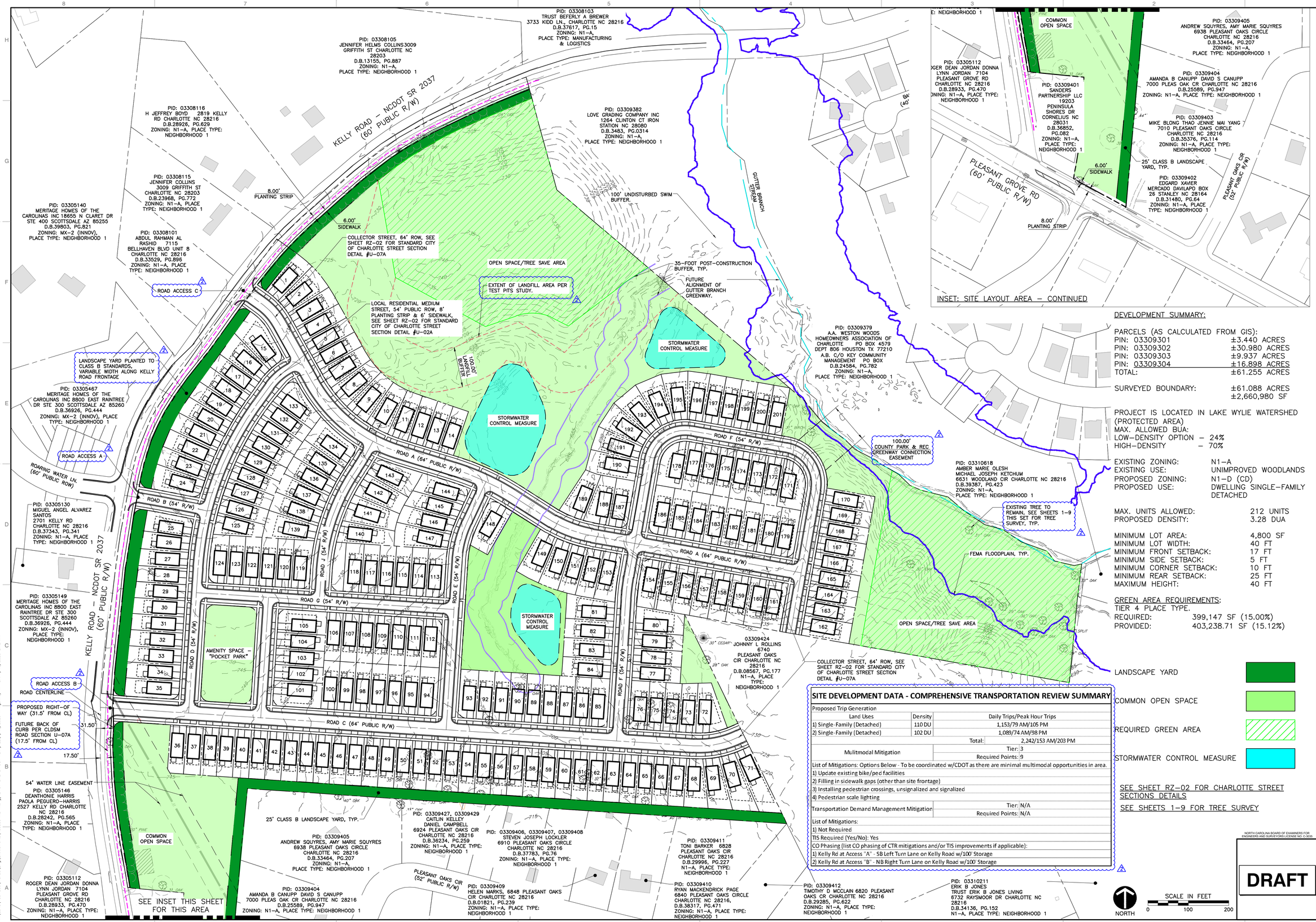

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation

Land Uses	Density	Daily Trips/Peak Hour Trips
1) Single-Family (Detached)	110 DU	1,153/79 AM/105 PM
2) Single-Family (Detached)	102 DU	1,089/74 AM/98 PM
	Total:	2,242/153 AM/203 PM
Mulitmodal Mitigation	Tier:	3
	Required Points:	9

List of Mitigations: Options Below - To be coordinated w/CDOT as there are minimal multimodal opportunities in area.
1) Update existing bike/ped facilities
2) Filling in sidewalk gaps (other than site frontage)
3) Installing pedestrian crossings, unsignalized and signalized
4) Pedestrian scale lighting

Transportation Demand Management Mitigation	Tier:	N/A
	Required Points:	N/A

List of Mitigations:
1) Not Required

TIS Required (Yes/No): Yes

CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):
1) Kelly Rd at Access "A" - SB Left Turn Lane on Kelly Road w/100' Storage
2) Kelly Rd at Access "B" - NB Right Turn Lane on Kelly Road w/100' Storage

DEVELOPMENT SUMMARY:

PARCELS (AS CALCULATED FROM GIS):

PIN: 03309301	±3.440 ACRES
PIN: 03309302	±30.980 ACRES
PIN: 03309303	±9.937 ACRES
PIN: 03309304	±16.898 ACRES
TOTAL:	±61.255 ACRES
SURVEYED BOUNDARY:	±61.088 ACRES
	±2,660,980 SF

PROJECT IS LOCATED IN LAKE WYLIE WATERSHED (PROTECTED AREA)
MAX. ALLOWED BUA:
LOW-DENSITY OPTION – 24%
HIGH-DENSITY – 70%

EXISTING ZONING:	N1-A
EXISTING USE:	UNIMPROVED WOODLANDS
PROPOSED ZONING:	N1-D (CD)
PROPOSED USE:	DWELLING SINGLE-FAMILY DETACHED
MAX. UNITS ALLOWED:	212 UNITS
PROPOSED DENSITY:	3.28 DUA
MINIMUM LOT AREA:	4,800 SF
MINIMUM LOT WIDTH:	40 FT
MINIMUM FRONT SETBACK:	17 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM CORNER SETBACK:	10 FT
MINIMUM REAR SETBACK:	25 FT
MAXIMUM HEIGHT:	40 FT

GREEN AREA REQUIREMENTS:
TIER 4 PLACE TYPE.

REQUIRED:	399,147 SF (15.00%)
PROVIDED:	403,238.71 SF (15.12%)

LANDSCAPE YARD
COMMON OPEN SPACE
REQUIRED GREEN AREA
STORMWATER CONTROL MEASURE

SEE SHEET RZ-02 FOR CHARLOTTE STREET SECTIONS DETAILS
SEE SHEETS 1-9 FOR TREE SURVEY

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. C-3035

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	02/05/2026	REZONING SUBMITTAL 1
2	07/13/2026	REZONING SUBMITTAL 2

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC, PA, CEC ENGINEERS & CONSULTANTS, PLLC, CEC SURVEYING & MAPPING, PLLC, OR CEC LANDSCAPE ARCHITECTS, PLLC. PROVIDED BY CEC ENGINEERS & CONSULTANTS, PLLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

CEC Surveying and Landscape Architects of NC, PLLC

SANDERS PARTNERSHIP, LLC
3000 KELLY RD
RZP-2025-123
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN

DATE:	JULY 13, 2026
DRAWN BY:	NYG
DWG SCALE:	AS NOTED
CHECKED BY:	MEK
PROJECT NO:	185-930
APPROVED BY:	MEK

DRAWING NO.: **RZ-01**

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DEVELOPMENT STANDARDS

JULY 13, 2026

1. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SANDERS PARTNERSHIP, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 61.255-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 033-093-01, 033-093-02, 033-093-03 AND 033-093-04.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N1-D ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. GRAPHICS AND ALTERATIONS. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE LOTS AS WELL AS THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

D. VESTED RIGHTS. PURSUANT TO SECTION 37.6 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

E. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 212 DWELLING – SINGLE-FAMILY DETACHED UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE N1-D ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.

3. TRANSPORTATION

A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS DEPICTED ON THE REZONING PLAN MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, CHANGES IN THE SITE LAYOUT, AND SITE CONSTRAINTS AND TO ACCOMMODATE ANY MODIFICATIONS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO KELLY ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 31.5 FEET FROM THE EXISTING CENTERLINE OF KELLY ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

E. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS'/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

F. THE INTERNAL STREETS DESIGNATED AS ROAD A AND ROAD C ON THE REZONING PLAN SHALL EACH BE CONSTRUCTED IN ACCORDANCE WITH CLDSM U-07A.

G. THE INTERNAL STREETS DESIGNATED AS ROAD B, ROAD D, ROAD E, ROAD F, ROAD G AND ROAD J SHALL EACH BE CONSTRUCTED IN ACCORDANCE WITH CLDSM U-02A.

H. PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS/MULTI-USE PATHS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALKS/MULTI-USE PATHS WHERE FEASIBLE.

I. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE.

J. THE TRANSPORTATION IMPROVEMENTS SET OUT BELOW SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE.

(1) KELLY ROAD AND ROARING WATER LANE/ACCESS "A" (UNSIGNALIZED)

(a) ONE INGRESS AND ONE EGRESS LANE (A WESTBOUND SHARED LEFT/THRU/RIGHT TURN LANE) ON ACCESS A.

(b) RE-MARK THE EXISTING PAINTED MEDIAN TO PROVIDE A SOUTHBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE ON KELLY ROAD.

(c) PROVIDE A MINIMUM 100-FOOT INTERNAL PROTECTED STEM ON ACCESS A.

(2) KELLY ROAD AND ACCESS "B" (UNSIGNALIZED)

(a) ONE INGRESS AND ONE EGRESS LANE (A WESTBOUND SHARED LEFT/RIGHT TURN LANE) ON ACCESS B.

(b) CONSTRUCT A NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON KELLY ROAD.

(c) PROVIDE A MINIMUM 100-FOOT INTERNAL PROTECTED STEM ON ACCESS B.

(3) KELLY ROAD AND ACCESS "C" (UNSIGNALIZED)

(a) ONE INGRESS AND ONE EGRESS LANE (A WESTBOUND SHARED LEFT/RIGHT TURN LANE) ON ACCESS C.

(b) PROVIDE A MINIMUM 100-FOOT INTERNAL PROTECTED STEM ON ACCESS C.

4. DIMENSIONAL AND DESIGN STANDARDS

A. MINIMUM LOT AREA. THE MINIMUM LOT AREA OF ANY LOT CONTAINING A DWELLING – SINGLE-FAMILY DETACHED UNIT SHALL BE 4,800 SQUARE FEET.

B. MAXIMUM BUILDING HEIGHT. THE MAXIMUM HEIGHT OF ANY BUILDING OR DWELLING – SINGLE-FAMILY DETACHED UNIT CONSTRUCTED ON THE SITE SHALL BE 40 FEET.

5. STREETSCAPE

A. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG BOTH SIDES OF THE SITE'S INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON KELLY ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 8-FOOT-WIDE PLANTING STRIP AND THE MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE LOCATED OUTSIDE OF THE KELLY ROAD RIGHT OF WAY AND WITHIN A PUBLIC ACCESS EASEMENT, AND PETITIONER SHALL MAINTAIN THE MINIMUM 6-FOOT-WIDE SIDEWALK.

C. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON PLEASANT GROVE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM 8-FOOT-WIDE PLANTING STRIP AND THE MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE LOCATED OUTSIDE OF THE PLEASANT GROVE ROAD RIGHT OF WAY AND WITHIN A PUBLIC ACCESS EASEMENT, AND PETITIONER SHALL MAINTAIN THE MINIMUM 6-FOOT-WIDE SIDEWALK.

