Certificate of Sufficiency

To the Board of Commissioners of the Town of Mooresville, North Carolina:

I, Jane Crosby, Town Clerk, do hereby certify that I have investigated the attached petition for noncontiguous properties and hereby make the following findings:

Owner: Earnhardt Farms, LLC
148 Patterson Farm Road, Patterson Farm Road, 338 Rustic Road
PINs 4674663977, 4674783311, 4674965019, 4684250452,

I further find that the areas meet the standards for a noncontiguous area as specified in G.S. 160A-58.1(b), in that:

1. The petition includes a map(s) of the areas proposed for annexation.
2. The petition includes the names and addresses of all owners of real property lying in the areas described therein.
3. The petition includes the signatures of all owners of real property lying in the areas described therein, except those not required to sign by G.S. 160A-58.1(a).
4. The nearest point on the proposed satellite corporate limits is no more than three (3) miles from the primary corporate limits of the Town of Mooresville.
5. No point on the proposed satellite corporate limits is closer to the primary corporate limits of any municipality other than the Town of Mooresville.
6. The satellite areas are so situated that the Town of Mooresville will be able to provide the same services as are provided within its primary corporate limits.
7. To the extent that the proposed satellite areas contain any portion of a subdivision, the entire subdivision is included.
8. In accordance with S.L. 1997-219, the Town of Mooresville is not subject to G.S. 160A-58.1(b)(5) which requires the areas within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits of the Town, to not exceed ten percent (10%) of the area within the primary corporate limits of the Town.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Mooresville, this 22nd day of April 2025.

(seal)

MOORESVILLE INCORPORATED 1873 NORTH CAROLINA

Jane Crosby, Town Clerk

Town of Mooresville

Planning and Community Development Department
750 W. Iredell Ave., Mooresville, NC 28115
704-662-7040

Voluntary Annexation Petition (to be completed by each owner)

The undersigned, being all the owners of the real property described in this application respectfully request the annexation of said property to the Town of Mooresville, North Carolina. I hereby acknowledge that:

1. The property is (check box below) and located at 148 Patterson Rd. - PINS: 4674663977, 4674965019, 4684250452, 4674783311.

- ☐ **Contiguous** (property abuts directly on the Primary Corporate Limits of the Town of Mooresville, or is separated by the width of a street, creek/river, or the right-of-way of a railroad, or land owned by the state or another local government), OR
- ☒ **Non-Contiguous** (property is not contiguous to the Primary Corporate Limits of the Town of Mooresville also referred to as satellite)

2. The property is further described in the legal description and survey or plat that accompanies this petition.

3. All streets and utilities within the annexed area will be constructed and installed by the developer or successive property owners according to Town Ordinances.

4. Any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.

5. Any declaration of vested rights and proof thereof, have been submitted along with this annexation petition. I understand my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

6. I understand that that upon annexation my property will be subject to all Town of Mooresville taxes, regulations, and rights.

7. This petition is for voluntary annexation into the Town of Mooresville and subject to final approval of the Town Board of Commissioners.

Teresa Earnhardt as Manager Earnhardt Farms LLC 9.25.24

Signature of Property Owner **Date**

Teresa Earnhardt as Manager for Earnhardt Farms, LLC

Printed Name

Teresa Earnhardt **personally appeared before me this day and acknowledged the witness by my hand and official seal this the** 25th **day of** September, 20 24.

