

ANNEXATION AREA NAME:

Emerson Pond

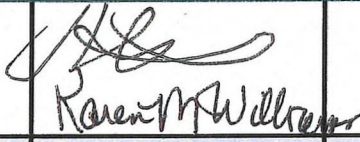


PETITION REQUESTING ANNEXATION

Petitioner(s):

NVR, Inc.

Date:

March 13, 2025

Property Owner Name (Printed)	Parcel Identification Number	Property Owner Mailing Address	Property Owner Signature	Printed Title / Name of Signature
Michael S. Williams and Karen M. Williams	10522229	8812 Faires Road Charlotte, NC 28215		Michael S. Williams and Karen M. Williams
Michael S. Williams	10522211	8812 Faires Road Charlotte, NC 28215		Michael S. Williams
Michael S. Williams	10522230	8812 Faires Road Charlotte, NC 28215		Michael S. Williams

ANNEXATION AREA NAME:

Emerson Pond

FISCAL ANALYSIS DATA SHEET

Annexation Area Name: Emerson Pond

Petitioner(s): NVR, Inc.

Annexation Area Acreage: 32.300 acres

Current Land Use(s): "Woodland - Excess On Ag Pcl" (Tract 1: 10522229); and "Forest - Commercial Production" (Tract 2: 10522211 and Tract 3 10522230)

Zoning District(s): N1-A (Tracts 1, 2, and 3)

Describe the Proposed Land Use or Development: The development of a

residential community on the property that would contain 120 single-family attached (duplex and triplex) dwelling units.

List Existing Development that Will Remain, if Applicable: None

Residential (Single Family, attached or detached):

- Number of units: 120 units
- Anticipated build-out (years): 2 years
- Average price point per unit: ~\$400,000

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Residential (Multi-Family):

- Number of units: 0 units
- Anticipated build-out (years): N/A
- Average price point per unit (to own): N/A
- Average price point per unit (to rent): N/A

Retail:

- Square Footage: 0 square feet
- Anticipated build-out (years): N/A
- Tenant Type: N/A

Commercial (non-retail such as office, medical, fitness, services, hotel or theater):

- Square Footage: 0 square feet
- Anticipated build-out (years): N/A
- Tenant Type: N/A

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Other (such as open space, school, daycare, church, governmental, etc.):

- Square Footage: 0 square feet
- Anticipated build-out (years): N/A
- Tenant Type: N/A

Infrastructure:

- Centerline linear feet of publicly dedicated roadways
proposed: 3845
- Public sewer and water proposed: Yes

Development Scale:

- Maximum building height proposed: 48 feet

March 11, 2025

AHouck@robinsonbradshaw.com
704.377.8164 : Direct Phone

Mayor Vi Lyles and Charlotte City Council
City of Charlotte
600 E. 4th Street
Charlotte, NC 28202

Re: Emerson Pond Annexation Area

Dear Mayor Lyles and Members of City Council:

On behalf of the petitioner, NVR, Inc., I am writing to request annexation into the City of Charlotte of 32.300 acres, consisting of three parcels located at 8812 Faires Road, 8824 Faires Road, and 8820 Faires Road (Parcel ID numbers 10522229, 10522211, and 10522230, respectively). The property to be annexed, to be called Emerson Pond, is contiguous to the City of Charlotte. Emerson Pond will be developed by NVR, Inc. into a residential community that will contain 120 single-family attached (duplex and triplex) dwelling units.

Thank you for your prompt attention to this matter.

