

MINUTES FOR BOARD OF ALDERMEN MEETING
September 14th, 2021
6:00 PM

The following elected officials were present: Mayor Coleman, Mayor Pro-Term Cearley, Alderman Milton, Alderwoman Morrow, and Alderman Withers.

The following staff members were present: Maria Stroupe, Town Manager; Jonathan Newton, Finance Director; Rob Walls, Police Chief; Nolan Groce, Development Services Director; Bill Trudnak, Public Works Director; Earl Withers, Fire Chief; Doug Huffman, Electric Director; Brandon Whitener, Recreation Director; Sarah Hamrick, Human Resource Director/Town Clerk; and Town Attorney, Tom Hunn.

The Mayor Coleman called the meeting to order at 6:00 pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or deletions to the agenda. Alderman Cearley asked for a closed session after the Board Meeting. Alderman Withers made a motion to approve the request, seconded by Alderwoman Morrow, and carried unanimously.

Alderman Milton made a motion to approve the minutes from the August 10th, 2021 regular meeting, seconded by Alderwoman Morrow and carried unanimously.

Recognition of Citizens:

Fire Chief, Earl Withers, recognized Western NC Volunteer Officer of the Year, Captain Darrell Adams and his wife, Rita, for receiving the 2020 Volunteer Officer of the Year award. Captain Adams has over 26 years experience and has been Captain for over 15 years, with many accomplishments.

Ms. Starletta Hairston, 407 W. Main St., thanked everyone for all their hard work while on the 9/11 Memorial service committee.

Mr. Mike Fields, 1333 Philadelphia Church Rd., thanked everyone for their hard work for the 9/11 Ceremony and thanked Brandon Whitener, Recreation Director, for his work for the Summer Concert Series. Mr. Fields also asked that the town sign be updated to recognize Captain Darrell Adams and to honor the Police Department for their achievements.

Mr. Curtis Wilson, 438 S. Gaston St., offered a prayer for the Board of Aldermen, as they make decisions concerning the Town and Town Staff in their duties for the Town. Mr. Wilson also thanked everyone for their hard work during the 9/11 Ceremony.

Consent Agenda:

Item 5A was a Resolution for an application for the Asset Inventory and Assessment Grant for the Waste Water System. Currently, Dallas is in the process of an Asset Inventory and Assessment (AIA) project for our Water System, which is largely being funded by a grant received from the NC Department of Environmental Quality. The grant covers 95% of the project cost and the Town is providing a 5% match.

The opportunity to apply for another AIA grant funded project for the Waste Water System has opened up. Attached is a Resolution that must be passed by the Board in order to apply for the grant (Exhibit 5A).

The Item 5B is for the Uncollectable Accounts in the Amount of \$12,711.37 to be submitted to NC Debt Set Off. The Uncollectable Accounts are from the months of March 2021-May 2021. These accounts have been notified of their outstanding status in writing that if not paid within the notified time frame, that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied.

Alderman Withers made a motion to approve the Consent Agenda as presented, seconded by Alderman Milton, and carried unanimously.

New Business:

Item 8A was for a Planning Board application submitted by Mr. Troy Traversie, of 806 Robinson-Clemmer Road, for the vacant ETJ seat on August 3, 2021 (Exhibit 8A). Mr. Traversie is interested in serving the Dallas community, as he has experience in real estate and would be a valuable member of the Planning Board. ETJ seats are appointed by the Gaston County Board of Commissioners, on the recommendation of the Dallas Board of Alderman. Alderman Cearley made a motion to approve the application, seconded by Alderwoman Morrow, and carried unanimously.

Item 8B was an Annexation petition 2021-02, submitted by Michael Dickson, on behalf of YFKO LLC for Gaston County Parcel #304617, no address assigned (Exhibit 8B, 1-10). The parcel is located off of Robinson-Clemmer Road, across from the Alder Ridge subdivision. The majority of the property is currently within Town limits and zoned R-6, multi-family residential, but approximately 0.25 acres remain in Gaston County. The petitioner is requesting annexation as Conventional R-6, multi-family residential. At the July 13, 2021 Board of Aldermen meeting, Staff was directed to investigate the sufficiency of the request. Staff has completed the investigation and deemed the petition sufficient. The next step is for the Board of Aldermen to set a public hearing for the annexation and rezoning. Alderman Cearley made a motion to set a public hearing for the October 12th Board meeting, seconded by Alderwoman Morrow.

Item 8C was an Annexation petition 2021-07, submitted by Santee Land Group, Inc. on behalf of property owner Colleen T. McCall for 3565 Dallas High Shoals Highway, further identified as Gaston County Parcel #170097 (Exhibit 8C, 1-8). The parcel is approximately 3.82 acres and is currently located in Gaston County. The parcel is considered contiguous to Town limits. The parcel is part of a Conditional Rezoning application that was submitted in conjunction with the annexation request, requesting CD-R-5 for the development of single-family detached homes. In order to move forward, staff must be directed to investigate the sufficiency of the petition. Alderman Withers made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderman Milton, and carried unanimously.

Item 8D was an Annexation petition 2021-06, submitted by Santee Land Group Inc. on behalf of the property owner Todd M. Huss for 3623 and 3615 Dallas High Shoals Highway, further identified as Gaston County Parcels #170059 and 170071 (Exhibit 8D, 1-11). The two parcels total approximately 2.50 acres and are currently located in Gaston County. The two parcels are considered contiguous to Town limits. The parcels are a part of a Conditional Rezoning application that was submitted in conjunction with the annexation request, requesting CD-R-5 for the development of single-family detached homes. In order to move forward, staff must be directed to investigate the sufficiency of the petitions. Alderman Milton made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderman Withers, and carried unanimously.