Notary Signature Leah Falzarano

Notary Printed Name Leah Falzarano

My commission expires October 14, 2026

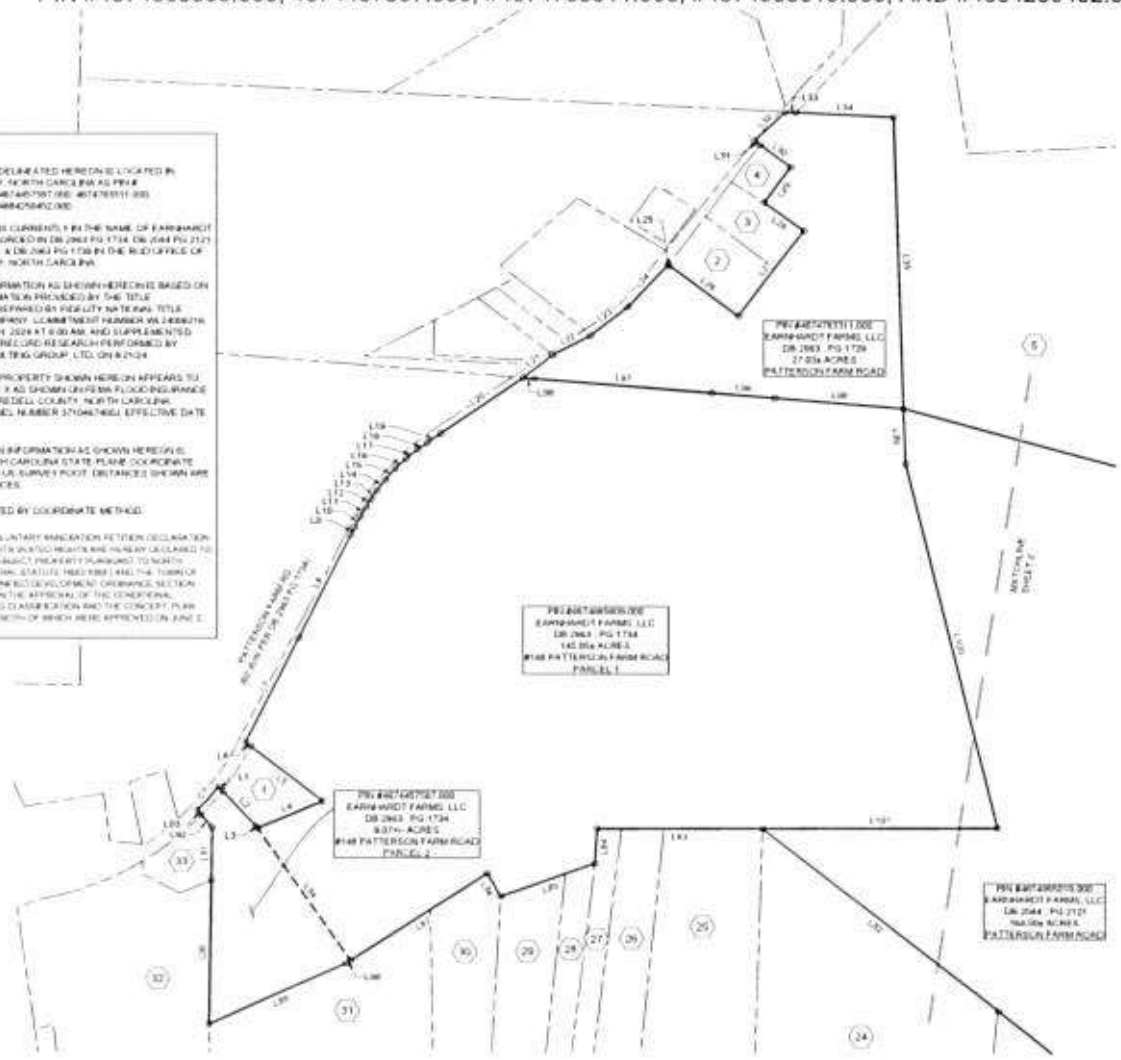
Leah Falzarano
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires October 14, 2026

ANNEXATION PLAT FOR THE TOWN OF MOORESVILLE

IREDELL COUNTY, NC - TOWNSHIP OF CODDLE CREEK

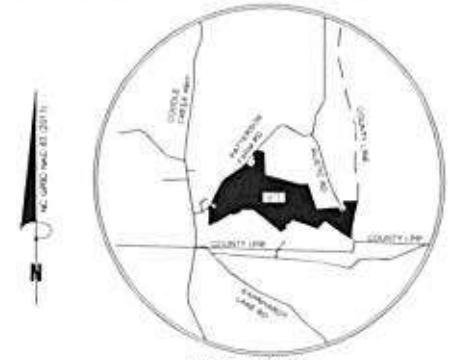
CASE NUMBER# _____

PIN #4674665609.000, 4674457587.000, #4674783311.000, #4674965019.000, AND #4684250452.000



NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN IREDELL COUNTY, NORTH CAROLINA AS PIN # 4674665609.000, 4674457587.000, 4674783311.000, 4674965019.000, 4684250452.000.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF EARNHARDT FARMS, LLC RECORDED IN DB 2963 PG 1734, DB 2944 PG 2121, DB 2963 PG 1734, & DB 2963 PG 1738 IN THE REGISTER OF DEEDS OF IREDELL COUNTY, NORTH CAROLINA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON RECORD INFORMATION PROVIDED BY THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER WA-24006216 DATED APRIL 8TH, 2024 AT 8:00 AM, AND SUPPLEMENTED WITH DEEDS OF RECORD RESEARCH PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON 8-21-24.
4. THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR IREDELL COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710467466J, EFFECTIVE DATE 11/05/2008.
5. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83 US SURVEY FOOT. DISTANCES SHOWN ARE RECORD DISTANCES.
6. AREAS COMPUTED BY COORDINATE METHOD.
7. EXHIBIT X TO VOLUNTARY ANNEXATION PETITION DECLARATION OF VESTED RIGHTS (VESTED RIGHTS ARE HEREBY DECLARED TO EXIST UPON THE SUBJECT PROPERTY PURSUANT TO NORTH CAROLINA GENERAL STATUTE 160D-108) AND THE TOWN OF MOORESVILLE UNIFIED DEVELOPMENT ORDINANCE SECTION 1.10.2.B BASED ON THE APPROVAL OF THE CONDITIONAL DISTRICT ZONING CLASSIFICATION AND THE CONCEPT PLAN FOR COZEBAKER, NORTH OF WHICH WERE APPROVED ON JUNE 2, 2020.