6. OPEN SPACE/GREEN AREA

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

B. THE AMENITY SPACE DESIGNATED ON THE REZONING PLAN (THE "AMENITY SPACE") IS CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS AND IT WILL PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE AMENITY SPACE SHALL CONSIST OF A MINIMUM OF FOUR (4) OF THE POTENTIAL COMPONENTS SET OUT BELOW THAT WILL BE COMMITTED TO AS THE PLANS ARE FINALIZED DURING THE LAND DEVELOPMENT PERMITTING PROCESS.

1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.). ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES). ENHANCED PLANTING WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE. DETAILS AND TECHNICAL NOTES ON THE ENHANCED PLANTINGS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. DETAILS AND TECHNICAL NOTES ON THE MATERIALS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

3. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE. DETAILS AND TECHNICAL NOTES ON THE SHADING ELEMENTS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

4. SEATING OPTIONS, WHICH MAY INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 300 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED. DETAILS AND TECHNICAL NOTES ON THE SEATING OPTIONS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

5. THE AMENITY SPACE WILL HAVE A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.

6. INTERACTIVE ELEMENTS THAT PROVIDE USERS WITH THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY. DETAILS AND TECHNICAL NOTES ON THE ELEMENTS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE AMENITY SPACE COMPONENTS.

7. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE AMENITY SPACE. IF THIS ELEMENT IS UTILIZED, PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.

7. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

B. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

C. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.

D. DEVELOPMENT WITHIN ANY SWIM/PCSR/WS BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.

8. LANDSCAPE YARDS

A. A MINIMUM 25-FOOT-WIDE CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (EXCLUDING THE SITE'S KELLY ROAD FRONTAGE).

B. THE LANDSCAPE YARD TO BE ESTABLISHED ALONG THE SITE'S FRONTAGE ON KELLY ROAD SHALL BE A VARIABLE WIDTH LANDSCAPE YARD PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD. THE WIDTH OF THIS LANDSCAPE YARD SHALL BE DETERMINED BY PETITIONER DURING THE PERMITTING PROCESS.

9. GREENWAY/PUBLIC PARK SITE

A. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONVEY TO MECKLENBURG COUNTY A GREENWAY AND STORM WATER EASEMENT OVER A PORTION OF THE SITE THAT IS MORE SPECIFICALLY COMPRISED OF THE LARGER OF THE 100 FOOT SWIM BUFFER OR THE FEMA FLOODPLAIN OF GUTTER BRANCH (THE "GREENWAY EASEMENT AREA"). THE GREENWAY EASEMENT AREA IS DEPICTED ON THE REZONING PLAN. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL ALSO CONVEY AN ADDITIONAL 100-FOOT-WIDE EASEMENT OVER A PORTION OF THE SITE TO CONNECT THE GREENWAY EASEMENT AREA TO ONE OF THE INTERNAL PUBLIC STREETS TO BE CONSTRUCTED ON THE SITE SO THAT MECKLENBURG COUNTY CAN CONSTRUCT A FUTURE ACCESSIBLE TRAIL FROM SUCH INTERNAL PUBLIC STREET TO THE GREENWAY EASEMENT AREA (THE "GREENWAY CONNECTION EASEMENT AREA"). THE GREENWAY CONNECTION EASEMENT AREA IS DEPICTED ON THE REZONING PLAN. THE GREENWAY CONNECTION EASEMENT AREA MAY OVERLAP TREE SAVE AREAS LOCATED ON THE SITE. THE LOCATION OF THE GREENWAY CONNECTION EASEMENT AREA MAY BE REVISED DURING PERMITTING WITH THE APPROVAL OF MECKLENBURG COUNTY.

B. PRIOR TO OR CONTEMPORANEOUSLY WITH THE CONVEYANCE OF THE EASEMENTS REFERENCED ABOVE IN PARAGRAPH 9.A TO MECKLENBURG COUNTY, PETITIONER SHALL HAVE THE RIGHT TO RESERVE EASEMENTS OVER THE GREENWAY EASEMENT AREA AND THE GREENWAY CONNECTION EASEMENT AREA THAT ARE NECESSARY FOR THE SUBSEQUENT INSTALLATION, MAINTENANCE AND REPLACEMENT (FROM TIME TO TIME) OF STORM WATER PIPES, SEWER LINES AND OTHER UNDERGROUND UTILITIES TO SERVE THE RESIDENTIAL COMMUNITY TO BE DEVELOPED ON THE SITE.

C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING – SINGLE-FAMILY DETACHED UNIT TO BE CONSTRUCTED ON THE SITE AND SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY, PETITIONER SHALL DEDICATE AND CONVEY A MINIMUM 3-ACRE PORTION OF THE SITE TO MECKLENBURG COUNTY FOR A FUTURE PUBLIC PARK (THE "PARK SITE"). THE PARK SITE SHALL BE LOCATED GENERALLY NORTH OF LOTS 1 THROUGH 14 AND ADJACENT TO THE KELLY ROAD RIGHT OF WAY FOR ACCESS. PRIOR TO THE CONVEYANCE OF THE PARK SITE TO MECKLENBURG COUNTY, PETITIONER SHALL HAVE THE RIGHT TO INSTALL AND LOCATE A STORM WATER PIPE OR PIPES AND UNDERGROUND UTILITIES THROUGH THE PARK SITE AND TO RESERVE SUCH EASEMENTS OVER THE PARK SITE THAT ARE NECESSARY TO MAINTAIN, REPAIR AND REPLACE SUCH STORM WATER PIPE OR PIPES AND UNDERGROUND UTILITIES. A MINIMUM 0.5-ACRE PORTION OF THE PARK SITE SHALL BE SUITABLE FOR THE DEVELOPMENT OF TYPICAL AMENITIES LOCATED IN A LOCAL PUBLIC PARK (THE "ACTIVE PARK AREA"). THE ACTIVE PARK AREA SHALL NOT CONTAIN TREE SAVE AREAS OR STORM WATER BMPS.

D. THE PARK SITE, INCLUDING THE ACTIVE PARK AREA, SHALL COUNT TOWARDS THE SITE'S MINIMUM OPEN SPACE REQUIREMENTS.

E. THE PARK SITE, EXCLUDING THE ACTIVE PARK AREA, MAY CONTAIN TREE SAVE AREAS.

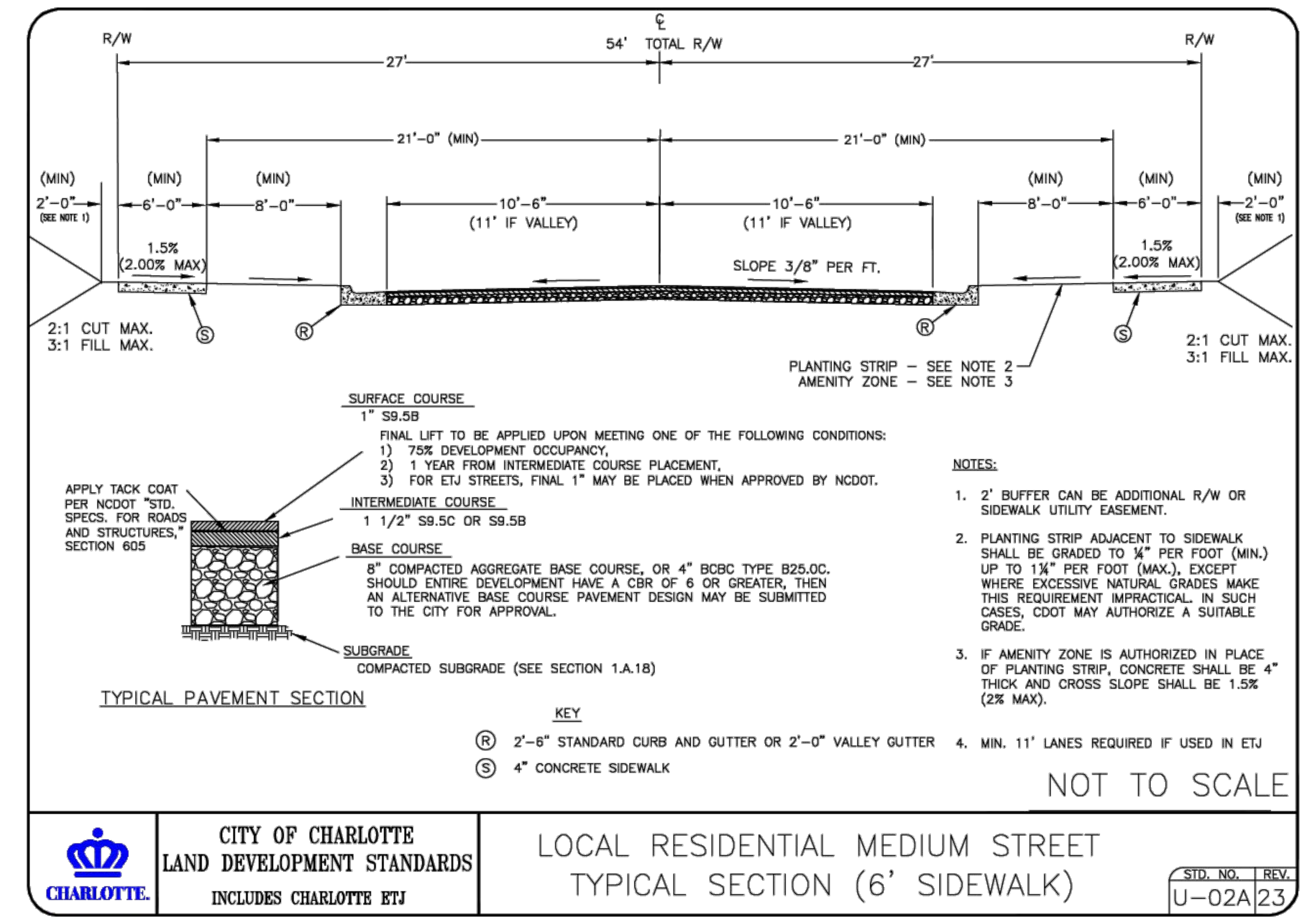
F. MECKLENBURG COUNTY SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ANY IMPROVEMENTS TO THE PARK SITE.