Ms. Stroupe gave a Manger's Report, noting that the new parking lot beside the jail is creating 45 spaces, with taking 2 spaces to ease the flow of traffic when pulling in and out of the parking lot. She noted that she has heard many good comments concerning the 9/11 Ceremony. She also noted that she, and the Recreation Director, Brandon Whitener, met with the Baseball Coach from Gaston College to discuss the use of the Franklin Gym by the College. She noted that the School of Government will be hosting a free webinar for the Elected Officials to go over their roles, zoning, etc. in the near future, and it will be set up at the Fire House. She also noted that the current Census numbers were higher than anticipated and that Dallas ranked 2nd in highest growth behind Belmont.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Cearley, and carried unanimously. (6:35)

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

CLOSED SESSION
MINUTES FOR BOARD OF ALDERMEN MEETING
September 14, 2021

Alderwoman Morrow made a motion to go into a Closed Session, seconded by Alderman Cearley (6:36). As it states in GS §143-318.10, the board has the right to hold closed session meetings.

Alderman Withers made a motion to adjourn the Closed Session, seconded by Alderwoman Morrow (6:38).

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

Approval to Apply for State Grant Assistance for an Asset Inventory and Assessment of the Town's
Waste Water System

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS §159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of a wastewater collection system project; and

WHEREAS, The Town of Dallas has need for and intends to implement a **wastewater collection system** project described as an Asset Inventory and Assessment project; and

WHEREAS, The Town of Dallas intends to request state grant assistance for the project,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS:

That the Town of Dallas, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award;

That the **Applicant** will provide for the efficient operation and maintenance of the project on completion thereof;

That **Maria Stroupe, Town Manager**, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above;

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application; and

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 14th day of September, 2021, at Town Board Chambers in Dallas, North Carolina.

Rick Coleman, Mayor

Attested by:

Sarah Hamrick, Town Clerk



PLANNING BOARD APPLICATION

CONTACT INFORMATION

Mr. Mrs. Ms. Dr. Other: _____

Name Troy Traversie

Address 806 Robinson Clemmer Road

Email Address Troysold1@gmail.com

Work phone # _____ home # _____ cell # 704-574-4901

Live in Municipal Limits No ETJ? Yes number of years 14

Business owner in the city No number of years _____

QUESTIONS

1. Why are you interested in serving on the Planning Board?

To serve and give back to community.

2. Do you have special skills, experience or background which would assist you in working on this board? What is your professional and educational background?

20 years in Corporate Sales. Licensed NC Real Estate Broker and licensed in SC.

3. Does your schedule allow for a monthly evening commitment of 1-2 hours on a consistently scheduled date (currently the 3rd Thursday of each month) for a term of 3 years? Yes

4. Please indicate your preferred availability for Planning Board Orientation:

Weekdays between 8am-5pm Weekday Evenings Saturday

5. How did you hear about this board vacancy? Town of Dallas Website

Troy Traversie

8/3/21

Signature

Date

Thank you for your interest in the Town of Dallas and in being considered for the Planning Board. You, along with other applicants, will be considered for any current and future vacancies.

2021-02

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: _____

FEE: \$500.00

Current Property Use: R-6 Requested Zoning: R-6

Planned Property Use: SINGLE Family RESIDENTIAL

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as

Robinson Clemmer Rd, DALLAS, NC 28034, further identified as parcel ID # 304617, be annexed to the Town of Dallas.

Print owner name(s) and information: YFKO L.L.C.

Name William Gillespie Jr Phone 704-868-9703

Address PO BOX 550442 GASTONIA, NC 28055-0442

Name _____ Phone _____

Address _____

CONTACTS Name MICHAEL DICKSON Phone 704-678-5658

Address 548 DEERWOOD DR. GASTONIA, N.C. 28054

Attachments included with Petition:

- 1. Legal description (as noted in property deed)
- 2. Letter outlining reasons for annexation request
- 3. List of Abutting Property Owners
- 4. Survey or Plat suitable for recordation
- 5. \$500 Fee

Owner's Signature: [Signature] Manager Date: 3-30-2021

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: [Signature] Robin Grace Date: 5-6-2021

Reasons for Request of Annexation of PID# 304617

To whom it may concern:

The subject parcel has been recombined and currently has approximately .25 (point two five) acres outside and approximately 2.5 (two point five) acres inside the town limits of Dallas. Our desire is to have the portion currently located outside of the towns jurisdiction to be annexed in so that zoning will run concurrent to the larger portion of the subject parcel. Our intention is to be able to work exclusively with Town of Dallas for future development of this parcel. Our overall goal at this time is to have the subject parcel annexed and zoned for single family detached dwellings.

Best Regards,

YFKO LLC

By:  _____

Title: Manager

Date: 3-30-2021

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/29/2020 3:55:37 PM
Fee Amt: \$166.00 Page 1 of 3
Revenue Tax: \$140.00
Gaston, NC
Susan S. Lockridge Register of Deeds

BK 5186 PG 1698 - 1700

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 140.00

Parcel Identifier No. 225234 & 225231 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street, Gastonia, NC 28052 (280-571)

Brief description for the index: NO TITLE SEARCH REQUESTED OR PERFORMED.

THIS DEED made this 29th day of December, 2020, by and between

GRANTOR

GRANTEE

Alders Ridge, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

YFKO, LLC
a NC limited liability company
936 Dr. Martin Luther King Jr Way STE 1D
Gastonia, NC 28054

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 85 page 41.

submitted electronically by "Hance & Hance, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Gaston County Register of Deeds.

