Site Summary Report
DAVIDSON SANITARY LANDFILL
NONCD0000184
Mecklenburg County, North Carolina

Hurricane Recovery Act of 2005
State of North Carolina
State Contract N06010S
MM&A Project Number NCUL113

NCDENR

Prepared For:
North Carolina Department of Environmental and Natural Resources
Division of Waste Management - Superfund Section
Inactive Hazardous Sites Branch
401 Oberlin Road, Suite 150
Raleigh, NC 27605

Prepared By:
MARSHALL MILLER & ASSOCIATES, INC.
5825 Triangle Drive
Raleigh, NC 27617
(Ph.) 919-786-1414 (Fax) 919-786-1418

December 21, 2007

Prepared By:

Matthew J. Smith
Staff Scientist

Reviewed By:

Andrew D. Waggener
Program Manager
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>SITE INFORMATION</td>
<td>1</td>
</tr>
<tr>
<td>2.0</td>
<td>AREAS OF NOTE</td>
<td>1</td>
</tr>
<tr>
<td>3.0</td>
<td>SITE LOCATION RESEARCH SUMMARY</td>
<td>2</td>
</tr>
<tr>
<td>3.1</td>
<td>SITE SUMMARY</td>
<td>2</td>
</tr>
<tr>
<td>3.1.1</td>
<td>Site Ownership and Dates of Operation</td>
<td>2</td>
</tr>
<tr>
<td>3.1.2</td>
<td>Site Location</td>
<td>3</td>
</tr>
<tr>
<td>3.1.3</td>
<td>General Site Description</td>
<td>3</td>
</tr>
<tr>
<td>3.2</td>
<td>SITE CONDITIONS</td>
<td>4</td>
</tr>
<tr>
<td>3.2.1</td>
<td>On-Site Structures</td>
<td>4</td>
</tr>
<tr>
<td>3.2.2</td>
<td>Current Site Usage</td>
<td>4</td>
</tr>
<tr>
<td>3.2.3</td>
<td>On-Site Water Supply Wells and Intakes</td>
<td>4</td>
</tr>
<tr>
<td>3.2.4</td>
<td>Surface Water Features</td>
<td>4</td>
</tr>
<tr>
<td>3.2.5</td>
<td>Disposal Area</td>
<td>5</td>
</tr>
<tr>
<td>3.2.6</td>
<td>Disposal Area Conditions</td>
<td>5</td>
</tr>
<tr>
<td>3.2.7</td>
<td>Evidence of Human Activity</td>
<td>5</td>
</tr>
<tr>
<td>3.2.8</td>
<td>Potential Landfill Gas Migration Pathways</td>
<td>6</td>
</tr>
<tr>
<td>3.2.9</td>
<td>Physical Barriers</td>
<td>6</td>
</tr>
<tr>
<td>3.2.10</td>
<td>Other Pertinent Information</td>
<td>6</td>
</tr>
<tr>
<td>3.3</td>
<td>VICINITY CONDITIONS</td>
<td>6</td>
</tr>
<tr>
<td>3.3.1</td>
<td>Structures Located within 50 Feet of the Disposal Area</td>
<td>6</td>
</tr>
<tr>
<td>3.3.2</td>
<td>Water Supply Wells and Intakes</td>
<td>6</td>
</tr>
<tr>
<td>3.3.3</td>
<td>Current Land Usage</td>
<td>7</td>
</tr>
<tr>
<td>3.3.3.1</td>
<td>Northern Disposal Area</td>
<td>7</td>
</tr>
<tr>
<td>3.3.3.2</td>
<td>Southern Disposal Area</td>
<td>7</td>
</tr>
<tr>
<td>3.3.4</td>
<td>Surface Water Features</td>
<td>8</td>
</tr>
<tr>
<td>4.0</td>
<td>AERIAL PHOTOGRAPHY REVIEW</td>
<td>8</td>
</tr>
</tbody>
</table>
TABLE OF CONTENTS (Continued)

FIGURES

   Figure 1 - Topographic Map
   Figure 2 - Property/Water Well Location Map
   Figure 3 - Vicinity Map
   Figure 4 - Site Location Map

TABLE

   Table 1 - Tabulated GPS Coordinates

APPENDICES

APPENDIX A

   Mecklenburg County Register of Deeds - Deeds
   Mecklenburg County Property Ownership and Land Records Information System -
   Current Tax Values & Building Information Report

APPENDIX B

   Records of Communication

APPENDIX C

   Survey Plat of Fisher Farm Park

APPENDIX D

   Site Inspection Photodocumentation

APPENDIX E

   Field Reconnaissance Sheet

APPENDIX F

   Aerial Photographs
      Mecklenburg County Soil and Water Conservation District, 1938
      Mecklenburg County Soil and Water Conservation District, 1951
      Mecklenburg County Soil and Water Conservation District, 1956
      Mecklenburg County Soil and Water Conservation District, 1968
      Mecklenburg County Soil and Water Conservation District, 1983
      National Agricultural Imagery Program, 2005
1.0 SITE INFORMATION

ID NUMBER: NONCD0000184
SITE NAME: Davidson Sanitary Landfill
LOCATION: At the southwestern terminus of Fisher Road (SR-2419), immediately west of its intersection with Shearer Road (SR-2418) and east of the Town of Davidson, North Carolina.
COUNTY: Mecklenburg

LANDFILL SIZE: 4.4 acres (combined)
PROPERTY (SITE) SIZE: 200 acres
DATE OPENED: 1960
DATE CLOSED: 1977

SITE OWNER: Town of Davidson
OWNER CONTACT: Mr. Leamon Brice
OWNER ADDRESS: P.O. Box 579, Davidson, North Carolina 28036
OWNER TELEPHONE NUMBER: (704) 940-9618

PARCEL IDENTIFICATION NUMBER: 00311104
DEED REFERENCE: Deed Book 14620, Page Number 750

COORDINATES (AT POINT OF ENTRANCE TO SITE):
STATE PLANE COORDINATES (SPC); NAD83, METERS
X: 446359.010; Y: 194642.300

DEGREES, MINUTES, SECONDS (DMS); WGS 84
Lat.: N 35° 29’ 28.66’’; Long.: W 80° 47’ 57.62’’

2.0 AREAS OF NOTE

The following areas of note were observed during the site assessment:

- Two separate disposal areas totaling 4.4 acres were identified at the Site.
- Four water supply wells were noted to exist within 1,000 feet of the disposal areas, two of which are on Site.
- Eight structures were identified on the Site, the nearest being located approximately 380
feet north of the southern disposal area.

- A local resident reported that asbestos and human waste may have been disposed of at the Site (Appendix B), although this was not confirmed.

### 3.0 SITE LOCATION RESEARCH SUMMARY

Marshall Miller & Associates, Inc. (MM&A) has completed an assessment of the old landfill site listed as the Davidson Sanitary Landfill located east of the Town of Davidson, Mecklenburg County, North Carolina. The assessment included historical research and a site inspection to confirm the Site location, to develop an understanding of the operational and development history, and to evaluate the current Site and vicinity conditions.

For the purpose of this report, the term “Site” refers to the property on which the disposal area is located. The term “disposal area” is specific to the actual location where refuse was buried or disposed.

### 3.1 SITE SUMMARY

#### 3.1.1 Site Ownership and Dates of Operation

According to records available from the Mecklenburg County Register of Deeds, the Site is currently owned by the Town of Davidson who purchased it from John G. Fisher Jr. and wife, Hattie W. Fisher, along with Daniel B. Fisher and wife, Eileen F. Fisher, on December 30, 2002 (Deed Book 14620, Page 750). Prior to this sale, a general warranty deed was filed on May 21, 1992 in order to confirm the record of the Site owned by John G. Fisher Jr., Hattie W. Fisher, Daniel B. Fisher, and Eileen F. Fisher (Deed Book 6886, Page 296). Copies of these deeds and the 2007 Tax Values and Information Report are provided in Appendix A.

Based on review of historical aerial photographs (Section 4.0) dumping operations likely began prior to 1968. Additionally, during a phone conversation Mr. Baxter Fisher, prior Site owner, stated that he had personally worked at the landfill during its operation and that dumping took place from 1960-1977 (Appendix B).
MM&A obtained permission to access the Site from Mr. Leamon Brice, Davidson Town Manager, prior to performing an on-site inspection. A copy of the Request for Site Access Letter and follow-up communication logs are included as Appendix B.

