

PIN # 007-162-06

LYING AND BEING IN DEWEESE TOWNSHIP OF MECKLENBURG COUNTY, NORTH CAROLINA, ON THE NORTH SIDE OF MAYES ROAD (S.R. 2443), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TRAVERSE NAIL, AND SHOWN AS CP 2 TRP GPS ON A MAP BY CESI TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" AND LAST REVISED DECEMBER 18, 2018, SAID TRAVERSE NAIL HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 625,883.14 FEET, E 1,458,704.01 FEET, THENCE N 77° 23' 47" W, A GROUND DISTANCE OF 81.11 FEET (GRID DISTANCE OF 81.10 FEET, COMBINED GRID FACTOR OF 0.999846972) TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT BEING THE **TRUE POINT OF BEGINNING;**

THENCE N 63° 29' 57" W, ALONG THE CENTERLINE OF MAYES ROAD (S.R. 2443), A DISTANCE OF 486.04 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT BEING A COMMON CORNER WITH THE LANDS OF NARROW PASSAGE HOLDINGS, INC. DEED BOOK 22740 PAGE 685;

THENCE LEAVING THE CENTERLINE OF MAYES ROAD (S.R. 2443) AND WITH SAID NARROW PASSAGE HOLDINGS, INC. FOUR (4) COURSES AND DISTANCES AS FOLLOWS:

1. N 25° 27' 10" E 285.92 FEET, TO A #5 REBAR;
2. S 68° 32' 19" E 93.10 FEET, TO A 5/8" IRON PIPE;
3. S 88° 21' 02" E 358.44 FEET, TO A 1" REBAR;
4. N 86° 10' 17" E 166.76 FEET, TO A 1/2" IRON PIPE IN THE SOUTHERLY LINE OF THE LANDS OF RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON, DEED BOOK 7921 PAGE 661;

THENCE WITH SAID RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON THREE (3) COURSES AND DISTANCES AS FOLLOWS:

1. S 84° 53' 24" E 289.84 FEET, TO A 1/2" IRON PIPE;
2. S 87° 55' 01" E 163.26 FEET, TO A 1/2" IRON PIPE;
3. N 79° 08' 15" E 113.33 FEET, TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF THE LANDS OF FRANKLIN R. BRAWLEY AND WIFE JEAN G. BRAWLEY (DEED BOOK 3052 PAGE 321);

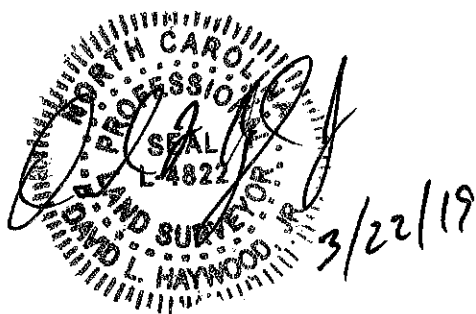
THENCE S 13° 39' 06" W, ALONG THE WESTERLY LINE OF THE LANDS OF FRANKLIN R. BRAWLEY AND WIFE JEAN G. BRAWLEY (DEED BOOK 3052 PAGE 321), PASSING A #5 REBAR AT 238.98 FEET FOR A TOTAL DISTANCE OF 286.50 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443);

THENCE S 51° 24' 02" W, ALONG THE CENTERLINE OF MAYES ROAD (S.R. 2443), A DISTANCE OF 126.85 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443) IS THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 738.64 FEET AND A RADIUS OF 649.91 FEET, WITH A CHORD BEARING OF S 83° 56' 20" W, AND A CHORD DISTANCE OF 699.52 FEET, TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 11.330 ACRES

THE ABOVE LEGAL DESCRIPTIONS OF TRACT 007-162-06, WAS PREPARED FROM A SURVEY PERFORM BY DAVID L. HAYWOOD, JR., PLS (L-4822) WITH CESI (N.C. FIRM LICENSE NO. C-0263) TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY"; JOB NO. 170416.000; AND SIGNED ON OCTOBER 09, 2017, AND LAST REVISED MARCH 22, 2019.