EXHIBIT "A"

BEGINNING at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-57-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a $\frac{1}{2}$ " rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 230.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alders Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

The foregoing is a combination of that parcel conveyed to Alders Ridge, LLC by deed recorded in Book 4913 at Page 215 and the remainder of that tract conveyed to Alders Ridge, LLC by deed recorded in Book 4731 at Page 1706, all in the Gaston County Public Registry.

UNOFFICIAL

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, other than the following exceptions:

Basements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Alders Ridge, LLC (Entity Name) Print/Type Name: _____ (SEAL)

Print/Type Name & Title: William W. Gillespie, Jr. Manager Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of North Carolina - County or City of Gaston I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that William W. Gillespie, Jr. personally came before me this day and acknowledged that he is the Manager of Alders Ridge, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of December, 2020.

My Commission Expires: _____ (Affix Seal)

Ashley S. Ballard NOTARY PUBLIC Gaston County North Carolina My Commission Expires August 11, 2024
--

Ashley S. Ballard Notary Public Notary's Printed or Typed Name

The first legal description is of the new parcel PID 304617 which has been recombined as a single parcel.

I believe that the second description is of only the old, smaller parcel that was and is still located outside of the city limits even though it is now a portion of a parcel inside the city limits.

BEGINNING at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-57-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a ½" rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 250.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alder Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

Old Parcel:

Beginning at an iron pin set, located in the southern margin of the right of way of Robinson-Clemmer Road, said iron being located directly south +/- and across Robinson-Clemmer Road from the center line of Alder Ridge Way in Alder Ridge Subdivision, as it intersects with Robinson-Clemmer Road, as shown on PB 75page 65 in the Gaston County Register of Deeds and thence from said iron S29-45-36W 74.56' to a new iron pin set, said iron pin being the beginning point of this description; thence S56-44-03E 329.15 to an iron pin set; thence N71-04-57W267.34 to an iron pin set; thence N13-21-55W 96.48' to the place of beginning, containing 0.25 acres.

Abutting Parcels

PID# 225233 & 225232

James R. Sowell & Theresa V. Howell
209 Robinson Clemmer Rd
Dallas, NC 28034

PID# 172404

Rhonda R. Hughes
303 Brlarwood Circle
Dallas, NC 28034

PID# 172405

Jaclyn P. Zapf
1107 Larkspur Lane
Dallas, NC 28034

PID# 172406

Katie H. Peeler
1109 Larkspur Lane
Dallas, NC 28034

PID# 172407

Karen Van Pelt & Others
2818 Tryon Courthouse Rd.
Bessemer City, NC 28016

PID# 206754

Sean Simpkins & Simone Hutton
1115 Larkspur Lane
Dallas, NC 28034

PARCELS ACROSS ROBINSON CLEMMER

PID# 216068
Donna Baldwin
5000 Broadleaf Ct.
Dallas, NC 28034

PID# 216069
Progress Residential Borrower 11 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216070
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216071
Progress Residential Borrower 6 llc
PO Box 4090
Scottsdale, AZ 85261

PID# 216072
2018-4 IH Borrower LP
C/O Invitation Homes
1717 Main St. STE 2000
Dallas, TX 75201

PID# 216073
David Scott Hannah II
5020 Broadleaf Ct.
Dallas, NC 28034

PID# 220505
James Hill
5044 Broadleaf Ct
Dallas, NC 28034

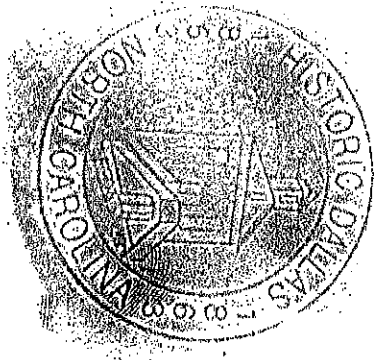
CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 31st Day of August 2021.

SEAL



Sarah Hamrick
Town Clerk

Re: YFKO, LLC Annexation- PID 304617

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-07

Contiguous

Non-Contiguous

DATE: 8/5/2021

FEE: \$500.00

Current Property Use: Residential R-1 Requested Zoning: _____

Conditional R-5 Planned Property Use: Single Family Residential

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as

3565 Dallas High Shoals, DALLAS, NC 28034, further identified as

parcel ID # 3548413268, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Colleen T. McCall Phone 704-400-9883

Address P.O. Box 977 Dallas, NC 28034

Name Thomas McCall Phone 704-400-9883

Address P.O. Box 977 Dallas, NC 28034

Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: DocuSigned by: *Colleen McCall* Date: 7/13/2021 | 11:30 AM PDT

Owner's Signature: 33DF4DB08E174A0...
DocuSigned by: *[Signature]* Date: 7/14/2021 | 5:33 AM CDT

Owner's Signature: _____ Date: _____

Received By: *Nathan Drennon* Date: 8/5/2021

July 12, 2021

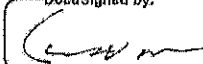
Town of Dallas
Attn: Nolan Groce
210 N. Holland Street
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548210130

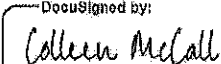
Good afternoon Nolan,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:

4082884EB6314BA...
Thomas McCall

7/14/2021 | 5:33 AM CDT

DocuSigned by:

34DF4DBCBF174AA...
Colleen McCall

7/13/2021 | 11:30 AM PDT

BOOK 3806
PAGES 973 - 975
Gaston County, NC
Recorded 08/25/2003 10:14:56am
No 999-00102367 1 of 3 pages
Alice B. Brown, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 4.100

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas J. Wilson, PA

Brief description for the Index: _____

THIS DEED made this 21st day of August, 2003 by and between

GRANTOR

GRANTEE

THOMAS K. MCCALL

COLLEEN T. MCCALL

3565 Dallas High Shoals Rd.
Dallas, NC 28034

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 Dallas, Dallas Township, Gaston County, North Carolina and more particularly described as follows:

SEE ATTACHED A.