3.1.2 Site Location

The Site is located approximately 2.61 miles southeast of the Davidson Town Hall (216 South Main Street) with a bearing of 96 degrees from true north. The Site location and the surrounding area are depicted in the various maps included with this report (Figures 1 through 4).

3.1.3 General Site Description

The Site is located in Fisher Farm Park, amid a rural area east of the Town of Davidson in northern Mecklenburg County. The Site is bordered to the north and west by a mixture of undeveloped woodland and cleared areas, as well as a utility right of way beyond the northwestern boundary. The West Branch of Rocky River flows in a southerly direction paralleling the western boundary of the Site. The Site is bordered to the south by undeveloped woodlands. The land east of the Site is composed of scattered single family residences and an electrical substation located among cleared fields and undeveloped woodlands.

The Site occupies an area of approximately 200 acres and is irregularly shaped. The disposal area consists of two areas noted as the northern disposal area and the southern disposal area. A Boundary Survey of the Site is included in Appendix C that shows the two disposal areas. Both are rectangular in shape and occupy a combined area of approximately 4.4 acres.

The terrain is composed of forested and grassed areas sloping toward an unnamed stream that flows through the southeastern portion of the Site to converge with the West Branch of Rocky River. Total relief across the Site is approximately 120 feet. According to the United States Department of Agriculture, Natural Resources Conservation Service’s Web
Soil Survey, the soils within the Site are classified as Pacolet sandy loam in the northern section, a mixture of Cecil sandy clay loam, Monacan loam, and Pacolet sandy loam in the central section, and a mixture of Mecklenburg fine sandy loam and Cecil sandy loam in the southern section.

3.2 SITE CONDITIONS

The following sections discuss the conditions of the Site based on historical research and the site inspection. Captioned photographs are included in Appendix D to illustrate the condition of the Site as observed during the site visit that was performed on October 31, 2007. A copy of the Field Reconnaissance Sheet is included as Appendix E.

3.2.1 On-Site Structures

During the site visit a single family residence with an associated out building as well as six wooden and metal storage buildings associated with the maintenance of Fisher Farm Park were observed in the central portion of the Site situated east of the disposal areas. Figure 2 shows the location of these structures relative to the disposal area.

3.2.2 Current Site Usage

The Site is currently used as a recreation area for the Town of Davidson called Fisher Farm Park.

3.2.3 On-Site Water Supply Wells and Intakes

One active and one inactive water supply well are located on Site approximately 550 feet southeast of the northern disposal area. (Figures 1 and 2).

3.2.4 Surface Water Features

An unnamed stream approximately 490 feet southeast of the southern disposal area flows through the southeastern portion of the Site to converge with the West Branch of the Rocky River at the southern border of the Site (Figures 1 and 2).
3.2.5 Disposal Area

There are two distinct disposal areas at the Site, which occupy a combined area of approximately 4.4 acres of the 200 acre Site based upon GPS mapping of the perimeter, personal interviews, and examination of maps and aerial photographs. The disposal areas are both rectangular in shape. The northern disposal area is located in the northern portion of the Site and the southern disposal area is located in the central portion of the Site. The northern disposal area consists of 3.26 acres and is bordered to the north and west by forested land and the south and east by a mixture of forested and cleared land. The southern disposal area consists of 1.14 acres and is bordered to north by a combination of forested and cleared areas, the west by cleared land, and the south and east by a mixture of forested and cleared land.

3.2.6 Disposal Area Conditions

During operation of the Davidson Sanitary Landfill both disposal areas consisted of large trenches used for refuse disposal, shown on the Boundary Survey as “filled gullies”. The northern disposal area is covered by fill dirt and the eastern portion is overgrown with grass. Slope is to the west with a total relief of approximately 60 feet. Debris including white goods, tires, and metal debris were observed along the western and northwestern boundaries of the northern disposal area (Appendix D). The southern disposal area is currently overgrown with grass and maintained. Slope is to the west with a total relief of approximately 25 feet. No debris was observed in the southern disposal area.

3.2.7 Evidence of Human Activity

The Site is currently being used as a community park for the Town of Davidson, (Fisher Farm Park). A series of mountain bike and hiking trails are located throughout the Site as well as picnic and recreational areas (Appendix B).
3.2.8 Potential Landfill Gas Migration Pathways
No potential landfill gas migration pathways were noted on-site. The disposal area does not contain any building foundations or underground utilities that would promote the migration of landfill gasses.

3.2.9 Physical Barriers
No physical barriers were observed to prevent access to the Site.

3.2.10 Other Pertinent Information
During a phone conversation Mr. Baxter Fisher, prior Site owner, stated that during the landfill’s operation 90% of the refuse disposed at the Site had been burned (Appendix B). Additionally, the Davidson Sanitary Landfill was listed in the North Carolina Department of Environmental and Natural Resources, Division of Waste Management – Superfund Section Inactive Hazardous Sites Branches inventory under Cabarrus County but is actually located in Mecklenburg County.

3.3 VICINITY CONDITIONS
3.3.1 Structures Located within 50 Feet of the Disposal Area
No current or historic structures were identified within 50 feet of the disposal area, based on the site visit and historical resources, which include aerial photography and topographic maps.

3.3.2 Water Supply Wells and Intakes
Four water supply wells along Shearer Road (SR-2418) were identified within 1,000 feet of the disposal area. Municipal water is available along Shearer Road, however the Charlotte/Mecklenburg Utility confirmed that none of the four addresses are connected to municipal water. It is, therefore, presumed that these addresses utilize private water supply wells (Appendix B). Figures 1 and 2 show the locations of the water supply wells relative to the Site.
According to research on the NCDENR, Water Quality Division, Public Water Supply website, there are no permitted Well Head Protection Areas in the vicinity of the Site.

### 3.3.3 Current Land Usage

Current land usage within 1,000 feet of the disposal areas is as follows:

#### 3.3.3.1 Northern Disposal Area

*North:* A combination of forested and cleared areas are located immediately north of the disposal area giving way to a utility right of way at approximately 350 feet. A single family residence and associated out building is located approximately 665 feet north of the disposal area followed by forested and cleared areas for the remainder of the 1,000 foot radius.

*South:* One single family residence with an associated out building and six storage buildings associated with park maintenance are located approximately 335 feet south of the disposal area amid a combination of forested and cleared areas.

*East:* The land immediately east of the disposal area is clear for approximately 395 feet giving way to Fisher Road (SR-2419). A single family residence beyond Fisher Road is located approximately 990 feet east of the disposal area amid forested and cleared areas.

*West:* The land immediately west of the disposal area is undeveloped forestland for approximately 770 feet giving way to a utility right of way. The West Branch of Rocky River is located approximately 960 feet west of the disposal area followed by undeveloped forestland for the remainder of the 1,000 foot radius.

#### 3.3.3.2 Southern Disposal Area

*North:* The land immediately north of the disposal area is composed of a combination of forested and cleared areas. A storage building associated with park maintenance is located approximately 400 feet north of the disposal area. Five additional storage buildings are located approximately 650 feet north of the disposal area amid forested and cleared areas.
South: A combination of forested and cleared areas occupies the land immediately south of the disposal area. A utility right of way is located approximately 930 feet south of the disposal area, beyond which lies forested and cleared areas for the remainder of the 1,000 foot radius.

East: The land immediately east of the disposal area is composed of a combination of forested and cleared areas. An unnamed creek is located approximately 490 feet east of the disposal area, beyond which lies forested and cleared areas for the remainder of the 1,000 foot radius.

West: The land west of the disposal area is clear for approximately 620 feet, beyond which a combination of forested and cleared areas extend for the entirety of the 1,000 foot radius.

3.3.4 Surface Water Features
An unnamed stream located in the southern portion of the Site is joined by a small unnamed stream east of the Site. It flows southwesterly to converge with the West Branch of Rocky River at the Site’s southern boundary approximately 0.34 miles south of the southern disposal area. Additionally, an unnamed stream converges with the West Branch of Rocky River approximately 0.17 miles west of the southern disposal area. Furthermore, two unnamed streams converge with the West Branch of Rocky River approximately 0.20 and 0.21 miles west of the northern disposal area. West Branch Rocky River is located in the Yadkin River Basin and is classified as Class C Waters in the 15A NCAC 2B Standards.

