

ORDINANCE NO. _____

MIRANDA ROAD FIREHOUSE NO. 46
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 January 13, 2025 after due notice by the Mecklenburg Times on December 31, 2024; 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 January 13, 2025:

LEGAL DESCRIPTION

COMMENCING AT NCGS MONUMENT "M 032" HAVING NC GRID
COORDINATES IN U.S. SURVEY FEET OF N:581584.92 AND E:1440314.97;

THENCE WITH A BEARING OF S 69°15'30" E A HORIZONTAL GRID DISTANCE OF 48.86 FEET TO A FOUND #5 REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF MIRANDA ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER DEED BOOK 32415, PAGE 486, OF THE MECKLENBURG COUNTY REGISTER OF DEEDS, HNCE MCR, AND DEED BOOK 38272, PAGE 734, MCR, AND HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:581567.62, E:1440360.67, AND BEING THE POINT OF BEGINNING;

THENCE WITH SAID SOUTHERLY RIGHT OF WAY OF MIRANDA ROAD THE FOLLOWING FIVE (5) COURSES:

1. S 83°29'57" E A DISTANCE OF 266.68 FEET TO A FOUND #5 REBAR;
2. S 84°21'03" E A DISTANCE OF 123.15 FEET TO A FOUND #5 REBAR;
3. S 84°31'21" E A DISTANCE OF 103.01 FEET TO A FOUND #5 REBAR;
4. S 79°47'10" E A DISTANCE OF 59.16 FEET TO A FOUND #5 REBAR;
5. S 84°27'09" E A DISTANCE OF 93.79 FEET TO A FOUND #5 REBAR;

THENCE IN A SOUTHEASTERLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CHORD BEARING OF S 60°06'02" E, AND A CHORD DISTANCE OF 45.99, HAVING A CENTRAL ANGLE OF 49°25'42" AND AN ARC LENGTH OF 47.45 TO A FOUND #5 REBAR ON THE WESTERLY RIGHT OF WAY LINE OF BEATTIES FORD ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER DEED BOOK 38272, PAGE 734, MCR;

THENCE WITH SAID WESTERLY RIGHT OF WAY OF BEATTIES FORD ROAD THE FOLLOWING TWO (2) COURSES:

1. S 40°56'34" E A DISTANCE OF 19.24 FEET TO A FOUND #5 REBAR;
2. S 16°46'41" E A DISTANCE OF 160.66 FEET TO A FOUND 1" PIPE BEING A COMMON CORNER WITH THAT ROBERT A SKRABUT TRACT AS DESCRIBED IN DEED BOOK 26744, PAGE 630, MCR:

THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF BEATTIES FORD ROAD AND RUNNING WITH THE NORTHERLY LINE OF SAID SKRABUT TRACT S 68°25'37" W A DISTANCE OF 227.82 FEET TO A FOUND #5 REBAR A COMMON CORNER WITH THAT ROBERT A SKRABUT AND MARILYN D SKRABUT TRACT AS DESCRIBED IN DEED BOOK 18606, PAGE 325, MCR:

THENCE WITH THE NORTHERLY LINE OF SAID SKRABUT TRACT S 68°30'56" W, PASSING THROUGH A FOUND #5 REBAR AS A WITNESS AT 321.54 FEET AND CONTINUING ANOTHER 10.00 FEET FOR A TOTAL DISTANCE OF 331.54 TO A CALCULATED POINT IN A 48" OAK TREE BEING A COMMON CORNER WITH THAT BONNIE KIDD TADLOCK, CHRISTOPHER JEROME KIDD AND JAMES KELTON KIDD AS DESCRIBED IN DEED BOOK 31375, PAGE 316, MCR:

THENCE WITH THE NORTHERLY LINE OF SAID KIDD TRACT S 77°21'27" W,

PASSING THROUGH A FOUND #5 REBAR AS A WITNESS AT 10.00 FEET AND CONTINUING ANOTHER 220.73 FEET FOR A TOTAL DISTANCE OF 230.73 FEET TO A FOUND 1-½" PIPE BEING A COMMON CORNER WITH THAT DENALI REF LLC TRACT AS DESCRIBED IN DEED BOOK 34892, PAGE 319, MCR:

THENCE WITH THE EASTERLY LINE OF SAID DENALI REF LLC TRACT N 00°33'13" E A DISTANCE OF 518.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.063 ACRES OR 264109.65 SQUARE FEET ACCORDING TO THAT MAP TITLED "VOLUNTARY ANNEXATION MAP FOR: MIRANDA ROAD FIREHOUSE NO. 46 - 4032 MIRANDA ROAD" PREPARED BY THE SURVEY COMPANY, INC., DATED SEPTEMBER 04, 2024 AND LAST REVISED NOVEMBER 13, 2024, AND SIGNED AND SEALED BY CHARLES S.LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

AREA IN RIGHT OF WAY TO BE ANNEXED

COMMENCING AT NCGS MONUMENT "M 032" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:581584.92 AND E:1440314.97; THENCE WITH A BEARING OF S 69°15'30" E A HORIZONTAL GRID DISTANCE OF 48.86 FEET TO A FOUND #5 REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF MIRANDA ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER DEED BOOK 32415, PAGE 486, OF THE MECKLENBURG COUNTY REGISTER OF DEEDS, HNCE MCR, AND DEED BOOK 38272, PAGE 734, MCR, AND HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:581567.62, E:1440360.67, AND BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF MIRANDA ROAD N 00°33'05" E A DISTANCE OF 30.38 FEET TO A CALCULATED POINT IN THE CENTERLINE OF MIRANDA ROAD;

THENCE WITH SAID CENTERLINE OF MIRANDA ROAD THE FOLLOWING FOUR (4) COURSES:

1. S 83°20'48" E A DISTANCE OF 186.50 FEET TO A CALCULATED POINT;
 2. S 84°02'59" E A DISTANCE OF 168.09 FEET TO A CALCULATED POINT;
 3. S 84°22'28" E A DISTANCE OF 95.05 FEET TO A CALCULATED POINT;
 4. S 84°22'28" E A DISTANCE OF 258.56 FEET TO A CALCULATED POINT IN THE CENTERLINE OF BEATTIES FORD ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER DEED BOOK 38272, PAGE 734, MCR;
- THENCE WITH THE CENTERLINE OF SAID BEATTIES FORD ROAD S 16°39'19" E, PASSING THROUGH A FOUND PK NAIL AT 9.99 FEET AND CONTINUING ANOTHER 208.49 FEET FOR A TOTAL DISTANCE OF 218.48 FEET TO A FOUND PK NAIL;

THENCE DEPARTING SAID CENTERLINE AND RUNNING S 68°50'48" W A DISTANCE OF 28.70 FEET TO A FOUND 1" PIPE ON THE WESTERLY RIGHT OF WAY LINE OF SAID BEATTIES FORD ROAD;

THENCE WITH SAID WESTERLY RIGHT OF WAY LINE OF BEATTIES FORD ROAD THE FOLLOWING THREE (3) COURSES:

1. A BEARING OF N 16°46'41" W A DISTANCE OF 160.66 FEET TO A FOUND #5 REBAR;
2. N 40°56'34" W A DISTANCE OF 19.24 FEET TO A FOUND #5 REBAR;
3. IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT WITH A RADIUS OF 55.00 FEET, HAVING A CHORD BEARING OF N 60°06'02" W AND A CHORD DISTANCE OF 45.99, HAVING A CENTRAL ANGLE OF 49°25'42" AND AN ARC LENGTH OF 47.45 TO A FOUND #5 REBAR ON SAID SOUTHERLY RIGHT OF WAY LINE OF MIRANDA ROAD;

THENCE WITH SAID SOUTHERLY RIGHT OF WAY LINE OF MIRANDA ROAD THE FOLLOWING FIVE (5) COURSES:

1. N 84°27'09" W A DISTANCE OF 93.79 FEET TO A FOUND #5 REBAR;
2. N 79°47'10" W A DISTANCE OF 59.16 FEET TO A FOUND #5 REBAR;
3. N 84°31'21" W A DISTANCE OF 103.01 FEET TO A FOUND #5 REBAR;
4. N 84°21'03" W A DISTANCE OF 123.15 FEET TO A FOUND #5 REBAR;
5. N 83°29'57" W A DISTANCE OF 266.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.646 ACRES OR 28,151 SQUARE FEET ACCORDING TO THAT MAP TITLED "VOLUNTARY ANNEXATION MAP FOR: MIRANDA ROAD FIREHOUSE NO. 46 - 4032 MIRANDA ROAD" PREPARED BY THE SURVEY COMPANY, INC., DATED SEPTEMBER 04, 2024 AND LAST REVISED NOVEMBER 13, 2024, AND SIGNED AND SEALED BY CHARLES S.LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

Section 2. Upon and after January 13, 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 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