**This is a corrective deed taking Thomas K. McCall's name off of the deed dated January 12, 2001 and recorded in Book 3177, Page 611, Gaston County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3177 page 611.

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

RECORDING FEE 20
EXCISE TAX PAID 0

EXHIBIT A

BEGINNING at an existing iron pin set on the western margin of the right of way of the High Shoals-Dallas Road (N.C. Highway 155), said iron marking the northeasternmost corner of the property of Yallam; running thence along a common boundary line with the lands of Yallam, Book 2910, Page 884, South 73 deg. 11 min. 2 sec. West 886.09 feet to an existing iron marking the rear corner of Lot No. 29 and Lot No. 30; running thence along a common boundary with the lands of Finger, Book 1050, page 750, North 35 deg. 59 min. 4 sec. West 200.13 feet to an existing iron pin, a control corner; and running thence along a common boundary with the lands of Summey, 96-E-149, North 73 deg. 17 min. 51 sec. East 885.32 feet to an existing iron pin set on the western margin of the right of way of the High Shoals-Dallas Road; running thence along the western margin of said road right of way South 36 deg. 21 min. 38 sec. East 198.37 feet to the point and place of Beginning, containing 3.82 acres, more or less, according to a plat of survey by Robert T. Kelso, dated August 9, 1999.

Being a portion of Lot 28 and a portion of Lot 29 of the D. D. and L. d. Summey land shown on plat dated July 25, 1940 and recorded in Plat Book 5, page 92, Gaston County Registry.

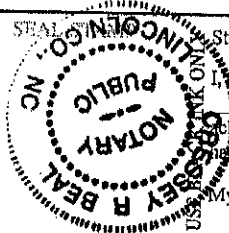
UNOFFICIAL

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Thomas K. McCall (SEAL)

USE BLACK INK ONLY



SEAL-STAMP State of North Carolina - County of Lincoln
I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas K. McCall personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21st day of August, 2003
My Commission Expires: 6-9-07
Gregory R. Beal
Notary Public

SEAL-STAMP State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public

SEAL-STAMP State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Gregory R. Beal, Notary Public, Lincoln Co., NC 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.
By: Chloe B. Brown Register of Deeds for Carter County
John H. Johnson Deputy/Assistant - Register of Deeds

UNOFFICIAL

Abutting Properties

Parcel #170097
Colleen McCall
PO BOX 977
Dallas, NC 28034

Parcel #214259
Gaston Area Lutheran FND INC
916 S Marietta St
Gastonia, NC 28054

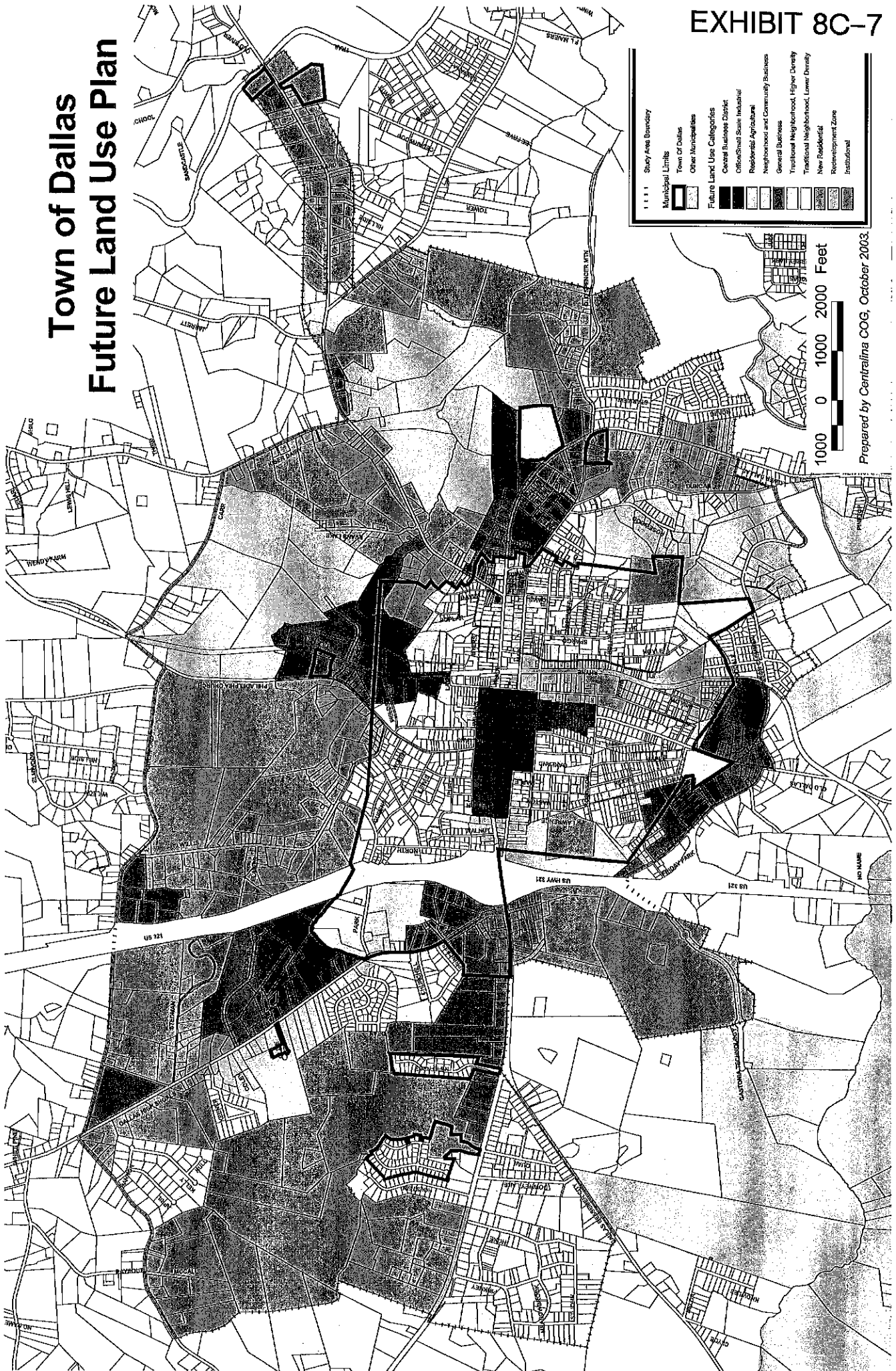
Parcel #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, NC 29910