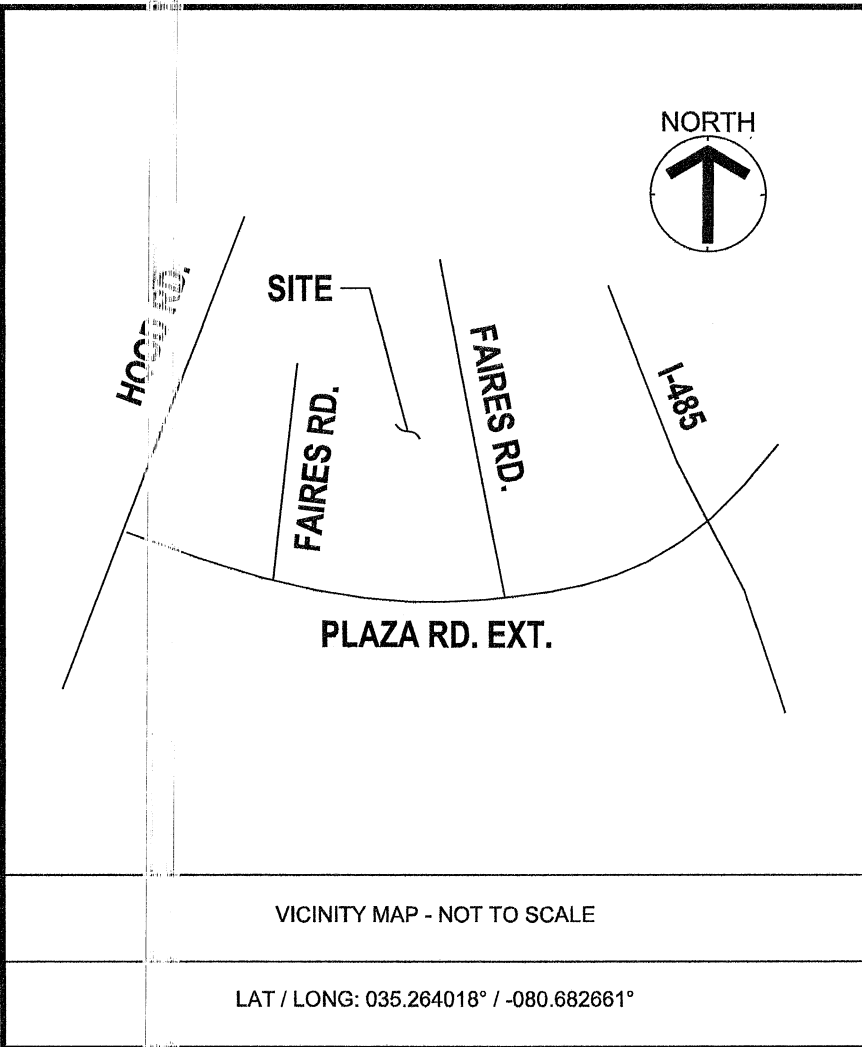
Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



Aaron M. Houck

AMH



SURVEYOR NOTES

- North and bearing system based upon NAD 83, North Carolina State Plane - U.S. Survey Feet. Vertical Datum based on NAVD 88.
- The ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of North Carolina, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
- Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 3/8" diameter rebar with a CESO cap unless otherwise noted.
- This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
- Subject property has direct access to Faires Road, dedicated public right-of-way.
- As shown on survey, there are no gaps or gores between tracts.

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3710459500K, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2014.

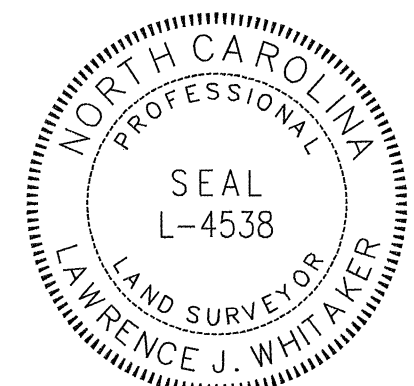
SURVEYORS CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11TH DAY OF MARCH A.D., 2025.