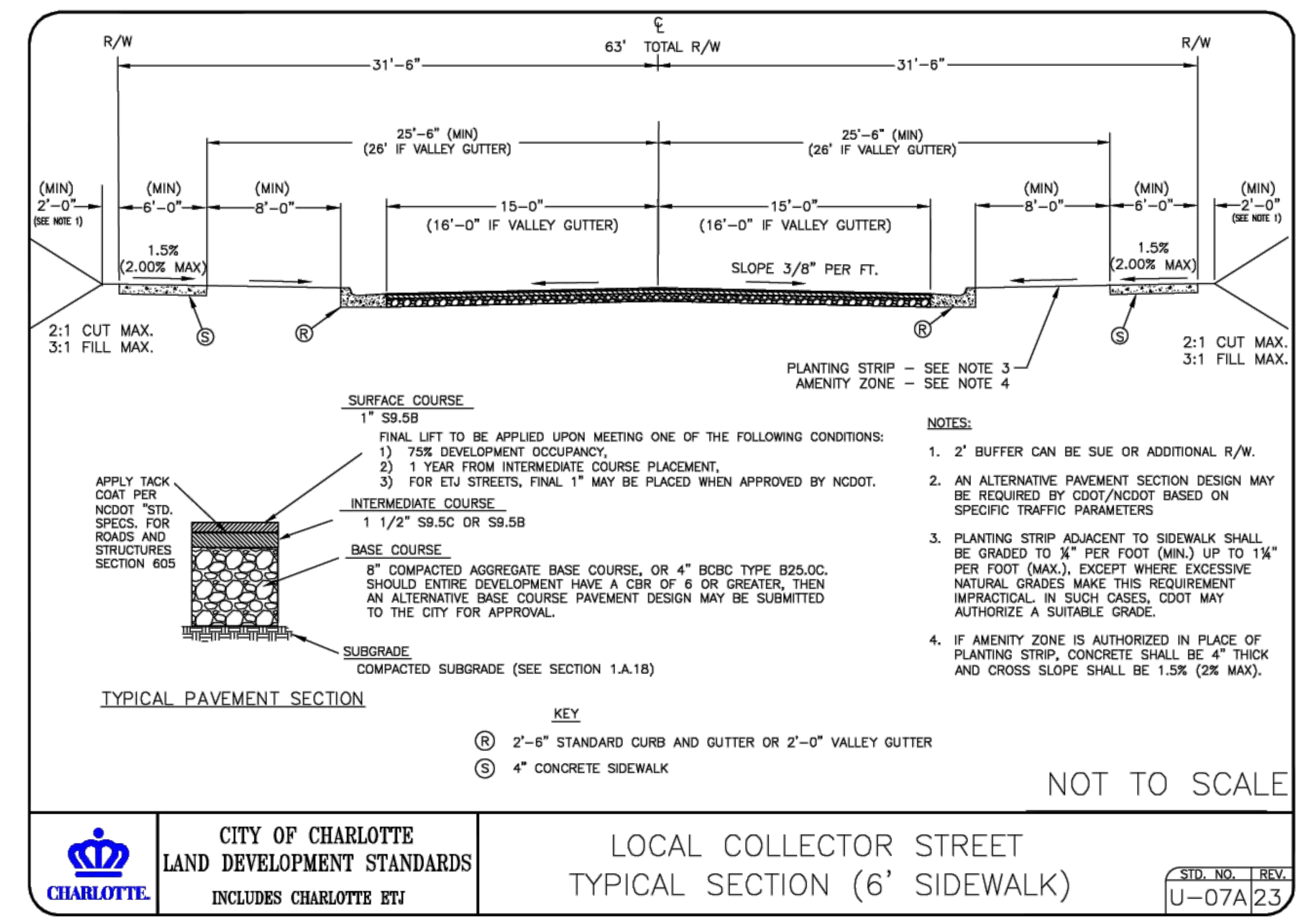
G. IN THE EVENT THAT MECKLENBURG COUNTY DOES NOT APPROVE AND ACCEPT THE CONVEYANCE OF THE PARK SITE, THEN THE PARK SITE SHALL BE A PART OF THE SITE'S OPEN SPACE AREAS, AND THE PARK SITE SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR A PROPERTY OWNERS ASSOCIATION.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.





REVISION RECORD

NO	DATE	DESCRIPTION
1	02/05/2026	REZONING SUBMITTAL 1
2	07/13/2026	REZONING SUBMITTAL 2

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

CEC Surveying and Landscape Architects of NC, PLLC
3701 Arco Corporate Drive
Suite 400
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www.cecinc.com

SANDERS PARTNERSHIP, LLC
3000 KELLY RD
RZP-2025-123
CHARLOTTE, NORTH CAROLINA

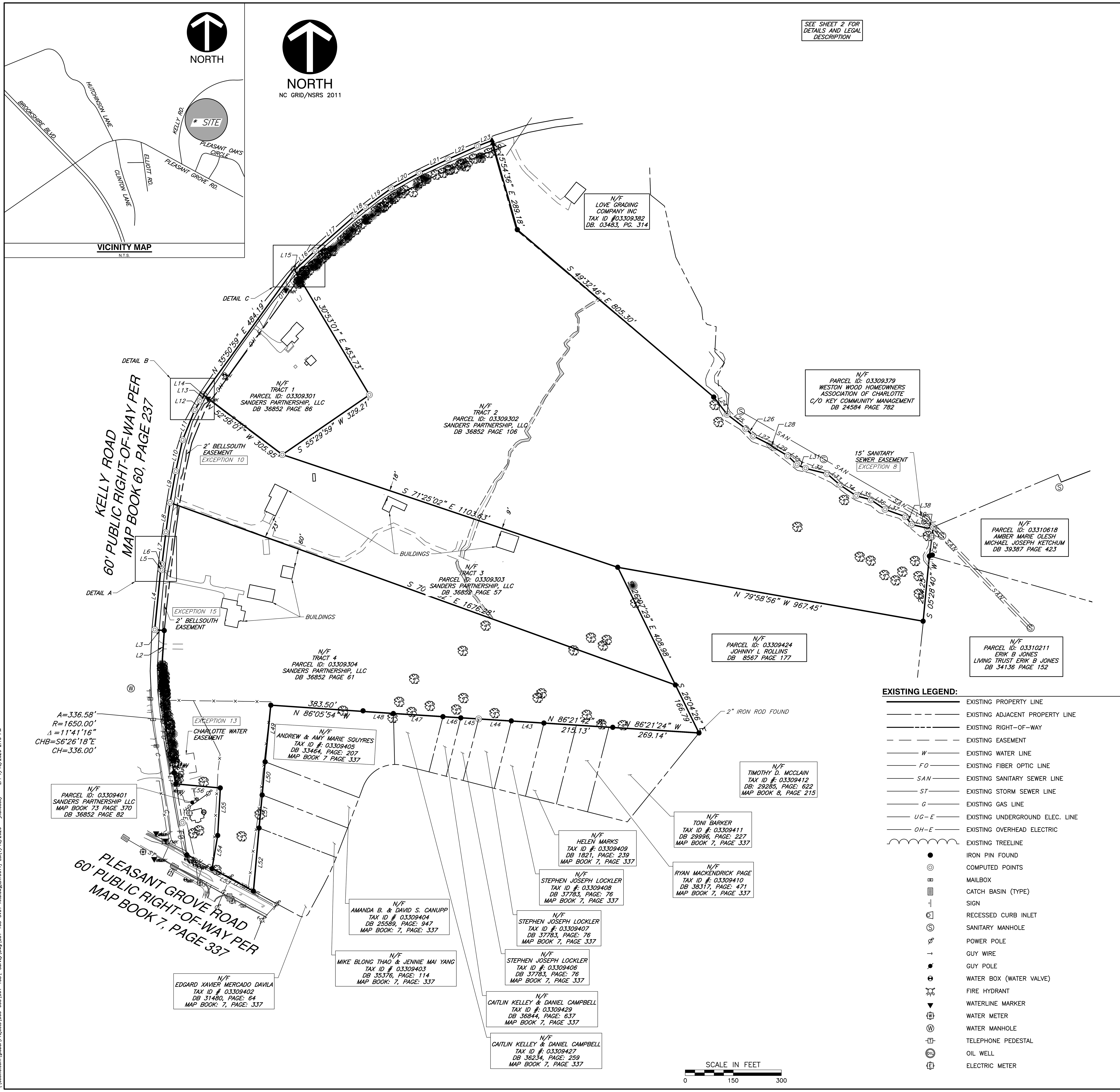
DEVELOPMENT STANDARDS

DATE:	JULY 13, 2026	DRAWN BY:	NYG
DWG SCALE:	AS NOTED	CHECKED BY:	MEK
PROJECT NO:	185-930	APPROVED BY:	MEK

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. C-3035

DRAFT

DRAWING NO.: **RZ-02**



INVESTORS TITLE INSURANCE COMPANY
SCHEDULE B PART II
COMMITMENT NUMBER: 202610318CA
DATE: FEBRUARY 24, 2026

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. [NOT SURVEY-RELATED]
2. TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. [NOT SURVEY-RELATED]
3. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF KELLY ROAD. [AFFECTS PARCELS, PLOTTED]
4. THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.

   NO INSURED CLOSING PROTECTION COVERAGE PROVIDED – AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES. [NOT SURVEY-RELATED]

   AS TO TRACT 1:

5. MATTERS SHOWN ON RECORDED PLAT IN DEED BOOK 1904 AT PAGES 217-220. [AFFECTS PARCEL, PLOTTED]

   AS TO TRACT 2:

6. MATTERS SHOWN ON RECORDED MAP BOOK 60 AT PAGES 237-238. [AFFECTS PARCEL, PLOTTED]
7. RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH DITCH(ES), STREAM(S), CREEK(S) OR GULLY(IES) CROSSING THE LAND, OR AN ABUTTING POND INCIDENT TO THE LAND, WITHOUT DIMINUTION. [NOT SURVEY-RELATED]
8. RIGHT OF WAY WITH CITY OF CHARLOTTE RECORDED IN BOOK 5560 AT PAGE 533. [AFFECTS PARCEL, PLOTTED]
9. MEMORANDUM OF PCS SITE AGREEMENT RECORDED I BOOK 9856 AT PAGE 326, AMENDED IN MEMORANDUM OF SECOND AMENDMENT TO PCS SITE AGREEMENT RECORDED IN BOOK 26589 AT PAGE 654 AND MEMORANDUM OF THIRD AMENDMENT TO PCS SITE AGREEMENT RECORDED N BOOK 29466 AT PAGE 214. [NOT SURVEY-RELATED]

   AS TO TRACT 3 AND TRACT 4:

10. EASEMENT(S) TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN BOOK 21082 AT PAGE 784. [AFFECTS PARCEL, PLOTTED]

   AS TO TRACT 4:

11. MATTERS SHOWN ON RECORDED MAP BOOK 41 AT PAGES 607-608 AND MAP BOOK 73 AT PAGES 370-371. [AFFECTS PARCEL, PLOTTED]
12. MEMORANDUM OF AGREEMENT WITH THE CITY OF CHARLOTTE RECORDED IN BOOK 1307 AT PAGE 578. [MAY AFFECT PARCEL, UNABLE TO PLOT]
13. DEED OF EASEMENT WITH CITY OF CHARLOTTE RECORDED IN BOOK 39196 AT PAGE 592. [AFFECTS PARCEL, PLOTTED]
14. EASEMENT(S) TO DUKE ENERGY CAROLINAS, LLC RECORDED IN BOOK 39780 AT PAGE 865. [BLANKET, UNABLE TO PLOT]
15. EASEMENT(S) TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN BOOK 21082 AT PAGE 778. AFFECTS PARCEL, PLOTTED]

GENERAL NOTES

1. FIELD WORK COMPLETED ON 06/09/2026.
2. ALL LINES TRAVERSED WITH A PRECISION GREATER THAN 1:10,000.
3. HORIZONTAL DATUM NC STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.
9. THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A MINIMAL FLOOD ZONE, FLOOD PLAIN ZONE: X, FEMA PANEL NUMBER: 3710452700K, EFFECTIVE DATE 09/02/2015.
10. SURVEYOR WAS NOT PROVIDED A ZONING REPORT AT THE TIME OF THE SURVEY
11. AREAS DEDICATED AS PUBLIC RIGHT-OF-WAYS ARE ALSO DEDICATED AS GENERAL PUBLIC UTILITY EASEMENTS.
12. THE PARCEL DEPICTED HEREON ARE THE SAME PARCELS AS DESCRIBED IN INVESTORS TITLE INSURANCE COMPANY COMMITMENT # 202610318CA DATED FEBRUARY 24, 2026. THE PARCELS ARE CONTIGUOUS WITH NO APPARENT GAPS AND/OR GORES.
13. THERE ARE 0 STRIPED PARKING SPACES OBSERVED AT THE TIME OF SURVEY, (TABLE A ITEM 9)
14. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY. (TABLE A ITEM 16)
15. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED AT THE TIME OF SURVEY OTHER THAN AS DEPICTED HEREON (TABLE A ITEM 17)
16. ALL SHOWN REBAR ARE #4 REBAR, UNLESS OTHERWISE NOTED.