VICINITY MAP

NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- BOUNDARY CORNER (CALC POINT)
- (XX) ADJOINER TABLE LABEL

	#	PIN	OWNER	DB	PG
IREDELL COUNTY	1	4674475195	OESTREICH PATRICIA B ETAL	04E	18
	2	4674680045	KENNEDY LUTHER JR+ELLA	669	30
	3	4674781705	HART MARIE A	898	714
	4	4674781938	GRAY SHARON B	1176	19
	5	4674890072	ABERCROMBIE FARMS TR	2594	910
	6	4684077482	DANILUK BARRY J+SHERRY C	2964	1235
	7	4684181945	RUSTIC HOLDINGS LLC	3079	2079
	8	4684069504	JOHNSON REGINA R	1313	2218
	9	4684164146	LEES LAND INVESTMENTS LLC	3034	330
	10	4684252889	LP COMMERCIAL PROPERTIES LLC	2995	1647
	11	4684265020	LP COMERCIAL PROPERTIES LLC	2995	1647
	12	4684264125	LP COMERCIAL PROPERTIES LLC	2995	1647
	13	4684263265	LP COMERCIAL PROPERTIES LLC	2995	1647
	14	4684263304	LP COMERCIAL PROPERTIES LLC	2995	1647
	15	4684295563	EMERGYUNITED ELECTRIC MEMBERSHIP CORP	1097	470
	16	4684361950	CHICCARELLO ANTHONY+SHARON	2145	770
ROWAN COUNTY	17	468401365245	GRIG IVES LLC	1341	984
	18	468401355730	LAMBERT TIMOTHY CRAIG & WF LAMBERT JANICE M	1354	22
IREDELL COUNTY	19	4684141520	MESIMER DEWEY L+JESSIE R LE	2760	1984
	20	4674947684	MESIMER DEWEY L+JESSIE R LE	2760	1984
	21	4674941512	BLAND ROBERT E	1660	1335
	22	4674846304	WHITLEY RONDA LE	2175	40
	23	4674842396	WHITLEY ANDREW L JR	2175	44
	24	4674745659	THE HEALING CHAMBER LLC	3060	1701
	25	4674648824	KENNEDY JAMES M+JO ANN R	1221	1723
	26	4674643865	ROGERS EDDIE W+PATRICIA A LE	2623	1625
	27	4674642707	ROGERS SHELLEY C	1055	738
	28	4674546785	CRAFT MARK E	1450	1732
	29	4674546745	ROGERS BOYD B+JUDITH A	996	703
	30	4674547745	ROGERS SAMUEL B+JUDITH A	930	682
	31	4674445521	GOODMAN ALAN F	858	5
	32	4674451238	CODDLE CREEK ARP CHURCH	375	82
	33	4674454820	CODDLE CREEK ARP CHURCH	1001	815

ANNEXATION AREA TABULATION:

PIN #4674665609.000 (PARCEL 1):	6,318,338 SQ.FT. OR 145.05± ACRES
PIN #4674457587.000 (PARCEL 2):	395,302 SQ.FT. OR 9.07± ACRES
PIN #4674783311.000:	1,177,263 SQ.FT. OR 27.03± ACRES
PIN #4674965019.000:	7,165,859 SQ.FT. OR 164.50± ACRES
PIN #4684250452.000 (PARCEL 1):	2,051,730 SQ.FT. OR 47.10± ACRES
PIN #4684250452.000 (PARCEL 2):	283,157 SQ.FT. OR 6.50± ACRES
ANNEXATION AREA:	**17,391,217 SQ.FT. OR 399.26± ACRES**

STATE OF NORTH CAROLINA, CITY OF MOORESVILLE

THIS IS AN ACCURATE MAP AS PRESENTED BY U.S. HIGHWAY SHELBY WAY BEING PREPARED BY USING THE LANGUE OF RECORD.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA, IREDELL COUNTY

THE FOREGOING CERTIFICATE OF _____ NOTARY PUBLIC IS TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION THIS DAY AND HOUR AND WAS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IREDELL COUNTY, NC IN PLAT BOOK _____ PAGE _____ THIS _____ DAY OF _____ AT _____ O'CLOCK __M

_____
REGISTER OF DEEDS

STATE OF NORTH CAROLINA, IREDELL COUNTY

THE TOWN BOARD OF THE TOWN OF MOORESVILLE, NORTH CAROLINA MEETING IN REGULAR SESSION ON THE _____ DAY OF _____ APPROVED THE 3.0 VERSION OF THE CORPORATE LIMITS OF THE TOWN OF MOORESVILLE, NORTH CAROLINA AS SHOWN ON THIS PLAT AND HAS RECORDED IN MINUTE BOOK _____ PAGE _____