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

LAWRENCE J. WHITAKER, NCPLS, L-4538

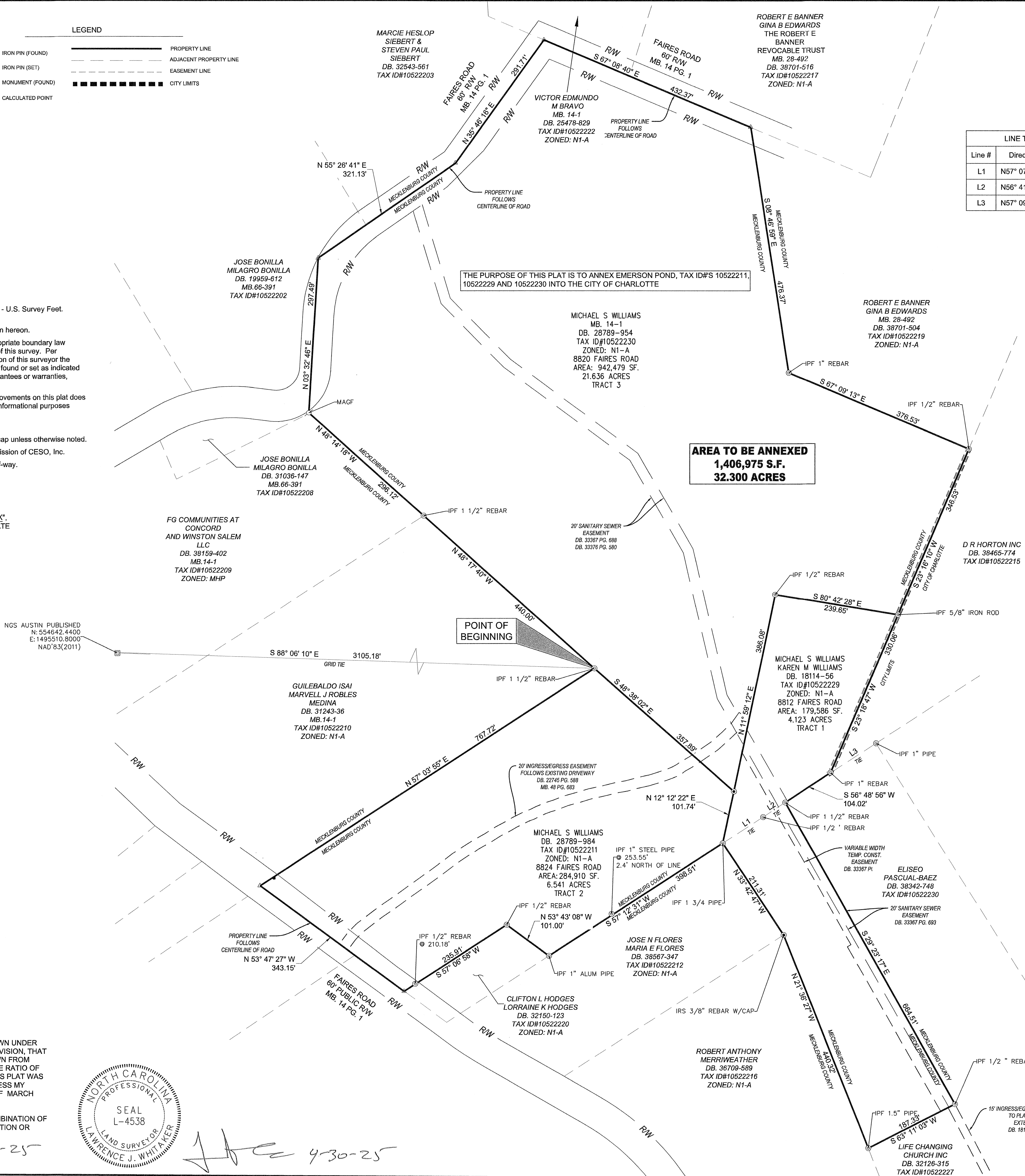


DATE

4-30-25

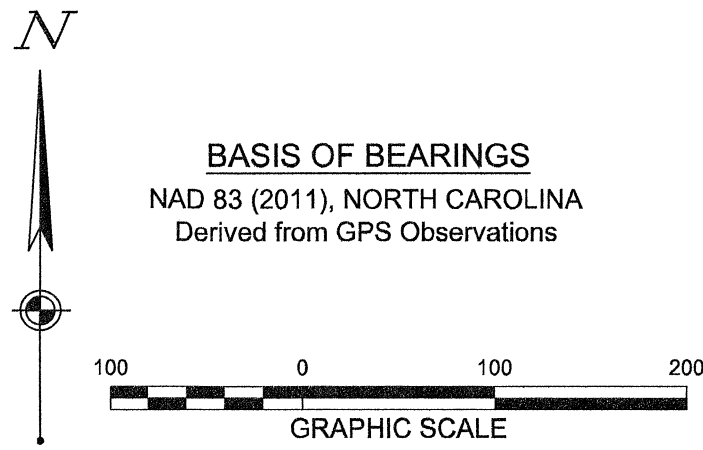
LEGEND

○	IRON PIN (FOUND)	—	PROPERTY LINE
●	IRON PIN (SET)	- - -	ADJACENT PROPERTY LINE
□	MONUMENT (FOUND)	- - - -	EASEMENT LINE
△	CALCULATED POINT	=====	CITY LIMITS



LINE TABLE

Line #	Direction	Length
L1	N57° 07' 25"E	92.49'
L2	N56° 41' 30"E	51.27'
L3	N57° 09' 07"E	104.66'