CERTIFICATION

TO:
SANDERS PARTNERSHIP, LLC
INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 8, 9, 11A, 13, 14, AND 16-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/09/2026.

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTIONS RECORDED IN BOOK 36852 PAGE 61, BOOK 36852 PAGE 57, BOOK 36852 PAGE 86 AND BOOK 36852 PAGE 106); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY:	CLASS A
POSITIONAL ACCURACY:	0.06'
TYPE OF GPS FIELD PROCEDURE:	RTK
DATES OF SURVEY:	JUNE 9, 2026
DATUM/EPOCH:	NSRS (2011) NORTH CAROLINA STATE PLANE
PUBLISHED/FIXED-CONTROL USE:	VRS
GEOID MODEL:	18
COMBINED GRID FACTOR(S):	0.9998540746
UNITS:	US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF JUNE, A.D., 2026.

PATRICK J. CORLESS, JR., PLS #L-5509
PCORLESS@CECINC.COM

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PATRICK J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

CEC Surveying and Landscape Architects of NC, PLLC

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE 2026	DRAWN BY:	JHM
DWG SCALE:	1"=150'	CHECKED BY:	PJC
PROJECT NO:	361-108		
APPROVED BY:	PJC		

DRAWING NO.: 1

SHEET 1 OF 2

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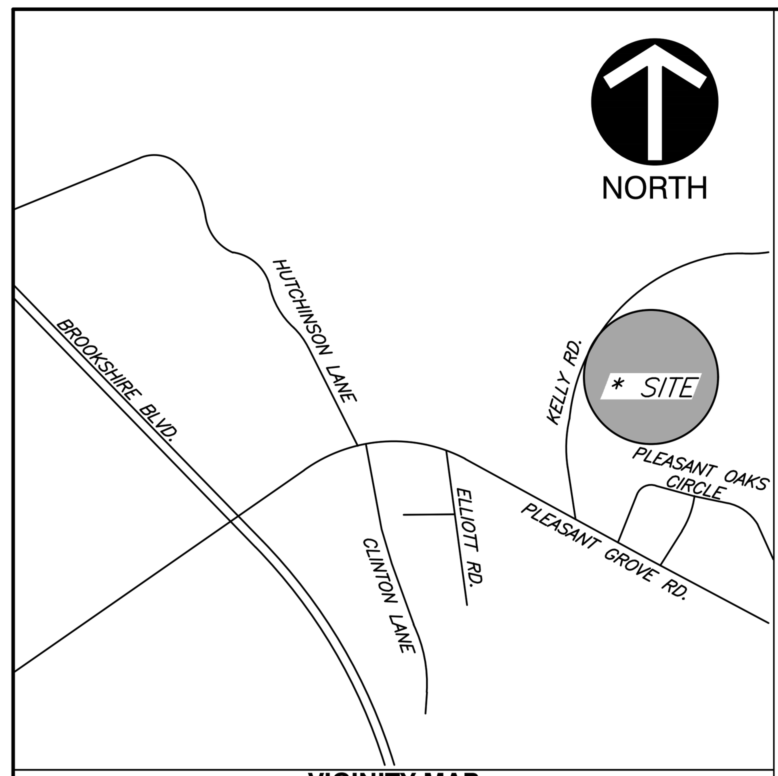


VICINITY MAP
N.T.S.

NORTH
NC GRID/NSRS 2011

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 09°36'29" W	35.37'
L2	N 03°50'29" E	110.01'
L3	N 84°26'45" W	29.99'
L4	N 05°41'37" E	188.34'
L5	S 77°10'44" E	2.73'
L6	N 04°55'34" E	17.45'
L7	N 06°48'04" E	100.00'
L8	N 07°58'04" E	93.55'
L9	N 10°13'16" E	100.00'
L10	N 12°29'16" E	100.00'
L11	N 22°06'46" E	100.00'
L12	N 31°26'46" E	33.65'
L13	N 34°55'46" E	20.87'
L14	N 52°56'01" W	3.74'
L15	S 30°53'01" E	3.80'
L16	N 46°31'41" E	87.86'
L17	N 48°37'36" E	165.00'
L18	N 50°48'06" E	42.00'
L19	N 53°53'36" E	100.00'
L20	N 61°02'06" E	100.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N 64°44'36" E	100.00'
L22	N 65°55'36" E	100.00'
L23	N 68°50'52" E	48.24'
L24	S 37°41'07" E	68.34'
L25	S 52°39'18" E	73.67'
L26	S 45°10'26" E	31.81'
L27	S 62°45'20" E	58.83'
L28	S 52°35'49" E	16.70'
L29	S 59°28'41" E	49.41'
L30	S 45°56'49" E	39.06'
L31	S 66°11'13" E	29.63'
L32	S 76°02'27" E	69.20'
L33	S 49°08'49" E	53.67'
L34	S 56°20'25" E	60.70'
L35	S 74°40'38" E	47.34'
L36	S 55°55'52" E	53.89'
L37	S 70°15'53" E	67.24'
L38	S 38°19'09" E	31.23'
L39	S 76°45'11" E	50.01'
L40	N 78°14'41" E	18.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S 07°00'18" W	30.00'
L42	S 07°37'00" W	61.50'
L43	N 86°21'37" W	955.10'
L44	S 86°21'42" E	102.22'
L46	N 86°21'37" W	955.10'
L47	S 86°21'42" E	155.14'
L48	S 86°05'54" E	94.87'
L49	S 05°37'36" W	177.61'
L50	S 05°09'50" W	103.90'
L51	S 05°19'58" W	103.68'
L52	S 05°06'41" W	197.79'
L53	N 61°27'16" W	147.09'
L54	S 09°43'20" W	105.10'
L55	S 03°08'21" W	148.38'
L56	N 84°44'04" W	139.18'

RECORD LEGAL DESCRIPTION

TRACT 1 (PARCEL 03–093–01)
BEING AL OF LOT "B" CONTAINING 3.4 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY, AS SHOWN ON SURVEY OF E. L. FAIRES, REGISTERED SURVEYOR DATED 9" DAY OF JANUARY 1957 AND RECORDED IN BOK 1904 AT PAGE 20 IN THE MECKLENBURG REGISTRY, WHICH IS INCORPORATES HEREIN BY REFERENCE.

TRACT 2 (PARCEL 03–093–02)

LOCATED IN PAW CREEK TOWNSHIP IN MECKLENBURG COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE NEAR THE CENTER LINE OF KELLY ROAD, SAID SPIKE BEING FURTHER SITUATED NORTH 31° 23' 54" WEST 30 FET FROM AN IRON IN THE SOUTHERLY MARGIN OF KELLY ROAD AND IN THE NORTHEASTERN CORNER OF THE PROPERTY OF HOWARD J BOYD AS SHOWN ON MAP HEREINAFTER REFERRED TO, AND RUNNING THENCE WITH, AT OR NEAR THE CENTER LINE OF KELLY ROAD 12 CALLS AS FOLLOWS: 1) NORTH 4° 4' EAST 8.79 FEET TO A TACK; THENCE, 2) NORTH 48° 02'30" EAST 165 FEET TO A TACK; THENCE, 3) NORTH, 50° 13' EAST 42 FEET TO A TACK; THENCE 4) NORTH 53° 18' 30" EAST 10 FEET TO A TACK; THENCE, 5) NORTH 60° 27' EAST 10 FEET TO A TACK; THENCE NORTH 64° 09° 30° EAST 10 FEET LO A TACK; THENCE 7) NORTH 65° 20' 30" EAST 10 FEET TO A TACK; THENCE, 8) NORTH 68° 28' 30" EAST 10 FEET TO A TACK; THENCE, 9) NORTH 73° 40' EAST 10 FEET TO A TACK; THENCE, 10) NORTH 80° 18' 30" EAST 10 FEET TO A TACK; THENCE, 1) NORTH 84°25' EAST 10 FEET TO A TACK; THENCE, 12) NORTH 87° 18' 30" EAST 17.36 FEET TO A TACK ON A BRIDGE IN SAID KELLY ROAD; THENCE WITH, AT OR NEAR THE CENTER LINE OF A CREEK 21 CALLS AS 1) SOUTH 17° 46' 46" WEST 94.29 FEET TO A POINT; THENCE 2) SOUTH 01° 3' 02" EAST 154.59 FEET TO A POINT; THENCE, 3) SOUTH 50° 57' 13" EAST 5.59 FEET TO A POINT; THENCE, 4) SOUTH 12° 01' 43" EAST 163.34 FEET TO A POINT; THENCE, 5) SOUTH 26° 38' 16" EAST 17.71 FEET TO A POINT; THENCE, 6) SOUTH 05° 0' 30" WEST 35.80 FEET TO A POINT; THENCE 7) SOUTH, 40° 12' 48" EAST 21.27 FEET TO A POINT; THENCE 8) SOUTH 74° 59' 18" EAST 29.01 FEET TO A POINT; THENCE, SOUTH 03° 32' 24" WEST 78.06 FEET TO A POINT; THENCE, 10) SOUTH 40° 54' 05" EAST 45.72 FEET TO A POINT; THENCE, 1) SOUTH 27° 2' 57" WEST 45.48 FEET TO A POINT; THENCE, 12) SOUTH 02°25' 32" EAST 30.93 FEET TO A POINT; THENCE, 13) SOUTH 50° 59' 58" EAST 42.16 FEET TO A POINT; THENCE 14) SOUTH 05° 23' 32" EAST 45.87 FEET TO A POINT; THENCE, 15) SOUTH 46° 53' 13" EAST 126.67 FEET TO A POINT; THENCE, 16) SOUTH 64° 28' 35" EAST 26.60 FEET TO A POINT; THENCE, 17) SOUTH 57° 50' 59" EAST 21.49 FEET TO A POINT, THENCE, 18) SOUTH 72° 05' 10" EAST 70.04 FEET TO A POINT; THENCE, 19) SOUTH 35 ° 4' 38" EAST 29.43 FEET TO A POINT; THENCE, 20) SOUTH 79°20' 01" EAST 38.05 FEET TO A POINT; THENCE, 21) NORTH 71° 25' 41" EAST 24.10 FEET TO A POINT IN SAID CREEK AND IN THE LINE OF JAMES R GRIFFIN; THENCE WITH THE LINE OF THE GRIFFIN PROPERTY, SOUTH 06° 25' 12" WEST 95.6 FEET TO AN OLD IRON IN THE LINE OF THE PROPERTY OF ELIZABETH B REGISTER; THENCE WITH THE LINE OF THE REGISTER PROPERTY, SOUTH 04° 52' WEST 204.37 FEET TO AN OLD IRON IN THE LINE OF THE PROPERTY OF BUFORD THOMPSON; THENCE WITH THE LINE OF THE THOMPSON PROPERTY, NORTH 80° 32' 54" WEST 968.46 FEET TO AN OLD IRON; THENCE WITH THE LINE OF THE PROPERTY CONVEYED TO RICHARD R WOODS AND WIFE BY DEED RECORDED IN BOOK 340 PAGE 149 IN THE MECKLENBURG PUBLIC REGISTRY, NORTH 71° 58' 10" WEST 104.01 FEET TO AN OLD IRON IN THE SOUTHWESTERLY CORNER OF THE BOYD PROPERTY; THENCE WITH THE SOUTHERLY LINE OF THE BOYD PROPERTY LINE OF THE BOYD PROPERTY, NORTH 54° 53' 43" EAST 329.30 FEET TO AN OLD IRON IN THE SOUTHEASTERLY CORNER OF THE BOYD PROPERTY; THENCE WITH THE EASTERLY LINE OF THE BOYD PROPERTY; NORTH 31° 23' 54" WEST, CROSSING AN IRON A DISTANCE OF 452.76 FEET TO A SPIKE IN KELLY ROAD, POINT OR PLACE OF BEGINNING, CONTAINING 37.657 ACRES, MORE OR LESS, AS SHOWN ON SURVEY BY CAROLINA SURVEYORS, INC, DATED FEBRUARY 14, 1972 AND REVISED FEBRUARY28 , 1972;

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY AND NOT CONVEYED HEREIN: ALL OF THE PROPERTY COMPRISING MECKLENBURG COUNTY TAX PARCEL 03–093–82, HAVING ADDRESS OF 2930 KELLY ROAD, CHARLOTTE NC 28216 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 1, COMPRISED OF 6.679 ACRES, MORE OR LESS, AS PLATED, PLANED AND RECORDED IN MAP BOOK 60 PAGE 237 IN THE MECKLENBURG COUNTY REGISTRY.