Parcel #170090
Jerry Brooks
PO BOX 980
Dallas, NC 28034

Parcel #170092
James Huffman
9021 Meredith Leigh Ln
Cherryville, NC 28021

Town of Dallas Future Land Use Plan

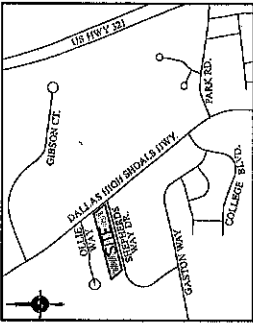
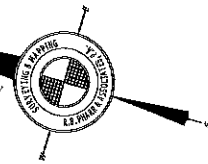
EXHIBIT 8C-7



COLLEEN T. McCALL PROPERTY

PROPOSED ANNEXATION
 OWNER: COLLEEN T. McCALL
 3865 DALLAS-HIGH SHOALS HIGHWAY
 MECKLENBURG COUNTY, NORTH CAROLINA
 DEED REFERENCE: 3806-973
 TAX PARCEL #: 170097

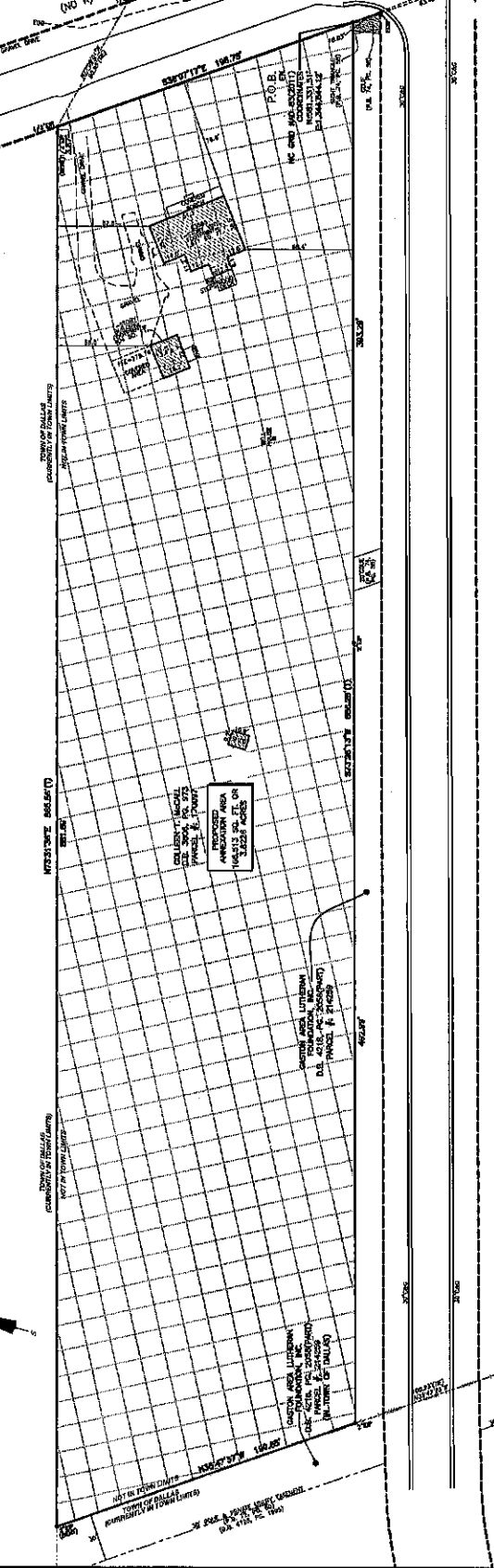
OWNER: COLLEEN T. McCALL
 P O BOX 977
 DALLAS, NC 28034-0000



- NOTES:**
1. ALL CORNERS MONUMENTED AS SHOWN.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 3. BRIDGE LINES INDICATE PROPERTY LINES NOT SURVEYED.
 4. TOWN LIGHT LINE IS APPROXIMATE, BASED ON GASTON COUNTY NC GIS.
 5. THE CURB AND GUTTER WAS SURVEYED FOR ALL UTILITY MARKERS. ONLY THE UNDESIGNED CENTERLINE ONLY TO THE RIGHT-OF-WAY WAS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 7. THE PURPOSE OF THIS PLAN IS TO ANNEX THE TWO BIFURCATED PARCELS INTO THE TOWN OF DALLAS AS SHOWN HEREON.
 8. ALL AREA SURVEY FIELDON WERE DETERMINED BY COORDINATE COMPUTATION.

