

PETITION REQUESTING ANNEXATION

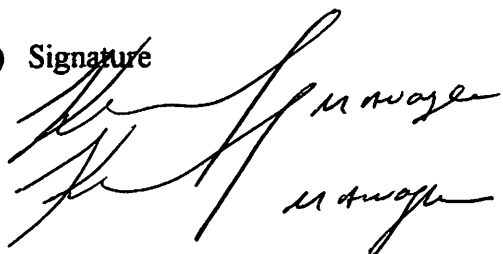
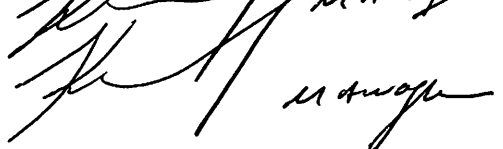
Date 7/15/2022

To the City Council of the City of Belmont.

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Belmont.
2. The area to be annexed is contiguous to the City of Belmont and the boundaries of such territory are as follows:

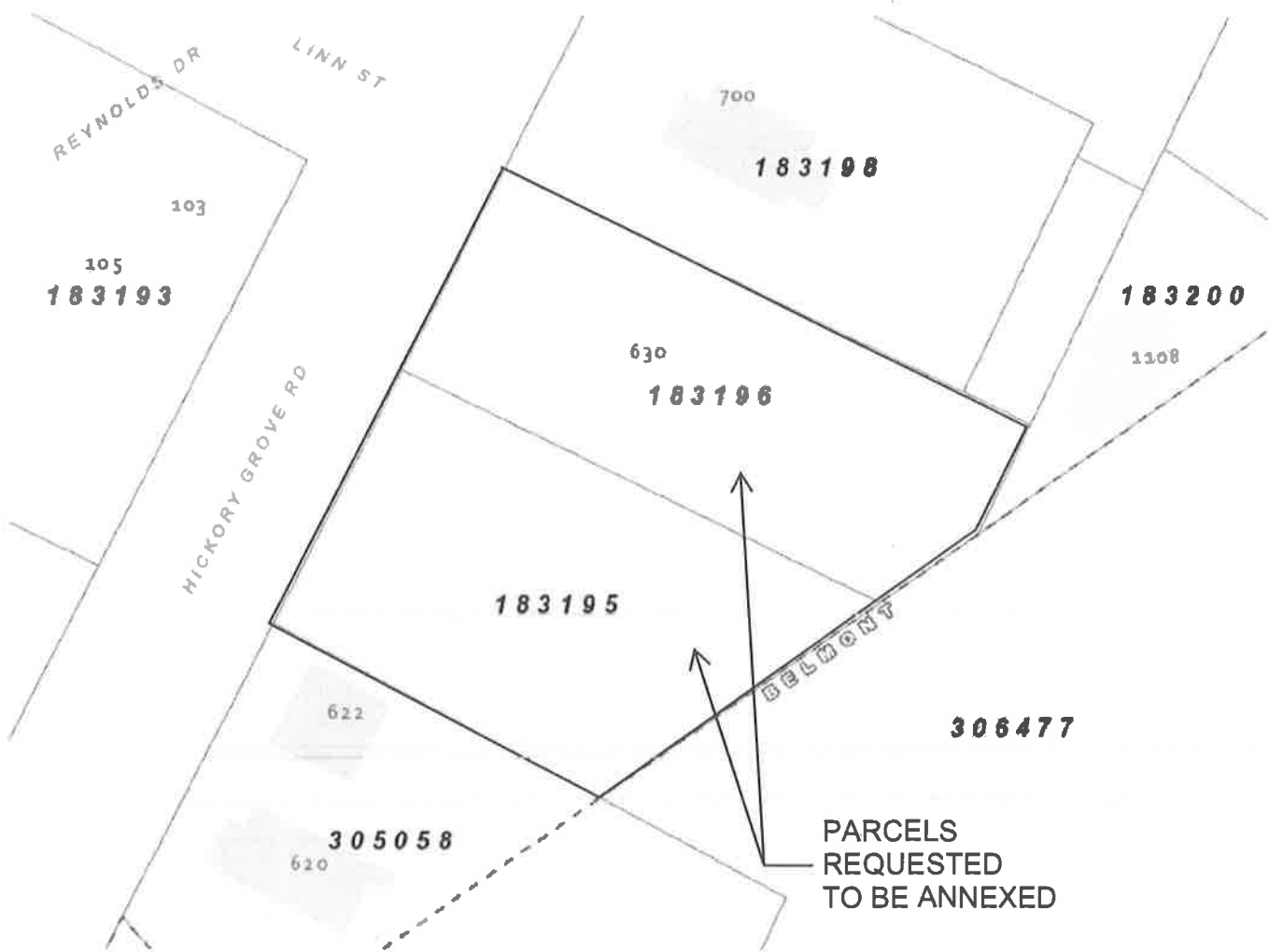
Please provide metes and bounds description and map of property.

