

ANNEXATION AREA NAME:

Sunset Meadows


PETITION REQUESTING ANNEXATION

Petitioner(s):

Beatties Ford Partners, LLC

Date:

09-11-2024

Property Owner Name (Printed)	Parcel Identification Number	Property Owner Mailing Address	Property Owner Signature	Printed Title / Name of Signature
Beatties Ford Partners, LLC	02518112, 02518113, 02535119, 02535120, 02535121	11220 ELM LANE SUITE 107 CHARLOTTE, NC 28277		Joe Dority Vice President

ANNEXATION AREA NAME:

FISCAL ANALYSIS DATA SHEET

Annexation Area Name: Sunset Meadows

Petitioner(s): Beatties Ford Partners, LLC

Annexation Area Acreage: 24.46 acres

Current Land Use(s): Large-Lot Single Family

Zoning District(s): N1-A

Describe the Proposed Land Use or Development: _____

Sunset Meadows is a 24.46-acre site east of Beatties Ford Road to be developed as a residential neighborhood consisting of 63 single-family lots.

List Existing Development that Will Remain, if Applicable: _____

All existing structures on all properties will be removed.

Residential (Single Family, attached or detached):

• Number of units: 63 (Detached)

• Anticipated build-out (years): 2

• Average price point per unit: \$450,000

ANNEXATION AREA NAME:

Residential (Multi-Family):

- Number of units: _____
- Anticipated build-out (years): _____
- Average price point per unit (to own): _____
- Average price point per unit (to rent): _____

Retail:

- Square Footage: _____
- Anticipated build-out (years): _____
- Tenant Type: _____

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

- Square Footage: _____
- Anticipated build-out (years): _____
- Tenant Type: _____

ANNEXATION AREA NAME:

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

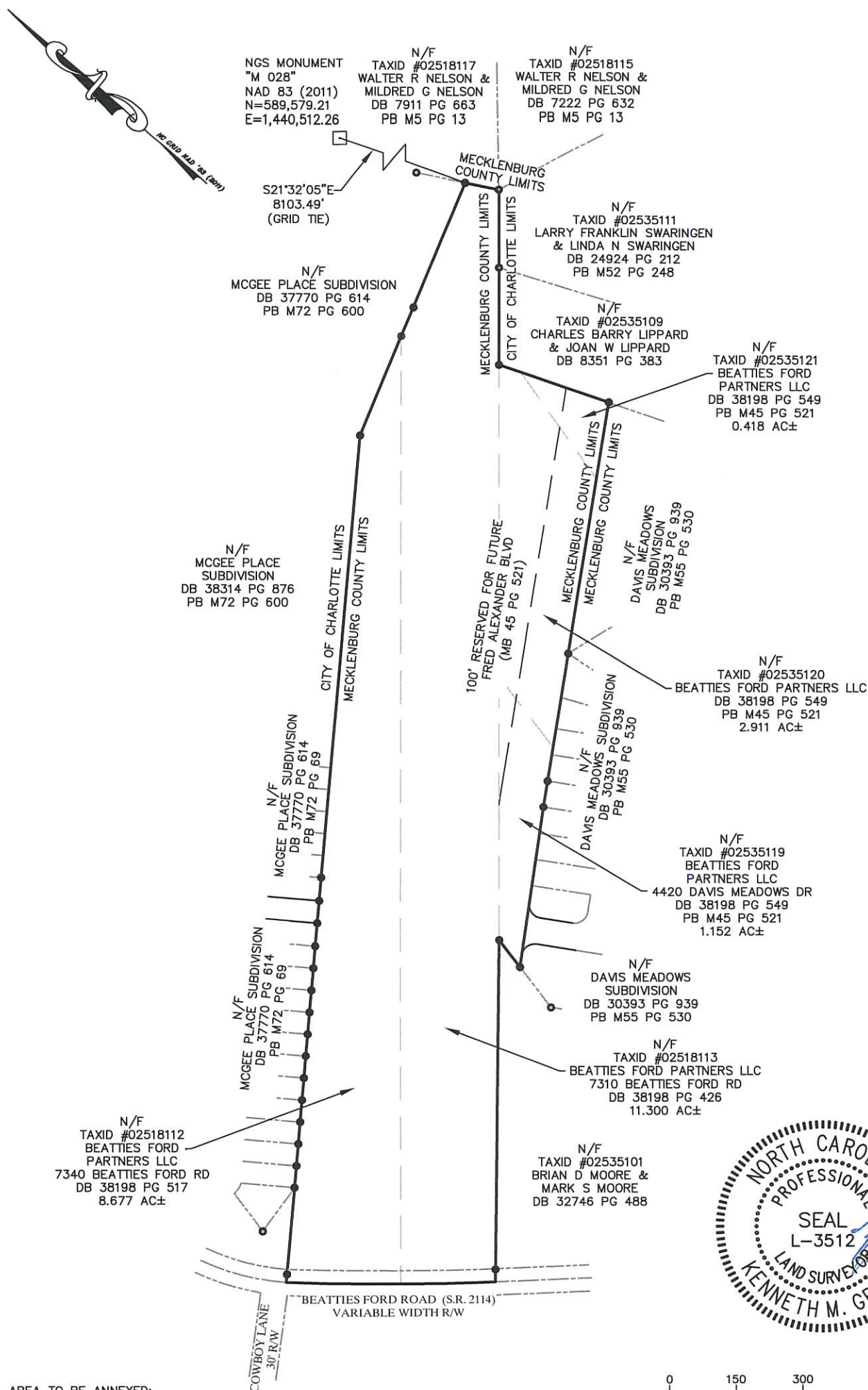
- Square Footage: _____
- Anticipated build-out (years): _____
- Tenant Type: _____

