

ORDINANCE NO. _____

COURTYARDS AT BACK CREEK
PROPERTIES 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 October 28, 2024, after due notice by the Mecklenburg Times on October 15, 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 October 28, 2024:

LEGAL DESCRIPTION

Beginning at a point on the westerly margin of the right of way of Back Creek Church Road and being a common corner with the Jesus Gonzalez property as recorded in Deed Book 34884 at Page 804 in the Mecklenburg County Register of

Deeds office. Thence running with the common line of the Jesus Gonzalez property, N 75-50-46 W a distance of 315.82 feet to a pipe found, being a common corner with the Hodges Family Properties, LLC property as recorded in Deed Book 37941 at Page 942; Thence running with the line of the Hodges Family Properties, LLC property, N 75-30-00 W a distance of 248.32 feet to an iron found and continuing N 54-37- 44 W a distance of 1157.21 feet to a pipe found, being a common corner with the Mattamy Carolina Corporation property, more particularly being Common Open Space #3 of Bailey Run, Phase 1, Map 1A as recorded in Map Book 72 at Page 248; Thence running with the line of Common Open Space #3 the following 4 (four) calls:

1. Thence N 26-06-04 W a distance of 490.49 feet to an iron found;
2. Thence N 55-52-30 E a distance of 351.79 feet to an iron found;
3. Thence N 22-11-12 W a distance of 60.06 feet to an iron found;
4. Thence S 87-57-24 W a distance of 39.91 feet to an iron found on the southerly terminus of the right of way of Bailey Run Drive as recorded in Map Book 72 at Page 248;

Thence running with the southerly terminus of the right of way of Bailey Run Drive and the line of the property of Mattamy Carolina Corporation property as recorded in Deed Book 37474 at Page 48, N 04-38-25 W a distance of 489.89 feet to an iron found, a common corner with the Mattamy Carolina Corporation property as recorded in Deed Book 37473 at Page 985; Thence running with the line of the Mattamy Carolina Corporation property, N 78-42-21 E a distance of 81.28 feet to an iron found and continuing N 10-42-43 W a distance of 380.88 feet to an iron found, being a point in the line of the Baucom's Nursery Company property as recorded in Deed Book 3994 at Page 647; Thence running with the line of the Baucom's Nursery Company property, N 33-06-13 E a distance of 335.41 feet to an iron found, being a common corner with the Margarita Celeste Rendon & Carlos Rendon Aguilera property as recorded in Deed Book 37534 at Page 247; Thence running with the line of the Margarita Celeste Rendon & Carlos Rendon Aguilera property, N 83-30-06 E a distance of 194.39 feet to an iron found and continuing N 83-31-52 E a distance of 533.11 feet to a new iron set; Thence running S 13-03-22 E a distance of 287.35 feet to an iron found, being a common corner with the Jose Sorto & Karen Sorto property as recorded in Deed Book 38146 at Page 486; Thence running with the line of the Jose Sorto & Karen Sorto property, S 17-25-23 E a distance of 155.02 feet to an iron found and continuing N 72-35-51 E a distance of 253.97 feet to an iron found on the westerly margin of the right of way of Back Creek Church Road; Thence running with the westerly margin of the right of way of Back Creek Church Road the following twenty six (26) calls:

1. Thence S 17-43-34 E a distance of 146.11 feet to a point;
2. Thence S 78-42-51 W a distance of 2.54 feet to a point;
3. Thence S 17-55-26 E a distance of 68.48 feet to a point;
4. Thence S 15-49-30 E a distance of 58.45 feet to a point;
5. Thence S 11-28-54 E a distance of 121.83 feet to a point;
6. Thence S 17-10-51 E a distance of 235.31 feet to a point;
7. Thence S 17-10-57 E a distance of 22.98 feet to a point;
8. Thence S 18-45-40 E a distance of 214.30 feet to a point;

9. Thence S 20-33-11 E a distance of 64.66 feet to a point;
 10. Thence S 20-18-26 E a distance of 12.40 feet to a point;
 11. Thence S 15-29-10 E a distance of 67.04 feet to a point;
 12. Thence S 14-09-24 E a distance of 58.96 feet to a point;
 13. Thence S 11-41-44 E a distance of 58.36 feet to a point;
 14. Thence S 09-14-12 E a distance of 58.45 feet to a point;
 15. Thence S 06-46-40 E a distance of 58.54 feet to a point;
 16. Thence S 05-20-57 E a distance of 59.50 feet to a point;
 17. Thence S 03-14-54 E a distance of 63.03 feet to a point;
 18. Thence S 03-15-16 E a distance of 17.71 feet to a point;
 19. Thence S 03-15-16 E a distance of 55.42 feet to a point;
 20. Thence along a curve to the RIGHT, having a radius of 2968.50 feet an arc length of 183.32 feet, and having a chord bearing of S 01-29-08 E and a chord distance of 183.30 feet to a point;
 21. Thence along a curve to the RIGHT, having a radius of 2968.50 feet an arc length of 14.43 feet and having a chord bearing of S 00-30-12 W and a chord distance of 14.43 feet to a point;
 22. Thence S 00-38-34 W a distance of 528.87 feet to a point;
 23. Thence along a curve to the RIGHT, having a radius of 343.50 feet, an arc length of 26.04 feet and having a chord bearing of S 13-59-31 W and a chord distance of 158.62 feet to a point;
 24. Thence S 27-20-28 W a distance of 103.38 feet to a point;
 25. Thence S 27-20-28 W a distance of 21.22 feet to a point;
 26. Thence S 27-20-28 W a distance of 8.51 feet to the point of beginning.
- Said described parcel containing 78.24 acres, more or less, subject to any and all easements, reservations, restrictions and conveyances of record.

Section 2. Upon and after October 28, 2024, 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:

Charlotte City Attorney