

NORTHCHARLOTTE INDUSTRIAL PARK
LOT 1

5/31/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

Mecklenburg County
Health Department

Basil G. Deltas, M.D., M.P.H.
Health Director

January 13th, 1989

CFSJ Partnership
901 Elizabeth Avenue, Suite 201
Charlotte, NC 28204

RE: Property located at Ramah Church Road 1
FILE: 5273A
PARCEL: 01101315,16 PO

Dear Sir:

At your request, a field investigation was conducted on the property designated above for the purpose of determining site suitability for the installation of a ground absorption sewage disposal system. The property was found to contain a limited area of soils which were classified as provisionally suitable for such an installation. A copy of the Site Evaluation Report (Serial Number 15832) is enclosed for your information.

Should you desire to file for permission to install a ground absorption sewage disposal system, please submit an Application For An Improvement Permit with an ACCURATELY dimensioned plot plan detailing the location of current and/or proposed buildings, wells and sewage disposal systems to this office. The plan will be reviewed and if it is found that the area of provisionally suitable soils is adequate for the proposed construction, an Improvement Permit will be issued by this Department.

If I may be of assistance, please do not hesitate to contact me.

Very truly yours,

Sylvia D. Daniel, R.S., Supervisor
On Premises Waste Disposal & Water Supply

Enclosure

MECKLENBURG COUNTY ENVIRONMENTAL HEALTH
SITE EVALUATION REPORT
SERIAL NUMBER 15832

File: 5273A Action 1

Parcel: 01101315,16 PO ☐ PC

Location: Ramah Church Road

Subdivision:

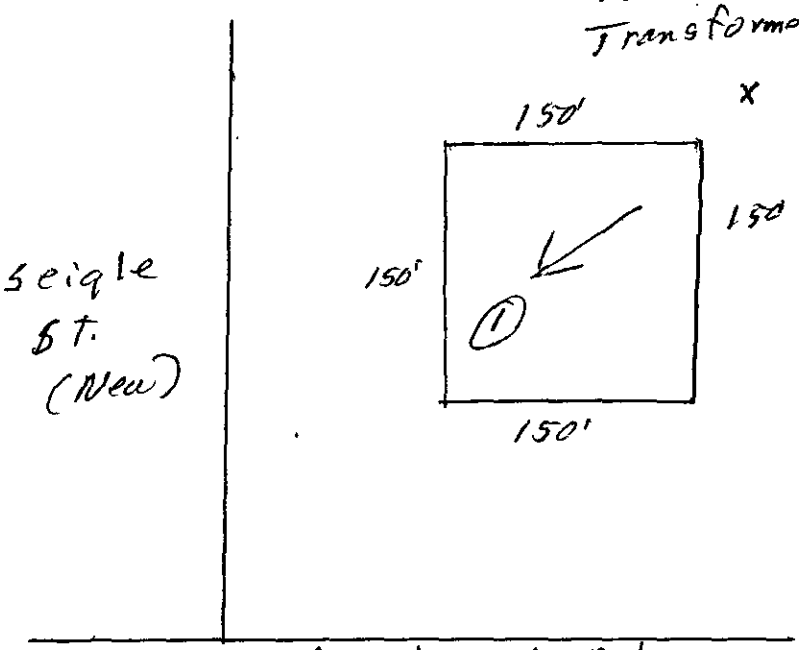
Lot: 1 Block: Acres: .57

Owner: CFSJ Partnership
Address: 901 Elizabeth Avenue, Suite 201
Charlotte, NC 28204

Comments: _____

Described by: William B. Marks

Date: 1-13-89



***** EVALUATION KEY *****

S = Suitable U = Unsuitable
PS = Provisionally Suitable
The "Area Classification" below indicates the suitability of areas in the diagram.