4.0 AERIAL PHOTOGRAPHY REVIEW
MM&A obtained aerial photographs from the Mecklenburg County Soil and Water Conservation District (SWCD), the United States Geological Survey (USGS), and the National Agricultural Imagery Program (NAIP) to provide information on the operational history of the dump and the development history of the vicinity.
The source and year for the aerial photographs obtained are as follows:

- 1938 Mecklenburg County SWCD, Frame ACO-79-5838 (18-37)
- 1951 Mecklenburg County SWCD, Frame ACO-4G-77
- 1956 Mecklenburg County SWCD, Frame ACO-3P-67
- 1968 Mecklenburg County SWCD, Frame ACO-JJP-65 (H-1)&ACO-3JJ-63 (H-2)
- 1983 Mecklenburg County SWCD, Frame 37109-178-101
- 1998 USGS Digital Orthoephoto Quadrangles, Cornelius, North Carolina
- 2005 NAIP, 1 Meter Natural Color

The aerial photographs listed above are included in Appendix F. Following is a summary of the observations made from the review of the aerial photography:

In the 1938 aerial photograph, the northern disposal area contained a mixture of forested and cleared areas, while the southern disposal area was covered with grass. The Site was composed of a mixture of forested and cleared areas. One structure was present on Site at the end of Fisher Road (SR-2419) approximately 980 feet northeast of the southern disposal area. An unnamed stream in the southern portion of the Site flowed southwesterly to converge with the West Branch of Rocky River at the Site’s southern boundary. The vicinity of the Site consisted of a combination of forested and cleared area. A single family residence was located approximately 990 feet east of the northern disposal area in the middle of a cleared field.

In 1951, the forested areas had become denser and occupied a larger portion of the northern disposal area. The southern disposal had experienced tree growth in the northern portion while the southern portion remained covered with grass. Eight buildings were present on the Site at the end of Fisher Road (SR-2419), the nearest being approximately 700 feet north of the southern disposal area. Numerous intermittent streams were present throughout the Site and vicinity converging with the West Branch of Rocky River along the western boundary of the Site. A utility right of way had been constructed across the southern portion of the Site. Additionally, several outbuildings had been constructed in association with the single family residence located approximately 990 feet east of the northern disposal.

By 1956, the forested areas of the disposal areas, Site, and vicinity had become denser.
In 1968, there was a considerable amount of disturbance in both the northern and southern disposal areas. A utility right of way had been constructed through the northeastern portion of the Site approximately 360 feet northeast of the northern disposal area. An unnamed stream was present approximately 490 feet southeast of the southern disposal area flowing southwesterly. Forested areas of the Site and vicinity had become denser.

By 1983, the northern disposal area was covered by fill with the exception of the western portion which remained disturbed. The southern disposal area had been covered with fill. A utility right of way had been constructed northwest of the Site approximately 770 feet west of the northern disposal area. An unnamed road had been constructed in the northern portion of the Site approximately 920 feet north of the northern disposal area leading to a single family residence and associated outbuilding approximately 665 feet north of the northern disposal area.

In 1998, the northern disposal area had been covered by grass with the exception of the western portion which remained disturbed. The southern disposal area had been covered with grass. The forested areas of the Site and vicinity had become denser.

By 2005, the western portion of the northern disposal area remained disturbed while the grass covered the central and eastern portions. The southern disposal area was covered with grass and maintained. A trail through the central forested area of the Site had been constructed. The 2005 photograph is generally representative of current conditions of the disposal areas, Site, and vicinity.
FIGURE 1

NCDENR/OLD UNLINED LANDFILL ASSESSMENTS
DAVIDSON SANITARY LANDFILL
NONC0000184
DAVIDSON, MECKLENBURG COUNTY,
NORTH CAROLINA

1 inch equals 1,000 feet

TOPOGRAPHIC MAP
WATER WELL LEGEND

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>PID</th>
<th>PROPERTY OWNER/ADDRESS</th>
<th>WELL LOCATION</th>
<th>DISTANCE (FEET)</th>
<th>DIRECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>311104</td>
<td>DAVIDSON, TOWN OF</td>
<td>21215 SHEARER RD</td>
<td>536</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PO BOX 579 DAVIDSON, NC 28036</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>311104</td>
<td>DAVIDSON, TOWN OF</td>
<td>21215 SHEARER RD</td>
<td>577</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PO BOX 579 DAVIDSON, NC 28036</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3*</td>
<td>311105</td>
<td>FISHER, DANIEL R &amp; EILEEN F</td>
<td>21245 SHEARER RD</td>
<td>735</td>
<td>NE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20800 FISHER RD DAVIDSON, NC 28036</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4*</td>
<td>311101</td>
<td>ROSEMAN, CRAIG M &amp; VIRGINIA D</td>
<td>21121 SHEARER RD</td>
<td>998</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DAVIDSON, NC 28036</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*THE EXISTENCE OF A WATER WELL COULD NOT BE CONFIRMED WITHIN THE SCOPE OF THIS INVESTIGATION AND WAS THEREFORE PRESUMED DUE TO LACK OF A MUNICIPAL WATER CONNECTION. THE LOCATION IS PROJECTED TO BE PROXIMATE TO INCIDENTAL STRUCTURE 2.

Legend

- **EXISTING PROPERTY LINE**
- **SITE BOUNDARY**
- **DISPOSAL AREA**
- **EXISTING ON-SITE STRUCTURE**
- **PERENNIAL STREAM**
- **INTERMITTENT STREAM**
- **ACTIVE WATER SUPPLY WELL (KNOWN)**
- **ACTIVE WATER SUPPLY WELL (PRESUMED)**
- **INACTIVE WATER SUPPLY WELL**
FIGURE 4

NCDENR/OLD UNLINED LANDFILL ASSESSMENTS
DAVIDSON SANITARY LANDFILL
NONCD0000184
DAVIDSON, MECKLENBURG COUNTY,
NORTH CAROLINA

1 inch equals 4,000 feet

SITE LOCATION MAP
<table>
<thead>
<tr>
<th>Waypoint</th>
<th>GPS Waypoint Description</th>
<th>State Plane * (Meters)</th>
<th>Geographic Coordinate System *</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Site Entrance and Well Houses.</td>
<td>446359.010 194642.300</td>
<td>35° 29' 28.662&quot; -80° 47' 57.62&quot;</td>
</tr>
<tr>
<td>02</td>
<td>Northwestern View of Site.</td>
<td>446112.430 194819.730</td>
<td>35° 29' 34.274&quot; -80° 48' 7.53&quot;</td>
</tr>
<tr>
<td>03</td>
<td>Debris Scattered in Gulley</td>
<td>446207.680 194759.320</td>
<td>35° 29' 32.37&quot; -80° 48' 3.708&quot;</td>
</tr>
<tr>
<td>04</td>
<td>Western Portion of Northern Disposal Area.</td>
<td>446098.510 194553.870</td>
<td>35° 29' 25.64&quot; -80° 48' 7.891&quot;</td>
</tr>
<tr>
<td>05</td>
<td>Northerneastern Portion of Northern Disposal Area.</td>
<td>446140.740 194620.340</td>
<td>35° 29' 27.821&quot; -80° 48' 6.264&quot;</td>
</tr>
<tr>
<td>06</td>
<td>Metal Debris.</td>
<td>446252.570 194346.670</td>
<td>35° 29' 35.947&quot; -80° 47' 58.73&quot;</td>
</tr>
<tr>
<td>07</td>
<td>Metal Debris and White Goods.</td>
<td>446290.970 194862.150</td>
<td>35° 29' 33.999&quot; -80° 47' 58.576&quot;</td>
</tr>
<tr>
<td>08</td>
<td>Metal Debris.</td>
<td>446238.810 194855.200</td>
<td>35° 29' 33.617&quot; -80° 48' 2.785&quot;</td>
</tr>
<tr>
<td>09</td>
<td>Perimeter Point.</td>
<td>446166.520 194842.650</td>
<td>35° 29' 33.037&quot; -80° 48' 5.803&quot;</td>
</tr>
<tr>
<td>10</td>
<td>Perimeter Point.</td>
<td>446110.360 194835.780</td>
<td>35° 29' 34.793&quot; -80° 48' 7.624&quot;</td>
</tr>
<tr>
<td>11</td>
<td>Perimeter Point.</td>
<td>446155.270 194780.840</td>
<td>35° 29' 35.049&quot; -80° 48' 5.401&quot;</td>
</tr>
<tr>
<td>12</td>
<td>Perimeter Point.</td>
<td>446231.640 194797.310</td>
<td>35° 29' 35.499&quot; -80° 48' 2.542&quot;</td>
</tr>
<tr>
<td>13</td>
<td>Perimeter Point.</td>
<td>446337.890 194807.180</td>
<td>35° 29' 35.755&quot; -80° 48' 0.477&quot;</td>
</tr>
<tr>
<td>14</td>
<td>Perimeter Point.</td>
<td>446226.240 194331.200</td>
<td>35° 29' 19.008&quot; -80° 48' 1.63&quot;</td>
</tr>
<tr>
<td>15</td>
<td>Perimeter Point.</td>
<td>446187.800 194309.960</td>
<td>35° 29' 18.358&quot; -80° 48' 1.155&quot;</td>
</tr>
<tr>
<td>16</td>
<td>Perimeter Point.</td>
<td>446155.390 194290.610</td>
<td>35° 29' 17.642&quot; -80° 48' 0.363&quot;</td>
</tr>
<tr>
<td>17</td>
<td>Perimeter Point.</td>
<td>446170.910 194266.280</td>
<td>35° 29' 16.996&quot; -80° 48' 2.111&quot;</td>
</tr>
<tr>
<td>18</td>
<td>Perimeter Point.</td>
<td>446239.320 194284.910</td>
<td>35° 29' 16.351&quot; -80° 48' 4.812&quot;</td>
</tr>
<tr>
<td>19</td>
<td>Perimeter Point.</td>
<td>446283.720 194304.030</td>
<td>35° 29' 17.131&quot; -80° 48' 5.445&quot;</td>
</tr>
<tr>
<td>20</td>
<td>Perimeter Point.</td>
<td>446264.170 194326.430</td>
<td>35° 29' 17.778&quot; -80° 48' 4.173&quot;</td>
</tr>
<tr>
<td>21</td>
<td>Perimeter Point.</td>
<td>446335.100 194867.260</td>
<td>35° 29' 18.49&quot; -80° 48' 2.663&quot;</td>
</tr>
<tr>
<td>22</td>
<td>Perimeter Point.</td>
<td>446338.700 194847.180</td>
<td>35° 29' 35.30&quot; -80° 47' 58.60&quot;</td>
</tr>
</tbody>
</table>