_____
TOWN CLERK MAYOR MAYOR

SURVEYOR'S CERTIFICATION

I, MATTHEW C. SMITH, CERTIFY THAT THE PLAT WAS DRAWN UNDER MY SUPERVISION BASED ON RECORD INFORMATION PROVIDED BY THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER WA-24006216, DATED APRIL 8TH, 2024 AT 8:00 AM. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30 PURSUANT TO G.S. 47-30(f). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION DESIGNATION NUMBER AND SEAL THIS 26TH DAY OF AUGUST, A.D., 2024.

_____ 8/22/2025
MATTHEW C. SMITH DATE
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. L - 5507

NORTH CAROLINA PROFESSIONAL SEAL L-5507 MATTHEW C. SMITH

SCALE: 1" = 400' DATE: 8/26/24

REVISION	

Bowman

Bowman North Carolina LTD.
4038 Barrett Drive, Suite 104
Raleigh, NC 27609

Phone: (984) 555-6570
F: 1-649
www.bowman.com

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DWG: P:\BCG_NorthCarolina\Projects\P-0000\P-0000-000_Mooresville Technology Park Land Development\BCG\P-0000-000 Annexation Plat.dwg | BY: WTC | CHK: MCS | QC:

BCG PROJECT NO: 168006-01-001 | TASK: 00003 | SURVEY DATE: 8/2024 | SHEET: 1 OF 4

400 200 0 400 800

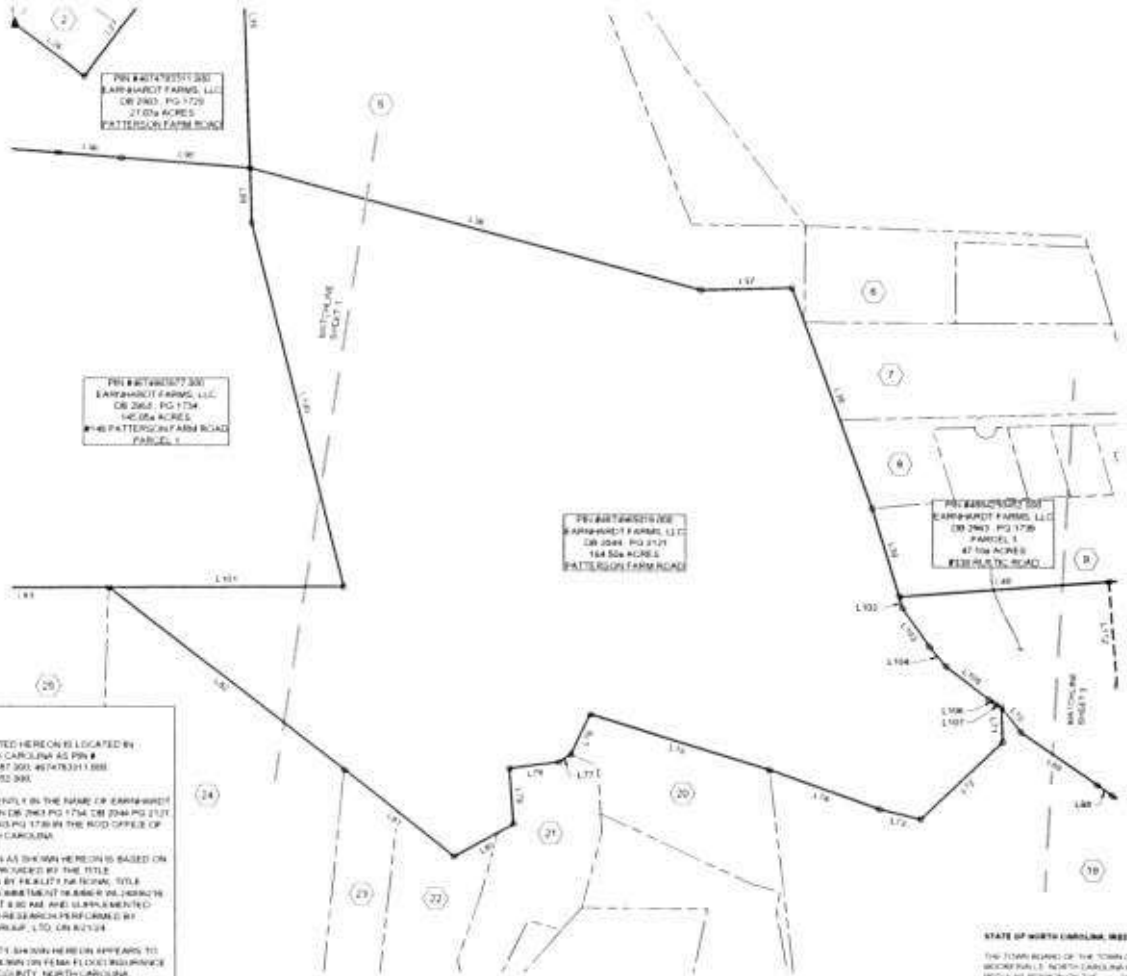
GRAPHIC SCALE
1" = 400'

