

ORDINANCE NO. _____ RIVER DISTRICT PHASE 1 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 virtual and in-person meeting that was accessible via the Government Channel, the City's Facebook page, or the City's YouTube page at 5:00 p.m. on June 28, 2021 after due notice by the Mecklenburg Times on June 15, 2021; 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 August 9, 2021:

LEGAL DESCRIPTION

ALL THAT TRACT LYING, AND BEING IN MECKLENBURG COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a right of way monument on the southern right of way of West Boulevard (NC Grid monument N=530850.20 E=1414898.62), a 250-foot public right of way, as shown on Map Book 52, page 904 of the Mecklenburg County Registry; THENCE with a survey tie,

South 76 degrees 31 minutes 29 seconds West, a distance of 4279.50 feet to an existing #6 rebar, which is the POINT OF BEGINNING; THENCE with the southern property line of Crescent River District, LLC., (now or formerly) as described in Deed Book 35496, page 962, and northern property line of Lamar Grier and Lula Mae (now or formerly) as described in Deed Book 19930, page 893 and Deed Book 1802, page 318 the following two (2) courses and distances; (1) North 80 degrees 48 minutes 54 seconds West, a distance of 155.74 feet to a #5 rebar; (2) THENCE North 67 degrees 58 minutes 39 seconds West, a distance of 460.38 feet to a #5 rebar; THENCE exiting the aforementioned Crescent River District, LLC property line and in a southerly direction along the western property line of Lamar Grier and Lula Mae (now or formerly) parcel as described in Deed Book 19930, page 893, and eastern property line of Moses Lehfed and Alain Jebara (now or formerly) as described in Deed Book 32576, page 481, South 05 degrees 37 minutes 43 seconds West, a distance of 58.25 feet to a #5 rebar; THENCE following the aforementioned western property line of Lamar Grier and Lula Mae (now or formerly) and eastern property line of the Bupsong and Chong Choe (now or formerly) parcel as described in Deed Book 16406, page 852, South 05 degrees 37 minutes 43 seconds West, a distance of 100.31 feet to a #5 rebar; THENCE following the western property line of Robert Sifford (now or formerly) as described in Deed Book 13037, page 726 and the eastern property line of Bupsong and Chong Choe as described in Deed Book 17296, page 905 South 05 degrees 37 minutes 29 seconds West, a distance of 192.05 feet to a #5 rebar; THENCE following the southern property line of the aforementioned Bupsong and Chong Choe and the northern property line of Bricio Soto and Teresa Hernandez (now or formerly) and described in Deed Book 9322, page 275 of the Mecklenburg County Register of Deeds North 85 degrees 07 minutes 06 seconds West, a distance of 169.97 feet to a ½" rebar; THENCE following the western property line of the aforementioned Bricio Soto and Teresa Hernandez (now or formerly) parcel South 17 degrees 44 minutes 22 seconds East, a distance of 399.96 feet to a nail found marking the northern right of way of the aforementioned Garrison Road; THENCE Following the northern right of way line of Garrison Road the following three (3) courses and distances; (1) South 71 degrees 42 minutes 13 seconds West, a distance of 151.38 feet to a nail found; (2) THENCE South 67 degrees 43 minutes 14 seconds West, a distance of 135.85 feet to a nail found; (3) THENCE North 81 degrees 11 minutes 26 seconds West, a distance of 122.08 feet to a #5 rebar; THENCE leaving the northern right of way of the aforementioned Garrison Road and following the eastern boundary of the Ethel Torrence parcel in a northerly direction the following three (3) courses and distances; (1) North 05 degrees 14 minutes 26 seconds East, a distance of 217.72 feet to a #5 rebar; (2) THENCE North 81 degrees 55 minutes 17 seconds West, a distance of 99.97 feet to a #5 rebar; (3) THENCE North 05 degrees 13 minutes 29 seconds East, a distance of 259.14 feet to a #6 rebar; THENCE following the northern boundary of the aforementioned Ethel Torrence (now or formerly) parcel and the southern property line of the aforementioned Bupsong and Chong Choe North 85 degrees 07 minutes 06 seconds West, a distance of 202.04 feet to a 1" rebar; THENCE following the northeastern property line of Pearlie and Milas Williams (now or formerly) as described in Deed Book 32423, page 409 of the Mecklenburg County Register of Deeds and the western property line of the aforementioned Bupsong and Chong Choe parcel North 08 degrees 10 minutes 00 seconds West, a distance of 187.28 feet to a ½" flat iron bar; THENCE following the northern property line of the aforementioned Pearlier and Milas Williams (now or formerly) South 78 degrees 12 minutes 34 seconds West, a distance of 878.61 feet to a ½" flat iron bar; THENCE following the northeastern property line of Lewis and Leonard Grier (now or formerly) North 04 degrees 16 minutes 04 seconds West, a distance of 177.97 feet to a #3 rebar; THENCE following along the northern property line of the aforementioned Lewis and Leonard Grier South 65 degrees 01 minutes 46 seconds West, a distance of 902.68 feet to a 1" iron pipe; THENCE continuing along the northern line of the Crescent River District, LLC. (now or formerly) parcel as described in Deed Book 32256, page 111 in the Mecklenburg County Register of Deeds South 65 degrees 00 minutes 17 seconds