* State plane coordinates are recorded using the North American Datum of 1983 (NAD83). Geographic coordinates are recorded using the World Geodetic System of 1984 (WGS84).
APPENDIX A

Mecklenburg County Register of Deeds - Deeds
Mecklenburg County Property Ownership and Land Records Information System - Current Tax Values & Building Information Report
NORTH CAROLINA GENERAL WARRANTY DEED

Exercise Tax $5,000.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of , 200

by

Mail after recording to: Richard D. Kline
Post Office Box 1508
Davidson, North Carolina 28036

This instrument was prepared by: Richard D. Kline

Brief description for the Index:

THIS DEED made this day of December, 2002, by and between

GRANTOR

JOHN G. FISHER, JR. and wife, HATTIE W. FISHER

DANIEL B. FISHER and wife, EILEEN F. FISHER

GRANTEE

THE TOWN OF DAVIDSON, a North Carolina municipality

Post Office Box 579
Davidson, North Carolina 28036

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 , Dewees Township, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.
The property hereinafore described was acquired by Grantor by instrument recorded in Book __ at Page ____ in the ___________ County Public Registry.

A map showing the above described property is recorded in Plat Book ____ at 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 hereinafore described is subject to the following exceptions:

Easements, reservations and restrictions of record.

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

[Signatures]

JOHN G. FISHER, JR.

HATTIE W. FISHER

DANIEL B. FISHER

KILEEN F. FISHER

SEAL-STAMP

NORTH CAROLINA, __________ County.

I, Pamela Mullis, a Notary Public of the County and State aforesaid, certify that JOHN G. FISHER, JR. and wife, HATTIE W. FISHER and DANIEL B. FISHER and wife, KILEEN F. FISHER, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of December, 2004.

My commission expires: May 15, 2003

[Signature]

Notary Public

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
EXHIBIT A
LEGAL DESCRIPTION FOR GENERAL WARRANTY DEED
FROM JOHN G. FISHER, JR. and wife, HATTIE W. FISHER
AND DANIEL B. FISHER and wife, EILEEN F. FISHER

TO THE TOWN OF DAVIDSON
Dated December 30, 2002

Lying and being in Dewees Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a point in the center line of Shearer Road (S.R. 2418), said Beginning Point being located 8. 21-12-26 E. 23.01 feet from the point of intersection of the center lines of said Shearer Road and Fisher Road (S.R. 2419); thence from the Beginning Point so established, S. 45-26-15 W. 579.19 feet to a point, said point being near the southerly right-of-way of said Fisher Road; thence with the line of the property of Craig M. Roseman (now or formerly) as his property is described in Deed recorded in Book 5593, at Page 772 of the Mecklenburg Public Registry S. 9-20-46 E. 21.61 feet to a #5 rebar, thence six (6) new lines as follows; 1. S. 40-53-34 W. 132.02 feet to a #5 rebar; 2. S. 37-47-05 W. 136.96 feet to a #5 rebar; 3. S. 01-10-35 W. 514.87 feet to a 24" Poplar; 4. S. 14-44-25 W. 250.16 feet to a stump; 5. S 76-33-08 E 261.39 feet to a 30" Sweetgum; and 6. N. 65-01-29 E 305.24 feet to a #5 rebar in the line of Roseman aforesaid; thence with Roseman's line S. 50-13-21 E. 548.16 feet to a point in the line of the property of James F. Ritchie (now or formerly) as his property is described in Deed recorded in Book 4754, at Page 138 of the Mecklenburg Public Registry, this point also being in the corner of the property of Craig M. Roseman as described in the aforesaid Deed; thence with the line of James F. Ritchie as described in the aforesaid Deed, S. 12-53-17 W. 70.00 feet to an old axle, this point also being a common corner of the property of James F. Ritchie as described in the aforesaid Deed and the property of William H. Ritchie (now or formerly) as his property is described in Deed recorded in Book 4754, at Page 142 of the Mecklenburg Registry; thence with two lines of the property of William H. Ritchie as described in the aforesaid Deed as follows; (1) S. 12-53-17 W. 439.84 feet to a three-inch pipe set in walnut stump hole; and (2) S. 41-49-34 W. 948.27 feet to a nail in fence post in pine stump hole, this point also being S. 13-51-24 W. 1,244.26 feet from the southeasterly corner of the aforesaid property of Daniel B. Fisher as described in Deed Book 2316, at Page 420 of the Mecklenburg Public Registry; thence S. 16-36-44 E. 1,654.73 feet to a cedar stump in a westerly line of the property of Alan J. Grusky (now or formerly) as his property is described in Deed recorded in Book 4854, at Page 644 of the Mecklenburg Registry; thence with a line of the Allen J. Grusky property as described in the aforesaid Deed, S. 35-27-55 W. 101.99 feet to a point, this point being in the common corner of the property of Allen J. Grusky and the property of Blanche D. Hunt (now or formerly) as her property is described in Deed recorded in Book 5589, at Page 791 of the Mecklenburg Registry; thence with a line of the property of Blanche D. Hunt as described in the aforesaid Deed, S. 33-00-53 W. 555.97 feet to a point, said point being in the common corner of the Blanche D. Hunt property as described in the
aforesaid Deed, the property of Brockway (now or formerly) as described in a Deed recorded in Book 4086, at Page 780 of the Mecklenburg Registry, and the property of Puckett (now or formerly) as described in Deed recorded in Book 4418, at Page 759 of said Mecklenburg Registry; thence with three lines of the Puckett property as described in the aforesaid Deed as follows: (1) N. 39-20-24 W. 268.49 feet to a point; (2) N. 47-19-38 W. 870.03 feet to a point; and (3) S. 23-44-55 W. 162.00 feet to a point in the center line of West Fork Rocky River; thence in a northerly direction with the center line of West Fork Rocky River and with lines of the property of Hugh Barger (now or formerly) as his property is described in Deed recorded in Book 2952, at Page 489 of the Mecklenburg Public Registry, in five calls and distances as follows: (1) N. 32-53-02 W. 573.95 feet to a point; (2) N. 28-37-26 W. 625.40 feet to a point; (3) N. 29-05-36 W. 675.68 feet to a point; (4) N. 19-37-29 W. 901.41 feet to a point; and (5) N. 18-57-47 W. 679.55 feet to a point, said point being in a common corner of the property of John A. Tate (now or formerly) as his property is described in Deed recorded in Book 3664, at Page 949 of the Mecklenburg Public Registry and the property of Melvin Graham (now or formerly) as his property is described in Deed recorded in Book 5931, at Page 677 of said Mecklenburg Registry, thence with two lines of the property of Melvin Graham as described in the aforesaid Deed as follows: (1) N. 89-36-55 E. 443.06 feet to a black oak; and (2) N. 24-00-00 W. 828.59 feet to a point, said point being in the southwesterly corner of the property of Kenn Vitek (now or formerly) as his property is described in Deed recorded in Book 3700, at Page 843 of the Mecklenburg Public Registry; thence with two of the southerly lines of the Kenn Vitek property as described in the aforesaid Deed as follows: (1) N. 69-29-38 E. 1,226.64 feet to a point; and (2) N. 65-53-02 E. 383.79 feet to a point, said point being in a Duke Power right-of-way; thence a new line S. 39-32-59 E. 35.08 feet to a point, said point being in the northwesterly corner of the property of Daniel B. Fisher, Jr. (now or formerly) as his property is described in Deed recorded in Book 4066, at Page 665 of the Mecklenburg Public Registry; thence with five lines of the property of Daniel B. Fisher, Jr. as described in the aforesaid Deed as follows: (1) S. 39-32-59 E. 52.57 feet to a point; (2) N. 87-18-01 E. 253.14 feet to a point; (3) N. 68-03-01 E. 184.05 feet to a point; (4) N. 45-55-01 E. 449.98 feet to a point; and (5) N. 23-10-59 W. 15.00 feet to a point; thence N. 23-10-59 W. 0.11 feet to a point, this point being the original northerly boundary line of the property of the Grantor herein; thence with said original northerly boundary line, N. 66-53-02 E. 219.82 feet to a point in the center line of said Shearer Road; thence following two calls and distances running from the center line of said Shearer Road to the easterly margin thereof: (1) N. 66-53-02 E. 20.35 feet; and (2) S. 55-51-42 E. 15.20 feet to a point in the easterly margin of said Shearer Road; thence with the easterly margin of said Shearer Road, and in a southerly direction in nine calls and distances as follows: (1) S. 4-38-42 W. 77.55 feet; (2) S. 00-11-45 E. 65.0 feet; (3) S. 3-37-00 E. 57.55 feet; (4) S. 6-12-43 E. 60.11 feet; (5) S. 8-42-15 E. 60.89 feet; (6) S. 12-29-09 E. 61.42 feet; (7) S. 15-33-34 E. 58.52 feet; (8) S. 18-14-57 E. 54.60 feet; and (9) S. 21-12-26 E. 9.29 feet; thence from the easterly margin of said Shearer Road and on an angle to the center line thereof, S. 45-26-15 W. 32.65 feet to the point and place of BEGINNING; and containing 200.40 acres as shown on a boundary survey for John G. Fisher, Jr. and Daniel B. Fisher, by Richard Boyd Brooks, R.L.S., dated September 18, 1990, and a boundary survey of a 6.00 acre parcel prepared by Rufus Love, to which surveys further reference is hereby made.
Such property being the a portion of the property described in a deed from John G. Fisher, Jr. and wife, Hattie W. Fisher; and Daniel B. Fisher and wife, Eileen F. Fisher, Grantors, to John G. Fisher, Jr. and Daniel B. Fisher, Grantees, on May 21, 1992, and recorded in the Mecklenburg Public Registry in Book 6886 at Page 296. Also Deed Book 10777 Page 262; and Deed Book 10766 Page 614.
JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