Infrastructure:

- Centerline linear feet of publicly dedicated roadways
proposed: 2420 LF
- Public sewer and water proposed: Yes

Development Scale:

- Maximum building height proposed: _____



AREA TO BE ANNEXED:
24.457 ACRES±
1,065,347 SQUARE FEET

Sunset Meadows Area Annexation of Mecklenburg County, Charlotte, North Carolina

Drawn: CAT	Date: 2-11-2025	SCALE: 1"=300'
Surveyor: KMG		
Job: 5588		SHEET 1 OF 7



ANNEXATION LEGAL DESCRIPTION OF PROPERTY

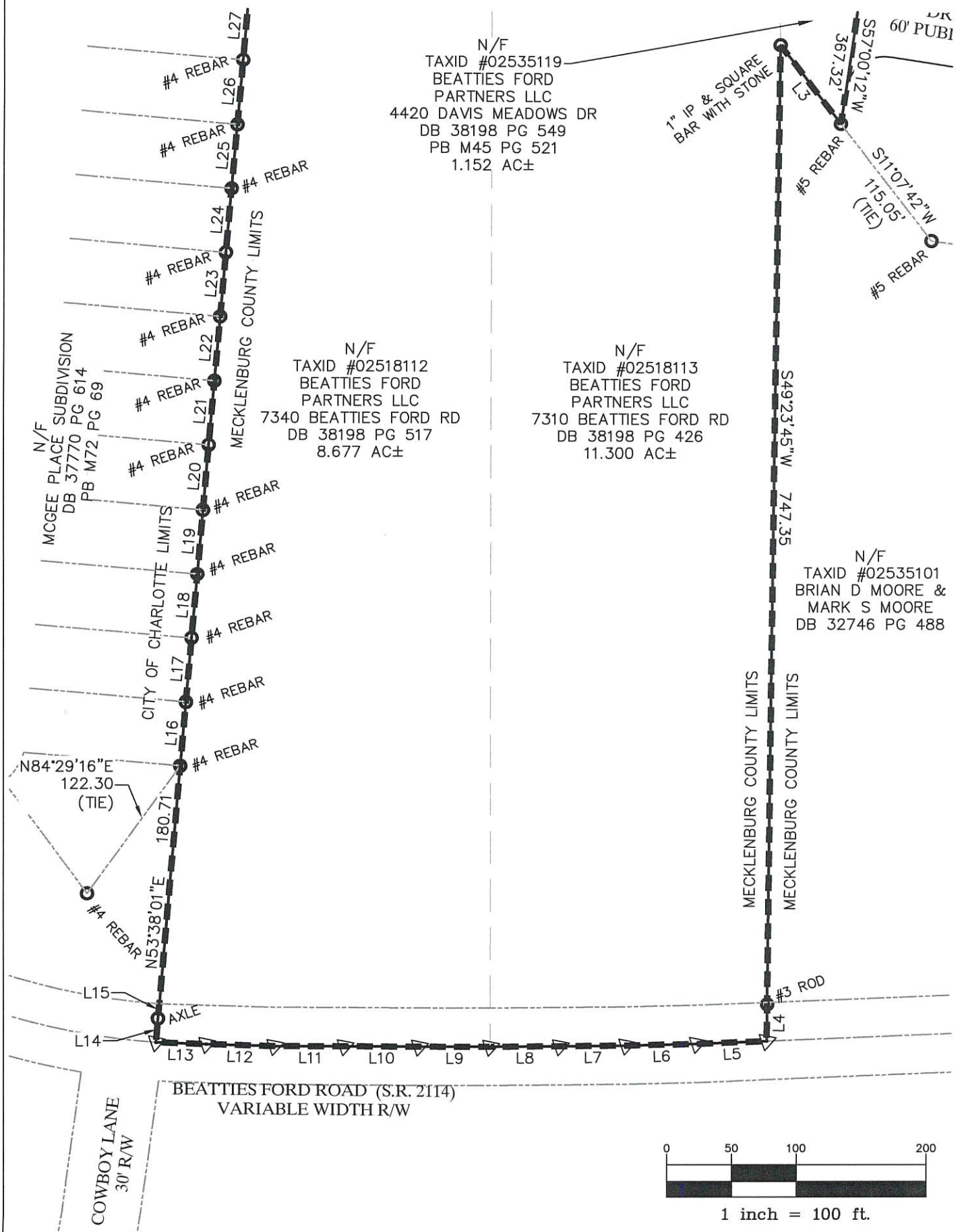
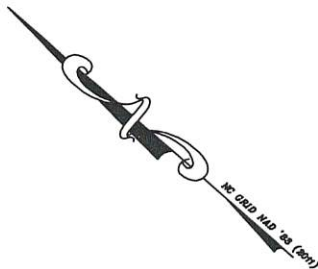
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COMMENCING AT NGS MONUMENT "M 028", SAID MONUMENT HAVING NC GRID COORDINATES OF NORTHING = 589,579.21' AND EASTING = 1,440,512.26'; THENCE S21°32'05"E FOR A DISTANCE OF 8,103.49' TO AN IRON FOUND AT THE COMMON NORTHERN CORNER OF McGEE PLACE SUBDIVISION (DB 37770 PG 614 MB72 PG 69 & PB M72 PG 600) AND BEATTIES FORD PARTNERS LLC (DB 38198 PG 549), SAID IRON BEING THE POINT OF BEGINNING (POB);