METES AND BOUNDS DESCRIPTION

EMERSON POND ANNEXATION AREA
PIN #S 10522211, 10522229 & 10522230
BEING THE PROPERTY OF MICHAEL S. WILLIAMS AS RECORDED IN DEED BOOK 28789, PAGE 954, DEED BOOK 28789, PAGE 984 & DEED BOOK 18114, PAGE 56 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS, SAID PARCEL CURRENTLY BEING IN MECKLENBURG COUNTY'S JURISDICTION AND IS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE CITY LIMITS OF THE CITY OF CHARLOTTE, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" REBAR FOUND ON THE NORTHEAST CORNER OF THE GUILLEBALDO PROPERTY AS RECORDED IN BOOK 31243, PAGE 36 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS, SAID REBAR ALSO BEING S88°08'10"E A DISTANCE OF 3105.18' FROM NCGS MONUMENT "AUSTIN", SAID MONUMENT HAVING NC GRID COORDINATES OF N:554,642.4400' & E:1,485,510.8000'. THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWO (2) CALLS: 1) N48°14'18"W A DISTANCE OF 296.12' TO A MAG NAIL FOUND NEAR THE SOUTHERLY MARGIN OF FAIRES ROAD (A 60' PUBLIC RIGHT OF WAY). THENCE WITHIN THE RIGHT OF WAY OF FAIRES ROAD THE FOLLOWING FOUR (4) CALLS: 1) N03°32'46"E A DISTANCE OF 297.49' TO A POINT NEAR THE NORTHERLY MARGIN; 2) N55°26'41"E A DISTANCE OF 321.13' TO A POINT ON THE CENTERLINE; 3) CONTINUING WITH SAID CENTERLINE N35°48'16"E A DISTANCE OF 291.71' TO A POINT; 4) CONTINUING WITH THE CENTERLINE S67°08'40"E A DISTANCE OF 432.37' TO A POINT, THENCE LEAVING THE CENTERLINE OF FAIRES ROAD AND ALONG THE COMMON LINE WITH THE ROBERT E. BANNER & GINA B. EDWARDS PROPERTY AS RECORDED IN BOOK 38701, PAGE 504 IN AFORESAID PUBLIC REGISTRY THE FOLLOWING TWO (2) CALLS: 1) S08°48'59"E A DISTANCE OF 476.37' TO A 1/2" REBAR FOUND ON THE COMMON LINE WITH THE D.R. HORTON PROPERTY AS RECORDED IN BOOK 38465, PAGE 774 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG SAID COMMON LINE THE FOLLOWING TWO (2) CALLS: 1) FOLLOWING AND CONTIGUOUS TO THE EXISTING CITY LIMITS S23°18'10"W A DISTANCE OF 330.06' TO A 1" REBAR FOUND ON THE COMMON LINE OF THE ELISEO PASCUAL-BAEZ PROPERTY AS RECORDED IN BOOK 38342, PAGE 748 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG SAID COMMON LINE THE FOLLOWING TWO (2) CALLS: 1) S56°48'56"W A DISTANCE OF 104.02' TO A 1/2" REBAR FOUND; 2) S29°23'17"E A DISTANCE OF 684.51' TO A 1/2" REBAR FOUND ON THE COMMON LINE WITH THE LIFE CHANGING CHURCH PROPERTY AS RECORDED IN BOOK 32126, PAGE 315 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG SAID COMMON LINE S63°11'03"W A DISTANCE OF 187.33' TO A 1.5" PIPE FOUND. THENCE LEAVING SAID COMMON LINE THE FOLLOWING FIVE (5) CALLS: 1) N21°36'27"W A DISTANCE OF 440.32' TO A 3/8" REBAR W/CAP FOUND; 2) N33°42'47"W A DISTANCE OF 211.31' TO A 1 3/4" PIPE FOUND; 3) S57°12'31"W A DISTANCE OF 398.51' TO A 1" ALUM. PIPE FOUND; 4) N53°43'08"W A DISTANCE OF 101.00' TO A 1/2" REBAR FOUND; 5) S57°06'58"W A DISTANCE OF 235.91' TO A POINT IN THE CENTERLINE OF FAIRES ROAD. THENCE ALONG SAID CENTERLINE N63°47'27"W A DISTANCE OF 343.15' TO A POINT. THENCE LEAVING SAID CENTERLINE N57°03'55"E A DISTANCE OF 767.72' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1,406,975 SQ. FT. OR 32.300 ACRES, MORE OR LESS.

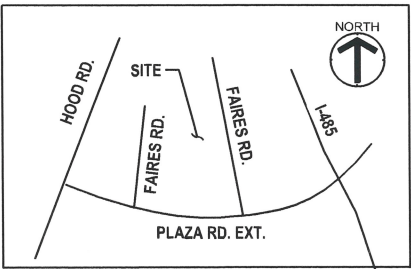
NVR INC.

Revisions / Submissions

ID	Description	Date
01	PARCEL UPDATE	4.28.25

Project Number: 764976
Scale: 1"=100'
Drawn By: LJW
Checked By: RR
Date: 3-11-25
Issue: #####