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare Vested rights? (Indicate yes or no.)	Signature
1. DMG ROAD WORKS, LLC	14600 SW 136 ST, MIAMI, FL 33186	no	
2. DMG ROAD WORKS, LLC	14600 SW 136 ST, MIAMI, FL 33186	no	
3.			
4.			

ATTEST: Nickolas Thornton

SUBMITTED BY Matt Cohen



LEGAL DESCRIPTION

LYING A BEING IN BELMONT, NORTH CAROLINA, GASTON COUNTY, SOUTHPOINT TOWNSHIP

PARCEL 183196

BEGINNING AT A ½" REBAR ON THE RIGHT OF WAY OF HICKORY GROVE ROAD CORNER OF DONALD MCMANUS (DB 4930 PG 857) THENCE RUNNING WITH DONALD MCMANUS LINE S 63°14'15" E 199.99' TO A 1" PIPE CORNER OF DONALD MCMANUS (DB 4769 PG 642) AND BRENDA POPE CHAPMAN (DB 1228 PG 557) THENCE WITH BRENDA POPE CHAPMAN'S LINE S 26°46'35" W 41.12' TO A ½" REBAR IN THE LINE OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH SAID LINE S 55°38'12" W 38.57' TO A 5/8" REBAR SET CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH THE LINE OF DMG ROAD WORKS LLC (DB 4837 PG 477) N 63°14'15" W 181.58' TO A ½ REBAR ON THE RIGHT OF WAY OF HICKORY GROVE ROAD THENCE WITH SAID RIGHT OF WAY N 26°56'11" E 74.90' TO THE POINT OF BEGINNING. CONTAINING 0.337± ACRES.

PARCEL 183195

BEGINNING AT A ½" REBAR ON THE RIGHT OF WAY OF HICKORY GROVE ROAD CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH DMG ROAD WORKS LLC LINE S 63°14'15" E 181.58' TO A 5/8" REBAR SET ON CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH DMG ROAD WORKS LLC LINE S 55°38'12" W 110.38' TO A 1" PIPE CORNER OF RANDY DEAN RUSSELL (DB 4712 PG 2487) THENCE WITH RANDY DEAN RUSSELL LINE N 62°35'59" W 128.58' TO A 1" PIPE ON THE RIGHT OF WAY OF HICKORY GROVE ROAD THENCE WITH SAID RIGHT OF WAY N 26°56'11" E 95.23' TO THE POINT OF BEGINNING. CONTAINING 0.342± ACRES.

VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN CROW HOLDINGS AND SGC SURVEYING NORTH CAROLINA, PLLC.
- REFERENCE DEEDS FOR THE LOCUS PARCELS ARE DB 4837 PG 477, AS RECORDED AT THE GASTON COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD83 NC STATE PLANE 3200, REALIZATION MYCS2, 2017. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND FEET.
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATION UTILIZING OPUS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (MYCS2-2017) DATUM. COMBINED GRID FACTOR 0.9998436112. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOD 18).
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC. NC 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (336-855-5760).
- THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NORTH CAROLINA, PLLC ON 11-03-2021.
- NO PUBLISHED NCGS CONTROL FOUND WITHIN 2000' OF SITE.
- FLOOD ZONE CLASSIFICATION AS SHOWN SCALED FROM FEMA FLOOD MAPS 3710358500A, DATED SEPTEMBER 28, 2007.
- GASTON COUNTY ZONING DISTRICTS PER GIS: BC-D
- PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.
- UTILITY EASEMENTS - DECLARANT RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AND FOR THE BENEFIT OF THE ASSOCIATION, EACH MEMBER THEREOF AND EACH OWNER NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY OVER, UNDER, ALONG AND WITHIN TWENTY FOOT (20') STRIPS OF LAND WHICH ARE LOCATED CONTIGUOUS TO AN WITHIN THE FRONT, SIDE AND REAR BOUNDARY LINES OF EACH LOT. PER DB 2500 PG 772.
- THERE IS RESERVED FOR THE BENEFIT OF THE ASSOCIATION AN EASEMENT FOR AND OPTION OF EXCLUSIVE MAINTENANCE UPON AND OVER THOSE CERTAIN STRIPS OR BANDS OF CONTIGUOUS AND PARALLEL WITH THE MARGIN OF THE RIGHT OF WAY OF EACH STREET CONTIGUOUS WITH SUCH LOT BOUNDARY. PER DB 2500 PG 772.
- SETBACKS
FRONT SETBACK FOR STRUCTURES - 40'
FRONT SETBACK FOR PARKING - 25'
SIDE SETBACK FOR STRUCTURES AND PARKING - 25'
REAR SETBACK FOR STRUCTURES AND PARKING - 25'
- PARCEL ID: 306477 ANNEXED TO THE CITY OF BELMONT.
- PROPERTY HAS ACCESS TO HICKORY GROVE RIGHT OF WAY.

MAP REFERENCES:

- A PLAN ENTITLED "EASEMENT MAP FOR OAK COMMERCE CENTER" DATED 04-06-99, LAST REVISED 09-14-99. PREPARED BY ROBINSON & SAWYER, INC. AND RECORDED AT THE GASTON COUNTY REGISTRY OF DEEDS IN PLAT BOOK 65 PAGE 30.

AS-SURVEYED DESCRIPTION:

LYING & BEING IN BELMONT, NORTH CAROLINA, GASTON COUNTY, SOUTH-POINT TOWNSHIP
 TRACTS:
 BEGINNING AT A 1/2" REBAR IN DARRIN MICHAEL GRINDSTAFF LINE (DB 4730 PG 1749) SAID REBAR BEING LOCATED S 82°12'17" E 891.75' FROM A 1/2" REBAR AND RUNNING THENCE S 19°53'48" E 1037.04' TO A 1/2" REBAR ON THE LINE OF LINDA GOBLE (DB 4094 PG 1916) THENCE WITH LINDA GOBLE LINE S 36°58'56" E 118.51' TO A PINNAIL IN THE CENTERLINE OF PIEDMONT & NORTHERN RAILROAD THENCE WITH THE CENTERLINE S 30°56'51" W 262.95' TO POINT, THENCE A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 554.83', A CHORD BEARING OF S 52°37'28" W AND A CHORD DISTANCE OF 707.33' TO A POINT, THENCE S 74°21'17" W 524.77' TO A 1/2" REBAR, PAUL TAYLOR CRUMP'S CORNER (DB 1272 PG 762) THENCE N 42°09'36" W A DISTANCE OF 968.12' TO A 1/2" REBAR, COMMON CORNER OF AGUSTIN AGUILAR ZAMORA (DB 5091 1436) UNITED OIL OF CAROLINAS INC (DB 4506 PG 2303) AND RANDY DEAN RUSSELL (DB 4712 PG 2487) PASSING A CONCRETE MONUMENT AT 64.20', THENCE WITH THE LINE OF RANDY DEAN RUSSELL N 26°54'26" E 178.82' TO A 1/2" REBAR, THENCE N 41°25'05" W 144.40' TO A 5/8" REBAR SET THENCE N 23°02'07" E 3.77' TO A 1" PIPE, CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH DMG ROAD WORKS LLC N 55°38'12" E 110.38' TO A 5/8" REBAR SET, THENCE N 55°38'12" E 38.57' TO A 1/2" REBAR COMMON CORNER OF DMG ROAD WORKS LLC & BRENDA POPE CHAPMAN (DB 1228 PG 557) THENCE N 55°38'12" E 1551.81' TO THE POINT OF BEGINNING, CONTAINING 45.592± ACRES.