Filed For Registration: 12/30/2002 03:58 PM
Document No.: 2002259977
DEED 6 PGS $26.00
NC REAL ESTATE EXCISE TAX: $5,000.00
Recorder: MAXINE HAITH

State of North Carolina, County of Mecklenburg
The foregoing certificate of PAMELA S. MULLIS Notary is certified to be correct. This 30TH of December 2002

JUDITH A. GIBSON, REGISTER OF DEEDS By: [Signature]
Deputy/Assistant Register of Deeds

2002259977
NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of May, 1992, by and between

GRANTOR

JOHN G. FISHER, JR. and wife, HATTIE W. FISHER; and DANIEL B. FISHER and wife, EILEEN F. FISHER

AND

GRANTEE

JOHN G. FISHER, JR. and DANIEL B. FISHER

20801 Fisher Rd

Davidson, N.C. 28036

Necklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
The property hereinafter described was acquired by Grantor by instrument recorded in ...

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

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee forever.

And the Grantor covenants with the Grantee that Grantor in interest of the premises in fee simple, has the right to convey the same in fee simple, this title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the claims of all persons, so ever except for the exceptions hereinafter stated.

Title to the property hereinafter described is subject to the following exceptions: Excepting, however, the general utility easements of record, and the rights-of-way of Shearer Road and Fisher Road.

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 officer and its seal to be affixed or authenticated by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: ____________________________

President

ATTEST:

______________________________

Secretary (Corporate Seal)

______________________________

[Seal]

NOTARY PUBLIC

[Seal]

I, a Notary Public of the County and State aforesaid, certify that John G. Fisher, Jr., and wife, Melvin W. Fisher; Daniel B. Fisher, and wife, Eileen F. Fisher, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of ...

8/21/96

[Signature]

Notary Public

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 last page hereof.

REGISTER OF NEEDS FOR...

By: ____________________________

Deputy/Assistant - Register of Deeds
EXHIBIT A

ATTACHED TO AND FORMING A PART OF DEED, DATED May 21, 1992, FROM JOHN G. FISHER, JR., AND WIFE, HATTIE W. FISHER; AND DANIEL B. FISHER AND WIFE, ELLEN F. FISHER, TO JOHN G. FISHER, JR., AND DANIEL B. FISHER