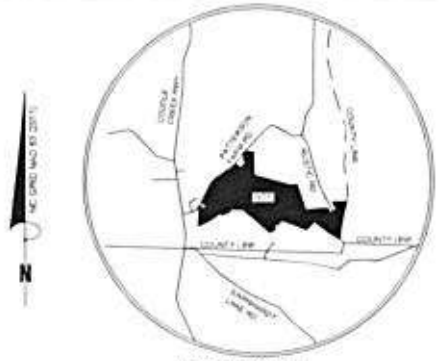
ANNEXATION PLAT FOR THE TOWN OF MOORESVILLE

IREDELL COUNTY, NC - TOWNSHIP OF CODDLE CREEK

CASE NUMBER# _____

PIN #4674665609.000, 4674457587.000, #4674783311.000, #4674965019.000, AND #4684250452.000





VICINITY MAP

NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- BOUNDARY CORNER (CALC POINT)
- (XX) ADJOINER TABLE LABEL

#	PIN	OWNER	DB	PG	
1	4674475395	DESTREICH PATRICIA B ET AL	04E	18	IREDELL COUNTY
2	4674685643	KENNEDY LUTHER JR+SULA	669	30	
3	4674781705	HART MARIE A	899	714	
4	4674781908	GRAY SHARON B	1176	19	
5	4674890072	ABERCROMBIE FARMS TR	2594	910	
6	4684077482	DANILUK BARRY J+SHERRY C	2964	1230	
7	4684161945	RUSTIC HOLDINGS LLC	3079	2078	
8	4684068504	JOHNSON REGINA R	1313	2218	
9	4684164146	LEES LAND INVESTMENTS LLC	3034	330	
10	4684252669	LP COMMERCIAL PROPERTIES LLC	2995	1647	
11	4684265020	LP COMMERCIAL PROPERTIES LLC	2995	1647	
12	4684264125	LP COMMERCIAL PROPERTIES LLC	2995	1647	
13	4684263265	LP COMMERCIAL PROPERTIES LLC	2995	1647	
14	4684263304	LP COMMERCIAL PROPERTIES LLC	2995	1647	
15	4684265563	ENERGYUNITED ELECTRIC MEMBERSHIP CORP	1097	470	
16	4684361950	CHICCARELLO ANTHONY+SHARON	2145	770	
17	468401365245	GREG MCS LLC	1341	964	ROWAN COUNTY
18	468401355730	LAMBERT TIMOTHY CRAIG & WF LAMBERT JANICE M	1364	22	
19	4684141520	MESIMER DEWEY L+JESSIE R LE	2760	1984	
20	4674947984	MESIMER DEWEY L+JESSIE R LE	2760	1984	
21	4674841512	BLAND ROBERT E	1660	1335	
22	4674546364	WHITLEY RONDA LE	2175	40	
23	4674842396	WHITLEY ANDREW L JR	2175	44	
24	4674745658	THE HEALING CHAMBER LLC	3060	1701	
25	4674648824	KENNEDY JAMES M+JO ANN R	1221	1723	IREDELL COUNTY
26	4674643665	ROGERS EDDIE W+PATRICIA F LE	2623	1825	
27	4674642707	ROGERS SHELLEY C	1055	738	
28	4674540795	CRAFT MARK E	1410	1732	
29	4674549745	ROGERS BOYD S+JUDITH A	998	703	
30	4674547745	ROGERS SAMUEL B+JUDITH A	930	882	
31	4674445021	GOODMAN ALAN F	858	5	
32	4674451238	CODDLE CREEK ARP CHURCH	375	62	
33	4674454820	CODDLE CREEK ARP CHURCH	1001	815	