FACTORS	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Topography	(S) PS U 2-8%	S PS U	S PS U	S PS U	S PS U	S PS U
Texture	S (PS) U Clay	S PS U	S PS U	S PS U	S PS U	S PS U
Structure	S (PS) U Blocky	S PS U	S PS U	S PS U	S PS U	S PS U
Drainage	S (PS) U >36" To water	S PS U	S PS U	S PS U	S PS U	S PS U
Depth	S (PS) U 36-40"	S PS U	S PS U	S PS U	S PS U	S PS U
Restrictive Horizons	S (PS) U >36"	S PS U	S PS U	S PS U	S PS U	S PS U
Available Space	S (PS) U	S PS U	S PS U	S PS U	S PS U	S PS U
Other (specify)	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Soil Group/Series	WA recent fills					
Area Classification	S (PS) U	S PS U	S PS U	S PS U	S PS U	S PS U

APPLICATION FOR SOIL INVESTIGATION

MECKLENBURG COUNTY · ENVIRONMENTAL HEALTH ·

1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

(OFFICE USE ONLY)

FILE: 5273A

TC: _____

☐ PC ☐ REPT

JOB LOCATION

① ADDRESS: Ramah Church Road (S.R. 2427)

② SUBDIVISION: Northchar Industrial Park ③ LOT: 1 ④ BLOCK: 1

⑤ PARCEL REFERENCE: BOOK NO.: PO 011 PAGE NO.: 01 PARCEL NO.: 13-1

⑥ DEED REFERENCE: BOOK NO.: 5783 PAGE NO.: 480

OWNER

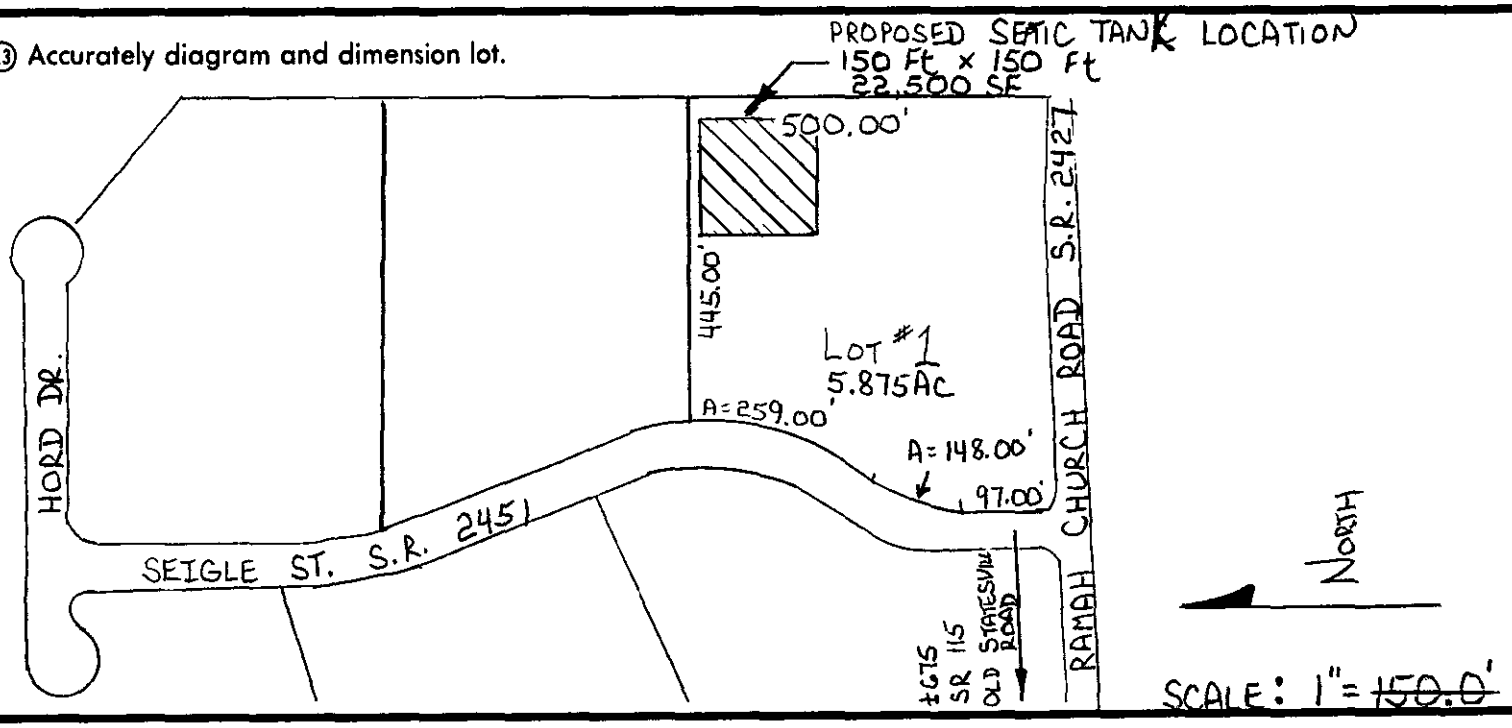
⑦ NAME: CFSJ Partnership % Harold M. Edwards
(FIRST) (MIDDLE) (LAST)

⑧ MAILING ADDRESS: 901 Elizabeth Avenue, Suite 201

⑨ CITY: Charlotte ⑩ STATE: NC ⑪ ZIP: 28204

⑫ PHONE: (WORK) (704) 375-9032 (HOME) (704) 364-0984

⑬ Accurately diagram and dimension lot.