Lying and being in Dewese Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a point in the center line of Shearer Road (S.R. 2418), said Beginning Point being located S. 21-12-26 E. 23.01 feet from the point of intersection of the center lines of said Shearer Road and Fisher Road (S.R. 2419); thence from the Beginning Point as established, S. 45-26-13 W. 579.17 feet to a point, said point being near the southerly right-of-way of said Fisher Road; thence with two lines of the property of Craig M. Roseman (now or formerly) as his property is described in Deed recorded in Book 5593, at Page 772 of the Mecklenburg Public Registry as follows: (1) S. 9-20-46 E. 791.21 feet to an old axle, this point of terminus being located N. 68-45-47 W. 498.99 feet from the northeasterly corner of the property of Daniel B. Fisher (now or formerly) as his property is described in Deed recorded in Book 2315, at Page 420 of the Mecklenburg Registry; and (2) S. 50-13-21 E. 755.16 feet to a point in the line of the property of James F. Ritchie (now or formerly) as his property is described in Deed recorded in Book 4754, at Page 138 of the Mecklenburg Public Registry, this point also being in the corner of the property of Craig M. Roseman as described in the aforesaid Deed; thence with the line of James F. Ritchie as described in the aforesaid Deed, S. 12-53-17 W. 70.00 feet to an old axle, this point also being a common corner of the property of James F. Ritchie as described in the aforesaid Deed and the property of William H. Ritchie (now or formerly) as his property is described in Deed recorded in Book 4754, at Page 142 of the Mecklenburg Registry; thence with three lines of the property of William H. Ritchie as described in the aforesaid Deed as follows: (1) S. 12-53-17 W. 439.04 feet to a three-inch pipe set in oak stump hole; (2) S. 41-49-34 W. 948.27 feet to a nail in fence post in pine stump hole; this point also being S. 13-51-24 W. 1,244.26 feet from the southeasterly corner of the aforesaid property of Daniel B. Fisher as described in Deed Book 2315, at Page 420 of the Mecklenburg Public Registry; and (3) S. 16-36-44 E. 1,654.73 feet to a cedar stump (this last call and distance being initially with the property of William H. Ritchie as described in the aforesaid Deed and also being with the line of the property of Ted W. Ritchie (now or formerly) as his property is described in Deed recorded in Book 4754 at Page 148 of the Mecklenburg Registry, with the aforesaid last call and distance terminating in a westerly line of the property of Alan J. Grusky (now or formerly) as his property is described in Deed recorded in Book 4054, at Page 644 of the Mecklenburg Registry; thence with a line of the Alan J. Grusky property as described in the aforesaid
Deed, S. 35-37-95 W. 101.99 feet to a point, this point being in the common corner of the property of Allen J. Crumney and the property of Blanche D. Hunt (now or formerly) as her property is described in Deed recorded in Book 5569, at Page 791 of the Mecklenburg Registry; thence with a line of the property of Blanche D. Hunt as described in the aforesaid Deed, S. 33-00-53 W. 555.97 feet to a point, said point being in the common corner of the Blanche D. Hunt property as described in the aforesaid Deed, the property of Brockway (now or formerly) as described in a Deed recorded in Book 4066, at Page 780 of the Mecklenburg Registry, and the property of Puckett (now or formerly) as described in Deed recorded in Book 4418, at Page 759 of said Mecklenburg Registry; thence with three lines of the Puckett property as described in the aforesaid Deed as follows: (1) N. 39-20-24 W. 268.49 feet to a point; (2) N. 47-19-38 W. 870.33 feet to a point; and (3) S. 23-44-55 W. 162.00 feet to a point in the center line of West Fork Rocky River; thence in a northerly direction with the center line of West Fork Rocky River and with lines of the property of Hugh Barger (now or formerly) as his property is described in Deed recorded in Book 2952, at Page 489 of the Mecklenburg Public Registry, in five calls and distances as follows: (1) N. 32-53-02 W. 573.95 feet to a point; (2) N. 28-37-26 W. 625.48 feet to a point; (3) N. 29-05-36 W. 675.68 feet to a point; (4) N. 19-37-29 W. 901.41 feet to a point; and (5) N. 18-57-47 W. 679.55 feet to a point, said point being in a common corner of the property of John A. Tate (now or formerly) as his property is described in Deed recorded in Book 3664, at Page 949 of the Mecklenburg Public Registry and the property of Melvin Graham (now or formerly) as his property is described in Deed recorded in Book 5931, at Page 677 of said Mecklenburg Registry; thence with two lines of the property of Melvin Graham as described in the aforesaid Deed as follows: (1) N. 89-36-55 S. 443.06 feet to a black oak; and (2) N. 24-00-00 W. 828.59 feet to a point, said point being in the southwesterly corner of the property of Kenn Vitek (now or formerly) as his property is described in Deed recorded in Book 3700, at Page 843 of the Mecklenburg Public Registry; thence with two of the southerly lines of the Kenn Vitek property as described in the aforesaid Deed as follows: (1) N. 69-29-38 E. 1,226.64 feet to a point; and (2) N. 69-53-02 E. 383.79 feet to a point, said point being within a Duke Power right-of-way; thence a new line S. 39-36-59 E. 35.08 feet to a point, said point being in the northwesterly corner of the property of Daniel B. Fisher, Jr. (now or formerly) as his property is described in Deed recorded in Book 4066, at Page 686 of the Mecklenburg Public Registry; thence with five lines of the property of Daniel B. Fisher, Jr. as described in the aforesaid Deed as follows: (1) S. 39-32-59 E. 224.57 feet to a point; (2) N. 87-18-01 E. 253.14 feet to a point; (3) N. 68-03-01 E. 484.85 feet to a point; (4) N. 45-55-01 E. 449.98 feet to a point; and (5) N. 23-10-59 W. 15.00 feet to a point; thence N. 23-10-59 W. 0.11 feet to a point, said point being the original northerly boundary line of the property of the Grantor herein; thence with said original northerly boundary line, N. 66-53-02 E. 219.82 feet to a point in the center line of said Shearer Road; thence following two calls and distances running from the center line of said Shearer Road to
the easterly margin thereof: (1) N. 66-53-02 E. 20.35 feet; and (2) S. 55-51-42 E. 15.20 feet to a point in the easterly margin of said Shearer Road; thence with the easterly margin of said Shearer Road, and in a southerly direction in nine calls and distances as follows: (1) S. 4-38-42 W. 77.55 feet; (2) S. 00-11-45 E. 65.0 feet; (3) S. 3-37-00 E. 57.55 feet; (4) S. 6-12-43 E. 60.11 feet; (5) S. 5-42-15 E. 60.89 feet; (6) S. 12-20-29 E. 61.42 feet; (7) S. 15-33-38 E. 58.52 feet; (8) S. 18-14-57 E. 54.60 feet; and (9) S. 21-12-26 E. 5.23 feet; thence from the easterly margin of said Shearer Road and on an angle to the center line thereof, S. 45-26-15 W. 32.68 feet to the point and place of BEGINNING; and containing 203.66 acres, as shown on a boundary survey for John G. Fisher, Jr. and Daniel E. Fisher, by Richard Boyd Brooks, R.L.S., dated September 18, 1990, to which survey further reference is hereby made.

The purpose of this Deed is to confirm of record the property owned by the Grantees herein, as above described.
Parcel Information
Parcel ID: 00311104
Account: EXEMPT
Parent: 00311104

Owner(s)
Owner Name: DAVIDSON TOWN OF
Mailing Address: PO BOX 579
City/State: DAVIDSON NC 28036

Legal Information
Legal Municipality: MECKLENBURG COUNTY-UNINCORPORATED

Total Parcel Assessment & Exemptions
<table>
<thead>
<tr>
<th>Building</th>
<th>Land</th>
<th>Features</th>
<th>Total</th>
<th>Exemption</th>
<th>Year Approved</th>
<th>Review Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>181400</td>
<td>187700</td>
<td>2300</td>
<td>2061500</td>
<td>TOWNSHIP</td>
<td>2061500</td>
<td>2061500</td>
<td></td>
</tr>
</tbody>
</table>

Sales Information
Sale Date: Dec 30 2002
Price: 250000
Stamps: 5000.0000
Quality: IMP
DeedBook: 14620-750
Type: WARRANTY D
Legal Ref.: 14620-750
Grantor: FISHER, JOHN G JR

Land Use
Use: R120
Units: 179.65
Type: AC
Neighborhood: A301
Assessment: 1828300

Building Information
<table>
<thead>
<tr>
<th>Bldg</th>
<th>Description</th>
<th>Type</th>
<th>Year Built</th>
<th>Property Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Single-Fam</td>
<td>RES</td>
<td>1943</td>
<td>21215 SHEARER RD UNINC</td>
</tr>
<tr>
<td>2</td>
<td>Single-Fam</td>
<td>RES</td>
<td>1803</td>
<td>21215 SHEARER RD UNINC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bldg</th>
<th>Story</th>
<th>Total Sq Ft</th>
<th>Heated</th>
<th>Foundation</th>
<th>Ext. Wall</th>
<th>Grade</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>2044</td>
<td>1435</td>
<td>CRAWL SPACE</td>
<td>ALUM, VINYL - FACE BRICK</td>
<td>AVERAGE 03</td>
<td>79100</td>
</tr>
<tr>
<td>2</td>
<td>1</td>
<td>4246</td>
<td>1749</td>
<td>SLAB-RES</td>
<td>FACE BRICK -</td>
<td>BELOW AVG 03</td>
<td>102300</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bldg</th>
<th>Heat</th>
<th>Fuel</th>
<th>Fixtures</th>
<th>Full Baths</th>
<th>3/4 Baths</th>
<th>1/2 Baths</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>AIR-DUCTED</td>
<td>OIL/WD/COAL</td>
<td>3</td>
<td>1</td>
<td>3/4</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>AIR-DUCTED</td>
<td>OIL/WD/COAL</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

Sub Areas
<table>
<thead>
<tr>
<th>Bldg</th>
<th>Description</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>BASE (FIRST FLOOR)</td>
<td>1435</td>
</tr>
<tr>
<td>1</td>
<td>PORCH - SCREENED - FINISHED</td>
<td>154</td>
</tr>
<tr>
<td>1</td>
<td>BASEMENT - UNFINISHED</td>
<td>455</td>
</tr>
<tr>
<td>2</td>
<td>BASE (FIRST FLOOR)</td>
<td>1749</td>
</tr>
<tr>
<td>2</td>
<td>PORCH - ENCLOSED - UNFINISHED (NO HEAT)</td>
<td>220</td>
</tr>
<tr>
<td>2</td>
<td>CARPORT - FINISHED</td>
<td>528</td>
</tr>
<tr>
<td>2</td>
<td>BASEMENT - UNFINISHED</td>
<td>1749</td>
</tr>
</tbody>
</table>

Depreciation
Bldg: Physical: Functional: Economic: Special: Override
1: AV - 24%: |
2: AV - 24%: |