PIN # 007-162-07

LYING AND BEING IN DEWEESE TOWNSHIP OF MECKLENBURG COUNTY, NORTH CAROLINA, ON THE NORTH SIDE OF MAYES ROAD (S.R. 2443), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TRAVERSE NAIL, AND SHOWN AS CP 2 TRP GPS ON A MAP BY CESI TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" AND LAST REVISED DECEMBER 18, 2018, SAID TRAVERSE NAIL HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 625,883.14 FEET , E 1,458,704.01 FEET, THENCE N 66° 27' 55" E, A GROUND DISTANCE OF 1035.36 FEET (GRID DISTANCE OF 1035.20 FEET, COMBINED GRID FACTOR OF 0.999846972) TO A 3/4" IRON PIPE HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 626,296.50 FEET , E 1,459,653.10 FEET, SAID 3/4" IRON PIPE BEING THE **TRUE POINT OF BEGINNING**;

THENCE WITH ANNE M. BLOUNT (DEED BOOK 2286, PAGE 314) FOUR (4) COURSES AND DISTANCES AS FOLLOWS:

1. N 77° 52' 15" W 169.81 FEET TO 3/4" PINCHED IRON PIPE;
2. S 79° 08' 15" W 113.33 FEET TO 1/2" IRON PIPE;
3. N 87° 55' 01" W 163.26 FEET, TO 1/2" IRON PIPE;
4. N 84° 53' 24" W 289.84 FEET, TO 1/2" IRON PIPE;

THENCE N 83° 20' 43" W, ALONG THE LINES OF NARROW PASSAGE HOLDINGS, INC., DEED BOOK 22740 PAGE 685, A DISTANCE OF 161.24 FEET, TO A SET NAIL AT THE VERTICAL OF A BENT #4 REBAR

THENCE N 11°28' 57" E, ALONG THE LINES OF THE LANDS OF FREDERICK GODUTI AND WIFE AMY GODUTI, DEED BOOK 27367 PAGE 75, PASSING A #5 REBAR AT 398.76 FEET, AND A #4 REBAR AT 604.66 FEET, AND A #5 REBAR AT 677.77 FEET, FOR A TOTAL DISTANCE OF 767.75 FEET, TO A 1/2" PIPE, A CORNER OF THE WOODLANDS AT DAVIDSON HOMEOWNERS' ASSOCIATION, INC., DEED BOOK 30516 PAGE 294 AND SHOWN AS THE COMMON OPEN SPACE IN MAP BOOK 56 PAGE 10;

THENCE WITH SAID WOODLANDS AT DAVIDSON HOMEOWNERS' ASSOCIATION, INC. TWO (2) COURSES AND DISTANCES AS FOLLOWS:

1. S 87° 04' 52" E 575.09 FEET TO A 1/2" IRON PIPE;
2. S 03° 22' 08" W 429.12 FEET, TO A 1/2" IRON PIPE;

THENCE S 87° 20' 20" E, ALONG THE LINES OF SAID THE WOODLANDS AT DAVIDSON HOMEOWNERS ASSOCIATION, INC., AND THE SOUTH LINE OF THE LANDS OF TAJ M. HAYNES AND WIFE TRACY K. HAYNES, DEED BOOK 25340 PAGE 963, PASSING A #4 REBAR AT 83.40 FEET, FOR A TOTAL DISTANCE OF 200.18 FEET, TO 3/4" IRON PIPE 2.0 FEET BELOW GRADE;

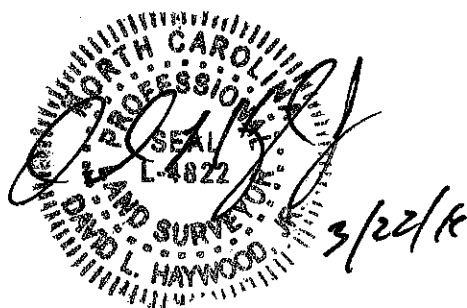
THENCE WITH THE LANDS OF THE WOODLANDS AT DAVIDSON HOMEOWNERS' ASSOCIATION, INC., DEED BOOK 22880 PAGE 523, AND SHOWN AS THE COMMON OPEN SPACE IN MAP BOOK 47 PAGE 883 THREE COURSES AND DISTANCES AS FOLLOWS:

1. S 02° 07' 12" W 275.86 FEET, TO A 1/2" IRON PIPE;
2. S 77° 42' 57" E 204.97 FEET, TO A 3/4" IRON PIPE;
3. S 02° 20' 48" W, PASSING A SET #5 REBAR AT 64.77 FEET, FOR A TOTAL DISTANCE OF 74.77 FEET TO A COMPUTED POINT IN A GRAVEL DRIVEWAY;

THENCE N 77° 37' 30" W, ALONG THE LINES OF THE LANDS OF FRANKLIN R. BRAWLY AND WIFE JEAN G. BRAWLY, DEED BOOK 3052 PAGE 321, A DISTANCE OF 204.37 FEET, TO A 3/4" IRON PIPE, SAID 3/4" IRON PIPE BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.098 ACRES

THE ABOVE LEGAL DESCRIPTIONS OF TRACT 007-162-07, WAS PREPARED FROM A SURVEY PERFORM BY DAVID L. HAYWOOD, JR., PLS (L-4822) WITH CESI (N.C. FIRM LICENSE NO. C-0263) TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF SANDERSON PROPERTY DEED BOOK 7921 PAGE 661"; JOB NO. 180101.000; AND SIGNED ON APRIL 02, 2018 AND LAST REVISED APRIL 17, 2018.



PIN # 007-162-86

LYING AND BEING IN DEWEESE TOWNSHIP OF MECKLENBURG COUNTY, NORTH CAROLINA, ON THE NORTH SIDE OF MAYES ROAD (S.R. 2443), AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TRAVERSE NAIL, AND SHOWN AS CP 2 TRP GPS ON A MAP BY CESI TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" AND LAST REVISED DECEMBER 18, 2018, SAID TRAVERSE NAIL HAVING A NORTH CAROLINA GRID COORDINATE OF NAD 83 N 625,883.14 FEET, E 1,458,704.01 FEET, THENCE N 77° 23' 47" W, A GROUND DISTANCE OF 81.11 FEET (GRID DISTANCE OF 81.10 FEET, COMBINED GRID FACTOR OF 0.999846972) TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443);

THENCE N 63° 29' 57" W, ALONG THE CENTERLINE OF MAYES ROAD (S.R. 2443), A DISTANCE OF 486.04 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443), SAID COMPUTED POINT BEING A COMMON CORNER WITH THE LANDS OF ANNE M. BLOUNT DEED BOOK 2286 PAGE 314, AND ALSO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 63° 29' 57" W" E, WITH THE CENTERLINE OF MAYES ROAD (S.R. 2443) A DISTANCE OF 30.35 FEET, TO A COMPUTED POINT IN THE CENTERLINE OF MAYES ROAD (S.R. 2443);

THENCE WITH FREDERICK GODUTI AND WIFE AMY GODUTI, DEED BOOK 27367 PAGE 75 THREE (3) COURSES AND DISTANCES AS FOLLOWS:

1. N 25° 54' 55" E, PASSING A #4 REBAR AT 30.20 FEET, FOR A TOTAL DISTANCE OF 313.56 FEET, TO A #4 REBAR;
2. S 68° 28' 47" E 113.76 FEET, TO A #4 REBAR;
3. S 88° 21' 51" E, PASSING A #4 REBAR AT 212.26 FEET, FOR A TOTAL DISTANCE OF 358.49 FEET, TO A SET NAIL AT THE VERTICAL OF A BENT #4 REBAR, AT THE SOUTHWEST CORNER OF THE LANDS OF RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON, DEED BOOK 7921 PAGE 661;

THENCE S 83° 20' 43" E, ALONG THE SOUTHERLY LINE OF THE LANDS OF RICHARD G. SANDERSON AND WIFE DAWN P. SANDERSON, DEED BOOK 7921 PAGE 661, A DISTANCE OF 161.24 FEET, TO A 1/2" IRON PIPE;