THENCE FROM THE POB S30°12'49"E FOR A DISTANCE OF 77.26' TO A FOUND 1 ½" PIPE; THENCE S48°32'03"W FOR A DISTANCE OF 179.90' TO A FOUND AXLE; THENCE S48°30'24"W FOR A DISTANCE OF 221.24' TO A FOUND AXLE WITH STONE MARKER; THENCE S22°33'57"E FOR A DISTANCE OF 261.57' TO A FOUND #5 REBAR; THENCE S57°45'04"W FOR A DISTANCE OF 576.02' TO A FOUND #4 REBAR; THENCE S57°45'59"W FOR A DISTANCE OF 292.42' TO A FOUND #4 REBAR; THENCE S57°42'34"W FOR A DISTANCE OF 60.01' TO A FOUND #4 REBAR; THENCE S57°00'12"W FOR A DISTANCE OF 367.32' TO A FOUND #5 REBAR; THENCE N11°12'09"E FOR A DISTANCE OF 76.67' TO A FOUND 1" IRON PIPE WITH STONE MARKER; THENCE S49°23'45"W FOR A DISTANCE OF 747.35' TO A FOUND #3 REBAR; THENCE S49°23'45"W FOR A DISTANCE OF 28.47' TO A POINT IN THE CENTERLINE OF BEATTIES FORD ROAD; THENCE WITH THE CENTERLINE OF SAID ROAD THE FOLLOWING NINE (9) CALLS:

- 1) N43°38'12"W FOR A DISTANCE OF 53.86' TO A POINT;
- 2) N42°40'36"W FOR A DISTANCE OF 54.55' TO A POINT;
- 3) N41°54'08"W FOR A DISTANCE OF 51.13' TO A POINT;
- 4) N 41°42'41"W FOR A DISTANCE OF 53.80' TO A POINT;
- 5) N41°09'41"W FOR A DISTANCE OF 54.91' TO A POINT;
- 6) N 40°56'12"W FOR A DISTANCE OF 57.29' TO A POINT;
- 7) N41°06'44"W FOR A DISTANCE OF 54.09' TO A POINT;
- 8) N39°34'32"W FOR A DISTANCE OF 52.30' TO A POINT;
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Sunset Meadows Area Annexation of Mecklenburg County, Charlotte, North Carolina			R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management 1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799
Drawn: CAT	Date: 2-11-2025		
Surveyor: KMG			
Job: 5588		SHEET 2 OF 7	

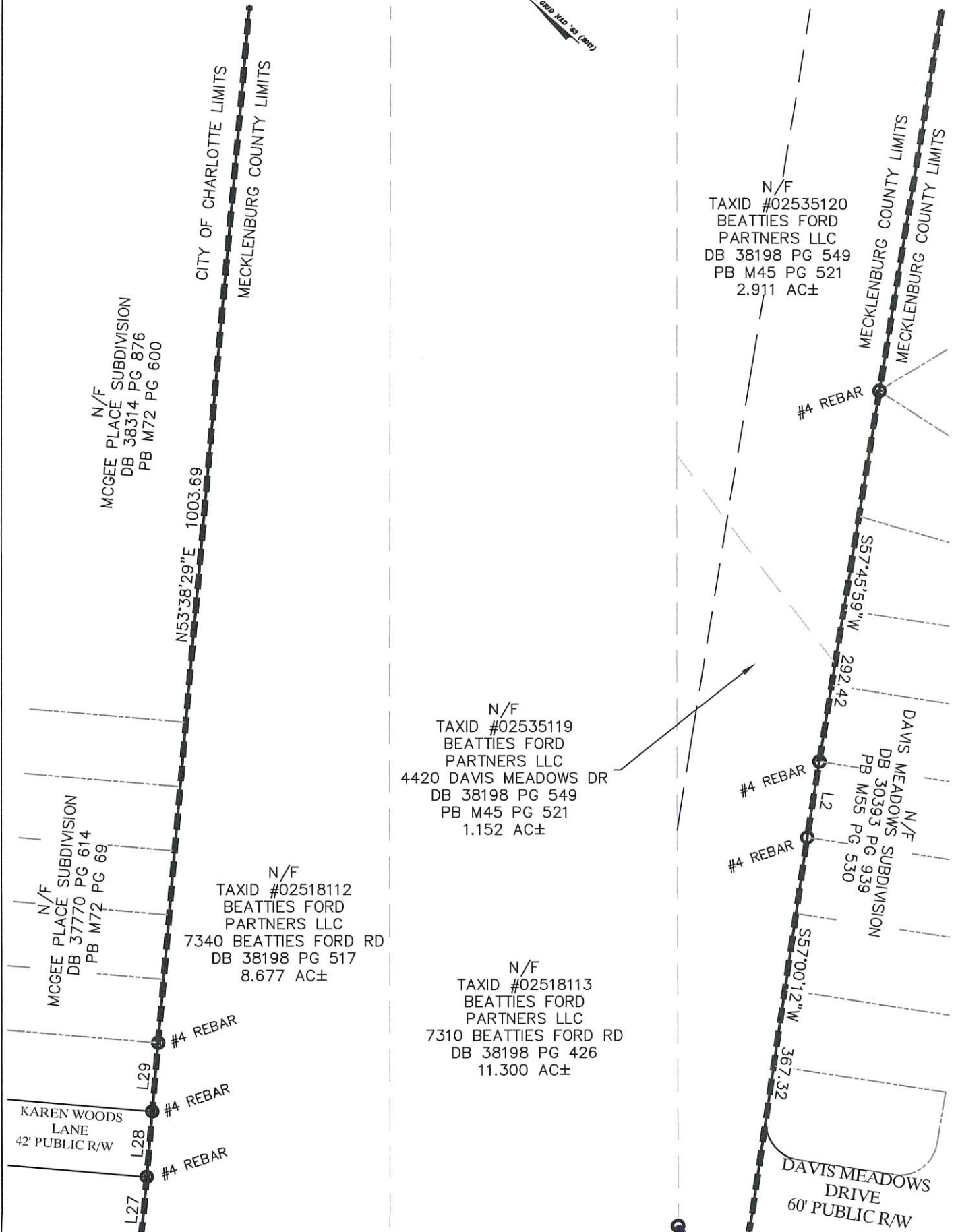
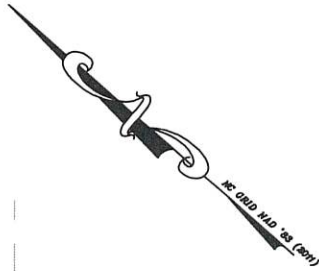
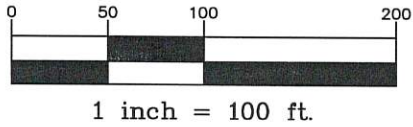


