

ORDINANCE NO. _____

MT. HOLLY RIVERSIDE 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 April 24, 2023 after due notice by the Mecklenburg Times on April 4, 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 April 24, 2022:

LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in the City of Charlotte E.T.J., Paw Creek Township, Mecklenburg County, North Carolina containing 4,379,845 square feet or 100.547 acres, more or less and being more particularly described as follows (basis of bearing is the North Carolina State Plane Coordinate System NAD 83(2011):

Commencing at NGS Monument 'Clariant', said monument having North Carolina State Plane Coordinates (NAD 83(2011) combined scale factor: 0.99984613) N:569,478.12 sFT, E: 1,405,574.13 sFT; thence, along a tie line N76°13'14"W a distance of 166.68 feet to a point marked by a 5/8" rebar found on the northeast right of way line of Mount Holly Road (N.C. Highway 27, Variable Width Public Right of Way), said point having North Carolina State Plane Coordinates N: 569,517.69 sFT, E: 1,405,412.28 sFT, said point being the Point of Beginning for this tract of land; thence, along the northeast right of way line of Mount Holly Road the following nine (9) courses:

1. S86°38'36"W a distance of 48.08 feet to a point marked by a 5/8" rebar found;
2. S85°40'42"W a distance of 3.20 feet to a point marked by a 5/8" rebar found;
3. N85°26'55"W a distance of 1,347.01 feet to a point marked by a 1/2" rebar set;
4. N85°28'09"W a distance of 135.32 feet to a point marked by a 1/2" rebar set;
5. along a curve to the left an arc distance of 140.91 feet to a point marked by R/W monument found (rebar with cap), said curve having a radius of 5,599.65 feet, a chord bearing of N86°11'32"W, and a chord distance of 140.91 feet;
6. S01°23'12"E a distance of 3.68 feet to a point marked by a 1" open top pipe;
7. along a curve to the left an arc distance of 160.63 feet to a point marked by a R/W monument found (aluminum disk), said curve having a radius of 2,000.00 feet, a chord bearing of N87°11'12"W and a chord distance of 160.59 feet;
8. N02°17'36"E a distance of 5.97 feet to a point marked by a R/W monument (aluminum disk);
9. along a curve to the left an arc distance of 104.07 feet to a point marked by a 5/8" rebar found, said curve having a radius of 4,880.00 feet, a chord bearing of S89°27'08"W and a chord distance of 104.06 feet;

thence, leaving the northeast right of way line of Mount Holly Road along the common boundary line with Caromont Health, Inc. (deed recorded in Deed Book 30773, Page 563, Mecklenburg County Register of Deeds) the following five (5) courses:

1. N00°39'05"W a distance of 239.92 feet to a point marked by a 1/2" rebar found;
2. S89°25'55"W a distance of 180.37 feet to a point marked by a 1/2" rebar found;
3. N00°35'50"W a distance of 163.22 feet to a point marked by a 1/2" rebar found;
4. N47°33'53"W a distance of 272.80 feet to a point marked by a 1/2" rebar found;
5. S89°53'40"W a distance of 165.51 feet to a point marked by a 1/2" rebar found on the top of the east bank of the Catawba River;

thence, along the east bank of the Catawba River the following thirty-four (34) courses:

1. N28°37'09"W a distance of 45.11 feet to a point;
2. N24°58'36"E a distance of 45.53 feet to a point;

3. N17°31'51"E a distance of 85.25 feet to a point;
 4. N19°54'26"E a distance of 53.80 feet to a point;
 5. N17°51'21"E a distance of 63.56 feet to a point;
 6. N08°29'14"E a distance of 94.14 feet to a point;
 7. N16°18'21"E a distance of 19.83 feet to a point;
 8. N06°32'12"E a distance of 102.96 feet to a point;
 9. N07°07'06"E a distance of 50.51 feet to a point;
 10. N06°42'20"E a distance of 38.25 feet to a point;
 11. N04°55'48"E a distance of 63.98 feet to a point;
 12. N12°03'20"E a distance of 64.35 feet to a point;
 13. N07°07'16"W a distance of 38.79 feet to a point;
 14. N02°42'31"W a distance of 51.02 feet to a point;
 15. N04°34'11"E a distance of 62.07 feet to a point;
 16. N01°28'30"E a distance of 37.88 feet to a point;
 17. N04°41'22"E a distance of 46.24 feet to a point;
 18. N1 9°25'04"E a distance of 74.83 feet to a point;
 19. N21°47' 30"E a distance of 59.46 feet to a point;
 20. N01 042'05"W a distance of 149.94 feet to a point;
 21. N20°24'52"W a distance of 16.13 feet to a point;
 22. N10°28'23"W a distance of 39.29 feet to a point;
 23. N19°37'11"E a distance of 73.95 feet to a point;
 24. N23°00'20"E a distance of 100.77 feet to a point;
 25. N28°56'34"E a distance of 58.39 feet to a point;
 26. N1 4°36'45"E a distance of 36.26 feet to a point;
 27. N21°26'51"E a distance of 82.81 feet to a point;
 28. N23°16'25"E a distance of 81.13 feet to a point;
 29. N30°13'18"E a distance of 57.32 feet to a point;
 30. N36°58 '31"E a distance of 53.51 feet to a point;
 31. N55°30'27"E a distance of 83.31 feet to a point;
 32. N37°30'08"E a distance of 90.99 feet to a point;
 33. N39°55'52"E a distance of 54.58 feet to a point;
 34. N21°07'26"E a distance of 26.73 feet to a point marked by a 5/8" rebar found;
- thence, leaving the east bank of the Catawba River along the southwest boundary of Catawba Plantation Phase 6 Subdivision (Map recorded in Map Book 50 Page 385 and Map Book 54 Page 27) S55°46'46"E a distance of 1,894.90 feet to a point marked by a 5/8" rebar found; thence, continuing along the southwest boundary of Catawba Plantation Phase 6 S47°02' 1 5"E a distance of 728.36 feet to a point marked by a concrete monument found; thence continuing along the southwest boundary of Catawba Plantation Phase 6 Subdivision S46°37' 45"E a distance of 32.29 feet to a point in the center of a branch; thence, along the centerline of the branch which is the common

boundary with Duke Energy Carolinas, LLC (Deed Book 26951, Page 257) the following seventy-five (75) courses:

1. S72°17'36"W a distance of 13.46 feet to a point;
2. N87°53'05"W a distance of 16.69 feet to a point;
3. S78°12'27"W a distance of 11.32 feet to a point;
4. S50°51'36"W a distance of 12.92 feet to a point;
5. S60°14'34"W a distance of 15.03 feet to a point;
6. S41°42'29"W a distance of 9.64 feet to a point;
7. S08°06'04"W a distance of 8.11 feet to a point;
8. S40°56'09"W a distance of 10.09 feet to a point;
9. S77°25'42"W a distance of 14.63 feet to a point;
10. S51°57'29"W a distance of 9.43 feet to a point;
11. S42°30'44"W a distance of 14.94 feet to a point;
12. S61°25'26"W a distance of 13.35 feet to a point;
13. N83°28'05"W a distance of 6.93 feet to a point;
14. S80°37'07"W a distance of 8.26 feet to a point;
15. S66°00'29"W a distance of 11.70 feet to a point;
16. S51°43'18"W a distance of 3.96 feet to a point;
17. S20°37'48"W a distance of 5.45 feet to a point;
18. S16°23'16"E a distance of 7.19 feet to a point;
19. S10°22'01"E a distance of 7.92 feet to a point;
20. S21°44'26"E a distance of 4.19 feet to a point;
21. S02°23'07"E a distance of 8.89 feet to a point;
22. S19°28'12"W a distance of 5.41 feet to a point;
23. S41°45'58"W a distance of 4.02 feet to a point;
24. S89°22'01"W a distance of 11.95 feet to a point;
25. N75°15'17"W a distance of 14.45 feet to a point;
26. S71°40'20"W a distance of 10.99 feet to a point;
27. N80°31'53"W a distance of 10.52 feet to a point;
28. N17°01'32"W a distance of 5.08 feet to a point;
29. N73°03'29"W a distance of 14.65 feet to a point;
30. N56°55'01"W a distance of 12.83 feet to a point;
31. S64°24'50"W a distance of 20.31 feet to a point;
32. S27°37'24"W a distance of 3.20 feet to a point;
33. S73°56'49"W a distance of 7.68 feet to a point;
34. S63°02'32"W a distance of 5.02 feet to a point;
35. S29°24'23"W a distance of 6.42 feet to a point;
36. S60°34'08"W a distance of 4.35 feet to a point;
37. N86°39'28"W a distance of 6.12 feet to a point;
38. N58°35'13"W a distance of 5.23 feet to a point;

