

ORDINANCE NO.

RIVER SOUTH 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 November 24, 2025 after due notice by the Mecklenburg Times on November 11, 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 November 24, 2025:

LEGAL DESCRIPTION

BEGINNING at a point in the centerline of Dixie River Road (State Road 1155), an apparent 60' public right of way, no dedication found or provided and marking the common corner of City of Charlotte (now or formerly) as described in Deed Book 38749, page 104 of the Mecklenburg County Registry and Crescent River District, LLC [PIN:11329107] (now or formerly) as described in Deed Book 35876, Page 75; THENCE leaving the centerline of the aforementioned Dixie River Road and with the southerly line of the aforementioned City of Charlotte the following three (3) courses and distances: 1) South 81 degrees 59 minutes 39 seconds East, a distance of 65.96 feet to a point; 2) THENCE along a curve to the right having an arc length of 561.11 feet, and a radius of 983.50 feet, being subtended by a chord bearing of South 65 degrees 38 minutes 59 seconds East, a distance of 553.53 feet to a point; 3) THENCE North 40 degrees 41 minutes 41 seconds East, a distance of 64.54 feet to a point marking the southwestern corner of Crescent River District, LLC [PIN:14128103] (now or formerly) as described in Deed Book 35876, page 75; THENCE leaving the southerly line of the aforementioned City of Charlotte and with the southerly line of the aforementioned Crescent River District, LLC [PIN:14128103] the following six (6) courses and distances: 1) South 57 degrees 39 minutes 40 seconds East, a distance of 87.67 feet to a point; 2) THENCE South 36 degrees 29 minutes 34 seconds East, a distance of 236.43 feet to a point; 3) THENCE South 45 degrees 48 minutes 05 seconds East, a distance of 138.16 feet to a point; 4) THENCE South 42 degrees 00 minutes 10 seconds East, a distance of 243.74 feet to a point; 5) THENCE South 71 degrees 52 minutes 06 seconds East, a distance of 285.49 feet to a point; 6) THENCE North 82 degrees 55 minutes 18 seconds East, a distance of 96.66 feet to a point marking the southwestern corner of Crescent River District, LLC [PIN:14128102] (now or formerly) as described in Deed Book 35876, page 75; THENCE leaving the southerly line of the aforementioned Crescent River District, LLC [PIN:14128103] and with the westerly line of the aforementioned Crescent River District, LLC [PIN:14128102] the following ten (10) courses and distances: 1) South 46 degrees 11 minutes 14 seconds West, a distance of 43.44 feet to a point; 2) THENCE South 07 degrees 27 minutes 40 seconds West, a distance of 26.96 feet to a point; 3) THENCE South 56 degrees 06 minutes 31 seconds West, a distance of 15.68 feet to a point; 4) THENCE South 01 degrees 52 minutes 37 seconds West, a distance of 45.43 feet to a point; 5) THENCE South 20 degrees 07 minutes 30 seconds West, a distance of 52.56 feet to a point; 6) THENCE South 03 degrees 22 minutes 58 seconds West, a distance of 36.59 feet to a point; 7) THENCE South 49 degrees 30 minutes 21 seconds West, a distance of 27.22 feet to a point; 8) THENCE North 62 degrees 46 minutes 33 seconds West, a distance of 18.03 feet to a point; 9) THENCE South 13 degrees 41 minutes 20 seconds West, a distance