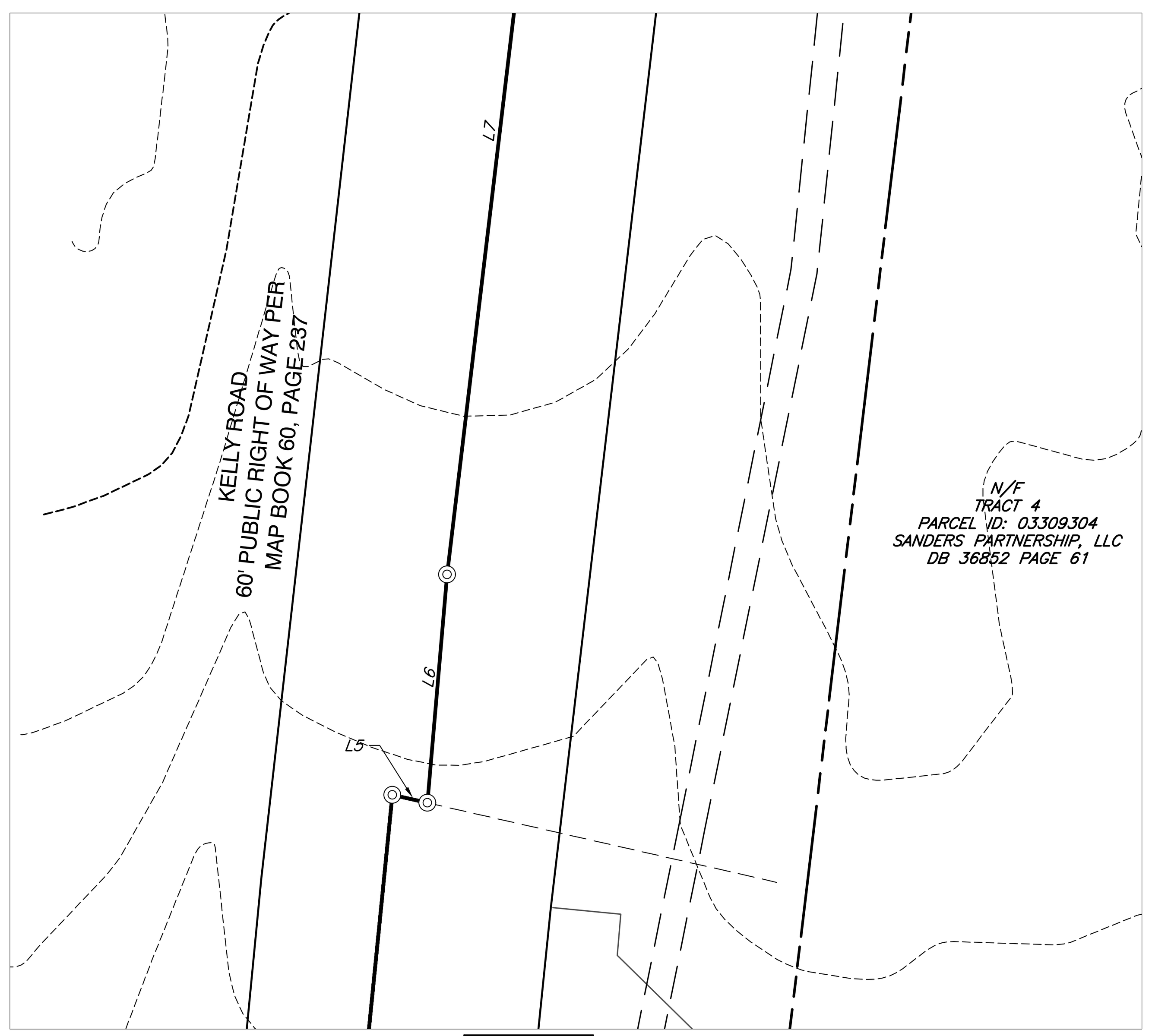
IT BEING THE INTENT TO CONVEY AL OF MECKLENBURG COUNTY TAX PARCEL: 03–093–02 WHICH IS SHOWN AND MARKED "REMAINING LOT" ON SAID PLAT IN MAP BOOK 60 PAGE 237 IN MECKLENBURG COUNTY REGISTRY.

TRACT 3 (PARCEL 03–093–03)

BEGINNING AT A SPIKE IN THE CENTER LINE OF KELLY ROAD, SAID SPIKE BEING FURTHER SITUATED IN THE NORTHWESTERN CORNER OF THE PROPERTY CONVEYED BY DEED OF EVEN DATE HEREWITH BY THE GRANTORS HEREIN TO JAMES HAROLD DICKERSON AND WIFE, ANNIE LEE Q. DICKERSON; AND RUNNING THENCE WITH, AT OR NEAR THE CENTER LINE OF KELLY ROAD 6 CALLS AS FOLLOWS: (1) N. 7–30 7.04 FEET TO A TACK; (2) THENCE N. 9–42–30 E. 10.0 FEET TO A TACK; (3) THENCE N. 1–58–30 E. 10.0 FEET TO A TACK; (4) THENCE N. 21–36 E, 10.0 FEET TO A TACK; (5) THENCE N. 30–56 E. 3.65 FEET TO A TACK; (6) THENCE N. 34–25 E. 13.243 FEET TO A SPIKE IN SAID ROADWAY; THENCE S. 53–26–3 E. CROSSING AN OLD IRON AND WITH THE LINE OF THE PROPERTY OF HOWARD J, BOYD A DISTANCE OF 309.12 FEET TO ANOTHER OLD IRON IN THE SOUTHWESTERLY CORNER OF THE BOYD PROPERTY; THENCE
WITH A NEW LINE S. 71–58–10 E. 104.01 FEET TO AN OLD IRON IN THE LINE OF THE PROPERTY OF BUFORD THOMPSON; THENCE WITH THE THOMPSON LINE S. 26–37–52 E. 409.01 FEET TO AN IRON; THENCE WITH THE LINE OF THE DICKERSON PROPERTY N. 70–39–10 W. 1676.20 FEET CROSSING AN IRON TO A SPIKE IN THE CENTER LINE OF KELLY ROAD, THE POINT OR PLACE OF BEGINNING, CONTAINING 9.937 ACRES, MORE OR LESS, ALL AS SHOWN ON SURVEY BY CAROLINA SURVEYORS, INC., DATED FEBRUARY 14, 1972 AND REVISED ON FEBRUARY 28, 1972.

TRACT 4 (PARCEL 03–093–04)

BEING ALL OF PARCEL A CONTAINING 16.898 ACRES, MORE OR LESS, AS SHOWN ON SURVEY PATRICK J CORLESS, JR AT CIVIL & ENVIRONMENTAL CONSULTANTS, INC. WITH A FINAL DATED OF DECEMBER 29, 2023 AND RECORDED ON JANUARY