West, a distance of 667.77 feet to a #4 rebar; THENCE following along the eastern property line of Crescent Communities II, LLC. (now or formerly) as described in Deed Book 32809, page 788 of the Mecklenburg County Register of Deeds North 08 degrees 45 minutes 26 seconds West, a distance of 907.07 feet to a calculated point in the eastern right of way of Dixie River Road and marking a northeast corner of Crescent communities II, LLC (now or formerly) as described in Deed Book 32809, page 788 and western corner of Aubrey Elam, Rodney Elman and Tamara Mazzucco as described in Deed Book 12545, page 548 THENCE crossing the aforementioned Dixie River Road and following along the southern property line of Crescent River District LLC as described in Deed Book 32152, page 282 and the northern property line of the City of Charlotte (now or formerly) as described in Deed Book 7888, page 819 of the Mecklenburg County Registry the following two (2) courses and distances; (1) South 81 degrees 47 minutes 00 seconds West, a distance of 1213.11 feet to a #5 iron rod; (2) THENCE North 04 degrees 48 minutes 38 seconds East, a distance of 599.84 fee to a #5 iron rod; Thence following the southern boundary of the Crescent Communities II, LLC as described in Deed Book 32809, page 788 and the northern boundary of the aforementioned City of Charlotte parcel (now or formerly) the following fourteen (14) courses and distances; (1) THENCE South 88 degrees 01 minutes 07 seconds West, a distance of 87.97 feet to a calculated point; (2) THENCE North 67 degrees 29 minutes 50 seconds West, a distance of 289.95 feet to a calculated point; (3) THENCE North 25 degrees 13 minutes 43 seconds West, a distance of 214.47 feet to a calculated point; (4) THENCE North 70 degrees 33 minutes 07 seconds West, a distance of 481.62 feet to a calculated point; (5) THENCE North 09 degrees 52 minutes 53 seconds East, a distance of 124.20 feet to a calculated point; (6) THENCE North 51 degrees 19 minutes 14 seconds West, a distance of 193.06 feet to a calculated point; (7) THENCE North 84 degrees 00 minutes 47 seconds East, a distance of 180.99 feet to a calculated point; (8) THENCE North 36 degrees 48 minutes 36 seconds East, a distance of 186.09 feet to a calculated point; (9) THENCE North 59 degrees 03 minutes 17 seconds East, a distance of 225.78 feet to a calculated point; (10) THENCE North 74 degrees 17 minutes 55 seconds East, a distance of 198.98 feet to a calculated point; (11) THENCE North 28 degrees 14 minutes 41 seconds West, a distance of 343.06 feet to a calculated point; (12) THENCE North 61 degrees 45 minutes 22 seconds East, a distance of 67.00 feet to a calculated point; (13) THENCE South 28 degrees 14 minutes 41 seconds East, a distance of 356.27 feet to a calculated point; (14) THENCE North 67 degrees 21 minutes 00 seconds East, a distance of 394.40 feet to a calculated point; Thence with the western property line of Gretchen Johnston and Hunter McLawhorn (now or formerly) as described in Deed Book 9939, page 86 and the northeastern property line of the aforementioned Crescent Communities II, LLC the following two (2) courses and distances; (1) South 05 degrees 42 minutes 30 seconds West, a distance of 42.42 feet to a 1" pipe; (2) THENCE South 02 degrees 33 minutes 49 seconds West, a distance of 127.22 feet to a #4 rebar; THENCE following the northern property line of the aforementioned Crescent River District LLC South 88 degrees 02 minutes 32 seconds East, a distance of 1693.08 feet to a calculated point marking the centerline of the aforementioned Dixie River Road; THENCE following the centerline of Dixie River Road with an arc having a chord bearing of North 27 degrees 17 minutes 08 seconds East, a distance of 14.61 feet, having an arc length of 14.61' and radius of 1909.69' to a calculated point; Thence leaving the centerline of aforementioned Dixie River Road and following the northeastern property line of aforementioned Aubrey Elam, Rooney Elam and Tamara Mazzucco (now or formerly) and western property line of The Elam Group, LLC. (now or formerly) as described in Deed Book 32607, page 583, the following two (2) courses and distances; (1) THENCE South 88 degrees 09 minutes 28 seconds East, a distance of 798.05 feet to a #2 rebar; (2) THENCE South 06 degrees 09 minutes 09 seconds East, a distance of 1115.17 feet to a ¾" rebar; THENCE continuing along the eastern property boundary of the aforementioned Aubrey Elam, Rooney Elam, and Tamara Mazzucco (now or formerly) and western property line of Vivian Williams (now or formerly) as described in Deed Book 6691, page 800, South 05 degrees 04 minutes