Drawing Title:
SHEET



VICINITY MAP - NOT TO SCALE

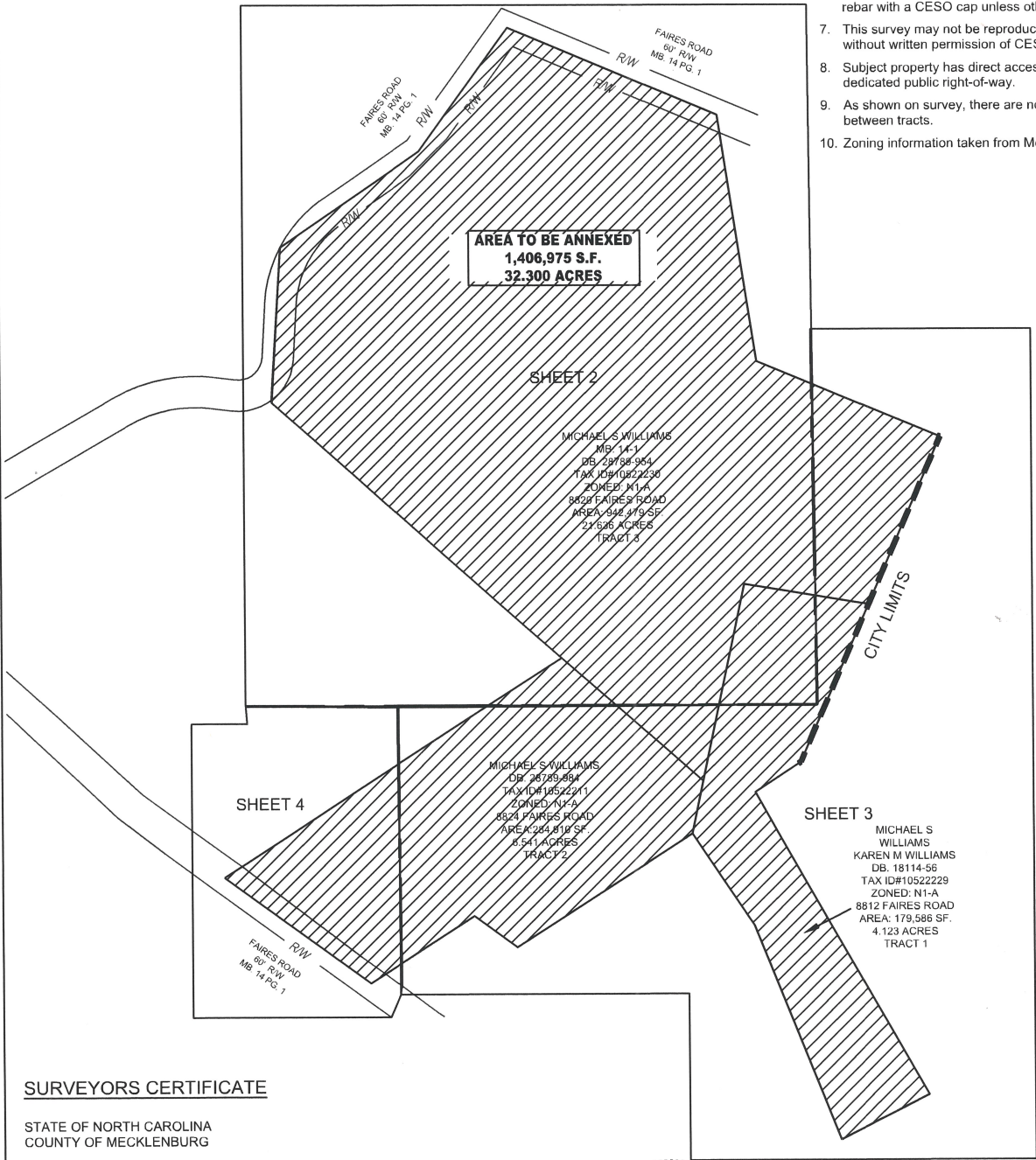
BASIS OF BEARINGS
NAD 83 (2011), NORTH CAROLINA
Derived from GPS Observations



SURVEYOR NOTES

1. North and bearing system based upon NAD 83, North Carolina State Plane - U.S. Survey Feet. Vertical Datum based on NAVD 88.
2. The ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
3. The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of North Carolina, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
4. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only.
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6. All set property corners are marked with 3/8" diameter rebar with a CESO cap unless otherwise noted.
7. This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
8. Subject property has direct access to Faires Road, dedicated public right-of-way.
9. As shown on survey, there are no gaps or gores between tracts.
10. Zoning information taken from Mecklenburg County Gis.

THE PURPOSE OF THIS PLAT IS TO ANNEX EMERSON POND, TAX ID#S 10522211, 10522229 AND 10522230 INTO THE CITY OF CHARLOTTE



SURVEYORS CERTIFICATE

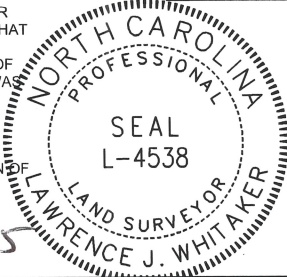
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DATE



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Drawing Title:

SHEET

1 OF 5

NVR INC.

Project Number: 764976

Scale: 1"=300'