DETAIL A
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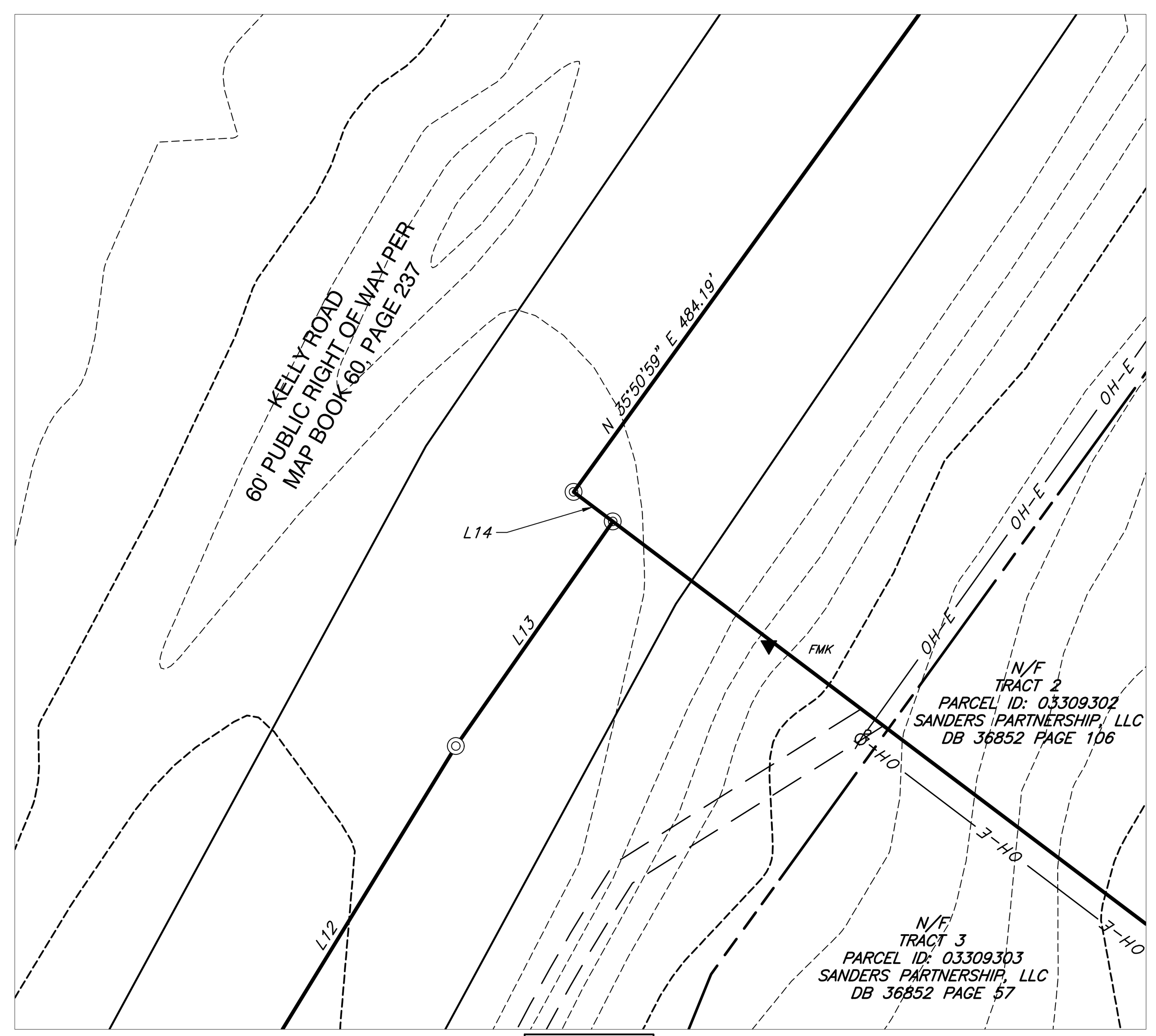
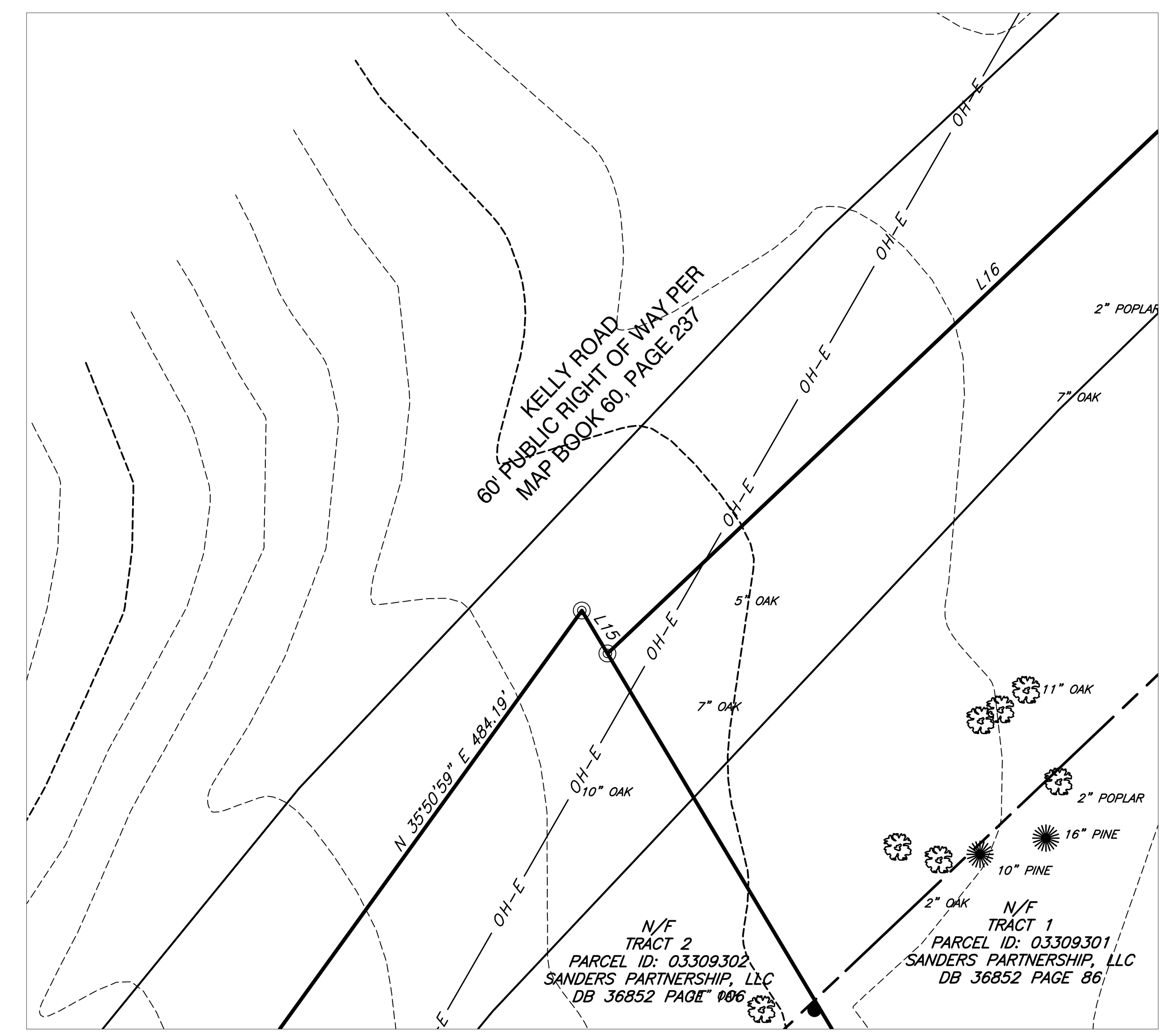


DETAIL B
SCALE: 1=10'



DETAIL C
SCALE: 1=10'

SCALE IN FEET
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REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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CEC Surveying and Landscape Architects of NC, PLLC

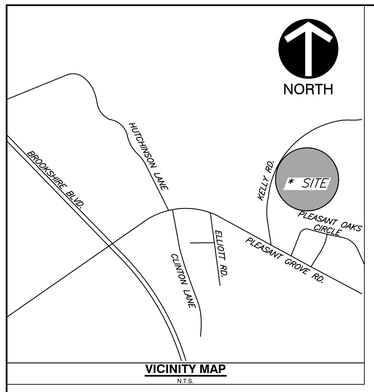
OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

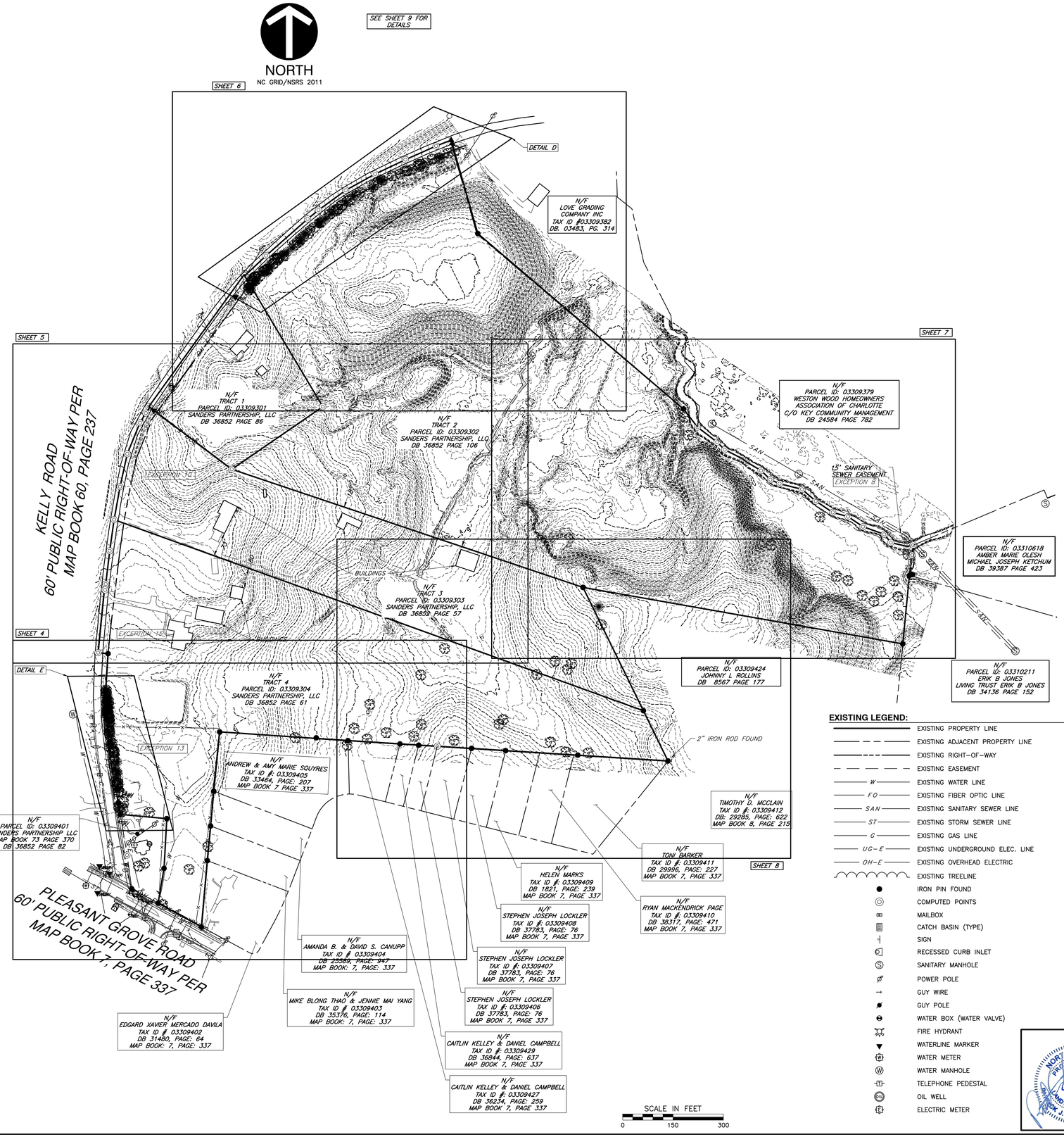
DATE:	JUNE 2026	DRAWN BY:	JHM
DWG SCALE:	1"=10'	CHECKED BY:	PJC
PROJECT NO:	361-108		
APPROVED BY:	PJC		

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PATRICK J. CORLESS, JR.

DRAWING NO.: 2
SHEET 2 OF 9



VICINITY MAP
N.T.S.



EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- W — EXISTING WATER LINE
- FO — EXISTING FIBER OPTIC LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- UG-E — EXISTING UNDERGROUND ELEC. LINE
- OH-E — EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- IRON PIN FOUND
- COMPUTED POINTS
- MAILBOX
- CATCH BASIN (TYPE)
- SIGN
- RECESSED CURB INLET
- SANITARY MANHOLE
- POWER POLE
- GUY WIRE
- GUY POLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- WATER MANHOLE
- TELEPHONE PEDESTAL
- OIL WELL
- ELECTRIC METER

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PATRICK J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS, PLLC. SEPARATE ON-PLANTING PLANS WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

CEC Surveying and Landscape Architects of NC, PLLC
3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

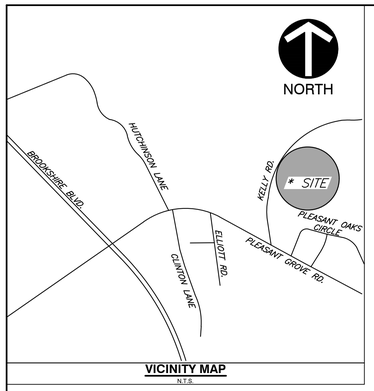
ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE 2026	DRAWN BY:	JHM
DWG SCALE:	1"=150'	CHECKED BY:	PJC
PROJECT NO:		361-108	
APPROVED BY:			PJC

DRAWING NO.: **3**

SHEET 3 OF 9

\\cecinc.com\global\Projects\360-2001\361-108\-Survey\Dwg\361-108-2001-Alta.dwg\LAYOUT3 LST(7/10/2026 - jhancock) - LP: 7/10/2026 2:16 PM



VICINITY MAP
N.T.S.