Sunset Meadows Area Annexation
of Mecklenburg County, Charlotte, North Carolina

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Management

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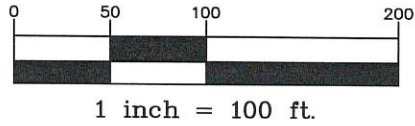


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NGS MONUMENT
"M 028"
NAD 83 (2011)
N=589,579.21
E=1,440,512.26

N/F
TAXID #02518117
WALTER R NELSON &
MILDRED G NELSON
DB 7911 PG 663
PB M5 PG 13

N/F
TAXID #02518115
WALTER R NELSON &
MILDRED G NELSON
DB 7222 PG 632
PB M5 PG 13

S21°32'05"E
8103.49'
(GRID TIE)

3/4" OIP
S29°50'19"E
111.95'
(TIE)

ANGLE IRON
MECKLENBURG
COUNTY LIMITS
L1

15' PERMANENT SANITARY
SEWER EASEMENT
(DB 13045 PG 451)

N/F
MCGEE PLACE SUBDIVISION
DB 37770 PG 614
PB M72 PG 600

N/F
TAXID #02535111
LARRY FRANKLIN SWARINGEN
& LINDA N SWARINGEN
DB 24924 PG 212
PB M52 PG 248

IRON FOUND AT 71.21' NE
& 0.56' RIGHT
(NO RECORD FOUND)

379.56

1-1/2" IP BENT

S48°32'03"W
179.90

AXLE
MECKLENBURG
COUNTY LIMITS
CITY OF
CHARLOTTE
LIMITS

N/F
TAXID #02535109
CHARLES BARRY LIPPARD
& JOAN W LIPPARD
DB 8351 PG 383

N/F
TAXID #02518112
BEATTIES FORD
PARTNERS LLC
7340 BEATTIES FORD RD
DB 38198 PG 517
8.677 AC±

CITY OF
CHARLOTTE
LIMITS
MECKLENBURG
COUNTY LIMITS

AXLE WITH
STONE

N48°30'24"E
221.24

N/F
TAXID #02535121
BEATTIES FORD PARTNERS LLC
DB 38198 PG 549
PB M45 PG 521
0.418 AC±

N/F
TAXID #02535120
BEATTIES FORD
PARTNERS LLC
DB 38198 PG 549
PB M45 PG 521
2.911 AC±

N/F
TAXID #02518113
BEATTIES FORD
PARTNERS LLC
7310 BEATTIES FORD RD
DB 38198 PG 426
11.300 AC±

S22°33'57"E
261.57

#5 REBAR
MECKLENBURG
COUNTY LIMITS
MECKLENBURG
COUNTY LIMITS

100' RESERVED FOR FUTURE
FRED ALEXANDER BLVD
(MB 45 PG 521)

