

EXHIBIT B  
LEGAL DESCRIPTION  
"Land Subject to Annexation"

Being all of that certain tract of land containing 167.143 acres located in Huntersville Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a set # 5 rebar, said rebar being the Southeast corner of subject Tract, said rebar also being along the western margin of a 60 foot wide public R/W of Wynfield Creek Parkway at the northern terminus of a common line between said R/W and designated common open space as shown on map entitled "Wynfield Creek Parkway" and recorded in the Mecklenburg County Register of Deeds in Map Book 23, Page 215; thence, along the northern line of said common open space, North 67°09'24" West, 20.01 feet to a set # 5 rebar, said rebar being the Northwest corner of said common open space, said rebar also being the Northeast corner of lot 55 as shown on map entitled "Taybrook at Wynfield" and recorded at said Mecklenburg County Register of Deeds in Map Book 24, Page 666; thence, along the north line of lot 55 the following two (2) courses: 1)North 66°47'02" West, 91.81 feet to a found axle; 2)North 67°30'56" West 95.37 feet to a found # 5 rebar, said rebar being the common corner between lots 54 and 55 as shown on said map of Taybrook of Wynfield; thence continuing along the north line of lots 54, 46, 45, 44, 39, 38, 37, 34, and 33 of said Taybrook at Wynfield Subdivision, North 67°09'24" West passing found # 5 rebars at 294.95, and 541.99 feet; a found concrete monument at 571.98 feet, and found # 5 rebars at 605.97 feet, 941.94 feet, 1,112.98, 1,247.00 feet, and 1,739.36 feet for a total distance of 1,789.36 feet to a point in the centerline of McDowell Creek; thence, along the centerline of McDowell Creek the following ten (10) courses: 1)North 24°13'35" West, 299.38 feet to a point; 2)North 33°37'15" West, 176.75 feet to a point; 3)North 30°21'22" West, 727.08 feet to a point; 4)North 26°51'07" West, 230.85 feet to a point; 5)North 03°48'04" West, 224.34 feet to a point; 6)North 07°58'39" East, 176.43 feet to a point; 7)North 13°06'26" East, 250.17 feet to a point; 8)North 16°37'01" East, 342.12 feet to a point; 9)North 34°07'31" East, 441.92 feet to a point; 10)North 38°47'31" East, 349.43 feet to a point; thence leaving McDowell Creek with the line of Louisa C. McAulay as recorded in Mecklenburg County Register of Deeds in Deed Book 3340, Page 285, South 62°29'31" East passing a found 1/2" iron rod at 50.54 feet for a total distance of 3,074.95 feet to a drill hole in a found granite rock on the west side of an old farm road, said farm road previously designated as a public road in Deed Book 2893, Page 227, said rock being a common corner of Louisa C. McAulay and Hugh M. McAulay/Louisa C. McAulay as described in Deed Book 1438, Page 479 and recorded in the said Mecklenburg County Register of Deeds; thence, along the old farm road with the line of Hugh M. McAulay/Louisa C. McAulay and line of Louisa C. McAulay as described in Deed Book 3340, Page 285, South 22°16'49" West, 1,212.13 feet to a found iron pipe of the west side of the said old farm road, said found iron pipe being the common corner of Louisa C. McAulay and Rhein - Cambell Ltd. Partnership as described in Deed Book 6761, Page 212; thence, continuing along the west side of said farm road with the line of Rhein - Cambell, South 24°03'22" West, 722.98 feet to a set # 5 rebar along the R/W of McDiarmid Lane at the intersection of Wynfield Creek Parkway (R/W width varies), said rebar also being the Southwest corner of lot 161 as shown on map entitled "Wynfield Creek Map 4" as found in Map Book 25, Page 577 and recorded in the Mecklenburg County Register of Deeds; thence, with the R/W of Wynfield Creek Parkway the following six (5) courses: 1)Along a curve to the right having a radius of 30.00 feet, an arc length of 24.43 feet and a chord bearing and distance of North 13°49'44" West, 23.76 feet to a set # 5 rebar; 2)South 82°07'00" West, 67.54 feet to a set # 5 rebar; 3)South 03°34'07" East, 240.96 feet to a set # 5 rebar; 4)South 03°44'35" East, 99.98 feet to a set # 5 rebar; 5)Along a curve to the right having a radius of 220.00 feet, an arc length of 109.48 feet and a chord bearing and distance of South 10°30'48" West, 108.35 feet to a set # 5 rebar; 6)South 24°46'10" West, 2.01 feet to the Point and Place of Beginning, being the same property as that conveyed to Lizzie Grey K. Mayberry and Mrs. Dorothy K. Woodlief in Deed Book 2893, Page 227 and shown as tract 4 on map entitled "R.A. Torrence Estate Land" and recorded in the Mecklenburg County Register of Deeds in Map Book 3, Page 466.

TAYBROOK.LGL

TOGETHER WITH  
(continued on next page)



EXHIBIT B  
LEGAL DESCRIPTION

"Land Subject to Annexation" (continued)

BEING a 248.49 acre tract of land situated in Huntersville Township and comprised of four tracts described in warranty deeds to Louisa C. McAulay recorded in Deed Book 3340 at page 285, Deed Book 1259 at page 369 and Deed Book 1438 at page 479, Mecklenburg County Registry, described as follows:  
BEGINNING at a nail in the centerline of Stumptown Road (SR 2140 - 60' public R/W), the southeasterly most corner of said McAulay property, from which NCGS Station "MO-14" bears S15° 43'02"E, 1,720.05 feet (ground distance);

THENCE the following five courses to the centerline of McDowell Creek:

1. S63° 40'27"W, 525.42 feet;
2. S20° 49'04"W, 701.23 feet;
3. N71° 50'55"W, 2,327.23 feet;
4. N20° 11'13"E, 1,212.21 feet;
5. N64° 36'26"W, 3,076.12 feet;

THENCE the following seven courses with the centerline of McDowell Creek:

1. N36° 20'25"E, 142.67 feet;
2. N41° 06'18"E, 247.93 feet;
3. N39° 27'49"E, 270.15 feet;
4. N37° 56'21"E, 257.31 feet;
5. N20° 25'18"E, 96.03 feet;
6. N08° 03'56"E, 161.52 feet;
7. N01° 42'05"W, 70.77 feet;

THENCE, departing said centerline, S48° 22'40"E, 860.89 feet;

THENCE N33° 51'54"E, 1,749.07 feet to the centerline of Spring Branch;

THENCE, the following eleven courses with the centerline of said branch:

1. S67° 58'59"E, 127.32 feet;
2. S69° 58'26"E, 138.94 feet;
3. N80° 34'40"E, 62.98 feet;
4. S40° 51'27"E, 78.85 feet;
5. S77° 55'31"E, 50.43 feet;
6. S58° 36'48"E, 53.80 feet;
7. N61° 30'11"E, 26.63 feet;
8. S68° 26'15"E, 131.00 feet;
9. S88° 44'08"E, 58.84 feet;
10. S66° 28'08"E, 30.67 feet;
11. N04° 58'25"W, 7.25 feet;

THENCE, the following eight courses to the centerline of Stumptown Road:

1. S04° 58'25"E, 448.02 feet;
2. N59° 15'57"E, 131.88 feet;
3. S30° 53'51"E, 199.96 feet;
4. S77° 25'25"W, 247.53 feet;
5. S28° 16'32"E, 1,675.88 feet;
6. N59° 33'19"E, 312.77 feet;
7. N30° 48'02"W, 240.32 feet;
8. N38° 35'05"E, 140.26 feet;

THENCE, the following ten courses with the centerline of Stumptown Road:

1. S23° 53'41"E, 636.17 feet;
2. S23° 51'48"E, 405.23 feet;
3. S24° 25'13"E, 231.09 feet;
4. S24° 02'57"E, 283.54 feet;
5. S23° 52'17"E, 223.33 feet;
6. S26° 39'07"E, 135.65 feet;
7. S34° 46'33"E, 130.71 feet;
8. S40° 22'18"E, 198.23 feet;
9. S41° 28'29"E, 276.22 feet;
10. S41° 58'48"E, 211.81 feet to the POINT OF BEGINNING, containing 248.492 acres of land.

LESS AND EXCEPT: All those tracts or parcels of land described on Exhibit "A".

JUDITH A GIBSON REG OF DEEDS MECK NC  
BK: 07629 PC: 0414/0416 #:0281 12.00  
FILED FOR REGISTRATION 01/12/94 14:04

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR WYNFIELD FOREST**

THIS SUPPLEMENTAL DECLARATION is made this 6th  
day of January, 1994, by Crosland/Wynfield Forest Limited Partnership,  
a North Carolina limited partnership (hereinafter referred to as "Declarant").

**WITNESSETH:**

WHEREAS, Declarant recorded that certain Declaration of Covenants,  
Conditions and Restrictions for Wynfield Forest ("Declaration") dated December 28th,  
1993, and recorded in Book 7606 pages 539/590, et seq. in the Office of the Register of  
Deeds of Mecklenburg County, North Carolina (the "Mecklenburg Registry"); and

WHEREAS, pursuant to the provisions of Article VIII of the Declaration,  
Declarant reserved the right to subject and annex to the Declaration certain additional  
property described in Exhibit "B" to the Declaration (the "Annexable Property");

WHEREAS, Declarant is the owner of the real property described in  
Exhibit "A" attached hereto and incorporated by this reference (the "Additional  
Property"), which is a portion of the Annexable Property; and

WHEREAS, Declarant wishes to subject the Additional Property to the  
Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under  
the Declaration, Declarant hereby subjects the real property described on Exhibit "A"  
hereof to the lien and operation of the Declaration and the provisions of this  
Supplemental Declaration, which shall apply to such property in addition to the  
provisions of the Declaration. Such property shall be sold, transferred, used, conveyed,  
occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this  
Supplemental Declaration and the Declaration, both of which shall run with the title to  
such property and shall be binding upon all persons having any right, title, or any  
interest in such property, their respective heirs, legal representatives, successors-in-title,  
and assigns.

DRAWN BY AND MAIL TO: *lwb*  
PERRY PATRICK FARMER & MICHAUX  
2200 THE CARILLON  
227 W. TRADE ST.  
CHARLOTTE, N.C. 28202

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration, under seal, as of the date first above written.

CROSLAND/WYNFIELD FOREST LIMITED PARTNERSHIP, a North Carolina limited partnership.

By: CROSLAND INVESTORS, INC., a North Carolina corporation, its general partner [SEAL]

By: Douglas L. Boone [SEAL]  
Douglas L. Boone

Its: Vice President

Attest: Bonnie Williams [SEAL]

Its: Asst. Secretary

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

This 6th day of January, 1994, personally came before me Douglas L. Boone, who being by me duly sworn, says that he is the Vice President of Crosland Investors, Inc., a North Carolina corporation, general partner of Crosland/Wynfield Forest Limited Partnership, a North Carolina limited partnership, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him, on behalf of said corporation by its authority duly given, and he acknowledged the said writing to be the act and deed of said corporation.

WITNESS my hand and notarial seal, this 6th day of January, 1994.

B. Ann Fox  
NOTARY PUBLIC

My Commission Expires:

11-4-96

(NOTARIAL SEAL)