Special Features & Yard Items
<table>
<thead>
<tr>
<th>Bldg</th>
<th>Built</th>
<th>Type</th>
<th>Quantity</th>
<th>Units</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1943</td>
<td>TERRACE</td>
<td>1</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>1</td>
<td>1943</td>
<td>STORAGE</td>
<td>1</td>
<td>6X10</td>
<td>300</td>
</tr>
<tr>
<td>1</td>
<td>1943</td>
<td>CARPORT</td>
<td>1</td>
<td>20X20</td>
<td>1700</td>
</tr>
<tr>
<td>2</td>
<td>1963</td>
<td>TERRACE</td>
<td>1</td>
<td>6X9</td>
<td>200</td>
</tr>
<tr>
<td>2</td>
<td>1963</td>
<td>TERRACE</td>
<td>1</td>
<td>1X3</td>
<td>0</td>
</tr>
</tbody>
</table>

Value Changes
<table>
<thead>
<tr>
<th>Notice Date</th>
<th>Tax Year</th>
<th>Reason</th>
<th>Changed To</th>
<th>Deferred</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct 21 2003</td>
<td>2003</td>
<td>Division of Real Estate and/or New Parce</td>
<td>2061500</td>
<td>0</td>
</tr>
<tr>
<td>Apr 18 2003</td>
<td>2003</td>
<td>Combining of Real Estate Parcels</td>
<td>1892700</td>
<td>1892700</td>
</tr>
<tr>
<td>Jan 17 2003</td>
<td>2003</td>
<td>Countywide Revaluation</td>
<td>1923100</td>
<td>0</td>
</tr>
<tr>
<td>Jan 5 1998</td>
<td>1998</td>
<td>Countywide Revaluation</td>
<td>810640</td>
<td>0</td>
</tr>
<tr>
<td>Jul 11 1997</td>
<td>1997</td>
<td>Correction of Land Area: Acreage/Sw Rg</td>
<td>753200</td>
<td>0</td>
</tr>
<tr>
<td>Jun 11 1993</td>
<td>1993</td>
<td>Division of Real Estate and/or New Parce</td>
<td>753500</td>
<td>0</td>
</tr>
<tr>
<td>Jan 2 1991</td>
<td>1991</td>
<td>Countywide Revaluation</td>
<td>726300</td>
<td>0</td>
</tr>
</tbody>
</table>
APPENDIX B
Records of Communication
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 7, 2007

Town of Davidson
Mr. Leamon Brice
P.O. Box 579
Davidson, North Carolina 28036

Re: Request for Site Access
PID: 00311014
Davidson Landfill
Mecklenburg, North Carolina

Dear Mr. Brice:
On behalf of the North Carolina Department of Environment and Natural Resources (NCDENR), Marshall Miller & Associates, Inc. (MM&A) is submitting this information to you in advance of requesting access to inspect the property located in Mecklenburg county near the town of Davidson. The address of this property is 21215 Shearer road (Fisher Farm Park), located at the end of Fisher road. The purpose of the requested inspection is explained in a copy of a letter from NCDENR, which is attached. We will contact you within approximately one week from the date of this letter to answer any questions that you may have. You may also contact the NCDENR representatives listed on the attached letter with any questions.

We look forward to talking with you.

Sincerely,
MARSHALL MILLER & ASSOCIATES, INC.

Jacob A. Hodges
Staff Geologist

cc: Bruce LeFler, NCDENR
Attachment
To: Property Owner

Re: Hurricane Recovery Act of 2005
Old Unlined Landfill Assessments

The North Carolina Department of Environment and Natural Resources’ Division of Waste Management (State) has been tasked with gathering information and accurately locating old landfills and dumps. The State is in the process of compiling a statewide inventory of these sites. Over 700 dump/landfill sites are currently included on a list maintained by the State.

The General Assembly has appropriated funding for sites through Senate Bill 7 to determine the location of these sites and potential hazards to the public and the environment. After reviewing the information contained in the State's files, your property and/or a nearby property may have been used as a landfill or dump in the past. The State requests permission to inspect your property to look for the disposal area and the presence of any hazards that may exist because of the property's past use as a landfill or dump. Any cataloged dumps/landfills determined not to be present will be removed from the State's list.

Marshall Miller & Associates, Inc. and Schnabel Engineering South, P.C. have been contracted by the State to perform location research and inspection of these old landfill sites. This inspection is for information gathering proposes only. By granting permission you are not assuming responsibility for any hazards found.

If you have any questions, please contact either Cheryl Marks at (919) 508-8465 or me at (919) 508-8463.

Sincerely,

Bruce E. Lefler Jr., Hydrogeologist
Inactive Hazardous Sites Branch
Superfund Section

1646 Mail Service Center, Raleigh, North Carolina 27690-1646
Phone 919-508-4800 / FAX 919-715-3605 / Internet http://wastenotnc.org
An Equal Opportunity / Affirmative Action Employer – Printed on Dual Purpose Recycled Paper
# Communication Log

<table>
<thead>
<tr>
<th>Landfill Name:</th>
<th>Davidson Sanitary Landfill</th>
<th>ID:</th>
<th>NCUL 113-01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name:</td>
<td>Rusty Knox</td>
<td>Phone:</td>
<td>704-641-7301</td>
</tr>
<tr>
<td>Address:</td>
<td>17119 Knoxwood Drive</td>
<td>Alternate Number</td>
<td></td>
</tr>
<tr>
<td>Street Address</td>
<td></td>
<td>City</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hunterville</td>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Zip Code</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Time</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>10/18/2007</td>
<td>12:05</td>
<td>Spoke with Mr. Rusty Knox who informed me that municipal waste was probably dumped at this site, &quot;it would be safe to assume so&quot;.</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Time</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>-------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>10/29/2007</td>
<td>10:05</td>
<td>Left a message for Mr. Brice letting him know we will be in the area to do a walk through of the site and to confirm a time to meet.</td>
<td></td>
</tr>
<tr>
<td>10/29/2007</td>
<td>3:36</td>
<td>Spoke with Mr. Brice to secure a meeting time for Wednesday 10/31/2007. He said to give him a call between 11:00 &amp; 11:30.</td>
<td></td>
</tr>
<tr>
<td>10/31/2007</td>
<td>11:16</td>
<td>Met with Mr. Leamon Brice and Steve Fraher (Town of Davidson Director of Parks and Recreation). Mr. Brice &amp; Mr. Fraher escorted us through the northern portion of the Site to inspect the northern disposal area and what they believed to be the southern disposal area. Mr. Brice explained that Fisher Farm Park is currently used as a community recreation area for the Town of Davidson, complete with hiking and mountain bike trails as well as recreation and picnic areas. He also added that no municipal water is used at Fisher Farm Park. Before we departed Mr. Fraher provided us with a map of the park with what he believed to be the two disposal areas highlighted.</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Time</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>11/26/2007</td>
<td>9:47</td>
<td>Spoke with Mr. Baxter Fisher to confirm the location of the two separate disposal areas at the Fisher Farm Park where the Davidson Sanitary Landfill was once located. Mr. Fisher confirmed the location of the two disposal areas that correspond with the locations on the map given to us by Mr. Learmon Brice. Mr. Fisher also added that he personally owned and dumped refuse at the Site during its operation. Mr. Fisher explained that the landfill was opened in 1960 and to the best of his recollection was closed about 30 years ago. He also added that about 90% of the refuse disposed had been burned and covered over.</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Time</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>--------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>11/27/2007</td>
<td>15:17</td>
<td>Spoke with Norethia to confirm whether municipal water is supplied to the water supply well addresses located on Shearer and Fisher Roads. Norethia confirmed that municipal water is supplied to the area however not at the 4 addresses in question.</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Time</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>-------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>11/30/2007</td>
<td>13:25</td>
<td>Spoke with Mr. Ted Richie who is 66 years old and has lived in the area his entire life. Mr. Richie explained that human waste as well as asbestos was dumped at the Davidson Sanitary Landfill during its operation. He also added that he was certain human waste was disposed of at the Fisher Farm Park as little as 3 years ago.</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX C

Survey Plat of Fisher Farm Park
APPENDIX D

Site Inspection Photodocumentation
NCDENR Old Unlined Landfill Photodocumentation

<table>
<thead>
<tr>
<th>Site Name: Davidson Sanitary Landfill</th>
<th>Site County: Mecklenburg County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site ID #: NONCD0000184</td>
<td>Project Number: NCUL 113</td>
</tr>
</tbody>
</table>

**PHOTO 1**

Date: 11/26/2007  
Description: Site Entrance.

GPS Waypoint: 001

**PHOTO 2**

Date: 11/26/2007  
Description: Well houses east of Site entrance.