Drawn By: LJW

Checked By: RR

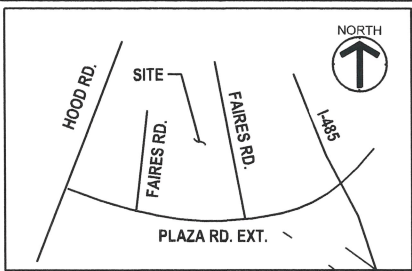
Date: 3-11-25

Issue: #####

**VOLUNTARY ANNEXATION
PLAT**

EMERSON POND
MECKLENBURG COUNTY, NORTH CAROLINA 28215

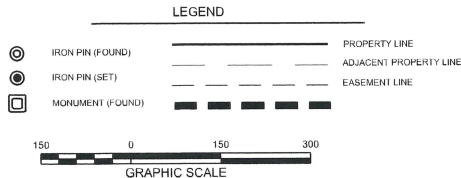
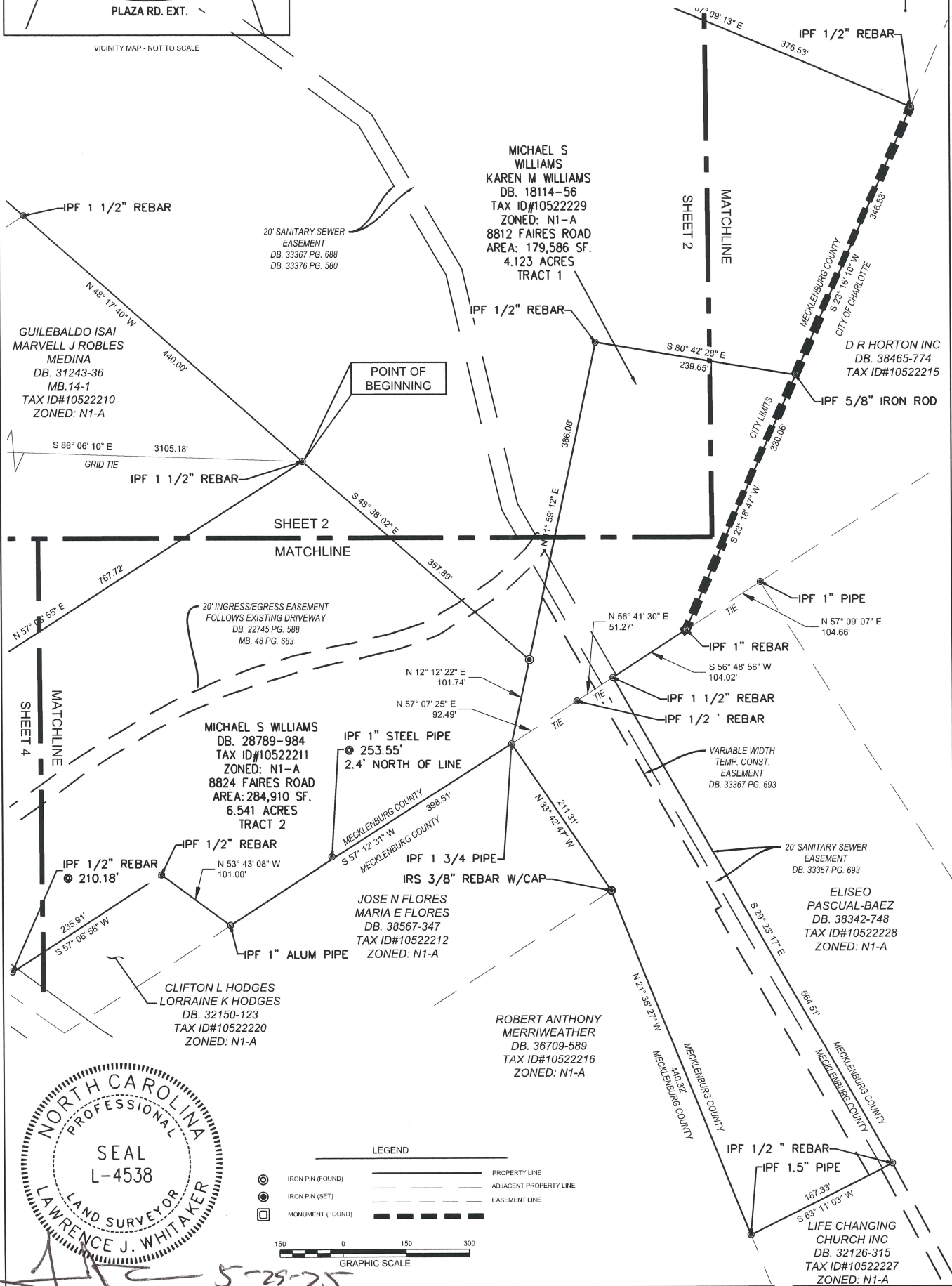




VICINITY MAP - NOT TO SCALE

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BASIS OF BEARINGS
NAD 83 (2011), NORTH CAROLINA
Derived from GPS Observations



Drawing Title:

SHEET

3 OF 5

NVR INC.

Project Number: 764976

Scale: 1"=150'