⑭ The undersigned, owner of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH to enter onto the property for the purpose of processing this request.

Signed: _____

Date: 2-12-08

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

WHITE - ENVIRONMENTAL HEALTH DEPARTMENT'S COPY ● CANARY - ENVIRONMENTALIST'S COPY ● PINK - OWNER'S COPY

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

CHARGE SLIP

Date 12/12/88

Name/Company William S. Edwards

Sanitation _____
Vector Control _____
O.P.W.D. ✓

Service: Soil Test
#5273A — 5279A

MECKLENBURG COUNTY
HEALTH DEPARTMENT
~~ENVIRONMENTAL HEALTH DIVISION~~
PAID

DEC 12 1988

Fee: $210 — ck#1155
$210.00

Completed by _____ ~~Collected by~~

DEED BOOK PAGE
5783 0480

PRESENTED
FOR
REGISTRATION
Jun 13 9 12 AM '88 3
CHARLOTTE
REGISTER OF DEEDS
MECKLENBURG CO. N.C.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 011-013-15, 011-013-16 and 011-013-01 Parcel Identifier No. Ramah Church Road and Old Statesville Road

Verified by County on the day of , 19

by

Mail after recording to Harold M. Edwards, Attorney at Law, Court Plaza Bldg., Suite 201 901 Elizabeth Avenue, Charlotte, North Carolina 28204

This instrument was prepared by Harold M. Edwards, Attorney at Law

Brief description for the Index Huntersville

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of October , 19 87 , by and between

GRANTOR	GRANTEE
CFS PARTNERSHIP, a North Carolina General Partnership c/o Harold M. Edwards, Attorney Court Plaza Building, Suite 201 901 Elizabeth Avenue Charlotte, North Carolina 28204	CFSJ PARTNERSHIP, a North Carolina General Partnership c/o Harold M. Edwards, Attorney at Law Court Plaza Building, Suite 201 901 Elizabeth Avenue charlotte, North Carolina 28204

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Huntersville , Township, Mecklenburg County, North Carolina and more particularly described as follows:

See Schedule "A" attached hereto.

FEE	12.00
( )	12.00
CASH	12.00

2817 02980 000
06/13/88

DEED BOOK PAGE
5783 0481

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5617 at Page 0661; Deed Book 5617 at Page 0665 of the Mecklenburg Public Registry.

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Rights of way for Ramah Church Road, Southern Railroad, Southern Bell Telephone and Telegraph Co., and other matters of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

..... (Corporate Name)

By: .....

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

CPS PARTNERSHIP, a North Carolina General Partnership (SEAL)

BY: WILLIAM STEVEN EDWARDS, PARTNER (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that William Steven Edwards, Partner Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of August, 1988.

My commission expires: 8-4-90 Notary Public

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, ...County.

I, a Notary Public of the County and State aforesaid, certify that .....

personally came before me this day and acknowledged that .... he is ..... Secretary of ..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ..... President, sealed with its corporate seal and attested by ..... as its ..... Secretary.

Witness my hand and official stamp or seal, this .....day of ....., 19.....

My commission expires: ..... Notary Public

Use Black Ink

The foregoing Certificate(s) of .....

.....

.....

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

.....REGISTER OF DEEDS FOR.....COUNTY

By .....Deputy/Assistant - Register of Deeds

DEED BOOK PAGE
5783 0482

Schedule "A"

DESCRIPTION OF THAT CERTAIN LOT OR PARCEL OF LAND CONTAINING 50.6439 ACRES AND CONSISTING OF A 50.567 ACRE TRACT AND A 0.769 ACRE TRACT WHICH IS CONVEYED TO CFS PARTNERSHIP:

TRACT I

BEGINNING at a set iron pin which marks the northeasterly corner of the 10.010 acre tract this day conveyed to Carolina Builders Corporation, said set iron pin being also located in the southerly line of the Vincent Roy Webster and Nan S. Webster (now or formerly) property as described in the Mecklenburg County, North Carolina Public Registry in book 1970, at page 171; and running thence with said Webster line North 89-51-00 East, 662.58 feet to a one inch existing iron pin in the westerly line of the George C. Hunnicutt and Carol H. Hunnicutt (now or formerly) property described in deeds recorded in said Registry in book 5003, at page 474, and in book 4281, at page 261; and running thence South 01-57-32 West, 350.77 feet to a set iron pin; thence North 72-29-36 East, 189.89 feet to a one inch existing iron pin, a corner of the L. P. Knox and Clara M. Knox (now or formerly) property as described in said Registry in book 2893, at page 215; thence with four of the lines of said Knox property (1) South 06-39-42 East, 117.46 feet to a one-half inch existing iron pin; (2) South 75-19-37 East, 291.63 feet to a three-quarter inch existing iron pin; (3) South 21-25-40 East, 131.94 feet to a one-half inch existing iron pin; and (4) South 75-22-47 West, 309.30 feet to a two inch existing iron pin at the northeasterly corner of the Charles E. Francis and Irvin R. Hager (now or formerly) property as described in said Registry in deeds recorded in book 4978, at page 140, and in book 4693, at page 849; thence with the northerly line of said Francis and Hager property South 50-18-52 West, 303.41 feet to an existing iron pin, #5 rebar; thence with the westerly line of said Francis and Hager property and continuing with the westerly line of the Alexander Rusak (now or formerly) property as described in deeds recorded in said Registry in book 4917, at page 934, and in book 4673, at page 225, South 00-19-54 West, 1,209.31 feet to a one inch existing iron pin within the right of way of Ramah Church Road (S.R. 2427); thence continuing with the westerly line of said Rusak property South 00-47-49 West, 29.05 feet to a railroad spike at the south side of the pavement of said Ramah Church Road; thence South 87-53-08 West, 879.75 feet to a one-half inch existing iron pin on the south side of the pavement of said Ramah Church Road; thence North 15-55-40 West (passing, at 668.70 feet, a set iron pin at the northeasterly corner of the George C. Honnicutt and Carol H. Honnicutt (now or formerly) property as described in deeds recorded in said Registry in book 4796, at page 950, and in book 3735, at page 716) a distance of 768.70 feet to another set iron pin in the easterly line of said Honnicutt

property; thence North 16-00-37 West, 58.00 feet to a three-quarter inch existing iron pin located at the southeasterly corner of the Joe M. Veal, Nancy V. Weaver and Jack Holbrook, II (now or formerly) property as0 described in deed recorded in said Registry in book 1543, at page 361; thence continuing North 16-00-37 West (passing at 110.00 feet, a three-quarter inch existing iron pin; at 150.00 feet, an existing iron pin; and at 275.00 feet, a three-quarter inch existing iron pin), 727.58 feet to a set iron pin, the southwesterly corner of the 10.010 acre tract this day conveyed to Carolina Builders Corporation; thence, with two lines of said Carolina Builders Corporation property, (1) North 89-51-00 East, 670.85 feet to a set iron pin and (2) North 00-09-00 West, 659.33 feet to a set iron pin, the point or place of BEGINNING, and being a tract of land containing 50.567 acres, according to plat of boundary survey dated October 8, 1987, prepared by Concord Engineering & Surveying, Inc., Robert S. Spidel, North Carolina Registered Surveyor.

TRACT II

Being all of LOTS 179, 180, 181, 182, 183 AND 184 of the McRaven Property, now Holbrooks Division, Huntersville, North Carolina, made by G. Sam Rowe, Registered Engineer, on August and September, 1945, and which Plat is duly recorded in Plat Book 5 at page 54 in the Office of the Register of Deeds for Mecklenburg County, to which map reference is hereby made for a more full and complete description by metes and bounds.

DEED REFERENCES

By this deed Grantor is conveying all of Grantor's interest in the property which is described in deeds recorded in said Registry in book 3636, at page 555; in book 3588, at page 365; and in book 4060, at pages 996 and 997; save and except that certain 10.010 acre parcel this day conveyed to Carolina Builders Corporation.

State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of Cindy A. Stafford

a Notar(y) (ies) Public (is) (are) certified to be correct.
This 13th day of June 19 88.
Charles E. Crowder, Register of Deeds
By: Amy K. Wirth Deputy