NORTH
NC GRID/NSRS 2011

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- FO — EXISTING FIBER OPTIC LINE
- OH-E — EXISTING OVERHEAD ELECTRIC
- C — EXISTING CABLE LINE
- EXISTING DRIP LINE
- COMPUTED POINTS
- MAILBOX
- CATCH BASIN (TYPE)
- SIGN
- RECESSED CURB INLET
- FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
- POWER POLE
- GUY WIRE
- GUY POLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- ELECTRIC METER
- FIBER OPTIC MARKER
- OIL WELL

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PAUL J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA. ALL SURVEYING SERVICES WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE 2026	DRAWN BY:	JHM
DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO:			361-108
APPROVED BY:			PJC

DRAWING NO.: **4**

SHEET 4 OF 9

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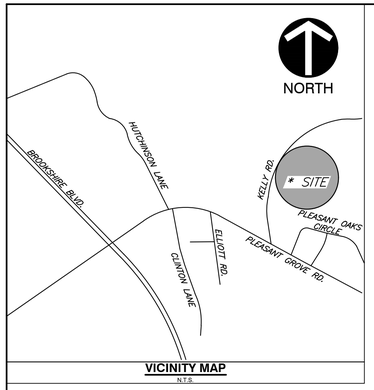
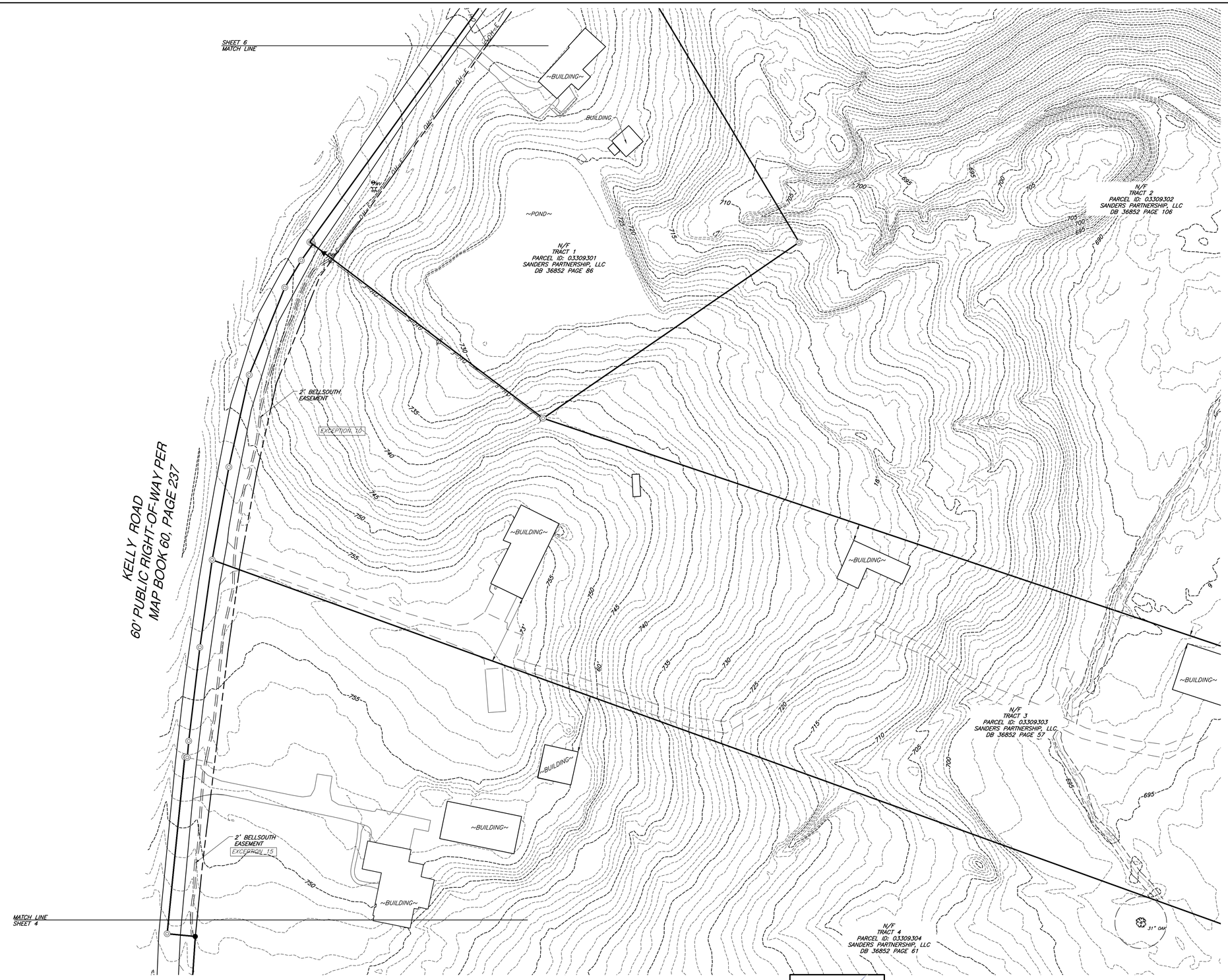


VICINITY MAP
N.T.S.

NORTH
NC GRID/NSRS 2011



EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE LINE
- EXISTING TREE DRIP LINE
- COMPUTED POINTS
- MAILBOX
- CATCH BASIN (TYPE)
- SIGN
- RECESSED CURB INLET
- FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
- POWER POLE
- GUY WIRE
- GUY POLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- ELECTRIC METER
- FIBER OPTIC MARKER
- OIL WELL

SCALE IN FEET
0 50 100

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PAUL J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS, PLLC. SERVICES ON PROJECTS TO BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE, 2026	DRAWN BY:	JHM
DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO:	361-108		
APPROVED BY:	PJC		

DRAWING NO.: **5**

SHEET 5 OF 9

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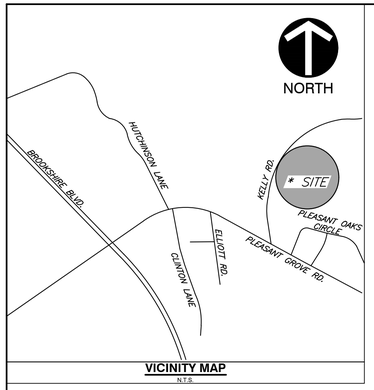

VICINITY MAP
N.T.S.

NORTH
NC GRID/NSRS 2011

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- EXISTING STORM SEWER LINE
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- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- ELECTRIC METER
- FIBER OPTIC MARKER
- OIL WELL

SCALE IN FEET
0 50 100

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PATRICK J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS, PLLC. SERVICES OUTSIDE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE, 2026	DRAWN BY:	JHM
DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO:		361-108	
APPROVED BY:			PJC

DRAWING NO.: 6

SHEET 6 OF 9

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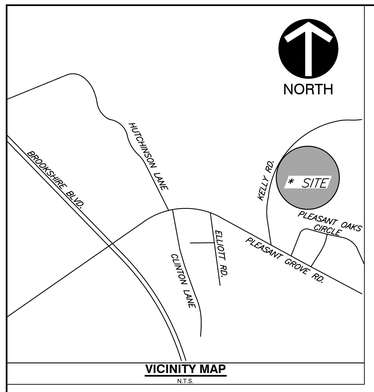
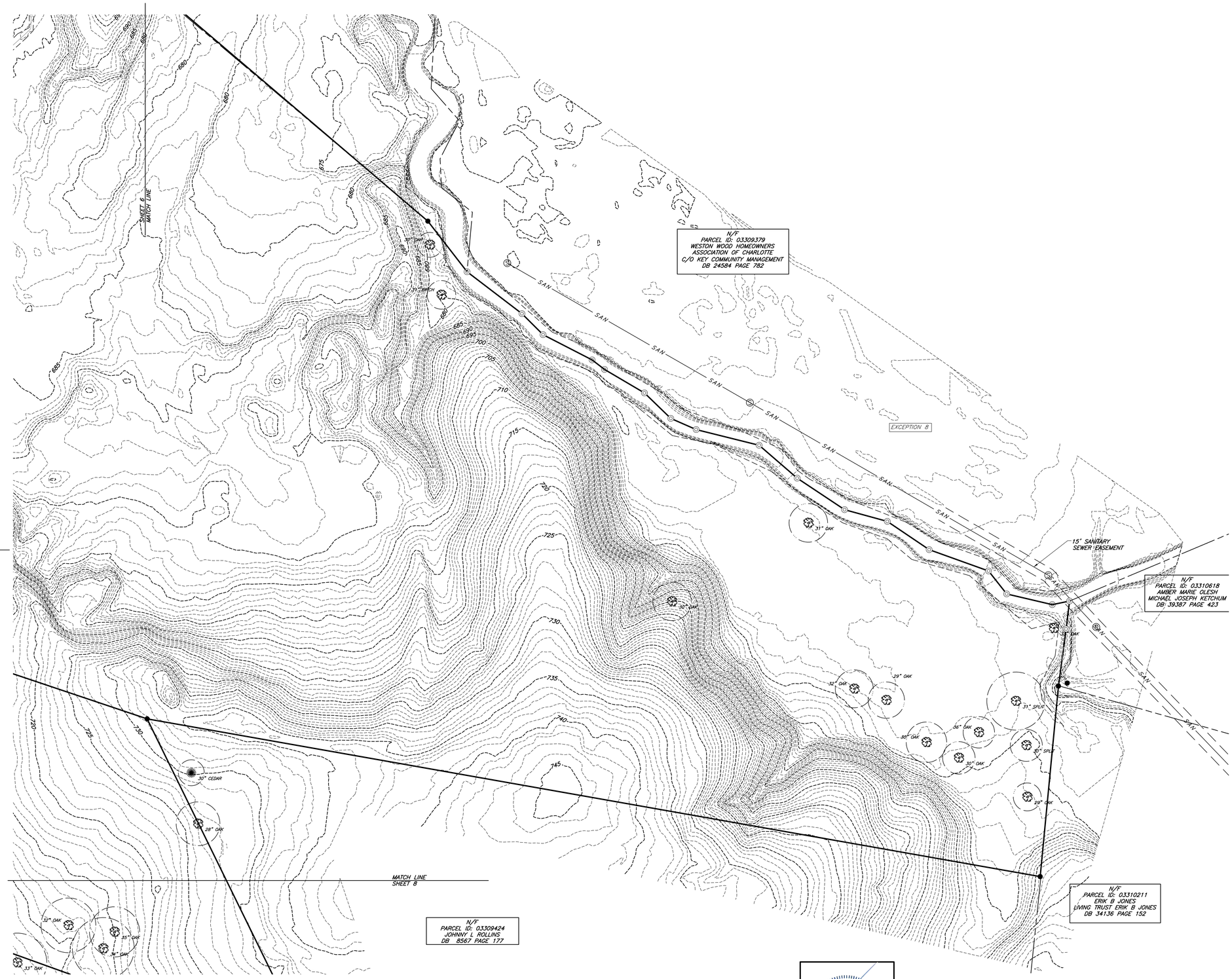


VICINITY MAP
N.T.S.

NORTH
NC GRID/NSRS 2011



EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
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- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- ELECTRIC METER
- FIBER OPTIC MARKER
- OIL WELL

SCALE IN FEET
0 50 100

NORTH CAROLINA PROFESSIONAL SEAL L-5509 LAND SURVEYOR PAUL J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS, PLLC. SERVICES ON PLANTS WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, PA.

