

19.872 Acre Parcel

Being a portion of a parcel of land located in North Carolina, Mecklenburg County, City of Charlotte ETJ and Commencing from a #5 iron rebar found located on the southeast right of way (90°) of Ardrey Kell Road, said #5 iron rebar found being the northeast corner of 5799 Ardrey Kell Road (Mecklenburg County PID 23113138) and being approximately 745 feet northeast of the intersection of Ardrey Kell Road and Southgrove Street; Thence, from said #5 iron rebar found, S 54° 16' 24" E for a distance of 882.84 feet to a #5 iron rebar found and the Point of Beginning; Thence, from the Point of Beginning and with the deeded line being common with Marsh Mortgage Company (DB 1849 PG 163), S 54° 16' 24" E passing a #6 rebar found (bent 0.45' south of line) at 1790.79 feet, and passing a 1" iron pipe at 1792.95 feet, for a total distance of 1809.08 feet to a point in Six Mile Creek; Thence, with Six Mile Creek and being the common line with Mecklenburg County (DB 20592 PG 157, MB 38 PG 523), S 38° 03' 30" W for a distance of 7.39 feet to a point; Thence, S 16° 53' 28" W for a distance of 22.15 feet to a point; Thence, S 01° 31' 01" E for a distance of 54.28 feet to a point; Thence, S 05° 32' 08" E for a distance of 70.02 feet to a point; Thence, S 25° 53' 30" W for a distance of 90.44 feet to a point; Thence, S 12° 15' 18" W for a distance of 133.26 feet to a point; Thence, S 10° 43' 37" W for a distance of 43.00 feet to a point; Thence leaving Six Mile Creek and with a new line through Star City Development Company, Inc. parcel (County PID 23113105, DB 4503 PG 935), N 54° 13' 38" W for a distance of 25.00 feet to a point; Thence, N 54° 13' 38" W for a distance of 484.24 feet to a point; Thence, N 71° 20' 16" W for a distance of 428.03 feet to a point; Thence, N 54° 16' 34" W for a distance of 446.63 feet to a point; Thence, S 75° 31' 33" W for a distance of 77.71 feet to a point; Thence, N 54° 02' 02" W for a distance of 213.86 feet to a point; Thence, N 03° 33' 17" W for a distance of 220.09 feet to a point; Thence, S 83° 44' 23" W for a distance of 125.03 feet to a point; Thence, N 07° 16' 30" W for a distance of 182.62 feet to a point; Thence N 83° 38' 14" W for a distance of 9.27 feet to a point;

Thence with the common line of Crescent Providence Farm MPC, LLC (PID 23113138, DB 30897 PG 420, MB 60 PG 797), N 37° 43' 01" E for a distance of 343.01 feet to a #5 iron rebar found and the Point of Beginning.

Containing 865,632 square feet or 19.872 acres.

PARCEL ID # 23113138
CRESCENT PROVIDENCE FARM, MPC, LLC
DB 30897 PG 420
MB 60 PG 797

PARCEL ID # 23113117
SOLIS WAVERLY OWNER LLC.
DB 29441 PG 658
MB 59 PG 551

TEMP BENCHMARK
#5 REBAR
ELEV: 716.11
NAVD 88

PARCEL ID # 23113111
SHILOH I LLC.
DB 24029 PG 139

PARCEL ID # 23123101
MARSH MORTGAGE CO.
+/- .96 ACRES
DB 1849 PG 163

ANNEXATION AREA
PARCEL ID # 23113105
STAR CITY DEVELOPMENT COMPANY, INC
TRACT 3
MB 6 PG 261
DB 4503 PG 935
19.872 AC

REMAINING PARCEL
PARCEL ID # 23113105
STAR CITY DEVELOPMENT CO INC
TRACT 3
MB 6 PG 261
DB 4503 PG 935
13.7 AC

PARCEL ID #23111639
MECKLENBURG COUNTY
DB 20592 PG 157

LEGEND

SQ FT	SQUARE FEET
NMS	NO MONUMENT SET
DB	DEED BOOK
PG	PAGE
RB	REBAR
IP	IRON PIPE
R/W	RIGHT-OF-WAY
(T)	TOTAL
○	MONUMENT (AS NOTED)
⊙	SANITARY SEWER MANHOLE
=====	BOUNDARY LINE
-----	ADJOINER LINE
- - - - -	TIE LINE (NOTED)

"PRELIMINARY PLAT NOT FOR
RECORDATION, CONVEYANCES,
OR SALES"

NOTES

SUBJECT TRACT IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD AREA PER FEMA FIRM PANEL# 3710447700L DATED FEBRUARY 19, 2014.