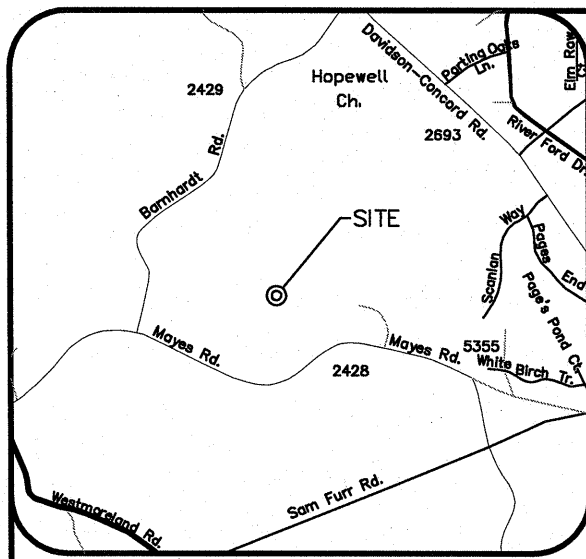
THENCE WITH ANNE M. BLOUNT DEED BOOK 2286, PG. 314 FOUR (4) COURSES AND DISTANCES AS FOLLOWS:

1. S 86° 10' 17" W 166.76 FEET, TO A 1" REBAR;
2. N 88° 21' 02" W 358.44 FEET, TO A 5/8" IRON PIPE;
3. N 68° 32' 19" W 93.10 FEET, TO A #5 REBAR;
4. S 25° 27' 10" W 285.92 FEET, TO A COMPUTED POINT, SAID COMPUTED POINT BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.574 ACRES

THE ABOVE LEGAL DESCRIPTIONS OF TRACT 007-162-86, WAS PREPARED FROM A SURVEY PERFORM BY DAVID L. HAYWOOD, JR., PLS (L-4822) WITH CESI (N.C. FIRM LICENSE NO. C-0263) TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY"; JOB NO. 170416.000; AND SIGNED ON OCTOBER 09, 2017, AND LAST REVISED MARCH 22, 2019.





NEIGHBORHOOD MAP
NOT TO SCALE

BASIS OF BEARING
PER REFERENCE NO. 7
N.C. GRID ~ NAD 83(2011)



- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. A RECORDED MAP TITLED "PROPERTY OF DONALD E. NEWELL" BY R. B. PHARR, DATED SEPTEMBER 28, 1979, AND RECORDED OCTOBER 15, 1979 IN MAP BOOK 19 PAGE 145 WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 3. A RECORDED MAP TITLED "PLAT SHOWING THE KARL O. HESSE AND WIFE KERRA J. HESSE PROPERTY, MAP 1" BY R. B. PHARR & ASSOCIATES, P.A., DATED MAY 13, 1997 AND RECORDED MAY 14, 1997, IN MAP BOOK 28 PAGE 334, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 4. A RECORDED MAP TITLED "PLAT OF HARDISON G. MCCONNELL & ROBBIE L. MCCONNELL, PROPERTY MAP 1" BY R. B. PHARR AND ASSOCIATES, P.A., DATED DECEMBER 22, 2005, R.B. PHARR JOB NUMBER 88663, AND R.B. PHARR FILE NUMBER LN-948, AND RECORDED IN MAP BOOK 46 PAGE 755, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 5. A RECORDED MAP TITLED "THE WOODLANDS AT DAWSON, PH. 1" BY NORSTAR LAND SURVEYING, INC., DATED OCTOBER 2, 2006, AND RECORDED MARCH 29, 2007, IN MAP BOOK 47 PAGE 883, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 6. A RECORDED MAP TITLED "13101 MAYES ROAD FINAL PLAT" BY NORSTAR LAND SURVEYING, INC., DATED JUNE 1, 2010, AND RECORDED JUNE 08, 2010, IN MAP BOOK 52 PAGE 523, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 7. AN UNRECORDED MAP TITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF ANNE M. BLOUNT PROPERTY" BY CESI (CESI JOB NUMBER 170416.000) DATED OCTOBER 09, 2017, AND LAST REVISED NOVEMBER 22, 2017.
 8. A RECORDED MAP TITLED "THE WOODLANDS AT DAWSON, PH. 2" BY NORSTAR LAND SURVEYING, INC., DATED MAY 09, 2014, AND RECORDED OCTOBER 06, 2014, IN MAP BOOK 56 PAGE 910, WITH THE MECKLENBURG COUNTY REGISTER OF DEEDS.

- NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM F.I.R.M. MAP NUMBER 3710465200; EFFECTIVE DATE MARCH 02, 2009.
 5. CONTOUR INTERVAL IS ONE (1) FOOT.
 6. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND NAVD83 ELEVATIONS PER REFERENCE #7, DERIVED FROM NCNCS NETWORK RTK OBSERVATIONS OF CORNELIUS ON SEPTEMBER 14, 2017 (HORIZONTAL POSITIONAL ACCURACY = 0.09'; VERTICAL ACCURACY = 0.08') USING GEOD MODEL GEOD12B, PROJECT LOCALIZED HOLDING CONTROL PT. #2, BEING A SET NAIL AND WASHER (N=825,883.14, E=1,458,704.01 EL. 770.93 (NAV83)), AND A CGP OF 0.999846972.
 7. SOURCE OF UNDERGROUND UTILITY MARKINGS IS ALLED ASSOCIATES/P.A. (336) 397-1225; CESI LAND DEVELOPMENT SERVICES IS SOLELY RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKINGS AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKED. THERE MAY BE MORE UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL N.C. ONE-CALL (800-632-4949).
 8. THIS MAP DOES NOT CONFORM TO G.S. 177-30 AS REVISED IN THAT SIZE REQUIREMENTS HAVE NOT BEEN MET FOR RECORDING PURPOSES.

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DB 7921 PAGE 661); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:13,300; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (2) NCAC 56.1600; AND THAT THIS SURVEY IS OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; AND THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET THE NATIONAL MAP STANDARDS AS APPLICABLE; AND THAT THE DATA WAS OBTAINED BETWEEN MARCH 16, 2018 AND MARCH 31, 2018; AND THAT ALL HORIZONTAL COORDINATES ARE BASED ON NC GRID NAD83(2011) EPOCH 2010.00 AND ELEVATION BASED ON NAVD83.

WITNESS MY ORIGINAL SIGNATURE _____ 7TH DAY OF APRIL, 2018.

DAVID L. HAYWOOD, JR., PLS

LEGEND

- EIP (AS DESCRIBED)
- EIP (AS REBAR W/CAIP)
- ✕ EIP (NO POINT SET)
- ⊕ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE OR AS NOTED
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WELL
- ⊙ ELECTRIC METER
- ⊙ TRANSFORMER
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ BENCH MARK
- ⊙ END OF PIPE NOT SEARCHED FOR OR FOUND
- ⊙ TELEPHONE BOX
- ⊙ POINT OF LOCALIZATION
- ⊙ WATER METER
- ⊙ TREE
- ⊙ MAIL BOX
- ⊙ GAS METER
- ⊙ POST
- ⊙ BENCH MARK
- ⊙ WETLAND FLAG

- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- RIGHT-OF-WAY LINE
- BUILDING LINE
- FENCE LINE (SEE MAP FOR DESCRIPTION)
- FD --- UNDERGROUND FIBER OPTIC LINE
- --- UNDERGROUND ELECTRIC LINE
- --- OVERHEAD UTILITY LINE
- --- WATER LINE
- --- STORM SEWER PIPE
- --- CONTOUR MAJOR
- --- DRAIN LINE
- --- UNDERGROUND TELEPHONE LINE
- --- UNDERGROUND GAS LINE
- WOOD LINE

REVISION APRIL 16, 2018: TOP OF BANK LINES ADDED *Scd*

REVISION APRIL 17, 2018: WETLAND FLAG LINES ADDED *Qut*

BOUNDARY AND TOPOGRAPHIC SURVEY OF:
SANDERSON PROPERTY
DEED BOOK 7921 PAGE 661
NO. 9 "DEWESE" TOWNSHIP, MECKLENBURG CO., NORTH CAROLINA

FOR CLIENT:
THE BAYNARD GROUP
11200 ELM LANE, SUITE 205R
CHARLOTTE, NORTH CAROLINA 28277

APRIL 02, 2018
REVISED: APRIL 17, 2018
SCALE: 1" = 40'
JOB NO.: 180101.000

COMPUTED BY: DLH
DRAWN BY: RV
CHECKED BY: DLH

CESI
CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-1283
45 SPRING STREET SW CONCORD, NC 28025
CONCORD, NC 28025
FAX (704) 786-7464
FAX (704) 786-7464
ACAD FILE: 180101.DWG