



I hereby certify to the City of Charlotte: that this survey is based upon my best knowledge, information and belief; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in deed and map books as noted); that the boundaries not surveyed are indicated as dashed lines drawn from adjoining deed sources as shown hereon; that the ratio of precision or positional accuracy is 1:10,000; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of January, 2022.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

EXHIBIT B

Legal Description Sears Road Abandonment

BEING all that certain tract or parcel of land known as Sears Road located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Wilkinson Boulevard, and fronting on the Atlanta & Charlotte Air Line Railway line of Norfolk-Southern, and being more particularly described as follows:

BEGINNING at an existing iron rebar ("Beginning Point") located on the northerly right-of-way margin of the railroad known as the Atlanta & Charlotte Air Line Railway of Norfolk-Southern, said right-of-way having a variable width, said margin being located 100 feet from the common centerline of the two main line tracks of said railroad as relocated in 1917 and as described in Deed Book 371 Page 511 of the Mecklenburg County Registry, said existing iron rebar Beginning Point being located at the southeasterly corner of the City of Charlotte parcel described in Deed Book 35247 page 221 of the Mecklenburg County Registry, and the easterly line of the City of Charlotte parcel described in Deed Book 6759 page 697 of the Mecklenburg County Registry, said existing iron rebar Beginning Point being located North 32-59-53 West 8,292.34 feet (Ground Distance) from the Primary Airport Control Station ("PACS"), said PACS having the designation of "CLT E" by the North Carolina Geodetic Survey, said PACS having North Carolina State Plane coordinates of Northing = 538,721.20 US feet and Easting = 1,419,593.53 US feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said PACS having a combined grid factor of 0.99984370 to convert from ground distances noted herein, and running from said POINT AND PLACE OF BEGINNING along the northerly right-of-way margin of the said railroad the following two (2) calls: (1) South 67-11-17 West 5.48 feet to a computed point and (2) South 51-29-46 West 88.82 feet to a computed point, the southwesterly terminus of Sears Road, said terminus point being located North 51-29-46 East 56.88 feet from an iron rebar found on the railroad right-of-way limit; thence leaving the right-of-way of the aforesaid railroad, following along the arc of a circular curve to the left having a radius of 106.22 feet and an arc length of 44.03 feet (chord bearing North 31-04-23 East 43.72 feet) to a computed point; thence North 05-52-48 East 42.69 feet to a computed point; thence North 08-14-20 West 420.23 feet to a computed point; thence North 04-07-14 West 65.54 feet to a computed point; thence North 00-46-38 West 96.48 feet to a computed point; thence North 00-18-23 West 115.22 feet to a computed point; thence North 00-08-53 West 158.03 feet to a computed point; thence North 00-45-29 West, crossing the northeasterly boundary corner of the aforesaid City of Charlotte Parcel as described in Deed Book 6759 page 697 of the Mecklenburg County Registry at 54.54 feet, a total length of 152.08 feet to a computed point located within the easterly margin of the City of Charlotte parcel as described in Deed Book 26960 page 603 of the Mecklenburg County Registry; thence North 01-13-55 West 152.57 feet to a computed point; thence North 01-43-37 West 129.44 feet to a computed point; thence North 01-16-58 West 106.83 feet to a computed point; thence North 00-00-00 West 50.32 feet to a computed point on the southern margin of the right-of-way of Wilkinson Boulevard (US Highway 29/74), having a variable right-of-way per North Carolina Department of Transportation Project Number 8.16568, the northwesterly terminus of Sears Road; thence with the southern right-of-way margin of Wilkinson Boulevard South 63-16-25 East 67.18 feet to a computed point, the northeasterly terminus of Sears Road; thence leaving the right-of-way margin of Wilkinson Boulevard, South 00-00-00 East 19.43 feet to a computed point within the westerly margin of the City of Charlotte parcel as described in Deed Book 8374 page 584; thence South 01-16-58 East 105.93 feet to a computed point; thence South 01-43-37 East 129.46 feet to a computed point; thence South 01-13-55 East 153.08 feet to a computed point; thence South 00-45-29 East 152.65 feet to a computed point; thence South 00-08-53 East 158.15 feet to a computed point; thence South 00-20-05 East 122.42 feet to a computed point in the northerly boundary line of the City of Charlotte parcel as described in Deed Book 32547 page 221 of the Mecklenburg County Registry, said point being located North 83-27-23 West 690.57 feet from an iron pipe found, the northeast corner of the aforesaid parcel; thence South 00-46-38 East 87.07 feet to a computed point; thence South 04-07-14 East 61.64 feet to a computed point; thence South 08-14-20 East 406.46 feet to a computed point; thence South 00-01-37 East 38.35 feet to a computed point, the southeasterly terminus of Sears Road, said point being located on the northerly right-of-way margin of the aforesaid railroad, said southeasterly terminus point being located along the arc of a circular curve to the left having a radius of 2,248.80 feet and an arc length of 594.76 feet (chord bearing South 74-43-35 West 593.02 feet) from an iron rebar found on the northerly margin of the aforesaid railroad right-of-way; thence with and along the northerly right-of-way of the railroad following along an arc of a circular curve to the left having a radius of 2,248.80 feet and an arc length of 10.98 feet (chord bearing South 67-14-27 West 10.98 feet) to an iron rebar found, the point and place of BEGINNING, containing 2.0269 acres, more or less, as shown on survey conducted by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated February 3, 2021.

EASEMENT EXHIBIT B
ROAD ABANDONMENT SURVEY of
SEARS ROAD
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for The City of Charlotte
February 3, 2021

A.G. ZOUTEWELLE
SURVEYORS

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