Drawn By: LJW

Checked By: RR

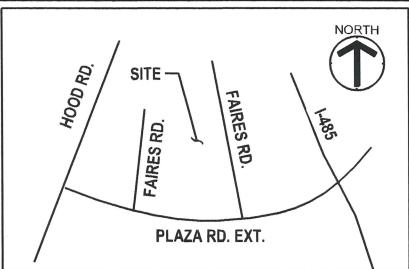
Date: 3-11-25

Issue: #####

VOLUNTARY ANNEXATION PLAT

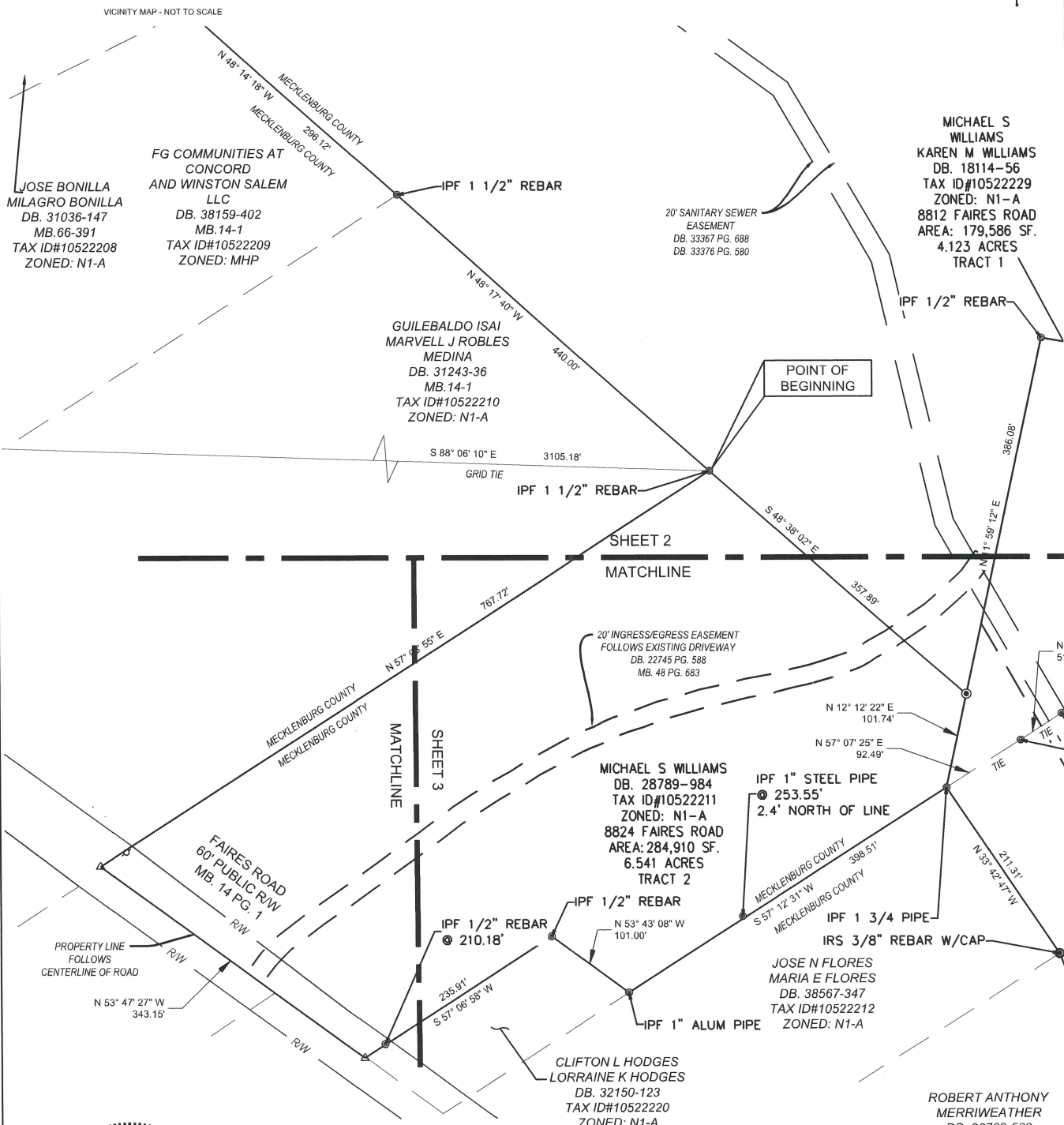
EMERSON POND
MECKLENBURG COUNTY, NORTH CAROLINA 28215





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BASIS OF BEARINGS
NAD 83 (2011), NORTH CAROLINA
Derived from GPS Observations



LEGEND

⊙	IRON PIN (FOUND)	---	PROPERTY LINE
⊙	IRON PIN (SET)	---	ADJACENT PROPERTY LINE
□	MONUMENT (FOUND)	---	EASEMENT LINE

150 0 150 300
GRAPHIC SCALE

Drawing Title:	NVR INC.	
SHEET	Project Number:	764976
	Scale:	1"=150'
	Drawn By:	LJW
	Checked By:	RR
	Date:	3-11-25
	Issue:	####
4 OF 5	VOLUNTARY ANNEXATION PLAT	
	EMERSON POND MECKLENBURG COUNTY, NORTH CAROLINA 28215	



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1105 5-29-25

Drawing Title:
SHEET

5 OF 5

NVR INC.
Project Number: 764976
Scale: 1"=150'
Drawn By: LJW
Checked By: RR
Date: 3-11-25
Issue: ####
VOLUNTARY ANNEXATION PLAT
EMERSON POND
MECKLENBURG COUNTY, NORTH CAROLINA 28215