TRACT 2:
 BEGINNING AT A 1/2" REBAR ON THE RIGHT OF WAY OF HICKORY GROVE ROAD CORNER OF DONALD MCMANUS (DB 4930 PG 857) THENCE RUNNING WITH DONALD MCMANUS LINE S 63°14'15" E 199.99' TO A 1" PIPE CORNER OF DONALD MCMANUS (DB 4769 PG 643) AND BRENDA POPE CHAPMAN (DB 1228 PG 557) THENCE WITH BRENDA POPE CHAPMAN'S LINE S 20°46'35" W 41.12' TO A 1/2" REBAR IN THE LINE OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH SAID LINE S 55°38'12" W 38.57' TO A 5/8" REBAR SET CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH THE LINE OF DMG ROAD WORKS LLC (DB 4837 PG 477) N 63°14'15" W 181.58' TO A 1/2" REBAR ON THE RIGHT OF WAY OF HICKORY GROVE ROAD THENCE WITH SAID RIGHT OF WAY N 26°56'11" E 74.90' TO THE POINT OF BEGINNING, CONTAINING 0.337± ACRES.

TRACT 3:
 BEGINNING AT A 1/2" REBAR ON THE RIGHT OF WAY OF HICKORY GROVE ROAD CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH DMG ROAD WORKS LLC LINE S 63°14'15" E 181.58' TO A 5/8" REBAR SET ON CORNER OF DMG ROAD WORKS LLC (DB 4837 PG 477) THENCE WITH DMG ROAD WORKS LLC LINE S 55°38'12" W 110.38' TO A 1" PIPE CORNER OF RANDY DEAN RUSSELL (DB 4712 PG 2487) THENCE WITH RANDY DEAN RUSSELL LINE N 62°35'59" W 128.58' TO A 1" PIPE ON THE RIGHT OF WAY OF HICKORY GROVE ROAD THENCE WITH SAID RIGHT OF WAY N 26°56'11" E 95.23' TO THE POINT OF BEGINNING, CONTAINING 0.342± ACRES.

LEGEND:

LOCUS BOUNDARY LINE	---
R.O.W. LINE	---
ADJACENT LOT LINE	---
FENCE	---
EASEMENT LINE	---
GAS LINE	G
OVERHEAD WIRE	OHV
SANITARY SEWER LINE	S
WATER LINE	W
ELECTRIC LINE	E
EDGE OF PAVEMENT	---
CENTERLINE OF CREEK	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EDGE OF TRAIL	---
PK NAIL	⊙
CONCRETE MONUMENT	⊙
PIPE	⊙
COMPUTED POINT	⊙
REBAR	⊙
SOLID SMOOTH ROD	⊙
REBAR SET	⊙
UTILITY POLE	⊙
SEWER MANHOLE	⊙
TOWER	⊙
WELL	⊙
LIGHT POST	⊙

CHICAGO TITLE INSURANCE COMPANY
 SCHEDULE B - PART 2 EXCEPTIONS:

- COMMITMENT # 21-20694CH, EFFECTIVE DATE: SEPTEMBER 5, 2021
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1, Requirements are met. NOT A SURVEY MATTER.
 - Taxes or assessments for the year 2022, and subsequent years, not yet due or payable. NOT A SURVEY MATTER.
 - Any discrepancy, conflict, matter, regarding boundaries, changes in area or location, lines, encumbrances, easements, utility, valuation, overlap, setback, easement or claim of easement, riparian right, and title to land with rocks, wells, sublots, subdivisions, burial grounds, mortgages, deeds or filed areas of land before the mean high water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
 - The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
 - Rights of way and boundary and property lines shown on plat recorded in Plat Book 6, page 3; and Plat Book 93, page 103. (As to Tract 2)
 - Easements and/or rights of way shown on plats recorded in Plat Book 16, page 52; Plat Book 30, page 33; Plat Book 30, page 34; Plat Book 43, page 49; Plat Book 53, page 17; and Plat Book 86, page 20. (As to Tract 1)
 - Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Covenants, Conditions and Restrictions recorded in Book 2006, page 748; and an affected by Waiver of Rights of First Refusal recorded in Book page (As to Tract 1) (Exception to be completed upon satisfaction of Schedule B, Part 1, Item 14). NOT PLOTTABLE.
 - Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 263, page 156. NOT PLOTTABLE.
 - Right of way and easement(s) to Plantation Pipe Line Company recorded in Book 509, page 568; and amended by Easement Grant and Amendment to Plantation Pipe Line Company recorded in Book 1006, page 628. NOT PLOTTABLE.
 - Easement(s) to Duke Power Company recorded in Book 750, page 420; Book 2069, page 756; and Book 2474, page 211.
 - Right of Way Agreement to the State Highway Commission recorded in Book 766, page 117. (As to Tract 1)
 - Right of Way and Easement to Public Service Company of N.C., Inc. recorded in Book 774, page 261. (As to Tract 1)
 - Contract to Stove Sinking Company recorded in Book 846, page 337. (As to Tract 1) NOT PLOTTABLE.
 - Easement(s) to Duke Power Company recorded in Book 846, page 348. (As to Tract 1) NOT PLOTTABLE.
 - Communications Systems Easement to American Telephone and Telegraph Company recorded in Book 1904, page 195. (As to Tract 1)
 - Ordinance to Extend the Corporate Limits of the City of Belmont recorded in Book Ordinance Book 3, page 810. (As to Tract 1) NOT PLOTTABLE.
 - Contract Amendment and Special Warranty Easement for Ingress and Egress, Signage Utilities, Storm Water Drainage and Sanitary Sewer recorded in Book 2810, page 1. (As to Tract 1)
 - Right of Way and Easement Agreement to Level 3 Communications recorded in Book 3071, page 749. (As to Tract 1) NOT PLOTTABLE.
 - Covenants, restrictions and any other matters set forth in North Carolina Special Warranty Deeds recorded in Book 2891, page 778; Book 2836, page 951; and Book 3367, page 699. (As to Tract 1)
 - Title to that portion of the Land, if any, lying within the Piedmont & Northern Railroad Right of Way extending up to the feet 50' on each side of the tracks or one hundred feet (100') in total width, whichever is greater and signs of railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the Land. (As to Tract 1)
 - Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights appurtenant to the Land. (As to Tract 1) NOT PLOTTABLE.
 - Rights of others therein in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and claims to land created or lost by accretion, reliction or submergence from movement of the mean high water boundary of the insured land. NOT PLOTTABLE.
 - Access by way of Interstate 85, is controlled access Highway, is not insured. NOT PLOTTABLE.

ALTA CERTIFICATION:

TO CROW HOLDINGS, AND CHICAGO TITLE INSURANCE COMPANY.

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11B, 13, 14 AND 16 OF THE TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 07-23-2021"