of 120.81 feet to a point; 10) THENCE South 03 degrees 14 minutes 09 seconds West, a distance of 46.74 feet to a point marking the northwestern corner of Garrison Road Holdings LLC (now or formerly) as described in Deed Book 35858, page 458; THENCE leaving the westerly line of the aforementioned Crescent River District, LLC [PIN:14128102] and with the northerly line of the aforementioned Garrison Road Holdings LLC, North 83 degrees 12 minutes 51 seconds West, a distance of 83.28 feet to a point marking the northeastern corner of Lachelle & Philip Crosby (now or formerly) as described in Deed Book 31140, page 5; THENCE leaving the northerly line of the aforementioned Garrison Road Holdings LLC and with the northerly line of the aforementioned Lachelle & Phillip Crosby North 83 degrees 23 minutes 40 seconds West, a distance of 1035.89 feet to an existing #5 rebar in concrete marking the northwestern corner of the aforementioned Lachelle & Phillip Crosby; THENCE leaving the northerly line of the aforementioned Lachelle & Philip Crosby and with the westerly line of the aforementioned Lachelle and Phillip Crosby South 06 degrees 38 minutes 02 seconds West, a total distance of 389.81 feet passing through an existing ½ inch iron pipe marking the northwestern corner of the Kyle Short (now or formerly) as described in Deed Book 31692, page 83 at 204.26 feet and continuing with the westerly line of the aforementioned Kyle Short 185.55 feet to an existing 1 inch iron rod marking the southwestern corner of the aforementioned Kyle Short; THENCE leaving the westerly line of the aforementioned Kyle Short and with the southerly line of the aforementioned Kyle Short North 89 degrees 39 minutes 56 seconds East, a distance of 118.56 feet to an existing #4 rebar marking the northwestern corner of Ed & Henrietta Woodward (now or formerly) as described in Deed Book 1604, page 593; THENCE leaving the southerly line of the aforementioned Kyle Short and with the westerly line of the aforementioned Ed & Henrietta Woodward and Ronnie Delapp (now or formerly) as described in Deed Book 8275, page 747 South 06 degrees 41 minutes 24 seconds West, a total distance of 366.47 feet to an existing 1 inch iron rod marking the common corner of Melvin & Maybelle Brown and Sunil & Prashant Kangarla (now or formerly) as described in Deed Book 1604, page 593 , passing an existing ½ inch iron rod marking the common corner of the aforementioned Ronnie Delapp & Melvin and Maybelle Brown (now or formerly) as described in Deed Book 3982, Page 269, at 173.61 feet; THENCE leaving the westerly line of the aforementioned Melvin & Maybelle Brown and with the northerly line of the aforementioned Sunil & Prashant Kangarla South 89 degrees 14 minutes 02 seconds West, a distance of 118.43 feet to an existing 1 inch iron pipe; THENCE leaving the northerly line of the aforementioned Sunil & Prashant Kangarla and with the westerly line of the aforementioned Sunil & Prashant Kangarla South 05 degrees 35 minutes 14 seconds East, a distance of 214.51 feet to an existing iron marking the northeastern corner of Wilmore & Carrietta Brown (now or formerly) as described in Deed Book 3997, page 783; THENCE leaving the westerly line of the aforementioned Sunil & Prashant Kangarla and with the northerly line of the aforementioned Wilmore & Carrietta Brown South 86

degrees 51 minutes 42 seconds West, a distance of 265.96 feet to a point in the centerline of the aforementioned Dixie River Road; THENCE leaving the northerly line of the aforementioned Wilmore & Carrietta Brown and with the centerline of the aforementioned Dixie River Road the following four (4) courses and distances: 1) North 31 degrees 06 minutes 22 seconds West, a distance of 52.53 feet to a point;