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN IREDELL COUNTY, NORTH CAROLINA AS PIN # 4674665609.000, 4674457587.000, 4674783311.000, 4674965019.000, 4684250452.000.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF EARNHARDT FARMS, LLC RECORDED IN DB 2963 PG 1734, DB 2949 PG 2121, DB 2963 PG 1729 & DB 2963 PG 1736 IN THE ROD OFFICE OF IREDELL COUNTY, NORTH CAROLINA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON RECORD INFORMATION PROVIDED BY THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCJ00006178 DATED APRIL 8TH, 2024 AT 8:00 AM, AND SUPPLEMENTED WITH DEEDS OF RECORD RESEARCH PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON 8/21/24.
4. THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR IREDELL COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 3710467400J, EFFECTIVE DATE 11/05/2008.
5. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83 US SURVEY FOOT. DISTANCES SHOWN ARE RECORD DISTANCES.
6. AREAS COMPUTED BY COORDINATE METHOD.
7. EXHIBIT A TO USE ON THIS ANNEXATION PETITION OR DECLARATION OF INTENT WHICH INDICATES AND HEREBY DECLARES TO DEVELOP THE SUBJECT PROPERTY PURSUANT TO NORTH CAROLINA GENERAL STATUTE 160A-58(01) AND THE TOWN OF MOORESVILLE UNIFIED DEVELOPMENT ORDINANCE SECTION 1.6.2.B BASED ON THE APPROVAL OF THE CONDITIONAL DISTRICT ZONING CLASSIFICATION AND THE CONCEPT PLAN FOR CD-2024-04, BOTH OF WHICH WERE APPROVED ON JUNE 3, 2025.

GRAPHIC SCALE 1" = 400'

STATE OF NORTH CAROLINA, CITY OF MOORESVILLE

THIS IS AN ACCURATE MAP AS REQUIRED BY G.S. 160A-58. SHOWING BEING PREPARED BY VIRTUE THE DEEDS OF RECORD.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA, IREDELL COUNTY

THE FOREGOING CERTIFICATES OF NOTARY PUBLIC IS CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION THIS DAY AND HOUR AND WAS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IREDELL COUNTY, NC, IN PLAT BOOK _____ PAGE _____ THIS _____ DAY OF _____ AT _____ O'CLOCK __M.

REGISTER OF DEEDS

STATE OF NORTH CAROLINA, IREDELL COUNTY

THE TOWN BOARD OF THE TOWN OF MOORESVILLE, NORTH CAROLINA MEETING IN REGULAR SESSION ON THE ____ DAY OF _____, _____, APPROVED THE EXTENSION OF THE CORPORATE LIMITS OF THE TOWN OF MOORESVILLE, NORTH CAROLINA AS SHOWN ON THIS PLAT AND AS RECORDED IN MINUTE BOOK _____ PAGE _____.

TOWN CLERK

NORTH CAROLINA MATTHEW C. SMITH

ANNEXATION AREA TABULATION:

PIN #4674665609.000 (PARCEL 1):	6,374,238 SQ.FT. OR 146.35± ACRES
PIN #4674457587.000 (PARCEL 2):	386,352 SQ.FT. OR 8.87± ACRES
PIN #4674783311.000:	1,177,282 SQ.FT. OR 27.03± ACRES
PIN #4674965019.000:	7,165,668 SQ.FT. OR 164.50± ACRES
PIN #4684250452.000 (PARCEL 1):	2,051,790 SQ.FT. OR 47.10± ACRES
PIN #4684250452.000 (PARCEL 2):	203,107 SQ.FT. OR 4.66± ACRES
ANNEXATION AREA	**17,357,317 SQ.FT. OR 398.36± ACRES**

SCALE: 1" = 400'

DATE: 8/28/24

REVISION

Bowman

Bowman North Carolina LTD
4004 Barrett Drive, Suite 104
Raleigh, NC 27609

Phone: (919) 553-6570
F-1445
www.bowman.com

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DWG VTRIB: Fort Bragg Cowan, 270563-01-001 Annexation Exhibit Cover Sheet.dwg | BY: WTC | CHK: MCS | QC:

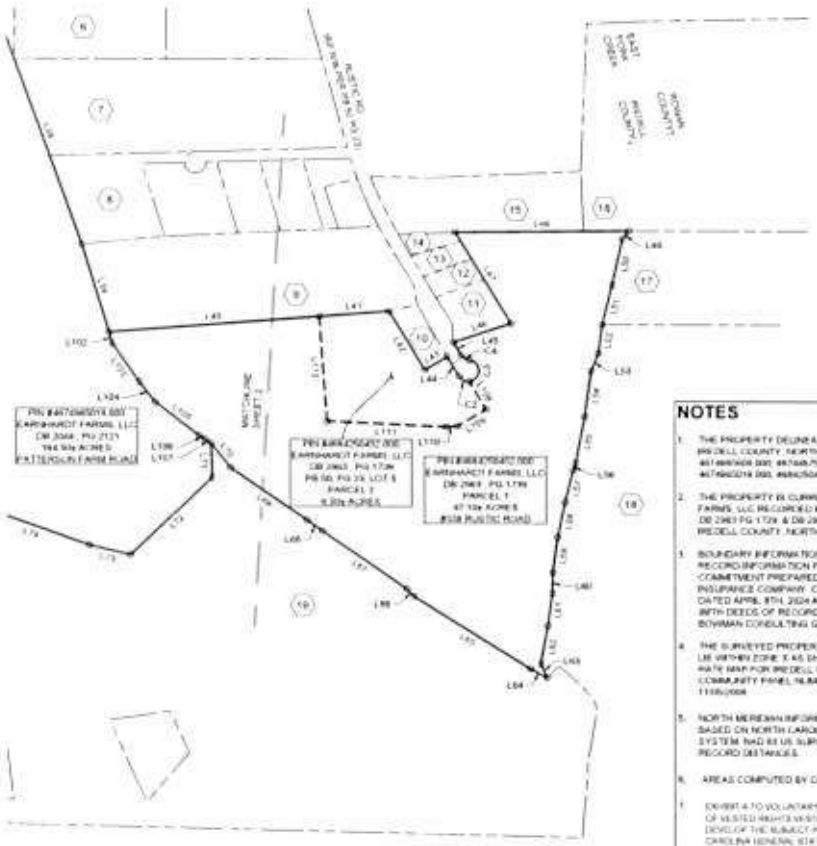
BCG PROJECT NO: 270563-01-001 | TASK: 00003 | SURVEY DATE: 8/22/24 | SHEET 3 OF 4