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BEING THE PROPERTY OF MICHAEL S. WILLIAMS AS RECORDED IN DEED BOOK 28789, PAGE 954, DEED BOOK 28789, PAGE 984 & DEED BOOK 18114, PAGE 56 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS, SAID PARCEL CURRENTLY BEING IN MECKLENBURG COUNTY'S JURISDICTION AND IS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE CITY LIMITS OF THE CITY OF CHARLOTTE, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" REBAR FOUND ON THE NORTHEAST CORNER OF THE GUILBALDO PROPERTY AS RECORDED IN BOOK 31243, PAGE 36 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS, SAID REBAR ALSO BEING S88°06'10"E A DISTANCE OF 3105.18' FROM NCGS MONUMENT "AUSTIN", SAID MONUMENT HAVING NC GRID COORDINATES OF N:554,642.4400' & E:1,495,510.8000'. THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWO (2) CALLS: 1) N48°17'40"W A DISTANCE OF 440.00' TO A 1 1/2" REBAR FOUND; 2) N48°14'18"W A DISTANCE OF 296.12' TO A MAG NAIL FOUND NEAR THE SOUTHERLY MARGIN OF FAIRES ROAD (A 60' PUBLIC RIGHT OF WAY). THENCE WITHIN THE RIGHT OF WAY OF FAIRES ROAD THE FOLLOWING FOUR (4) CALLS: 1) N03°32'46"E A DISTANCE OF 297.49' TO A POINT NEAR THE NORTHERLY MARGIN; 2) N55°26'41"E A DISTANCE OF 321.13' TO A POINT ON THE CENTERLINE; 3) CONTINUING WITH SAID CENTERLINE N35°46'16"E A DISTANCE OF 291.71' TO A POINT; 4) CONTINUING WITH THE CENTERLINE S67°08'40"E A DISTANCE OF 432.37' TO A POINT. THENCE LEAVING THE CENTERLINE OF FAIRES ROAD AND ALONG THE COMMON LINE WITH THE ROBERT E. BANNER & GINA B. EDWARDS PROPERTY AS RECORDED IN BOOK 38701, PAGE 504 IN AFORESAID PUBLIC REGISTRY THE FOLLOWING TWO (2) CALLS: 1) S08°46'59"E A DISTANCE OF 476.37' TO A 1" REBAR FOUND; 2) S67°09'13"E A DISTANCE OF 376.53' TO A 1/2" REBAR FOUND ON THE COMMON LINE WITH THE D.R. HORTON PROPERTY AS RECORDED IN BOOK 38465, PAGE 774 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG SAID COMMON LINE THE FOLLOWING TWO (2) CALLS: 1) FOLLOWING AND CONTIGUOUS TO THE EXISTING CITY LIMITS S23°16'10"W A DISTANCE OF 346.53' TO A 5/8" IRON ROAD FOUND; 2) FOLLOWING AND CONTIGUOUS TO THE EXISTING CITY LIMITS S23°18'47"W A DISTANCE OF 330.06' TO A 1" REBAR FOUND ON THE COMMON LINE OF THE ELISEO PASCUAL-BAEZ PROPERTY AS RECORDED IN BOOK 38342, PAGE 748 IN AFORESAID PUBLIC REGISTRY. THENCE ALONG SAID COMMON LINE THE FOLLOWING TWO (2) CALLS: 1) S56°48'56"W A DISTANCE OF 104.02' TO A 1/2" REBAR FOUND; 2) S29°23'17"E A DISTANCE OF 664.51' TO A 1/2" REBAR FOUND ON THE COMMON LINE WITH THE LIFE CHANGING CHURCH PROPERTY AS RECORDED IN BOOK 32126, PAGE 315

IN AFORESAID PUBLIC REGISTRY. THENCE ALONG SAID COMMON LINE S63°11'03"W A DISTANCE OF 187.33' TO A 1.5" PIPE FOUND. THENCE LEAVING SAID COMMON LINE THE FOLLOWING FIVE (5) CALLS: 1) N21°36'27"W A DISTANCE OF 440.32' TO A 3/8" REBAR W/CAP FOUND; 2) N33°42'47"W A DISTANCE OF 211.31' TO A 1 3/4" PIPE FOUND; 3) S57°12'31"W A DISTANCE OF 398.51' TO A 1" ALUM. PIPE FOUND; 4) N53°43'08"W A DISTANCE OF 101.00' TO A 1/2" REBAR FOUND; 5) S57°06'58"W A DISTANCE OF 235.91' TO A POINT IN THE CENTERLINE OF FAIRES ROAD. THENCE ALONG SAID CENTERLINE N53°47'27"W A DISTANCE OF 343.15' TO A POINT. THENCE LEAVING SAID CENTERLINE N57°03'55"E A DISTANCE OF 767.72' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1,406,975 SQ.FT. OR 32.300 ACRES, MORE OR LESS.