2) THENCE North 16 degrees 25 minutes 30 seconds West, a distance of 96.44 feet to a point; 3) THENCE North 13 degrees 26 minutes 06 seconds West, a distance of 183.04 feet to a point; 4) THENCE along a curve to the right having an arc length of 194.73 feet, and a radius of 703.07 feet, being subtended by a chord bearing of North 05 degrees 30 minutes 01 seconds West, a distance of 194.11 feet to a point marking the centerline of Bracebridge Court, a 60' public right of way, as shown on Map Book 18, page 52 and the northeastern corner Crescent River District, LLC [PIN:11321141] now or formerly, as described in Deed Book 35876, Page 75; THENCE leaving the right of way of the aforementioned Dixie River Road and with the centerline of the aforementioned Bracebridge Court the following six (6) courses and distances: 1) South 74 degrees 10 minutes 05 seconds West, a distance of 261.97 feet to a point; 2) along a curve to the left having an arc length of 150.67 feet, and a radius of 544.00 feet, being subtended by a chord bearing of South 66 degrees 13 minutes 56 seconds West, a distance of 150.19 feet to an existing bent #4 rebar; 3) South 58 degrees 19 minutes 32 seconds West, a distance of 444.85 feet to a point; 4) along a curve to the right having an arc length of 242.49 feet, and a radius of 530.03 feet, being subtended by a chord bearing of South 71 degrees 18 minutes 22 seconds West, a distance of 240.39 feet to an existing #4 rebar; 5) THENCE South 85 degrees 26 minutes 44 seconds West, a distance of 166.89 feet to a point; 6) THENCE along a curve to the left having an arc length of 200.95 feet, and a radius of 201.99 feet, being subtended by a chord bearing of South 56 degrees 48 minutes 01 seconds West, a distance of 192.76 feet to an existing #4 rebar within the easterly margin of the aforementioned Bracebridge Court; THENCE leaving the easterly margin of Bracebridge Court and with the northerly line of Jenny & David Shaffner (now or formerly) as described in Deed Book 26431, page 518 and Charlotte Yacht Club Inc (now or formerly) 24139, page 524 North 81 degrees 44 minutes 55 seconds West, a distance of 906.21 feet to a point within the southeasterly margin of Lynn Parker Lane, a 60' public right of way as shown in Map Book 18, page 52; THENCE leaving the northerly line of the aforementioned Charlotte Yacht Club Inc and with the southeasterly margin of the aforementioned Lynn Parker Lane the following twelve (12) courses and distances: 1) along a curve to the left having an arc length of 51.64 feet, and a radius of 50.00 feet, being subtended by a chord bearing of North 31 degrees 07 minutes 06 seconds West, a distance of 49.37 feet to a point; 2) THENCE North 17 degrees 50 minutes 00 seconds East, a distance of 101.85 feet to a point; 3) THENCE along a curve to the right having an arc length of 139.12 feet, and a radius of 249.68 feet, being subtended by a chord bearing of North 33 degrees 47 minutes 45 seconds

East, a distance of 137.33 feet to an existing #4 rebar; 4) THENCE North 49 degrees 45 minutes 34 seconds East, a distance of 129.09 feet to an existing #4 rebar; 5) THENCE along a curve to the left having an arc length of 102.96 feet, and a radius of 1023.45 feet, being subtended by a chord bearing of North 46 degrees 46 minutes 02 seconds East, a distance of 102.92 feet to a point; 6) THENCE North 44 degrees 00 minutes 00 seconds East, a distance of 134.22 feet to an existing #4 rebar; 7) THENCE along a curve to the right having an arc length of 147.79 feet, and a radius of 422.15 feet, being subtended by a chord bearing of North 54 degrees 02 minutes 03 seconds East, a distance of 147.03 feet to an existing #4 rebar; 8) THENCE North 64 degrees 03 minutes 10 seconds East, a distance of 108.86 feet to an existing #4 rebar; 9) THENCE North 64 degrees 04 minutes 40 seconds East, a distance of 67.07 feet to an existing #4 rebar; 10) THENCE along a curve to the left having an arc length of 152.82 feet, and a radius of 278.16 feet, being subtended by a chord bearing of North 48 degrees 23 minutes 57 seconds East, a distance of 150.90 feet to an existing #4 rebar; 11) THENCE North 32 degrees 15 minutes 10 seconds East, a distance of 71.01 feet to an existing #4 rebar; 12) THENCE North 30 degrees 46 minutes 2 seconds East, a distance of 79.99 feet to an existing; THENCE leaving the southeasterly margin of the aforementioned Lynn Parker Lane North 57 degrees 12 minutes 03 seconds West, a distance of 38.34 feet to a point marking the centerline of the aforementioned Lynn Parker Lane; THENCE leaving the centerline of the aforementioned Lynn Parker Lane and with the northerly margin of the aforementioned Anne Smith Lane the following two (2) courses and distances: 1) North 57 degrees 26 minutes 00 seconds West, a distance of 83.50 feet to a point; 2) THENCE along a curve to the right having an arc length of 133.13 feet, and a radius of 194.25 feet, being subtended by a chord bearing of North 37 degrees 47 minutes 58 seconds West, a distance of 130.54 feet to a point; THENCE with the northerly margin of the aforementioned Anne Smith Lane and the easterly line of Carl & Margaret Smith (now or formerly) as described in Deed Book 9608, page 685 the following two (2) courses and distances: 1) North 18 degrees 10 minutes 00 seconds West, a distance of 209.10 feet to a point marking the northeastern corner of the aforementioned Carol & Margaret Smith; 2) THENCE North 48 degrees 30 minutes 00 seconds West, a distance of 305.07 feet to a point marking the southeastern corner of Crescent River District, LLC [PIN:11329106] (now or formerly) as described in Deed Book 35876, page 75 and the northernmost corner of the aforementioned Carol & Margaret Smith; THENCE leaving the northerly line of the aforementioned Carl & Margaret Smith and with the 570' contour of Lake Wylie, the following nineteen (19) courses and distances: 1) North 19 degrees 01 minutes 39 seconds West, a distance of 10.68 feet to a point; 2) North 59 degrees 16 minutes 37 seconds East, a distance of 11.21 feet to a point; 3) THENCE North 21 degrees 54 minutes 08 seconds East, a distance of 38.65 feet to a point; 4) THENCE North 50 degrees 38 minutes 59 seconds East, a distance of 11.12 feet to a point; 5) THENCE North 12 degrees 54 minutes 55