FRANCIS S. HENRY &
 JAMES H. HENRY, JR.
 HENRY SURVEYING & MAPPING, P.A.
 (A FIRM IN THE STATE OF NORTH CAROLINA)

DALLAS-HIGH SHOALS HIGHWAY
 NC HIGHWAY #155
 (P.B. PUBLIC R/W)
 (NO R/W TAKING DEED FOUND OR PROVIDED)

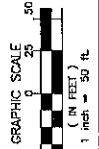


SHEPHERDS WAY DRIVE
 (NO R/W TAKING DEED FOUND OR PROVIDED)

GPS CERTIFICATION:
 I, C. CLARK REASON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 (1) POSITIONAL ACCURACY: HORIZONTAL: 3-4 METERS; VERTICAL: 1-2 METERS
 (2) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITIONING
 (3) DATE OF SURVEY: MARCH 16, 2021
 (4) DATE OF PLOTTING: MARCH 16, 2021
 (5) DATE OF PLOTTING: MARCH 16, 2021
 (6) PUBLISHED CONTROL: USE AND MONUMENT "GAS"
 (7) COMBINED GRID FACTORS: 9.9999997
 (8) UNITS: US SURVEY FEET

SURVEYORS CERTIFICATION:
 STATE OF NORTH CAROLINA
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE CLEARLY INDICATED AS DATA FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAN; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDED 1:100,000 LINEAR MEASUREMENTS; THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ORIGINAL REGULATIONS, LICENSE NUMBER AND SEAL THIS DAY OF MAY, A.D. 2021.

THIS PLAN IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.



REVIEW OFFICER:
 STATE OF NORTH CAROLINA
 COUNTY OF GASTON

I, REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE SURVEYING ACT AND THAT THE ANNEXATION IS IN THE BEST INTERESTS OF THE COUNTY.

REVIEW OFFICER: _____ DATE: _____

ANNEXATION PLAN APPROVAL:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND OF GASTON COUNTY AND THAT I HEREBY ADMIT THIS PLAN OF ANNEXATION WITH MY FREE CONSENT.

ANNEXATION ADMINISTRATOR: _____ DATE: _____

OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND OF GASTON COUNTY AND THAT I HEREBY ADMIT THIS PLAN OF ANNEXATION WITH MY FREE CONSENT.

OWNER: _____ DATE: _____

- LEGEND:**
- C&G - CURB AND GUTTER
 - C.P. - CONCRETE POINT
 - C.B. - CONCRETE BENCH
 - SKM - EASTING CONCRETE MONUMENT
 - EP - EXISTING IRON PIPE
 - EM - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - MB - MAP BOOK
 - MR - NEW IRON ROD
 - MS - NEW IRON ROD
 - PL - PLACED IDENTIFICATION NUMBER
 - PT - TOTAL
 - PROPOSED ANNEXATION - AREA
 - PROPERTY LINE (NOT SURVEYED)
 - ADJACENT PARCELS
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EXISTING TOWN LIGHT LINE
 - EXISTING



CREATED	DATE	REVISION
11/17/21	BM	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE DALLAS, NC 28034 PHONE: (704) 378-2166 FAX: (704) 378-2166 EMAIL: RBPHARR@RBAASOCIATES.COM		
SCALE	DATE	JOB NO.
1" = 50'	MAY 21, 2021	93037

FLOOD CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE ADMINISTRATION, DATED SEPTEMBER 28, 2007.
 MAP NUMBER: 3710348002, ZONE X

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-06

Contiguous

Non-Contiguous

DATE: 8/5/2021

FEE: \$500.00

Current Property Use: Residential R-1 Requested Zoning: _____

Conditional R-5 Planned Property Use: Single Family Residential

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as

3615 and 3623 Dallas High Shoals, DALLAS, NC 28034, further identified as parcel

ID # 3548412915 & 3548421028, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Todd M. Huss Phone 704-860-0354

Address 325 Louise Drive, Stanley, NC 28164

Name Gail Huss Phone 704-860-0354

Address 325 Louise Drive, Stanley, NC 28164


Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature:  Date: 7/13/2021 | 12:51 PM PDT

Owner's Signature:  Date: 7/13/2021 | 9:43 AM PDT

Owner's Signature: _____ Date: _____

Received By: Nelson Lane Date: 8/5/2021

July 12, 2021

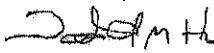
Town of Dallas
Attn: Nolan Groce
210 N. Holland Street
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548421028 and 3548412915

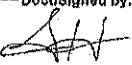
Good afternoon Nolan,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:

005034D3EBA44F2...
Todd M. Huss

7/13/2021 | 12:51 PM PDT

DocuSigned by:

EF6413AF4C1B421...
Gail Huss

7/13/2021 | 9:43 AM PDT

9

BK 3159P6839

11/27/00 10:40AM 000000#2725
XX17 Cheryl

DEED	\$10.00
REVENUE FEES	\$50.00
XXXTOTAL	\$60.00
CHECK	\$88.00
CHANGE	\$28.00

Excise Tax \$150.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of
 by

Mail after recording to 3019 Riverchase Drive, Apt. H, Mt. Holly, NC 28120
Grantee 3622 Dallas-High Shoals Rd., Dallas, NC 75034
 This instrument was prepared by L. Keith Hance, Hance & Hance, P.A.
 Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of November, 2000, by and between

