

ORDINANCE NO. _____

AVERY PLACE AREA ANNEXATION

**AN ORDINANCE TO EXTEND THE CORPORATE
LIMITS OF THE CITY OF CHARLOTTE, NORTH
CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held during a meeting that was accessible at the Charlotte-Mecklenburg Government Center at 6:30 p.m. on February 27, 2023, after due notice by the Mecklenburg Times on February 14, 2023; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of February 27, 2023:

LEGAL DESCRIPTION

BEGINNING at an existing iron pipe, said iron being the southeast corner of the property of Tennyson and Lorna Curtis (now or formerly) as described in Deed Book 21736, Page 424 of the Mecklenburg County Public Registry (the "Registry"), said iron also being the southwest corner of Lot 5 of Sullivan's Trace, Phase 1, Map 2 as recorded in Map Book 34, Page 685 in said Registry; Thence with and along the rear boundary lines of Lot 5 and Lot 4 of aforesaid Sullivan's Trace, Phase 1, Map 2 S 59°25'42" E (passing an existing 1/2 inch iron rod at 68.11 feet) a total distance of 171.94 feet to an existing 1 inch iron pipe, said iron being on the rear boundary line of Lot 3 of aforesaid Sullivan's Trace, Phase 1, Map 2; Thence with and along aforesaid rear boundary line of Lot 3 and continuing with the westerly boundary of Sullivan's Trace Townhomes as recorded in Map Book 35, Page 307, Map Book 36, Page 53, and Map Book 37, Page 729 in said Registry S 28°04'43" W (passing an existing 1/2 inch iron rod at 4.95 feet and an existing concrete monument at 20.06 feet) a total distance of 410.53 feet to a new 1/2 inch iron rod on the northerly right-of-way margin of Shopton Road (a variable width public R/W); Thence with and along aforesaid northerly right-of-way margin of Shopton Road N 74°20'12" W a distance of 477.82 feet to a new 1/2 inch iron rod, said iron being on the easterly boundary (if extended southerly) of Lot 2 of the Exxon-Shopton Road Subdivision as recorded in Map Book 48, Page 786 in said Registry; Thence with and along the easterly boundary of Lot 2 and Lot 1, aforesaid Exxon-Shopton Road Subdivision N 15°37'34" E (passing an existing 3/4 inch iron pipe at 2.37 feet, a 3/4 inch iron pipe at 222.11 feet) a total distance of 290.00 feet to an existing 1/2 inch iron rod; Thence with and along the northerly boundary of aforesaid Lot 1 N 74°14'42" W a distance of 308.45 feet to an existing 3/4 inch iron pipe located on the southeast right-of-way margin of Steele Creek Road (a variable width public right of way), said pipe also being a northern corner of Lot 1 of the Exxon-Shopton Road Subdivision as recorded in Map Book 48, Page 786 of said Registry; Thence with and along aforesaid southeast right-of-way margin of Steele Creek Road for the following three (3) courses and distances: 1) N 54°52'40" E a distance of 86.43 feet to an existing metal monument; 2) N 40°03'45" E a distance of 144.52 feet to a new 1/2 inch iron rod; 3) with a curve turning to the left having a radius of 538.53 feet and an arc length of 110.80 feet (chord bearing of N 34°14'01" E and a chord length of 110.60 feet) to a new 1/2 inch iron rod; Thence S 59°26'09" E a distance of 578.46 feet to the POINT OF BEGINNING; Having an area of 315,304 square feet or 7.2384 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated October 13, 2020 (job no. 93431).

Section 2. Upon and after February 27, 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 3.

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this _____ day of _____.

APPROVED AS TO FORM:

Charlotte City Attorney