GPS Waypoint: 001
<table>
<thead>
<tr>
<th>Date: 11/26/2007</th>
<th>Description: Northwestern view of Site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPS Waypoint: 002</td>
<td></td>
</tr>
</tbody>
</table>

**PHOTO 4**

<table>
<thead>
<tr>
<th>Date: 11/26/2007</th>
<th>Description: Fill dirt at northwestern portion of Site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPS Waypoint: 002</td>
<td></td>
</tr>
<tr>
<td>PHOTO 5</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>Date: 11/26/2007</td>
<td></td>
</tr>
<tr>
<td>Description: Debris scattered in gulley at northwestern portion of Site.</td>
<td></td>
</tr>
<tr>
<td>GPS Waypoint: 003</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHOTO 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: 11/26/2007</td>
</tr>
<tr>
<td>Description: Western portion of northern disposal area.</td>
</tr>
<tr>
<td>GPS Waypoint: 004</td>
</tr>
<tr>
<td>Site Name: Davidson Sanitary Landfill</td>
</tr>
<tr>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Site ID #: NONCD0000184</td>
</tr>
</tbody>
</table>

### PHOTO 7

**Date:** 11/26/2007  
**Description:** Northerneastern view of northern disposal area.

**GPS Waypoint:** 005

### PHOTO 8

**Date:** 11/26/2007  
**Description:** Metal debris at western portion of northern disposal area.

**GPS Waypoint:** 006
<table>
<thead>
<tr>
<th>PHOTO 9</th>
</tr>
</thead>
</table>
| **Date:** 11/26/2007  
**Description:** Metal debris and old white goods at northwestern portion of northern disposal area. |
| **GPS Waypoint:** 007 |

<table>
<thead>
<tr>
<th>PHOTO 10</th>
</tr>
</thead>
</table>
| **Date:** 11/26/2007  
**Description:** Metal debris at northern portion of northern disposal area. |
| **GPS Waypoint:** 008 |
APPENDIX E

Field Reconnaissance Sheet
MARSHALL MILLER & ASSOCIATES
NCDENR OLD UNLINED LANDFILL AUDIT CHECK LIST

Audit Performed By: Matt Smith & Jake Hodges Date: 31 Oct. 2007

1.0 Site Information

ID NUMBER: N046000044
SITE NAME: Fisher Farm Park Davidson Sanitary Landfill
LOCATION: Located at the end of Fisher Rd.

COUNTY: Mecklenburg

LANDFILL SIZE: 44.4 acres
PROPERTY (SITE) SIZE: 260 acres
DATE OPENED: 1960
DATE CLOSED: 1977

OWNER: Town of Davidson
OWNER CONTACT: Stephen Fraher, LeAnn Price
OWNER ADDRESS: P.O. Box 579 Davidson, NC 28036
OWNER TELEPHONE NUMBER: (704) 940-9673

Date of Contact: Permission to Go On Site: Yes No
Permission Granted by: Phone Writing

If permission is not granted the MM&E PM must contact the DWM.

TAX PARCEL No./PIN: 00311104
DEED REFERENCE: Deed book 14620 Page 750

COORDINATES (at point of entrance to Site):
STATE PLANE COORDINATES (SPC); NAD83, Meters
X: 446359.910 Y: 194643.300
DEGREES, MINUTES, SECONDS (DMS); WGS 84
Lat.: N 35° 29' 28.662" Long.: W 80° 47' 57.62"
2.0 Areas of Note

- Site is currently used as a public park
- Exposed debris, spaced minor
- Two separate disposal areas

3.0 Site Location Research Summary

3.1 Site Summary

3.1.1 Site Ownership and Dates of Operation
(Though this information is included in section 1.0, it may be useful to make notes regarding deeds in this area)

Site was owned by Mr. Baxter & Fisher and operated by the town of Davidson.

3.1.2 Site Location
Nearest Intersection and Distance: Skarce & Fisher Roads

Distance from Center of Town: __________________________

Other Pertinent Location Info.: Site located in Fisher Farm Park
3.1.3 General Site Description

Site Shape: Irregular
Location of Disposal Area Relative to Site: ______________________________
Topography of Site: ____________________________________________________

3.2 Site Conditions

3.2.1 On-Site Structures

Buildings on Site:  □ Yes   □ No
Number of Buildings: 4
Type of Building: Residence
Building Use: __________________ Type of Building: __________________
Construction: Brick/Metal
Square Footage: __________________
Stories: 1
Approx. Dimensions: __________________
Approx. Age: __________________
Building Exterior Condition: Well Maintained

Building Interior Condition: Not observed (N.O.)
Odors: N.O.
Spillage: N.O.
House Keeping: __________________
Potential Asbestos: N.O.
Environmental Concerns Associated with Building: ____________________

[Signature] N.O.
3.2.2 **Current Site Usage** (e.g. residential, church, school, agricultural, business, other)

- City Park

3.2.3 **On-Site Water Supply Wells and Intakes**

Yes, 2 wells (one dry well)

(If no well houses are observed, note the presence/absence of fire hydrants on the site)

3.2.4 **Surface Water Features** (e.g. streams, lakes, ponds, wetlands, rivers, sinkholes)

An unnamed stream flows through the southeastern portion of the site.

3.2.5 **Disposal Area** (Brief Description)

- Both disposal areas are covered with grass near the tree line.

3.2.6 **Disposal Area Conditions**

- Mostly well covered with fill but with minor debris exposed.
UST's: N.O.
AST's: N.O.
Drum Storage: N.O.
Erosion: N.O.
Slope Failure: N.O.
Leechate Seeps: N.O.
Vegetation: grass, hardwood & Pine Forest
Settling: N.O.
Odor: N.O.
Stained Soil: N.O.

3.2.7 Evidence of Human Activity
Automobile Traffic: Yes (access to Park) Industrial Activity: N.O.
Burning: N.O. Dumping: N.O.
Other (Describe):__________________________

3.2.8 Potential Landfill Gas Migration Pathways
Underground Utilities: N.O. Building Foundations: N.O.
Abandoned Wells: N.O.
Other:__________________________
3.2.9 Physical Barriers

Earthen Berms: \( \text{N.O.} \)  Fencing: \( \text{N.O.} \)

Other: 

3.2.10 Other Pertinent Data (Include coordinates of any environmental concern)

- Town of Davidson continues to apply fill to cover disposal area.
- Local resident reported Asbestos had been dumped in disposal area.

3.3 Vicinity Conditions

3.3.1 Structures Located within 50 Feet of the Disposal Area

Buildings Within 50' of Disposal Area: \( \) Yes \( \checkmark \) No

Number of Buildings: \( \) Type of Building: 

Building Use: \( \) Type of Building: 

Construction: \( \) Square Footage: 

Stories: \( \) Approx. Dimensions: 

Approx. Age: 

Building Exterior Condition: 

Building Interior Condition: 

Odors: 

Spillage: 


House Keeping: 

Potential Asbestos: 

Environmental Concerns Associated with Building: 

3.3.2 Water Supply Wells and Intakes 

No municipal water available 

3.3.3 Current Land Usage 

Properties: 

Type/Use: 

North: Undeveloped woodland 

South: Undeveloped woodland 

East: Scattered residences / woodlands
West: *Undeveloped Woodland*

Environmental Concerns Related to Adjacent or Surrounding Properties:

*N.O.*

---

3.3.4 **Surface Water Features** (e.g. streams, lakes, ponds, wetlands, rivers, sinkholes)

An unnamed stream converges with the West Branch of Rocky River northwest of the site.

---

Summary of On-Site Environmental Concerns:

- Minor exposed scree (mostly morainal)
Recommended Actions To Be Taken:

- Removed exposed debris or cover
APPENDIX F

Aerial Photographs

Mecklenburg County Soil and Water Conservation District, 1938
Mecklenburg County Soil and Water Conservation District, 1951
Mecklenburg County Soil and Water Conservation District, 1956
Mecklenburg County Soil and Water Conservation District, 1968
Mecklenburg County Soil and Water Conservation District, 1983
National Agricultural Imagery Program, 2005
AERIAL PHOTOGRAPH 1956

NCDENR/OLD UNLINED LANDFILL ASSESSMENTS
DAVIDSON SANITARY LANDFILL
NONCD0000184
DAVIDSON, MECKLENBURG COUNTY,
NORTH CAROLINA

1 inch equals 500 feet
AERIAL PHOTOGRAPH 2005
NC DENR/OLD UNLINED LANDFILL ASSESSMENTS
DAVIDSON SANITARY LANDFILL
NONCD0000184
DAVIDSON, MECKLENBURG COUNTY,
NORTH CAROLINA

1 inch equals 500 feet