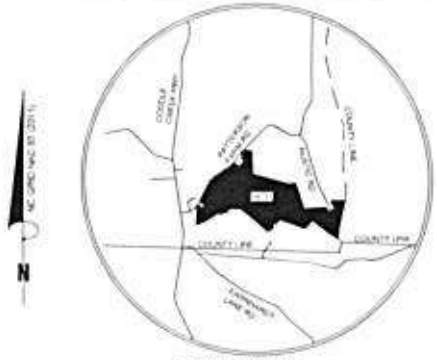
ANNEXATION PLAT FOR THE TOWN OF MOORESVILLE

IREDELL COUNTY, NC - TOWNSHIP OF CODDLE CREEK

CASE NUMBER# _____

PIN #4674665609.000, 4674457587.000, #4674783311.000, #4674965019.000, AND #4684250452.000





VICINITY MAP

NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- BOUNDARY CORNER (CALC POINT)
- (XX) ADJOINER TABLE LABEL

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN IREDELL COUNTY, NORTH CAROLINA AS PIN# 4674665609.000, 4674457587.000, 4674783311.000, 4674965019.000, AND 4684250452.000.
2. THE PROPERTY IS CURRENTLY IN THE NAME OF EARNHARDT FARMS, LLC RECORDED IN DB 2063 PG 1734, DB 2044 PG 2121, DB 2063 PG 1729, & DB 2063 PG 1734 IN THE ROD OFFICE OF IREDELL COUNTY, NORTH CAROLINA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON RECORD INFORMATION PROVIDED BY THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER #0.24008218, DATED APRIL 8TH, 2024 AT 8:00 AM AND SUPPLEMENTED WITH DEEDS OF RECORD RESEARCH PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON 8/21/24.
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	#	PIN	OWNER	DB	PG
IREDELL COUNTY	1	4674475395	DESTREICH PATRICIA B ET AL	842	18
	2	4674689545	KENNEDY LUTHER JR+EULA	859	30
	3	4674781705	HART MARIE A	899	714
	4	4674781938	GRAY SHARON B	1176	19
	5	4674890072	ABERCROMBIE FARMS TR	2594	910
	6	4684077482	DANILUK BARRY J+SHENNY C	2964	1235
	7	4684151945	RUSTIC HOLDINGS LLC	3079	2078
	8	4684268504	JOHNSON REGINA R	1313	2218
	9	4684164145	LEES LAND INVESTMENTS LLC	3034	330
	10	4684252669	LP COMMERCIAL PROPERTIES LLC	2995	1647
	11	4684265020	LP COMERCIAL PROPERTIES LLC	2995	1647
	12	4684264125	LP COMERCIAL PROPERTIES LLC	2995	1647
	13	4684263265	LP COMERCIAL PROPERTIES LLC	2995	1647
	14	4684263304	LP COMERCIAL PROPERTIES LLC	2995	1647
	15	4684265063	ENERGYUNITED ELECTRIC MEMBERSHIP CORP	1097	470
	16	4684361950	CHICCARELLO ANTHONY+SHARON	2145	770
ROWAN COUNTY	17	468401365245	GREG MES LLC	1341	964
	18	468401355730	LAMBERT TIMOTHY CRAIG & WF LAMBERT JANICE M	1354	22
IREDELL COUNTY	19	4684141520	MESIMER DEWEY L+JESSIE R LE	2760	1984
	20	4674947984	MESIMER DEWEY L+JESSIE R LE	2760	1984
	21	4674941512	BLAND ROBERT E	1660	1335
	22	4674946304	WHITLEY RONDA LE	2175	40
	23	4674942306	WHITLEY ANDREW L JR	2175	44
	24	4674745659	THE HEALING CHAMBER LLC	3060	1701
	25	4674648624	KENNEDY JAMES M+JO ANN R	1221	1723
	26	4674543885	ROGERS EDDIE W+PATRICIA F LE	2623	1825
	27	4674642707	ROGERS SHELLEY C	1055	738
	28	4674540785	CRAFT MARK E	1410	1732
	29	4674549745	ROGERS BOYD S+JUDITH A	996	703
	30	4674547745	ROGERS SAMUEL B+JUDITH A	930	682
	31	4674445521	GOODMAN ALAN F	858	8
	32	4674451238	CODDLE CREEK ARP CHURCH	375	62
	33	4674454820	CODDLE CREEK ARP CHURCH	1001	815