34 seconds East, a distance of 64.15 feet; Continuing along the eastern property line of the aforementioned Aubrey Elam, Rooney Elam and Tamara Mazzuco (now or formerly) parcel and the western property line of Charles and Ethel Torrance (now or formerly) as described in Deed Book 34157, page 127, South 02 degrees 35 minutes 47 seconds East, a distance of 320.82 feet to a ½" flat iron bar; THENCE following the southern property line of the aforementioned Charles and Ethel Torrance parcel (now or formerly) and the northern property line of Gregory and Majorie Grier (now or formerly) as described in Deed Book 6157, page 594, North 86 degrees 22 minutes 42 seconds East, a distance of 853.44 feet to a #4 rebar; Thence in a northerly direction and following the western property boundary of Moses Lehfed and Alain Jebara (now or formerly) as described in Deed Book 32576, page 481, North 08 degrees 22 minutes 06 seconds West, a distance of 387.37 feet to a #5 rebar; THENCE along the northern property line of the aforementioned Moses Lehfed and Alain Jebara (now or formerly) and the southern property line of Elam Group LLC. (now or formerly) property as described in Deed Book 9544, page 916, North 86 degrees 34 minutes 05 seconds East, a distance of 760.12 feet to a #5 rebar; THENCE following the northern property boundary of the aforementioned Crescent River District, LLC. (now or formerly) and the southern property line of Wayne Cooper (now or formerly) as described in Deed Book 4190, page 683, North 85 degrees 47 minutes 53 seconds East, a distance of 483.52 feet to a stone found; THENCE continuing to follow the property line of the aforementioned Wayne Cooper (now or formerly) and the western property line of the aforementioned Crescent River District, LLC.(now or formerly) North 19 degrees 32 minutes 21 seconds West, a distance of 369.35 feet to a #4 rebar; THENCE continuing along the aforementioned Crescent River District, LLC.(now or formerly) property line and the southern property line of the Aubrey Elam, Rodney Elam and Tamara Mozzuco (now or formerly) parcel, North 84 degrees 22 minutes 17 seconds East, a distance of 981.34 feet to a #4 rebar; THENCE following the western right of way of Garrison Road as shown in Map Book 34917, page 640, the following eleven (11) courses and distances; (1) South 50 degrees 05 minutes 02 seconds West, a distance of 407.94 feet to a right of way disc; (2) THENCE South 19 degrees 52 minutes 16 seconds West, a distance of 81.59 feet to a right of way disc; (3) THENCE South 04 degrees 34 minutes 03 seconds West, a distance of 162.89 feet to a right of way disc; (4) THENCE South 12 degrees 38 minutes 57 seconds West, a distance of 219.52 feet to a right of way disc; (5) THENCE South 03 degrees 34 minutes 53 seconds East, a distance of 124.22 feet to a right of way disc; (6) THENCE South 16 degrees 59 minutes 49 seconds West, a distance of 13.13 feet to a #4 rebar; (7) THENCE South 17 degrees 33 minutes 14 seconds West, a distance of 46.85 feet to a #5 rebar; (8) THENCE South 42 degrees 52 minutes 57 seconds West, a distance of 102.25 feet to a #5 rebar; (9) THENCE South 84 degrees 38 minutes 00 seconds West, a distance of 196.03 feet to a #4 rebar; (10) THENCE South 01 degrees 32 minutes 06 seconds East, a distance of 84.33 feet to an axle found; (11) THENCE South 02 degrees 15 minutes 05 seconds East, a distance of 119.64 feet to a #6 rebar; which is the POINT OF BEGINNING, having an area of 167.37 Acres, more or less.

Section 2. Upon and after August 9, 2021 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