

BEGINNING at a point marked by a #4 existing iron rod, said point being the common westerly corners of the property of WMCI Charlotte VII, LLC (now or formerly in Book 19088 Page 289, tax parcel 00321181) and the property of Jay T. Johnson and Abraya H. Johnson (now or formerly in Book 13058 Page 524, tax parcel 00321102), said point also being located by commencing at NCGS monument "M 007" having NAD 83 (2011) NC grid coordinates Northing: 642,030.07' Easting: 1,449,477.13' and thence following a line S 73°10'41" W 4,213.92 feet to the POINT OF BEGINNING, thence with the westerly boundary of the aforesaid Johnson property S 33°57'50" E 200.00 feet to a magnail set in the centerline of the right-of-way of Catawba Avenue (60' public right of way) (crossing a #4 rebar found at the northerly edge of the right-of-way of Catawba Avenue at 169.91' online); thence with the centerline of Catawba Avenue, S 56°26'31" W 149.42 feet to a magnail set on the 760' contour line of Lake Norman (present condition relative to NGVD29); thence with the 760' contour line of Lake Norman the following thirty-eight (38) calls and distances:

(1) N 21°11'04" W 9.04 feet; (2) N 35°47'32" E 22.24 feet; (3) S 64°52'14" W 36.30 feet; (4) S 74°22'01" W 42.59 feet; (5) S 71°59'46" W 19.10 feet; (6) S 71°05'34" W 34.03 feet; (7) S 77°42'18" W 44.77 feet; (8) S 89°01'45" W 22.93 feet; (9) S 84°32'18" W 18.77 feet; (10) N 73°44'55" W 33.74 feet; (11) N 84°07'17" W 50.16 feet; (12) N 55°12'11" W 43.18 feet; (13) N 35°00'56" W 32.38 feet; (14) N 50°54'45" W 35.45 feet; (15) N 34°38'53" W 37.48 feet; (16) N 48°57'13" W 34.86 feet; (17) N 08°39'29" W 31.61 feet; (18) N 01°16'15" E 25.83 feet; (19) N 03°54'20" W 25.40 feet; (20) N 40°22'26" E 20.76 feet; (21) N 39°56'39" E 23.06 feet; (22) N 46°37'56" E 31.88 feet; (23) N 58°13'52" E 21.55 feet; (24) N 33°51'14" E 38.56 feet; (25) N 39°49'44" E 25.04 feet; (26) N 66°05'04" E 17.20 feet; (27) N 75°52'38" E 17.79 feet; (28) N 74°06'46" E 17.51 feet; (29) N 45°21'00" E 26.61 feet; (30) N 40°57'08" E 19.39 feet; (31) N 46°57'13" E 21.64 feet; (32) N 36°38'38" E 38.15 feet; (33) N 21°21'26" E 43.44 feet; (34) N 19°27'43" E 37.39 feet; (35) N 07°52'20" E 24.85 feet; (36) N 09°27'07" W 21.22 feet; (37) N 00°09'50" W 21.56 feet; (38) N 25°46'35" E 3.74 feet to a #4 rebar set on the 760' contour of Lake Norman and a northerly corner of the aforesaid WMCI Charlotte property; thence with the aforesaid WMCI Charlotte property S 29°29'37" E 351.23 feet (crossing an existing 1/2" iron pipe at 4.28 online) to the POINT AND PLACE OF BEGINNING, having an area of 3.713 acres, more or less, according to survey by Jeffrey C. Allen, NCPLS (L-3810) of Allen Geomatics, P.C. (C-3191), dated June 26, 2017 and revised August 15, 2017.

Tax parcel                    00321101

Deed referenc              Book 2198 Page 94 PLUS Deed Book 3437 Page 595 and Book 4012  
Page 864 and MINUS Deed Book 3985 Page 656

Being all of what is currently known as Mecklenburg County tax parcel 00321101; as described in Deed Book 32804 Page 654; and being more particularly described as follows.

Commencing at NCGS monument "M 007" having NAD 83 (2011) NC grid coordinates Northing: 642,030.07' Easting: 1,449,477.13'; thence a grid bearing and distance, S 73°10'41"W 4,213.92' to the POINT OF BEGINNING, a #4 rebar found at the northwest corner of Johnson (DB 13058 Pg 524) having NAD 83 (2011) NC grid coordinates Northing: 640,810.58' Easting: 1,445,443.53'; thence with Johnson, S 33°57'50"E crossing a #4 rebar found on the Right-of-Way of Catawba Avenue at 169.91', for a total distance of 200.00' to a magnail set in the centerline of Catawba Avenue; thence with the centerline of Catawba Avenue, S 56°26'31"W 149.42' to a magnail set on the 760' contour of Lake Norman (present condition relative to NGVD29); thence with the 760' contour of Lake Norman the following thirty-eight calls; (1) N 21°11'04"W 9.04'; (2) N 35°47'32"E 22.24'; (3) S 64°52'14"W 36.30'; (4) S 74°22'01"W 42.59'; (5) S 71°59'46"W 19.10'; (6) S 71°05'34"W 34.03'; (7) S 77°42'18"W 44.77'; (8) S 89°01'45"W 22.93'; (9) S 84°32'18"W 18.77'; (10) N 73°44'55"W 33.74'; (11) N 84°07'17"W 50.16'; (12) N 55°12'11"W 43.18'; (13) N 35°00'56"W 32.38'; (14) N 50°54'45"W 35.45'; (15) N 34°38'53"W 37.48'; (16) N 48°57'13"W 34.86'; (17) N 08°39'29"W 31.61'; (18) N 01°16'15"E 25.83'; (19) N 03°54'20"W 25.40'; (20) N 40°22'26"E 20.76'; (21) N 39°56'39"E 23.06'; (22) N 46°37'56"E 31.88'; (23) N 58°13'52"E 21.55'; (24) N 33°51'14"E 38.56'; (25) N 39°49'44"E 25.04'; (26) N 66°05'04"E 17.20'; (27) N 75°52'38"E 17.79'; (28) N 74°06'46"E 17.51'; (29) N 45°21'00"E 26.61'; (30) N 40°57'08"E 19.39'; (31) N 46°57'13"E 21.64'; (32) N 36°38'38"E 38.15'; (33) N 21°21'26"E 43.44'; (34) N 19°27'43"E 37.39'; (35) N 07°52'20"E 24.85'; (36) N 09°27'07"W 21.22'; (37) N 00°09'50"W 21.56'; (38) N 25°46'35"E 3.74' to a #4 rebar set on the 760' contour of Lake Norman and the corner of WMCI Charlotte VII, LLC (DB 19088 Pg 289); thence with WMCI, S 29°29'37"E crossing an existing 1/2" iron pipe at 4.28, for a total distance of 351.23' to the POINT OF BEGINNING, having an area of 3.713 acres as shown on a survey titled "Annexation Map Town of Davidson" by Jeffrey C. Allen, PLS (L-3810) of Allen Geomatics, P.C. (C-3191), dated April 4, 2019.

