

ORDINANCE NO. \_\_\_\_\_

PROJECT LEMMOND 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 May 12, 2025 after due notice by the Mecklenburg Times on April 22, 2025; 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 May 12, 2025:

### **LEGAL DESCRIPTION**

THAT 33.938 ACRE PARCEL OF LAND CONVEYED TO LEMMOND FARM HOLDINGS III LLC BY DEED RECORDED IN DEED BOOK 33626, PAGE 667 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SITUATED IN CLEAR CREEK TOWNSHIP, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND NCGS MONUMENT "MEK 56", SAID MONUMENT HAVING NORTH CAROLINA STATE PLANE GRID COORDINATES (NAD83) OF N: 539,148.39, E: 1,505,323.12; THENCE N 41°27'02" E A DISTANCE OF 6,519.08 FEET TO A FOUND 1/2" IRON PIPE, SAID IRON PIPE BEING ON THE LINE OF THAT CERTAIN 2.186 ACRE PARCEL OF LAND CONVEYED TO WOODBURY HOMEOWNERS ASSOCIATION INC (DEED BOOK 30498-913 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY), SAID IRON PIPE ALSO BEING THE POINT AND PLACE OF BEGINNING; THENCE ALONG THE LINE OF SAID 2.186 ACRE PARCEL OF LAND FOLLOWING FOUR (4) CALLS: (1) N 11°28'34" W A DISTANCE OF 545.14 FEET TO A FOUND 1/2" IRON PIPE; (2) N 07°44'51" E A DISTANCE OF 325.39 FEET TO A FOUND #4 REBAR; (3) N 10°22'40" E A DISTANCE OF 385.16 FEET TO A FOUND #4 REBAR; (4) N 27°27'26" E , CROSSING BRISTLEY ROAD AND CONTINUING ALONG THE LINE OF THAT CERTAIN 4.660 ACRE PARCEL OF LAND CONVEYED TO WOODBURY HOMEOWNERS ASSOCIATION INC (DEED BOOK 40498-913 OF SAID PUBLIC REGISTRY) A DISTANCE OF

246.38 FEET TO A FOUND #4 REBAR; THENCE ALONG THE LINE OF SAID 4.660 ACRE PARCEL OF LAND THE FOLLOWING TWO (2) CALLS: (1) N 39°16'44" E A DISTANCE OF 687.37 FEET TO A FOUND #4 REBAR; (2) N 30°42'42" E A DISTANCE OF 147.51 FEET TO A FOUND #4 REBAR, SAID REBAR BEING ON THE WESTERN RIGHT-OF-WAY LINE OF INTERSTATE 485; THENCE LEAVING THE LINE OF SAID 4.660 ACRE PARCEL OF LAND AND ALONG SAID WESTERN RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CALLS: (1) 293.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4107.70 FEET, A CHORD BEARING OF S 23°07'38" E A CHORD DISTANCE OF 293.43 FEET TO A FOUND MONUMENT DISK; (2) S 24°12'07" E A DISTANCE OF 335.52 FEET TO A FOUND #4 REBAR; (3) S 29°04'50" E A DISTANCE OF 276.44 FEET TO A FOUND MONUMENT DISK; (4) S 12°44'25" E A DISTANCE OF 359.01 FEET TO A FOUND MONUMENT DISK; (5) S 07°31'13" E A DISTANCE OF 89.54 FEET TO A FOUND 1/2" IRON PIPE, SAID IRON PIPE BEING ON THE LINE OF THAT CERTAIN 6.110 ACRE PARCEL OF LAND CONVEYED TO 12009 LEMMOND FARM (NC) OWNER LP (DEED BOOK 36209-728 OF SAID PUBLIC REGISTRY); THENCE LEAVING SAID WESTERN RIGHT-

OF- WAY LINE AND ALONG THE LINE OF SAID 6.110 ACRE PARCEL OF LAND FOLLOWING FOUR (4) CALLS: (1) S 82°36'54" W A DISTANCE OF 115.06 FEET TO A FOUND 1/2" IRON PIPE; (2) S 29°21'18" W A DISTANCE OF 449.03 FEET TO A FOUND CONCRETE MONUMENT; (3) S 27°25'19" E A DISTANCE OF 122.53 FEET TO A FOUND 1/2" IRON PIPE; (4) S 62°34'23" W A DISTANCE OF 111.12 FEET TO A FOUND 1/2" IRON PIPE, SAID IRON PIPE BEING ON THE WESTERN RIGHT-OF-WAY LINE OF FRONT PORCH AVENUE (MAP BOOK 67-432 OF SAID PUBLIC REGISTRY); THENCE LEAVING THE LINE OF SAID 6.110 ACRE PARCEL OF LAND AND ALONG SAID WESTERN RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CALLS: (1) N 27°27'49" W A DISTANCE OF 81.02 FEET TO A FOUND 1/2" IRON PIPE; (2) N 49°49'12" W A DISTANCE OF 150.58 FEET TO A FOUND 1/2" IRON PIPE, SAID IRON PIPE BEING ON THE NORTHERLY RIGHT OF WAY LINE OF LEMMOND FARM DRIVE (MAP BOOK 67-432 OF SAID PUBLIC REGISTRY); THENCE LEAVING SAID WESTERN RIGHT-OF-WAY LINE AND ALONG SAID NORTHERN RIGHT-OF-WAY LINE S 40°11'14" W A DISTANCE OF 401.17 FEET TO A FOUND 1/2" IRON PIPE, SAID IRON PIPE BEING ON THE LINE OF THAT CERTAIN 7.440 ACRE PARCEL OF LAND CONVEYED TO 12009 LEMMOND FARM (NC) OWNER LP (DEED BOOK 36209-728 OF SAID PUBLIC REGISTRY); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE LINE OF SAID 7.440 ACRE PARCEL OF LAND FOLLOWING TWO (2) CALLS: (1) S 40°09'45" W A DISTANCE OF 139.41 FEET TO A FOUND 1/2" IRON PIPE; (2) S 78°31'22" W A DISTANCE OF 234.01 FEET TO THE POINT AND PLACE OF BEGINNING HAVING AN AREA OF 33.938 ACRES (1,478,342 SQUARE FEET) OF LAND, MORE OR LESS.

Section 2. Upon and after May 12, 2025 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 5.

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:

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Charlotte City Attorney