GRANTOR

GRANTEE

DANNY A. HUSS, Divorced
 PO Box 304
 Dallas, NC 28034

TODD MICHAEL HUSS, Single
 3019 Riverchase Drive, Apt. H
 Mt. Holly, NC 28120

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 Dallas Township, Gaston County, North Carolina and more particularly described as follows:

BEGINNING at a (cut cross) in the center of U.S. Highway 321, John S. Huss corner and runs with Huss' Northerly line South 59-11 West 336 feet to a stake, Huss' corner in the old Jenkins-Summy line; thence with the old Jenkins-Summy line North 23-13 West 140 feet to a stake a new corner; thence a new line North 59-28 East 311.87 feet to a point in the center of U.S. Highway 321; thence with center of said Highway, South 32.26 East 134 feet to the point of Beginning.

Being the identical property conveyed to Danny A. Huss by Deed dated February 23, 1999 and recorded in Deed Book 2939 at Page 030 of the Gaston County Public Registry.

9

#17

RECORDING FEE 10.00
 EXCISE TAX PAID 50.00

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2939 at Page 30.

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:

Agreement for use of well recorded in Deed Book 2940 at Page 407 of the Gaston County Public Registry.

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) DANNY A. HUSS (SEAL) By: President ATTEST: Secretary (Corporate Seal) (SEAL)

NORTH CAROLINA, Gaston County. I, a Notary Public of the County and State aforesaid, certify that Danny A. Huss Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of November, 2000. My commission expires: 12/09/2002 Rebecca Lysek Notary Public

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 My commission expires: Notary Public

The foregoing Certificate(s) of Rebecca Lysek, NP

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.

Alicia B. Brown REGISTER OF DEEDS FOR Gaston COUNTY By Deputy/Assistant - Register of Deeds



Doc ID: 016669600003 Type: GRP
Recorded: 07/29/2015 at 03:52:09 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Instr# 201500003918
Gaston, NC
Susan S. Lookridge Register of Deeds
BK 4798 Pg 1320-1322

3 RECORDING FEE 26.00
EXCISE TAX PAID 0

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00
Parcel Identifier No. 170071 Verified by _____ County on the ____ day of _____, 20__
By: _____
Mail/Box to: Grantee
This instrument was prepared by: Hance & Hance, 317 South Street, Gastonia, NC 28052
Brief description for the Index: NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 9th day of July, 2015 by and between

<p>GRANTOR Lisa Dawn Huss, unmarried 231 Bud Black Rd. Crouse, NC 28033</p>	<p>GRANTEE Todd Michael Huss 3812 Edgewater Dr. Gastonia, NC 28052</p>
---	--

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Dallas Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

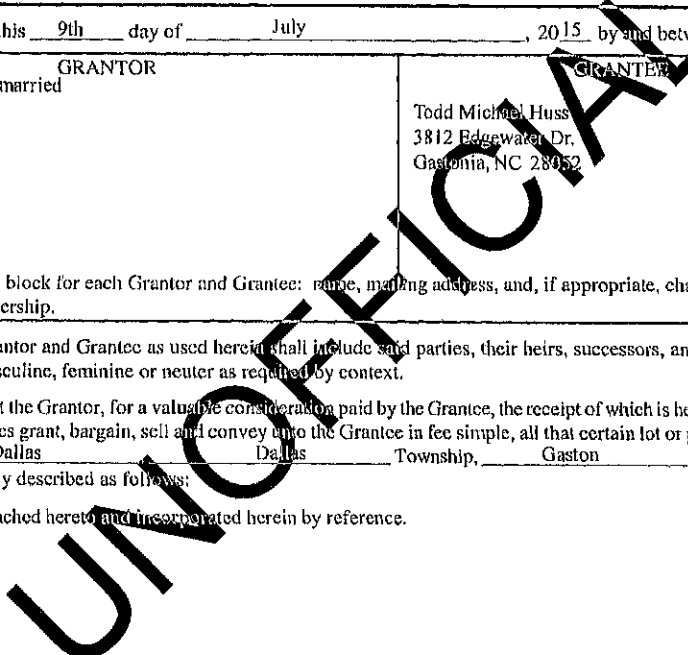


Exhibit "A"

BEGINNING at an iron stake, Grady Houser's Northwesterly corner in Grover Summey's line, designated as the old Jenkins and Summey line on the map hereinafter referred to, said stake being North 23-13 East 277.7 feet from a stone, old Jenkins and Summey corner, and running thence from said stake with Grady Houser's Northerly line, North 75-32 East 384.1 feet to a cross cut in the center of the pavement of the Dallas-Lincolnton Highway, U.S. Highway No. 321; thence with the center of said Highway North 34-40 West 237.6 feet to a cross cut in the center of the pavement; thence South 59-11 West 336 feet to a stake in the old Jenkins and Summey line; thence with the old Jenkins and Summey line South 23-13 East 129 feet to the BEGINNING.

The above description is according to a map and survey of property now or formerly belonging to Troy J. Burgin and wife in Gaston County, NC by J.C. Burrell, Registered Surveyor, dated July 26, 1948. The above being a description of that portion shown on said map as "Sold to John S. Huss".

Being the identical property conveyed to Johnny Lee Huss by deed recorded in Book 4363 at Page 1292 in the Gaston County Public Registry. Johnny Lee Huss died intestate, see estate file 11-E-988 in the Office of the Gaston County Clerk of Court. Grantor and Grantee are the only heirs of Johnny Lee Huss.