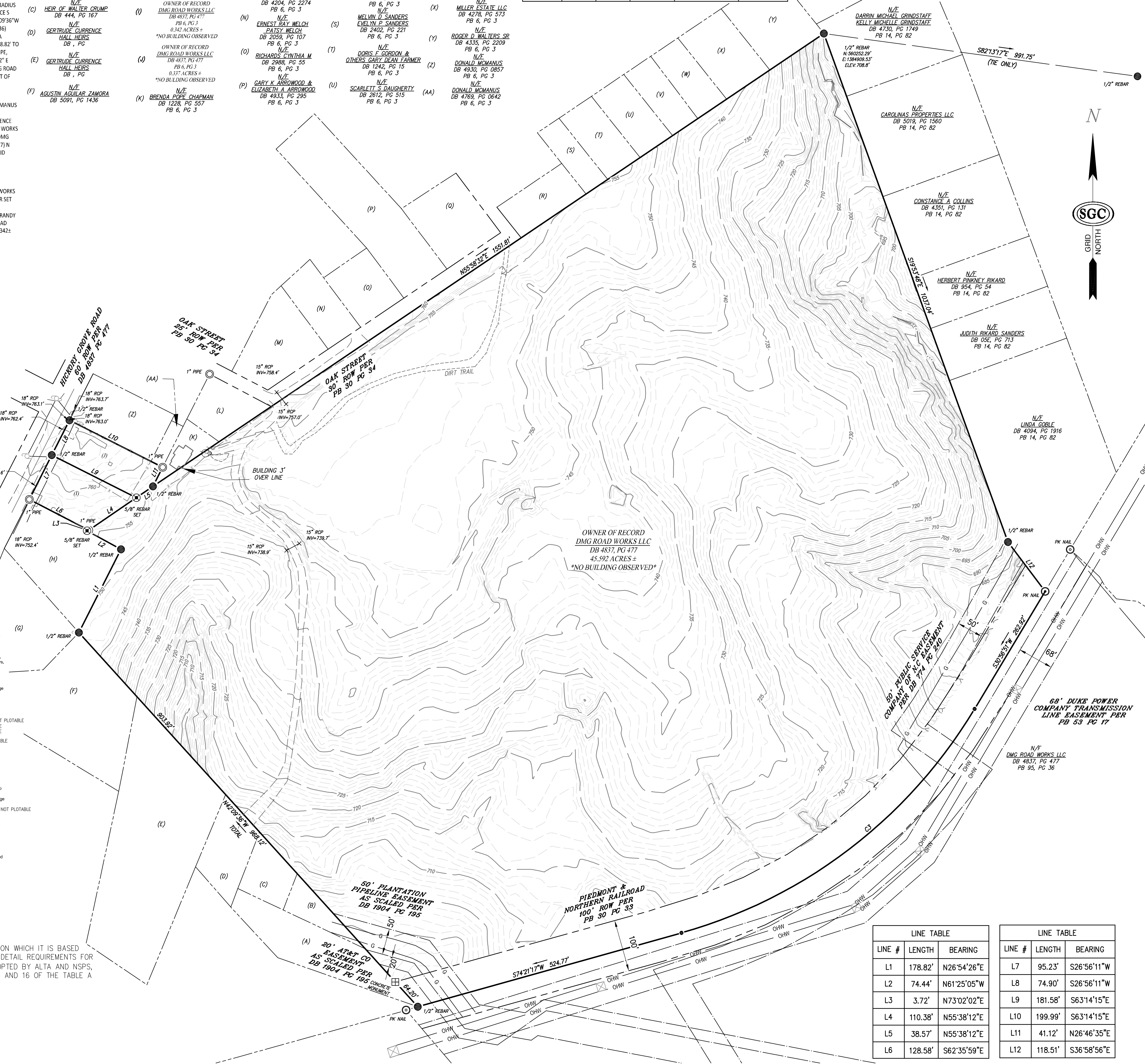
PRELIMINARY

NOT FOR PROPERTY CONVEYANCE
 INFORMATION SHOWN HEREON SUBJECT TO REVISION PRIOR TO FINAL ISSUE.

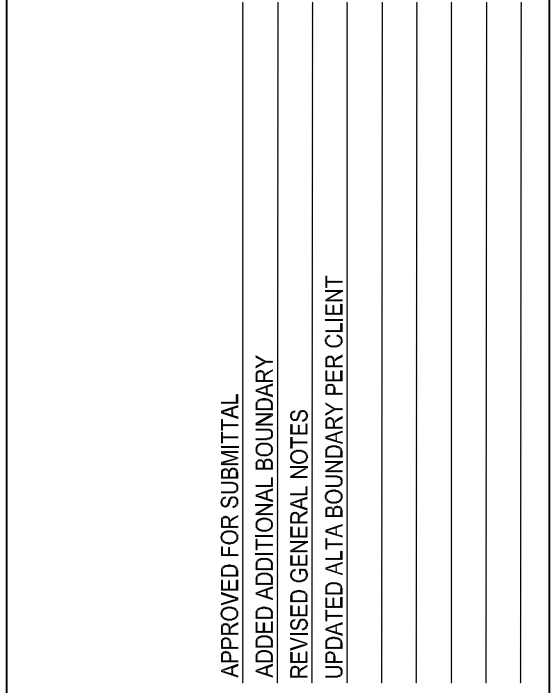
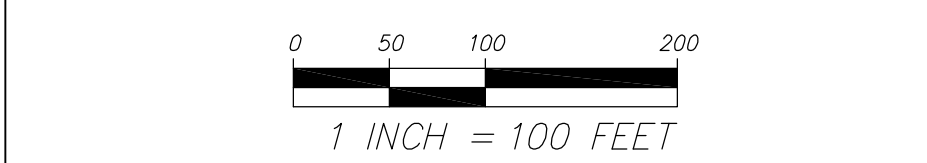
W. ANDREW EADES, PLS DATE
 LICENSE NUMBER: L-3413* 6/4/2022