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3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE, 2026	DRAWN BY:	JHM
DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO:		361-108	
APPROVED BY:			PJC

DRAWING NO.: 7

SHEET 7 OF 9

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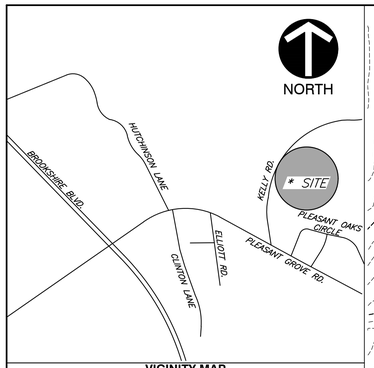
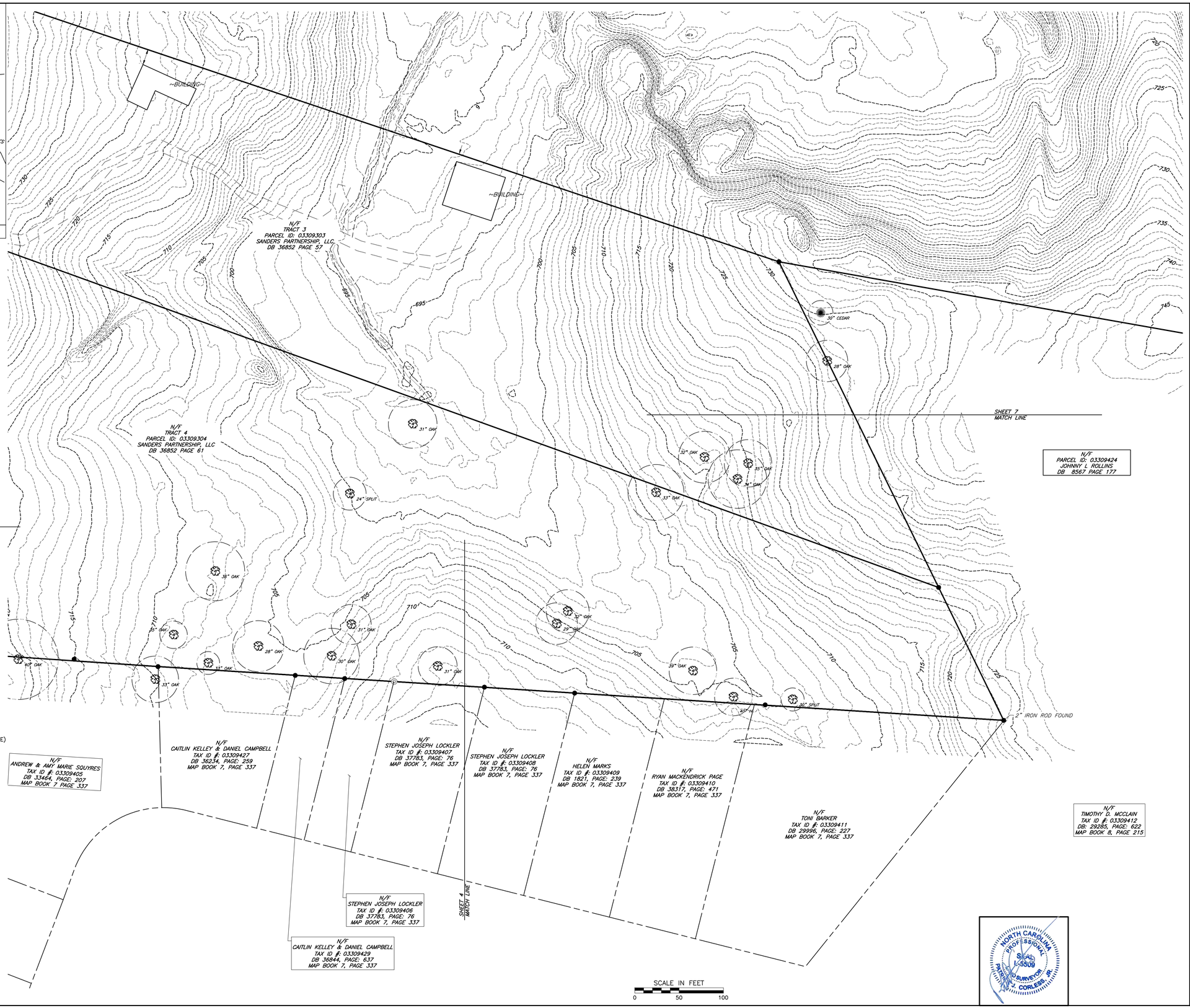


VICINITY MAP
N.T.S.

NORTH
NC GRID/NSRS 2011



EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 670 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FENCE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- FO EXISTING FIBER OPTIC LINE
- OH-E EXISTING OVERHEAD ELECTRIC
- C EXISTING CABLE LINE
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- GUY WIRE
- GUY POLE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- WATERLINE MARKER
- WATER METER
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)
- ELECTRIC METER
- FIBER OPTIC MARKER
- OIL WELL

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR PATRICK J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA. PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC.

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www.cecinc.com

OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

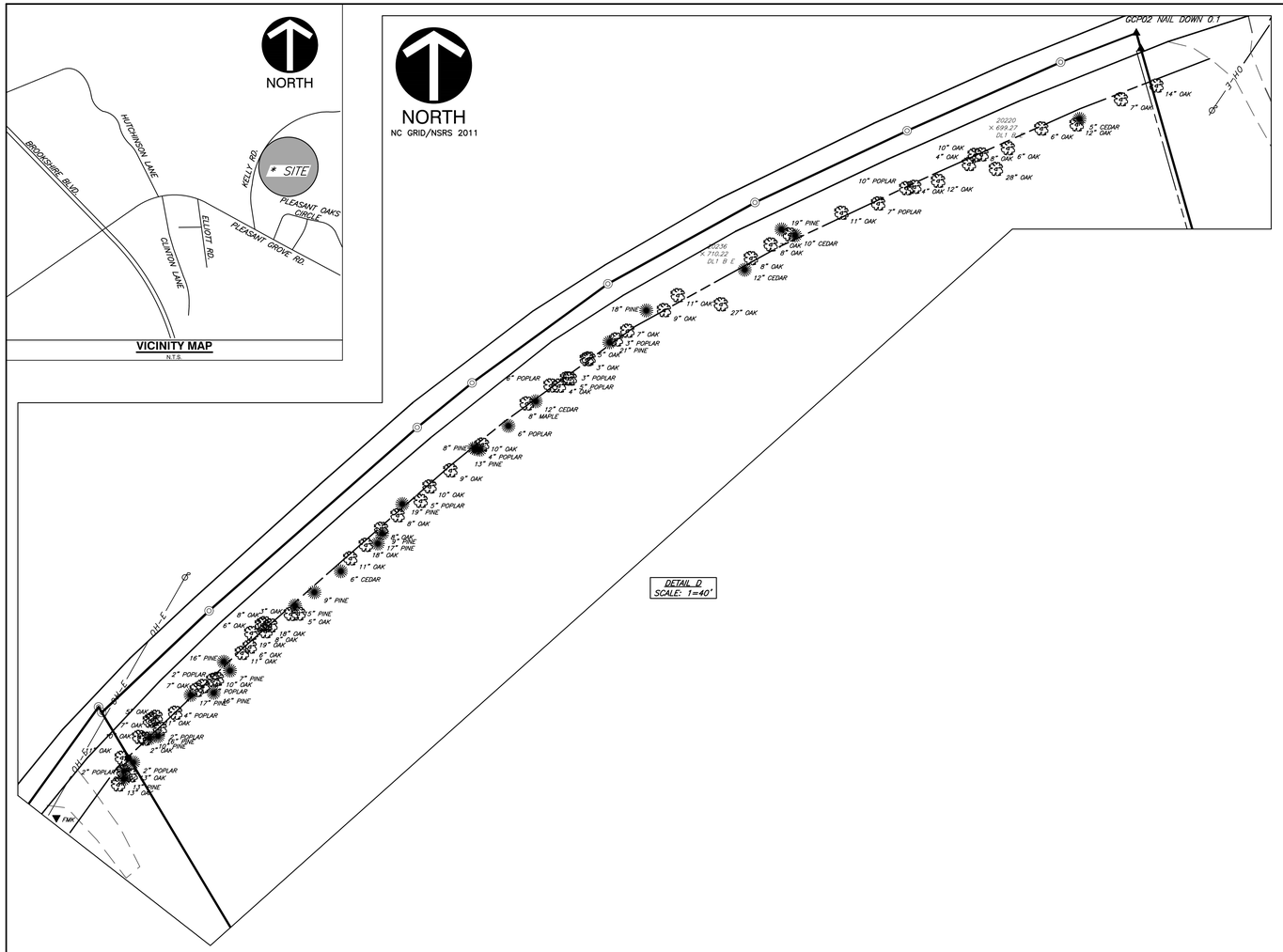
DATE:	JUNE, 2026	DRAWN BY:	JHM
DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO:		361-108	
APPROVED BY:			PJC

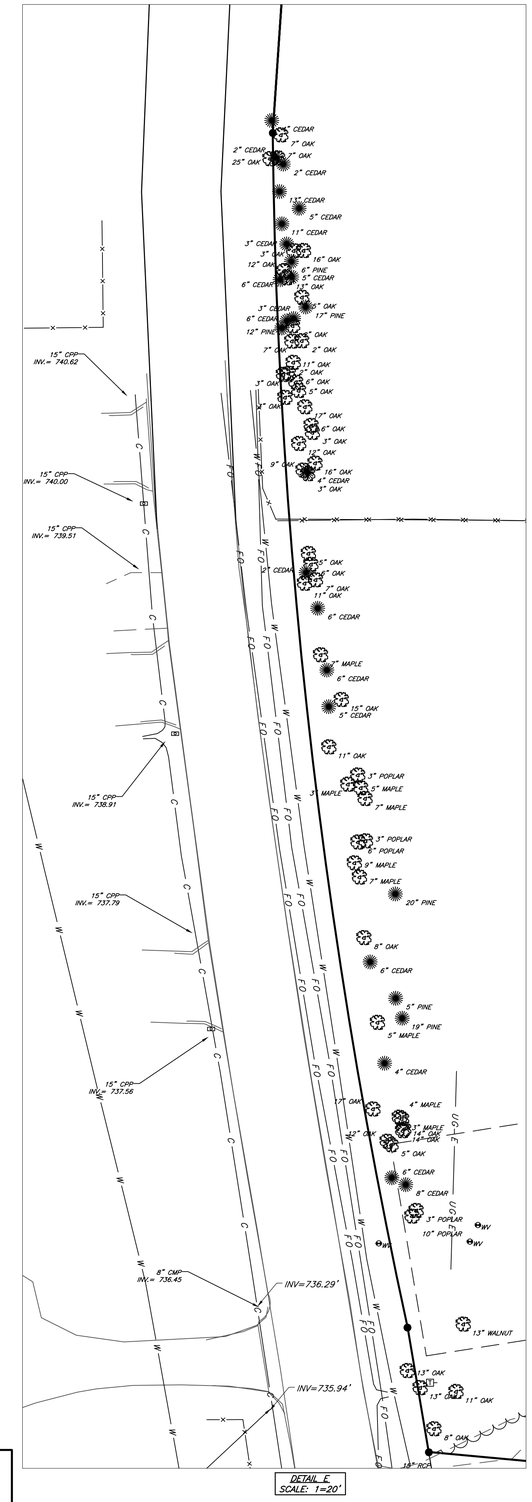
DRAWING NO.: 8

SHEET 8 OF 9

\\cecinc.com\global\Projects\360-0001\361-108-SV01-Atlas\dwg\ALTA\361-108 LS(7/10/2026 - jhancock) - LP: 7/10/2026 2:16 PM

VICINITY MAP
N.T.S.





EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- TREE, DECIDUOUS (800 SIZE TYPE)
- TREE, CONIFER (800 SIZE TYPE)

NORTH CAROLINA PROFESSIONAL SEAL L-5903 LAND SURVEYOR PATRICK J. CORLESS, JR.

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: SURVEYING AND LANDSCAPE ARCHITECTS IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS, PLLC. SURVEYING SERVICES WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE, LLC.

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OWNER: SANDERS PARTNERSHIP, LLC
3000 KELLY ROAD
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

DATE:	JUNE, 2025	DRAWN BY:	JHM
DWG SCALE:	1"=20'	CHECKED BY:	PJC
PROJECT NO:		361-108	
APPROVED BY:			PJC

DRAWING NO.: **9**

SHEET 9 OF 9

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