S57°45'04"W
576.02

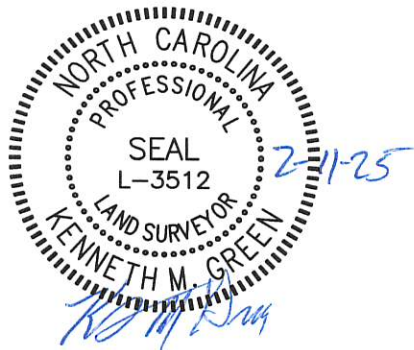
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1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799



Line Table		
Line #	Length	Direction
L1	77.26	S30°12'49"E
L2	60.01	S57°42'34"W
L3	76.67	N11°12'09"E
L4	28.47	S49°23'45"W
L5	53.86	N43°38'12"W
L6	54.55	N42°40'36"W
L7	51.13	N41°54'08"W
L8	53.80	N41°42'41"W
L9	54.91	N41°09'41"W
L10	57.29	N40°56'12"W
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L12	52.30	N39°34'32"W
L13	38.71	N39°18'18"W
L14	18.61	N53°10'47"E
L15	16.39	N54°08'55"E
L16	50.02	N53°42'19"E
L17	50.03	N53°34'59"E
L18	49.98	N53°39'42"E
L19	50.02	N53°37'17"E
L20	50.01	N53°37'10"E
L21	50.02	N53°35'45"E
L22	49.97	N53°38'36"E
L23	50.04	N53°37'39"E
L24	49.98	N53°33'54"E
L25	50.00	N53°39'11"E
L26	50.02	N53°37'37"E
L27	52.53	N53°35'46"E
L28	51.00	N53°37'47"E
L29	53.54	N53°35'35"E

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SURVEY INFORMATION & PLAT STANDARDS:

- 1. THIS SURVEY IS AN ANNEXATION OF EXISTING PARCELS OF LAND.
- 2. THIS PLAT IS OF TAX PARCELS # 02518112, 02518113, 02535119, 02535120 & 02535121.
- 3. ZONING: N1-A
- 4. TOTAL ACREAGE OF THIS PLAT: 24.457 AC±
- 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 6. THIS SURVEY IS NOT AN ALTA/NSPS LAND TITLE SURVEY.
- 7. AREA COMPUTED BY COORDINATE METHOD.
- 8. DASHED LINES INDICATE LINES NOT SURVEYED.
- 9. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
- 10. THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 11. THE PURPOSE OF THIS PLAT IS TO ANNEX PARCELS #02518112, 02518113, 02535119, 02535120 & 02535121. INTO THE CITY OF CHARLOTTE CITY LIMITS AS SHOWN ON THIS SURVEY.
- 12. INTERIOR IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

LINETYPE LEGEND:

- PROPERTY LINE
- - - - - ADJOINER
- - - - - INTERIOR LOT LINES
- - - - - PROPOSED NEW CORPORATE LIMITS
- - - - - CENTER LINE OF ROAD

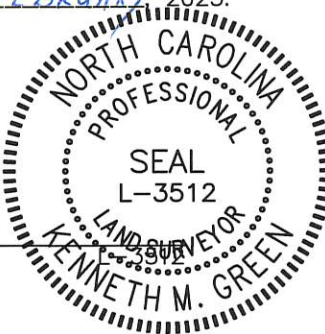
LEGEND:

- ⊙ - IRON SET, (#5 REBAR)
- - IRON FOUND AS NOTED
- - CONCRETE MONUMENT/GRID MONUMENT
- △ - CALCULATED POINT
- N/F - NOW OR FORMERLY
- R/W - RIGHT-OF-WAY
- IP - IRON PIPE

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710454800K; DATED SEPTEMBER 2, 2015, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 38198 PAGE 517, BOOK 38198 PAGE 426, & BOOK 38198 PAGE 549); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK_____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS A MENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11 DAY OF FEBRUARY 2025.