STATE OF NORTH CAROLINA, CITY OF MOORESVILLE

THIS PLAT IS ACCURATE AND AS REQUIRED BY G.S. 160A-38. SAID MAP BEING PREPARED BY USING THE DATA OF RECORD.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA, IREDELL COUNTY

THE FOREGOING CERTIFICATES OF _____ NOTARY PUBLIC BE _____ TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION THIS DAY AND HOUR AND DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IREDELL COUNTY, NC IN PLAT BOOK _____ PAGE _____ THIS _____ DAY OF _____ 20 AT _____ O'CLOCK ___M.

_____
REGISTER OF DEEDS

STATE OF NORTH CAROLINA, IREDELL COUNTY

THE TOWN BOARD OF THE TOWN OF MOORESVILLE, NORTH CAROLINA MEETING IN REGULAR SESSION ON THE ____ DAY OF _____ APPROVED THE EXTENSION OF THE CORPORATE LIMITS OF THE TOWN OF MOORESVILLE, NORTH CAROLINA AS SHOWN ON THIS PLAT AND AS RECORDED IN MINUTE BOOK _____ PAGE _____

_____ TOWN CLERK _____ MAYOR

ANNEXATION AREA TABULATION

PIN #4674665609.000 (PARCEL 1)	6,314,038 SQ.FT. OR 145.05± ACRES
PIN #4674457587.000 (PARCEL 2)	305,202 SQ.FT. OR 9.07± ACRES
PIN #4674783311.000	1,177,282 SQ.FT. OR 27.03± ACRES
PIN #4674965019.000	7,195,608 SQ.FT. OR 164.55± ACRES
PIN #4684250452.000 (PARCEL 1)	2,051,730 SQ.FT. OR 47.10± ACRES
PIN #4684250452.000 (PARCEL 2)	283,107 SQ.FT. OR 6.50± ACRES
ANNEXATION AREA	17,341,317 SQ.FT. OR 398.29± ACRES

SCALE 1" = 400'

DATE 8/26/24

REVISION

Bowman

Bowman North Carolina LTD.
4008 Barrett Drive, Suite 104
Raleigh, NC 27609

Phone: (919) 553-6570
F-1449
www.bowman.com

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DWG: V:\BCG-Fort Mill\Projects\Company\TYPE\BCG-01 Civil\Annexation\Annexation Plat.dwg | BY: JATC | CHK: MCS | QC:

BCG PROJECT NO: 18A004-01-001 | TASK: 00003 | SURVEY DATE: 4/22/25 | SHEET: 3 OF 4

NORTH CAROLINA PROFESSIONAL SEAL 5357 MATTHEW C. SMITH

400 200 0 400 800

GRAPHIC SCALE
1" = 400'

ANNEXATION PLAT FOR THE TOWN OF MOORESVILLE

IREDELL COUNTY, NC - TOWNSHIP OF CODDLE CREEK

CASE NUMBER# ______________________

PIN #4674665609.000, 4674457587.000, #4674783311.000, #4674965019.000, AND #4684250452.000

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Curve Table				
Curve #	Length	Radius	Bearing	Chord
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGAL DESCRITPIONS

[illegible]

ANNEXATION AREA TABULATION:

PIN #4674665609.000 (PARCEL 1)	6,318,238 SQ.FT. OR 145.05± ACRES
PIN #4674457587.000 (PARCEL 2)	365,282 SQ.FT. OR 8.37± ACRES
PIN #4674783311.000	1,177,282 SQ.FT. OR 27.03± ACRES
PIN #4674965019.000	7,165,604 SQ.FT. OR 164.50± ACRES
PIN #4684250452.000 (PARCEL 1)	2,051,798 SQ.FT. OR 47.10± ACRES
PIN #4684250452.000 (PARCEL 2)	283,107 SQ.FT. OR 6.50± ACRES
ANNEXATION AREA	**17,381,317 SQ.FT. OR 398.28± ACRES**

SCALE 1" = 400'

DATE 8/26/24

MATTHEW C. SMITH

REVISION	

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Raleigh, NC 27609

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F-1445
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DWG [illegible]	BY WTC	CHK MCS	QC
BCG PROJECT NO. [illegible]	TASK 00003	SURVEY DATE [illegible]	SHEET 4 OF 4