISTRICT
  - CENTRAL CATAWBA POST CONSTRUCTION (PC) DISTRICT
  - LAKE WYLIE STREAM WATERSHED
  - STEELE STREAM WATERSHED
  - LOWER LAKE WYLIE REGULATED DRINKING WATERSHEDPROTECTED AREA (PA)

- CONTACT MECKLENBURG COUNTY STORMWATER DEPARTMENT TO DETERMINE IF ANY APPLICABLE BUILT-UPON RESTRICTIONS APPLY PRIOR TO DESIGN OR CONSTRUCTION.
- 12. EXISTING ON-SITE WASTE WATER (SEPTIC) SYSTEMS MAY EXIST ON SUBJECT PROPERTIES SHOWN HEREON. NO VISIBLE MARKINGS OR INDICATION OF SEPTIC FIELDS WERE OBSERVED ON SITE AT THE TIME OF SURVEY. ADDITIONAL RESEARCH IS NEEDED TO DETERMINE THE EXISTENCE/LOCATION OF SAID SYSTEMS.
  - 13. POST CONSTRUCTION BUFFERS SHOWN HEREON ARE MEASURED LANDWARD FROM FIELD LOCATED TOP OF BANK.
  - 14. ADDITIONAL IMPROVEMENTS EXIST ON THE SUBJECT PROPERTIES SHOWN HEREON AND ARE NOT SHOWN FOR CLARITY PURPOSES.

FLOOD NOTE:  
NO PORTION OF THE SUBJECT PROPERTY SHOWN  
HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA  
PER F.E.M.A. FLOOD INSURANCE RATE MAP.  
COMMUNITY PANEL 3710359000J, DATED:  
03/02/2009.

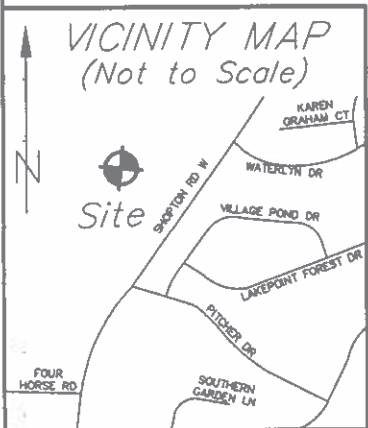
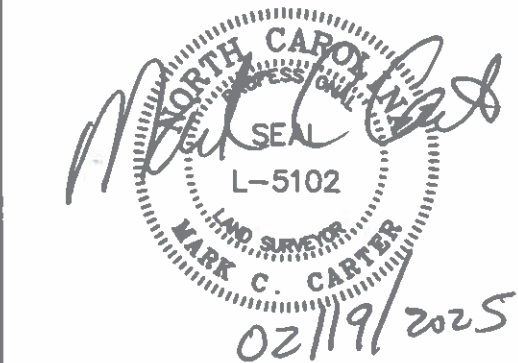
LEGAL DESCRIPTION:

ANNEXATION BOUNDARY

BEING THAT CERTAIN PARCEL OF LAND AND BEING PARCEL ID'S 19948101, 19948102 19948104 &19948105 LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A MAGNETIC NAIL SET IN THE CENTER OF SHOPTON ROAD WEST (S.R. #1116) AT THE INTERSECTION OF FOUR HORSE ROAD (30' PUBLIC R/W), AND ALSO BEING THE SOUTHEASTERN MOST CORNER OF TAX # 19948101, RUNNING THENCE WITH THE NORTHERN MARGIN OF FOUR HORSE ROAD S-86-59-58 W (PASSING A NEW #4 REBAR SET IN THE WESTERN MARGIN OF SHOPTON ROAD WEST AT 30.43 FEET) A TOTAL DISTANCE OF 582.41 FEET TO A #5 REBAR FOUND, BEING A COMMON CORNER WITH THE MECKLENBURG COUNTY PROPERTY (DB 4386 PG 804 OF THE MECKLENBURG COUNTY REGISTRY), THENCE FOLLOWING SAID COMMON LINE N-01-26-45 W 459.96 FEET TO A #5 REBAR FOUND, THENCE N 01-23-22 W 215.05 FEET TO A BENT ANGLE IRON, THENCE N 40-20-16 W 125.39 FEET TO A #5 REBAR FOUND, THENCE S-86-52-15 W 100.73 FEET TO A #5 REBAR FOUND, THENCE N 57-48-24 W 193.42 FEET TO A COMPUTED POINT WITHIN A TREE, THENCE N 22-45-16 W 58.54 FEET TO A #4 REBAR FOUND, THENCE N 44-46-42 E 749.68 FEET TO A NEW #4 REBAR SET, THENCE N 28-51-21 E 819.18 FEET TO A BENT 1/2" IRON PIPE FOUND, THENCE S 61-55-11 E (PASSING A 1/2" IRON PIPE FOUND AT 758.69 FEET) A TOTAL DISTANCE OF 808.15 FEET, THENCE S 61-59-45 E (PASSING A #5 REBAR FOUND AT 172.04 FEET) A TOTAL DISTANCE OF 202.32 FEET TO A MAGNETIC NAIL SET IN THE CENTER OF OF SHOPTON ROAD WEST (S.R. #1116), THENCE FOLLOWING SAID CENTERLINE S 30-09-59 W (PASSING A MAGNETIC NAIL SET AT 632.14 FEET) A TOTAL DISTANCE OF 753.19 FEET TO A MAGNETIC NAIL SET, THENCE S 30-11-00 W (PASSING A MAGNETIC NAIL SET AT 631.51 FEET) A TOTAL DISTANCE OF 698.82 FEET TO A MAGNETIC NAIL SET, THENCE FOLLOWING THE CENTERLINE OF SHOPTON ROAD WEST THE FOLLOWING SIX (6) COURSES:

- 1) S 27-22-55 W 44.93 FEET;
- 2)S 23-35-00 W 72.02 FEET;
- 3)S 19-26-41 W 71.43 FEET;
- 4)S 15-26-01 W 98.22 FEET;
- 5)S 10-43-06 W 76.71 FEET;
- 6)S 04-17-43 W 67.28 FEET

TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1,949,708.11 SQUARE FEET (44.759 ACRES) MORE OR LESS.



KENMORE ANNEXATION AREA (SHEET 3 OF 4)  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DATE: NOVEMBER 21st, 2024



PHOENIX LAND SURVEYING, INC  
3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912

"I, MARK C. CARTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5392, PAGE 293 & BOOK 39201 PG 433; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21st DAY OF NOVEMBER, A.D., 2024.