KENNETH M. GREEN, PLS



Sunset Meadows Area Annexation of Mecklenburg County, Charlotte, North Carolina			R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management	
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- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY IS NOT AN ALTA/NSPS LAND TITLE SURVEY.
- AREA COMPUTED BY COORDINATE METHOD.
- DASHED LINES INDICATE LINES NOT SURVEYED.
- #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
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- INTERIOR IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

LINE TYPE LEGEND:

- PROPERTY LINE
- ADJOINER
- INTERIOR LOT LINES
- PROPOSED NEW CORPORATE LIMITS
- CENTER LINE OF ROAD

LEGEND:

- IRON SET, (#5 REBAR)
- IRON FOUND AS NOTED
- CONCRETE MONUMENT/GRID MONUMENT
- CALCULATED POINT
- N/F - NOW OR FORMERLY
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ANNEXATION LEGAL DESCRIPTION OF PROPERTY

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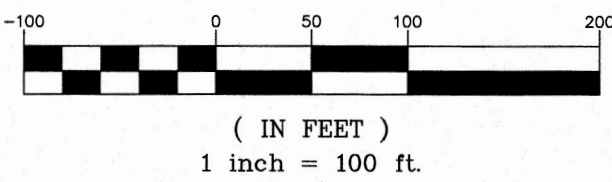
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N/F
TAXID#02535101
BRIAN D. MOORE & MARK S. MOORE
DB 32746 PG 488

GRAPHIC SCALE



Line Table		
Line #	Length	Direction
L1	77.26	S30°12'49"E
L2	60.01	S57°42'34"W
L3	76.67	N11°12'09"E
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L10	57.29	N40°56'12"W
L11	54.09	N41°06'44"W
L12	52.30	N39°34'32"W
L13	38.71	N39°18'18"W
L14	18.61	N53°10'47"E
L15	16.39	N54°08'55"E
L16	50.02	N53°42'19"E
L17	50.03	N53°34'59"E
L18	49.98	N53°39'42"E
L19	50.02	N53°37'17"E
L20	50.01	N53°37'10"E
L21	50.02	N53°35'45"E
L22	49.97	N53°38'36"E
L23	50.04	N53°37'39"E
L24	49.98	N53°33'54"E
L25	50.00	N53°39'11"E
L26	50.02	N53°37'37"E
L27	52.53	N53°35'46"E
L28	51.00	N53°37'47"E
L29	53.54	N53°35'35"E

SUNSET MEADOWS AREA ANNEXATION
OF MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

SURVEYED FOR CURRENT OWNERS:
BEATTIES FORD PARTNERS LLC
11220 ELM LN SUITE 109
CHARLOTTE NC 28277



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD, TEGA CAY, SC, 29708 P: (803) 802-1799

DATE	2-11-2025
PROJECT #	5588
DWG FILE #	5588 ANNEXATION
DWG SCALE	1" = 100'
PREPARED BY	CAT/DC
CHECKED BY	K. GREEN
SHEET	1
OF	1

Sunset Meadows Area Annexation

Boundary Description, Page 1 of 2

ALL THOSE CERTAIN PIECES, PARCELS, OR LOTS OF LAND LYING AND SITUATE IN THE LONG CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "M 028", SAID MONUMENT HAVING NC GRID COORDINATES OF NORTHING = 589,579.21' AND EASTING = 1,440,512.26'; THENCE S21°32'05"E FOR A DISTANCE OF 8,103.49' TO AN IRON FOUND AT THE COMMON NORTHERN CORNER OF McGEЕ PLACE SUBDIVISION (DB 37770 PG 614 MB72 PG 69) AND THE HARVEY L. POOLE SR. PROPERTY (DB 7923 PG 898), SAID IRON BEING THE POINT OF BEGINNING (POB);