39. N81°18' 07"W a distance of 5.53 feet to a point;
40. S69°20' 17"W a distance of 21.44 feet to a point;
41. N79°05'12"W a distance of 5.89 feet to a point;
42. S45°00'21"W a distance of 6.81 feet to a point;
43. S62°31' 16"W a distance of 6.95 feet to a point;
44. S82°17'02"W a distance of 7.38 feet to a point;
45. N60°56'29"W a distance of 4.03 feet to a point;
46. S39°02'51"W a distance of 5.52 feet to a point;
47. N68°33 '32"W a distance of 8.06 feet to a point;
48. S86°01 '06"W a distance of 5.39 feet to a point;
49. S75°45'50"W a distance of 9.73 feet to a point;
50. S86°36' 44"W a distance of 6.67 feet to a point;
51. S48°14'29"W a distance of 6.47 feet to a point;
52. S88°18' 17"W a distance of 14.40 feet to a point;
53. S72°13'20"W a distance of 4.82 feet to a point;
54. S50°43'16"W a distance of 8.40 feet to a point;
55. N85°53'41"W a distance of 9.08 feet to a point;
56. S71°49'38"W a distance of 6.77 feet to a point;
57. S20°48'01"W a distance of 3.43 feet to a point;
58. S61°33'00"W a distance of 6.76 feet to a point;
59. S40°02'11"W a distance of 5.66 feet to a point;
60. S53°25'08"W a distance of 5.59 feet to a point;
61. S69°29'02"W a distance of 3.86 feet to a point;
62. S37°03'59"W a distance of 8.51 feet to a point;
63. S69°16'24"W a distance of 7.03 feet to a point;
64. S02°57'00"W a distance of 20.85 feet to a point;
65. S23°09'22"W a distance of 6.90 feet to a point;
66. S04°34'52"W a distance of 16.36 feet to a point;
67. S54°58'48"W a distance of 6.86 feet to a point;
68. N89°41 '05"W a distance of 11.27 feet to a point;
69. S46°08'33"W a distance of 2.23 feet to a point;
70. S18°32'09"E a distance of 3.05 feet to a point;
71. S64°17'53"W a distance of 9.02 feet to a point;
72. S84°28'41"W a distance of 4.93 feet to a point;
73. S43°07'55"W a distance of 8.94 feet to a point;
74. S51°01 '57"W a distance of 5.67 feet to a point;
75. S49°21'57"W a distance of 17.44 feet to a point;

thence, leaving the centerline of the branch and continuing along the common boundary with Duke Energy Carolinas, LLC the following three (3) courses:

1. S03°09'31"W a distance of 481.37 feet (passing a 1/2" rebar found at 20.45 feet) to a point marked by a 1/2" rebar found;
2. S86°52' 17"E a distance of 353.45 feet to a point marked by a 1/2" rebar found;
3. S03°08'09"W a distance of 325.95 feet to a point marked by a 1/2" rebar found on the northeast right of way line of Mount Holly Road, said point being the Point of Beginning.

Section 2. Upon and after April 24, 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 2.

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