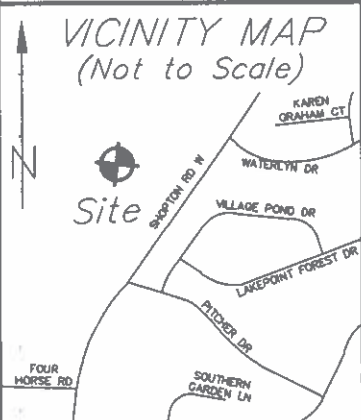
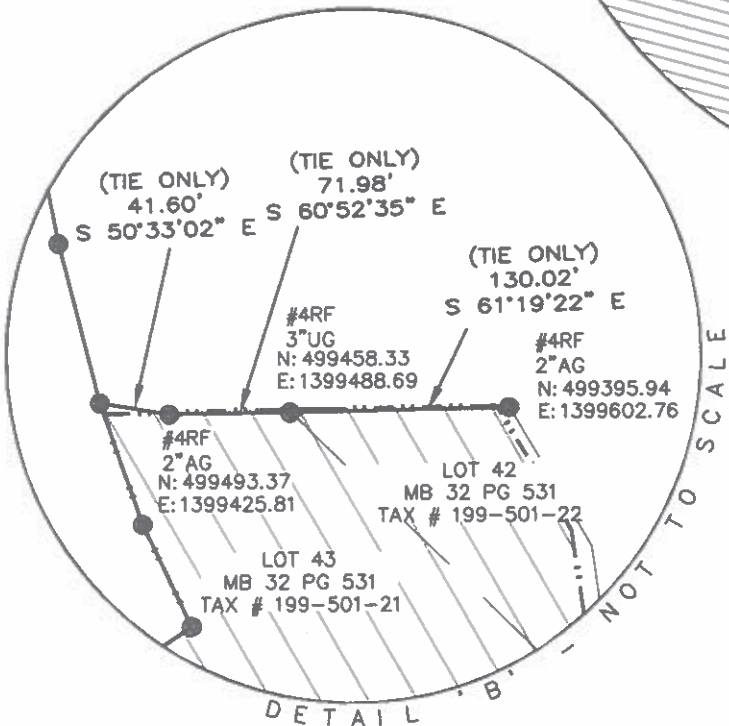
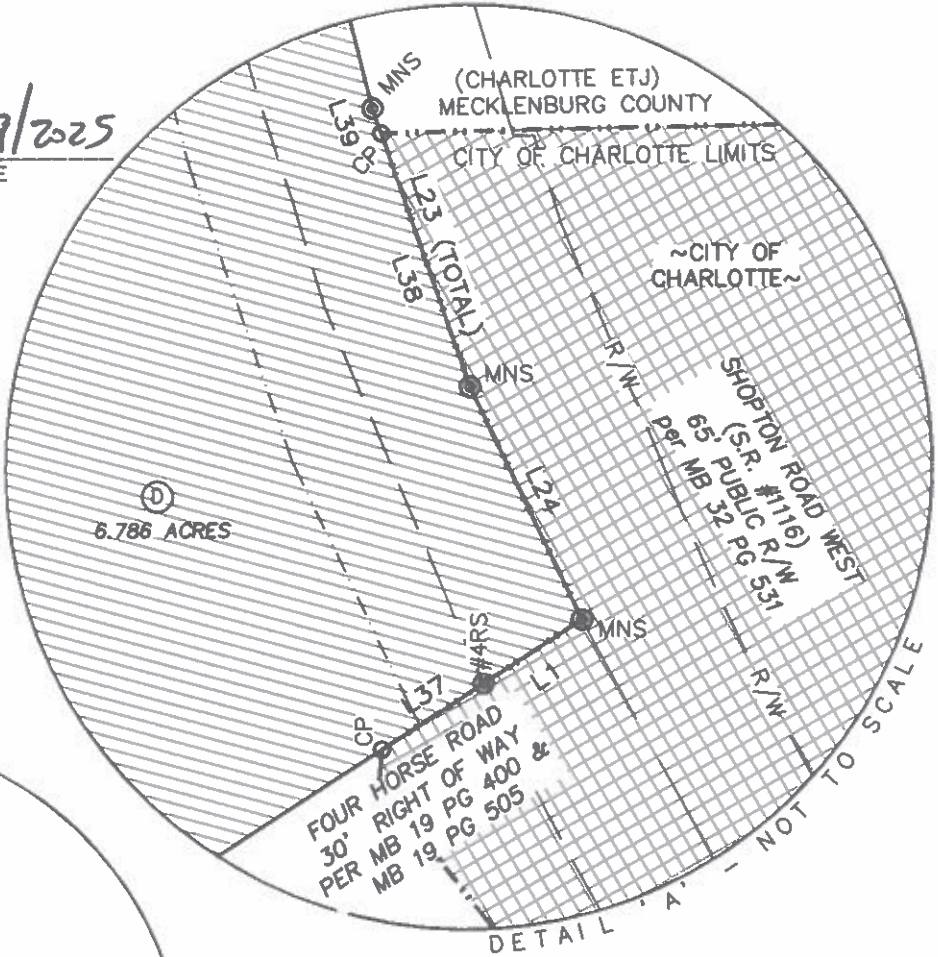
*Mark C Carter*  
PROFESSIONAL LAND SURVEYOR L-5102



"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1. CLASS OF SURVEY: A
- 2. POSITIONAL ACCURACY: 0.03 US FEET
- 3. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK
- 4. DATES OF SURVEY: 7/30/2024
- 5. DATUM/EPOCH: NAD83
- 6. PUBLISHED/FIXED CONTROL USE: WESTON
- 7. GEOID MODEL USED: GEIOD 2018
- 8. COMBINED GRID FACTOR: 0.99984880
- 9. UNITS: US SURVEY FEET

*Mark C Carter* 02/19/2025  
MARK C CARTER NCPLS L-5102 DATE



KENMORE ANNEXATION AREA (SHEET 4 OF 4)  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DATE: NOVEMBER 21st, 2024



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