seconds East, a distance of 15.54 feet to a point; 6) THENCE North 46 degrees 31 minutes 23 seconds East, a distance of 25.78 feet to a point; 7) THENCE North 35 degrees 09 minutes 52 seconds East, a distance of 28.14 feet to a point; 8) THENCE North 20 degrees 52 minutes 59 seconds East, a distance of 17.01 feet to a point; 9) THENCE North 35 degrees 02 minutes 23 seconds East, a distance of 19.29 feet to a point; 10) THENCE North 17 degrees 56 minutes 06 seconds East, a distance of 29.77 feet to a point; 11) THENCE North 42 degrees 23 minutes 06 seconds East, a distance of 13.59 feet to a point; 12) THENCE North 86 degrees 03 minutes 44 seconds East, a distance of 28.37 feet to a point; 13) THENCE North 09 degrees 05 minutes 14 seconds East, a distance of 17.30 feet to a point; 14) THENCE North 33 degrees 52 minutes 13 seconds East, a distance of 72.16 feet to a point; 15) THENCE North 72 degrees 47 minutes 20 seconds West, a distance of 28.03 feet to a point; 16) THENCE North 38 degrees 05 minutes 59 seconds East, a distance of 28.47 feet to a point; 17) THENCE North 09 degrees 29 minutes 19 seconds East, a distance of 56.43 feet to a point; 18) THENCE North 54 degrees 33 minutes 55 seconds West, a distance of 73.40 feet to a point; 19) THENCE North 12 degrees 53 minutes 56 seconds West, a distance of 53.84 feet to a point marking the southeasternmost corner of Crescent River District, LLC [PIN:11329106] (now or formerly) as described in Deed Book 35876, page 75; THENCE leaving the aforementioned 570' contour of Lake Wylie and with the southerly line of the aforementioned Crescent River District, LLC [PIN:11329106] North 47 degrees 23 minutes 52 seconds East, a distance of 496.82 feet to a point marking the southwestern corner of the aforementioned Crescent River District, LLC [PIN:13329107]; THENCE leaving the southerly line of the aforementioned Crescent River District, LLC (PIN:11329106) and with the southerly line of the aforementioned Crescent River District, LLC [PIN:11329107] the following two (2) courses and distances: 1) along a curve to the left having an arc length of 370.67 feet, and a radius of 868.50 feet, being subtended by a chord bearing of South 67 degrees 55 minutes 03 seconds East, a distance of 367.86 feet to a point; 2) THENCE South 81 degrees 58 minutes 24 seconds East, a distance of 1324.01 feet to a point; the POINT OF BEGINNING, having an area of 119.397 Acres, more or less.

Section 2. Upon and after November 24, 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 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