THENCE FROM THE POB S30°12'49"E FOR A DISTANCE OF 77.26' TO A FOUND 1 ½" PIPE; THENCE S48°32'03"W FOR A DISTANCE OF 179.90' TO A FOUND AXLE; THENCE S48°30'24"W FOR A DISTANCE OF 221.24' TO A FOUND AXLE WITH STONE MARKER; THENCE S22°33'57"E FOR A DISTANCE OF 261.57' TO A FOUND #5 REBAR; THENCE S57°45'04"W FOR A DISTANCE OF 576.02' TO A FOUND #4 REBAR; THENCE S57°45'59"W FOR A DISTANCE OF 292.42' TO A FOUND #4 REBAR; THENCE S57°42'34"W FOR A DISTANCE OF 60.01' TO A FOUND #4 REBAR; THENCE S57°00'12"W FOR A DISTANCE OF 367.32' TO A FOUND #5 REBAR; THENCE N11°12'09"E FOR A DISTANCE OF 76.67' TO A FOUND 1" IRON PIPE WITH STONE MARKER; THENCE S49°23'45"W FOR A DISTANCE OF 747.35' TO A FOUND #3 REBAR; THENCE S49°23'45"W FOR A DISTANCE OF 28.47' TO A POINT IN THE CENTERLINE OF BEATTIES FORD ROAD; THENCE WITH THE CENTERLINE OF SAID ROAD THE FOLLOWING NINE (9) CALLS:

- 1) N43°38'12"W FOR A DISTANCE OF 53.86' TO A POINT;
- 2) N42°40'36"W FOR A DISTANCE OF 54.55' TO A POINT;
- 3) N41°54'08"W FOR A DISTANCE OF 51.13' TO A POINT;
- 4) N 41°42'41"W FOR A DISTANCE OF 53.80' TO A POINT;
- 5) N41°09'41"W FOR A DISTANCE OF 54.91' TO A POINT;
- 6) N 40°56'12"W FOR A DISTANCE OF 57.29' TO A POINT;
- 7) N41°06'44"W FOR A DISTANCE OF 54.09' TO A POINT;
- 8) N39°34'32"W FOR A DISTANCE OF 52.30' TO A POINT;
- 9) N39°18'18"W FOR A DISTANCE OF 38.71' TO A POINT; THENCE LEAVING SAID CENTERLINE N53°10'47"E FOR A DISTANCE OF 18.61' TO A FOUND AXLE; THENCE N54°08'55"E FOR A DISTANCE OF 16.39' TO A POINT; THENCE N53°38'01"E FOR A DISTANCE OF 180.71' TO A FOUND #4 REBAR; THENCE N53°42'19"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THENCE N53°34'59"E FOR A DISTANCE OF 50.03' TO A FOUND #4 REBAR; THENCE N53°39'42"E FOR A DISTANCE OF 49.98' TO A FOUND #4 REBAR; THENCE N53°37'17"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THENCE N53°37'10"E FOR A DISTANCE OF 50.01' TO A FOUND #4 REBAR; THENCE N53°35'45"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THENCE N53°38'36"E FOR A DISTANCE OF 49.97' TO A FOUND #4 REBAR; THENCE N53°37'39"E FOR A DISTANCE OF 50.04' TO A FOUND #4 REBAR; THENCE N53°33'54"E FOR A DISTANCE OF 49.98' TO A FOUND #4 REBAR; THENCE N53°39'11"E FOR A DISTANCE OF 50.00' TO A FOUND #4 REBAR; THENCE N53°37'37"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THENCE N53°35'46"E FOR A DISTANCE OF 52.53' TO A FOUND #4 REBAR; THENCE N53°37'47"E FOR A DISTANCE OF 51.00' TO A FOUND #4 REBAR; THENCE N53°35'35"E FOR A DISTANCE OF 53.54' TO A FOUND #4 REBAR; THENCE

Sunset Meadows Area Annexation Boundary Description

Page 2 of 2

N53°38'29"E FOR A DISTANCE OF 1003.69' TO A FOUND ½" PIPE; THENCE N70°54'42"E FOR A DISTANCE OF 243.30' TO A #5 REBAR SET; THENCE N70°52'51"E FOR A DISTANCE OF 379.56' TO THE POB AND CONTAINING 24.457 ACRES, MORE OR LESS.