- | | | | | |
|---|--|--|---|--|
| (A) N/E PAUL TAYLOR CRUMP DB 1272, PG 762 | (G) N/E UNITED OIL OF CAROLINAS INC DB 4506, PG 2303 | (L) N/E WILLIAM TERRY DB 5225, PG 2400 PB 6, PG 3 | (O) N/E MELVIN DOUGLAS SANDERS EVELYN BETTUS SANDERS DB 4768, PG 693 PB 6, PG 3 | (V) N/E GINGER KAY LAWS DB 2451, PG 604 PB 6, PG 3 |
| (B) N/E HEIR OF WALTER CRUMP DB 528, PG 191 | (H) N/E RANDY DEAN RUSSELL DB 4712, PG 2487 PB 6, PG 3 | (M) N/E JAMES M BENNINGTON LIFE ESTATE DB 4204, PG 2274 PB 6, PG 3 | (R) N/E KAREN ROBERTSON HAMBROCK DB 2851, PG 49 PB 6, PG 3 | (W) N/E JAMES STEPHEN STEWART DB 4636, PG 493 PB 6, PG 3 |
| (C) N/E HEIR OF WALTER CRUMP DB 444, PG 167 | (I) N/E DMG ROAD WORKS LLC DB 4837 PG 477 | (N) N/E ERNEST RAY WELCH DAISY WELCH DB 2059, PG 107 PB 6, PG 3 | (S) N/E MELVIN D SANDERS MELVIN D SANDERS DB 2402, PG 221 PB 6, PG 3 | (X) N/E MILLER ESTATE LLC DB 4278, PG 573 PB 6, PG 3 |
| (D) N/E GERTRUDE CURRENCE HALL HEIR'S DB . PG | (J) N/E OWNER OF RECORD DMG ROAD WORKS LLC DB 4837 PG 477 PB 6, PG 3 0.342 ACRES ± *NO BUILDING OBSERVED | (T) N/E DOBIS E GORDON & OTHERS GARY DEAN FARMER DB 1242, PG 15 PB 6, PG 3 | (Y) N/E ROGER D WALTERS SR DB 4335, PG 2209 PB 6, PG 3 | (Z) N/E DONALD MCMANUS DB 4930, PG 857 PB 6, PG 3 |
| (E) N/E GERTRUDE CURRENCE HALL HEIR'S DB . PG | (K) N/E AGUSTIN AGUILAR ZAMORA DB 5091, PG 1436 | (U) N/E SCARLETT S DAUGHERTY DB 2612, PG 515 PB 6, PG 3 | (AA) N/E DONALD MCMANUS DB 4769, PG 0642 PB 6, PG 3 | |

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	724.59'	954.93'	043°28'31"	S52°37'28"W
				707.33'



LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	178.82'	N26°54'26"E	L7	95.23'	S26°56'11"W
L2	74.44'	N61°25'05"W	L8	74.90'	S26°56'11"W
L3	3.72'	N73°02'02"E	L9	181.58'	S63°14'15"E
L4	110.38'	N55°38'12"E	L10	199.99'	S63°14'15"E
L5	38.57'	N55°38'12"E	L11	41.12'	N26°46'35"E
L6	128.58'	S62°35'59"E	L12	118.51'	S36°58'56"E



REVISIONS:

NO.	DATE	DESCRIPTION
0	12-16-2021	APPROVED FOR SUBMITTAL
1	01-11-2021	ADDED ADDITIONAL BOUNDARY
2	08/02/2021	REVISED GENERAL NOTES
3		UPDATED ALTA BOUNDARY SHEET

SGC SURVEYING NORTH CAROLINA, PLLC
 1588 RACEWAY DRIVE, MOORESVILLE, NC 28117
 PHONE: 800-581-4031 FIRM # P-1930

DATE: 11-24-2021
 SCALE: 1" = 100'

PROJECT: 2192001
 FILE: 2192001_ALTA.DWG
 CHECK: DJF

SHEET 1 OF 1

TOPOGRAPHIC AND BOUNDARY SURVEY
 PARCEL ID: 306477, 183185, 183196
 OAK STREET
 SOUTH POINT TOWNSHIP,
 GASTON COUNTY,
 STATE OF NORTH CAROLINA

PREPARED FOR:
 CROW HOLDINGS
 4064 COLONY RD, SUITE 405, CHARLOTTE, NC 28211