UNOFFICIAL

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, other than the following exceptions: Easements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Lisa Dawn Huss (SEAL)
Print/Type Name: Lisa Dawn Huss
By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina - County or City of Gaston
I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that Lisa Dawn Huss personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of July, 2015.

My Commission Expires: 3/12/18
(Affix Seal) Julie Moser Hance Notary Public
Gaston County, North Carolina Notary's Printed or Typed Name
My commission expires 3-12-2018

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of _____ County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Abutting Properties

Parcel #170059, 170071
Michael Huss
9036 Wagon Trail
Lincolnton, NC 28092

Parcel #170072
Robin Starnes
1110 Baxter Rd
Cherryville, NC 28021

Parcel #170058
Town of Dallas
210 N Holland Street
Dallas, NC 28034

Parcel #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, SC 29910

Parcel #170060
Carl Mills
3627 Dallas High Shoals HWY
Dallas, NC 28034

Parcel #305050
David & Dana Bolding
PO BOX 1673
Gastonia, NC 28053

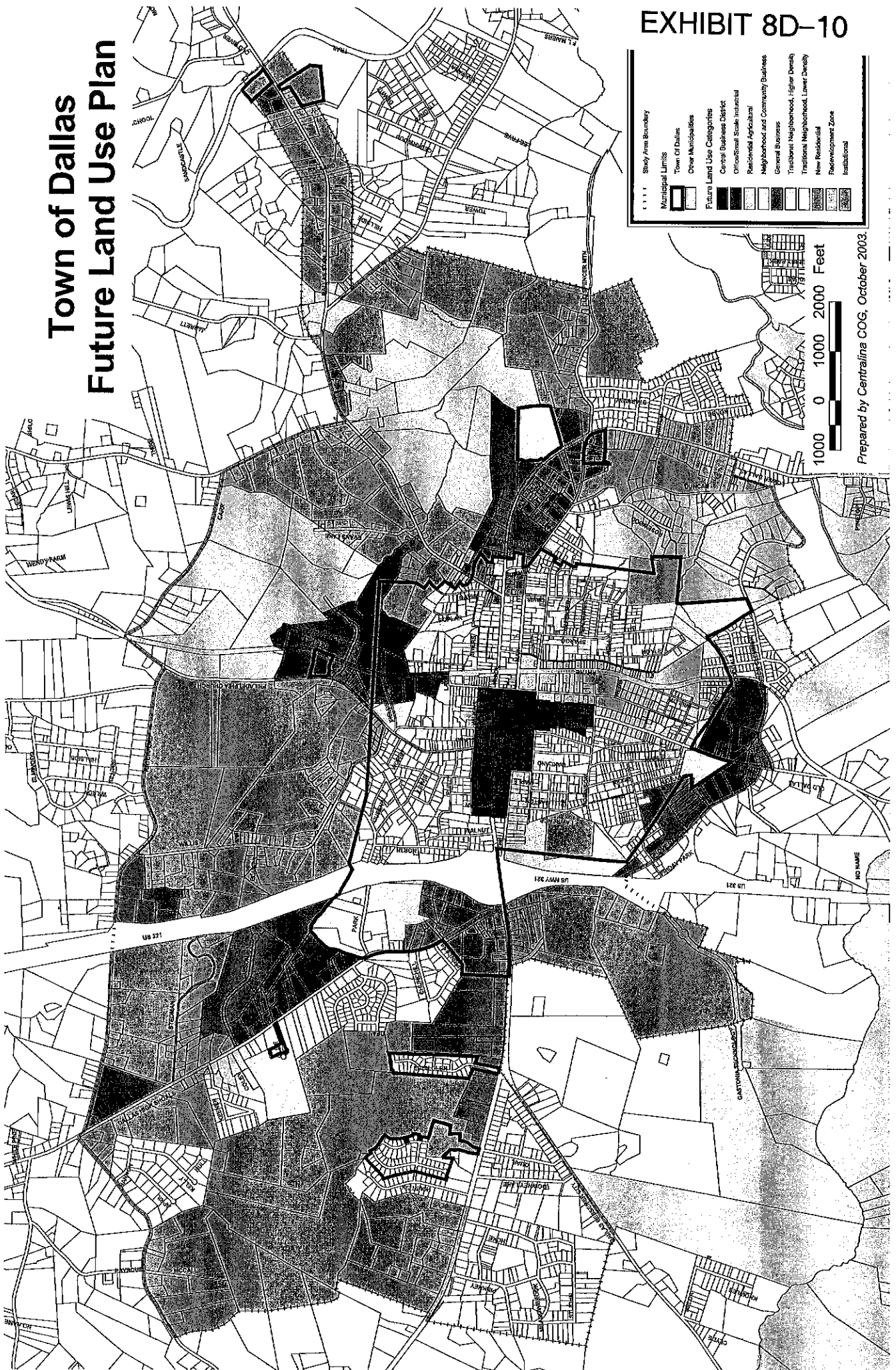
Parcel #170074
Robert & Jo Ann Propst
PO BOX 1143
Dallas, NC 28034

Parcel #170070
Rebecca Lane
3618 Dallas High Shoals HWY
Dallas, NC 28034

Parcel # 170073
Terry & Cathy Allen
1540 S New Hope Rd.
Gastonia, NC 28054

Town of Dallas Future Land Use Plan

EXHIBIT 8D-10



Prepared by Centralina CCG, October 2003.

