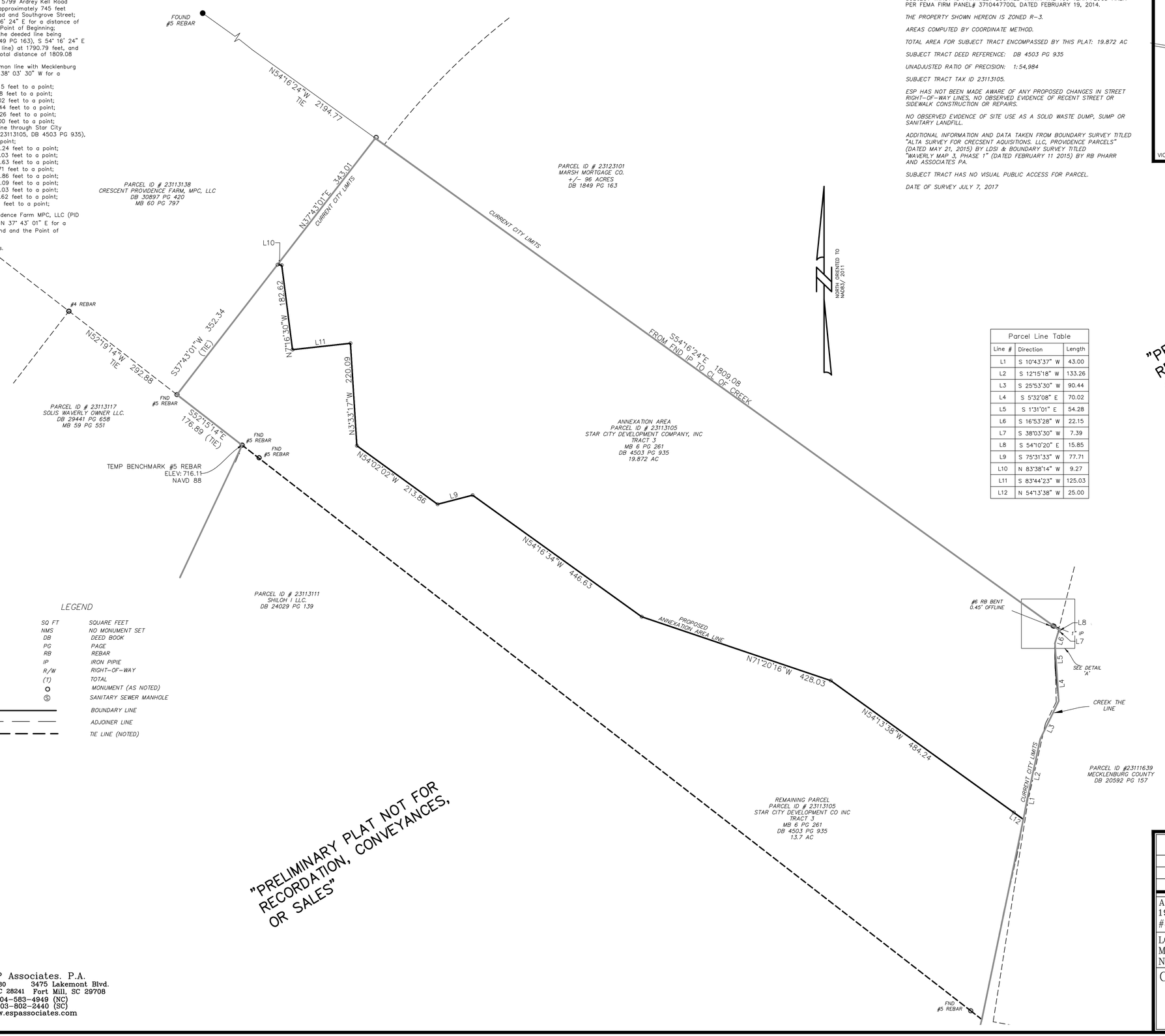
19.872 Acre Parcel

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 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.



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.

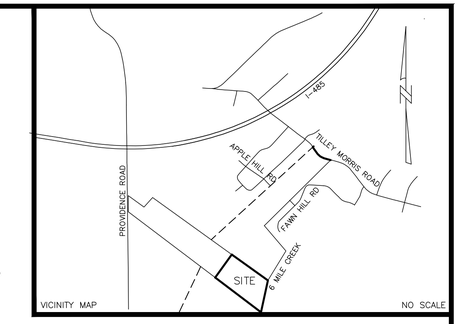
ESP HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

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 CRECSENT AQUISITIONS. LLC, PROVIDENCE PARCELS" (DATED MAY 21, 2015) BY LOSI & BOUNDARY SURVEY TITLED "WAVERLY MAP 3, PHASE 1" (DATED FEBRUARY 11 2015) BY RB PHARR AND ASSOCIATES PA.

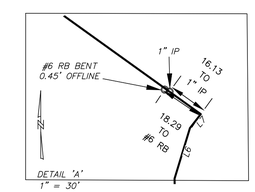
SUBJECT TRACT HAS NO VISUAL PUBLIC ACCESS FOR PARCEL.

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

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



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

BAR SCALE 1"=100'
0 25 50 100 200

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"

NO.	DATE	REVISION	BY

ANNEXATION PLAT OF A
19.872 ACRE PORTION OF PARCEL
#23113105 STAR CITY DEVELOPMENT

LOCATED IN CITY OF CHARLOTTE ETJ
MECKLENBURG, COUNTY
NORTH CAROLINA

CLIENT: **PULTE HOMES CORPORATION**
11121 CARMEL COMMONS BLVD
SUITE 450
CHARLOTTE, NC 28226
(704) 543-4922

PROJECT NO EW35.800
SCALE 1"=100'
DATE 10/9/2017
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