THE PROPERTY SHOWN HEREON IS ZONED R-3.

AREAS COMPUTED BY COORDINATE METHOD.

TOTAL AREA FOR SUBJECT TRACT ENCOMPASSED BY THIS PLAT: 19.872 AC

SUBJECT TRACT DEED REFERENCE: DB 4503 PG 935

UNADJUSTED RATIO OF PRECISION: 1:54,984

SUBJECT TRACT TAX ID 23113105.

ESP HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

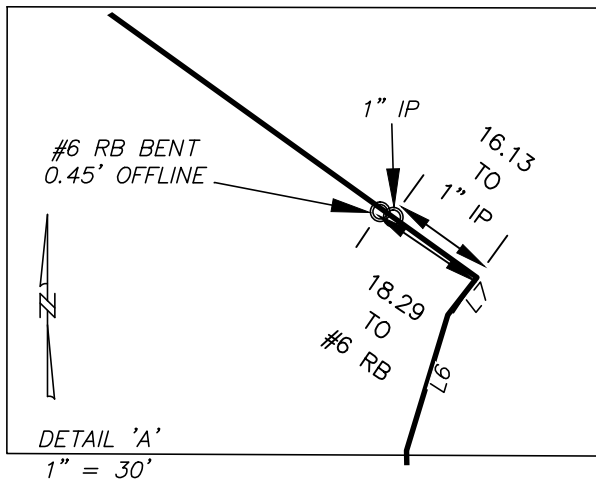
ADDITIONAL INFORMATION AND DATA TAKEN FROM BOUNDARY SURVEY TITLED "ALTA SURVEY FOR CRESCENT AQUISITIONS, LLC, PROVIDENCE PARCELS" (DATED MAY 21, 2015) BY LDSI & BOUNDARY SURVEY TITLED "WAVERLY MAP 3, PHASE 1" (DATED FEBRUARY 11 2015) BY RB PHARR AND ASSOCIATES PA.

SUBJECT TRACT HAS NO VISUAL PUBLIC ACCESS FOR PARCEL.

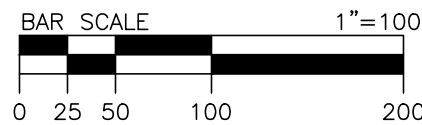
DATE OF SURVEY JULY 7, 2017

Parcel Line Table		
Line #	Direction	Length
L1	S 10°43'37" W	43.00
L2	S 12°15'18" W	133.26
L3	S 25°53'30" W	90.44
L4	S 5°32'08" E	70.02
L5	S 1°31'01" E	54.28
L6	S 16°53'28" W	22.15
L7	S 38°03'30" W	7.39
L8	S 54°10'20" E	15.85
L9	S 75°31'33" W	77.71
L10	N 83°38'14" W	9.27
L11	S 83°44'23" W	125.03
L12	N 54°13'38" W	25.00

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THE SOLE PURPOSE OF THIS
PLAT IS TO IDENTIFY AN AREA
OF LAND TO BE ANNEXED



NO.	DATE	REVISION	BY
ANNEXATION PLAT OF A 19.872 ACRE PORTION OF PARCEL #23113105 STAR CITY DEVELOPMENT			PROJECT NO. EW35.800
LOCATED IN CITY OF CHARLOTTE ETJ MECKLENBURG, COUNTY NORTH CAROLINA			SCALE 1"=100'
CLIENT: PULTE HOMES CORPORATION			DATE 10/9/2017
11121 CARMEL COMMONS BLVD SUITE 450 CHARLOTTE, NC 28226 (704) 543-4922			DRAWN BY DNC
			CHECKED BY DAW
			DRAWING NO. EW35_ANNEX.DWG
			OF ____ SHT



ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com