

ORDINANCE NO. _____

**THE RETREAT AT CAMERON
COMMONS 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 in-person at the Charlotte-Mecklenburg Government Center and virtually via the Government Channel, the City's Facebook page, or the City's YouTube page at 6:30 p.m. on June 27, 2022 after due notice by the Mecklenburg Times on June 14, 2022; 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 June 27, 2022:

LEGAL DESCRIPTION

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL IDENTIFICATION

NUMBERS: 05122177 (TRACT 1), 05130179 (TRACT 2), 053130178 (TRACT 3), 05130180 (TRACT 4), 05130177 (TRACT 5), AND 05108128 (TRACT 6). THESE six (6) tracts which lie in Mecklenburg county's jurisdiction and BEING SHOWN ON A PLAT ENTITLED "CITY OF CHARLOTTE ANNEXATION PLAT" PREPARED BY GPA, INC, AND SIGNED AND SEALED BY CHRISTOPHER GREGORY DELLA MEA, PLS ON FEBRUARY 15, 2022. THE OVERALL METES AND BOUNDS OF SAID BOUNDARY OF LAND TO BE ANNEXED BEING MORE PARTICULARLY DESCRIBED TO WITH:

ALL THOSE CERTAIN PIECES, PARCELS, OR LOT OF LAND, LYING AND BEING IN MECKLENBURG COUNTY, NORTH CAROLINA. SAID POINT OF BEGINNING BEING AN AXLE LOCATED S 64°49'03" W, a GROUND distance of 4,833.72' FROM NORTH CAROLINA GRID MONUMENT "TREE" (TREE HAVING THE FOLLOWING NC NAD 83 (2011) COORDINATES: NORTHING=579,695.00',EASTING=1,500,484.36' AND A COMBINED FACTOR OF: 0.99985026), SAID AXLE ALSO BEING THE MOST SOUTHEASTERN CORNER OF TRACT 1 AND LOCATED ON THE CURRENT CITY OF CHARLOTTE CORPORATE LIMITS AND RUNS THENCE WITH THE CITY OF CHARLOTTE'S CORPORATE LIMITS N 63°48'05" W, a distance of 247.02' to a FOUND ROD, THE MOST SOUTHWESTERN CORNER OF TRACT 1 AND THE MOST SOUTH EASTERN CORNER OF TRACT 2, THENCE CONTINUING ALONG THE SOUTHERN LINE OF TRACT 2 AND WITH THE CURRENT CORPORATE LIMITS OF THE CITY OF CHARLOTTE N 63°49'28" W, a distance of 497.94' to a #5 REBAR, SAID REBAR BEING ON THE EASTERN LINE OF MALLARD CROSSING SUBDIVISION, THENCE CONTINUING ALONG THE CITY OF CHARLOTTE CORPORATE LIMITS AND WITH THE EASTERN REAR OF LOTS F18-F-20 OF MALLARD CROSSING SUBDIVISION, N 07°05'16" E, PASSING OVER #5 REBAR AT 105.66' AND CONTINUING FOR A TOTAL DISTANCE OF 402.90', to a #4 REBAR; THENCE WITH THE CITY OF CHARLOTTE'S CORPORATE LIMITS AND ALONG THE EASTERN BOUNDARY LINES OF KOLDSBACK, ABITOL HOLDINGS LLC, MAYFIELD, AND A MECKLENBURG COUNTY GREENWAY PARCEL THE FOLLOWING FOUR (4) CALLS: 1) N 07°28'41" E, a distance of 488.15', to a #5 REBAR; 2) thence N 07°17'26" E, a distance of 470.58' to a #5 REBAR; 3) thence N 07°33'36" E, a distance of 79.22' to a #5 REBAR; 4) thence N 23°43'04" W, PASSING OVER #5 REBARS AT 51.22', 137.51', AND A REBAR NEAR THE TOP OF BANK OF AT 241.68' AND CONTINUING FOR A TOTAL DISTANCE OF 271.73' TO A POINT IN THE CENTER OF MALLARD CREEK, THENCE WITH THE CENTERLINE OF MALLARD CREEK THE FOLLOWING EIGHT (8) CALLS: #5 1) N 45°40'34" E, a distance of 30.79'; 2) N 16°47'59" E, a distance of 145.76'; 3) N 42°04'22" E, a distance of 56.36'; 4) N 05°09'50" E, a distance of 112.18'; 5) N 30°52'38" W a distance of 189.05'; 6) N 22°10'48" W, a distance of 73.54'; 7) N 14°34'17" W, a distance of 71.91'; 8) N 12°32'08" W a distance of 190.99'; THENCE LEAVING SAID CREEK AND CONTINUING WITH THE CORPORATE line for the city of charlotte AND ALONG THE CITY OF CHARLOTTE'S EASTERN PROPERTY LINES FOR TAX PARCELS: 05130176 AND 05108124 THE FOLLOWING NINE

(9) CALLS: 1) S 17°37'02" W, a distance of 450.57' TO A #7 REBAR; 2) thence N 48°03'00" W, a distance of 675.61' TO A #7 REBAR; 3) THENCE N 44°46'50" E, a distance of 479.75' TO A #4 REBAR; 4) N 44°52'46" W, a distance of 498.08' TO A #4 REBAR; 5) thence N 30°41'09" W, a distance of 165.24' TO A ½" PIPE; 6)thence N 27°03'30" W, a distance of 261.77' TO A #4 REBAR; 7) thence N 20°20'25" W, a distance of 423.57' TO A POINT; 8) thence N 09°54'10" E, a distance of 289.27' TO A #5 REBAR; 9) thence N 12°11'33" E, a distance of 198.84' to aN AXLE; SAID AXLE BEING A SHARED CORNER WITH PEGGY DEAN LOVE TAYLOR; THENCE CONTINUING WITH THE PEGGY DEAN LOVE TAYLOR'S EASTERN LINE, SAID LINE BEING THE MECKLENBURG COUNTY CORPORATE LIMITS LINE THE FOLLOWING THREE (3) CALLS: 1)N 03°16'50" E, a distance of 333.40' to a #4 REBAR; 2) thence N 29°01'47" E, a distance of 240.77' to a CALCULATED POINT; 3) thence S 88°06'59" E, a distance of 140.51' to a CALCULATED POINT; THENCE WITH THE WESTERN LINE OF AHS 71 LLC (TAX PARCEL 05108127) THE FOLLOWING EIGHT (8) CALLS: 1) S 29°10'06" W, a distance of 276.00' to a CALCULATED POINT; 2) THENCE S 03°15'38" W, a distance of 314.41' to a CALCULATED POINT; 3) Thence S 12°10'20" W, a distance of 206.23' to a CALCULATED POINT; 4) thence S 09°56'03" W, a distance of 252.95' to a CALCULATED POINT ; 5) thence S 20°23'30" E, a distance of 382.35' to a CALCULATED POINT; 6) thence S 27°04'34" E, a distance of 250.58' to a CALCULATED POINT ; 7) thence S 30°41'38" E, a distance of 175.30' to a CALCULATED POINT; 8) thence S 72°55'26" E, a distance of 782.23' to a CALCULATED POINT IN THE CENTER OF MALLARD CREEK, THENCE WITH THE CENTERLINE OF MALLARD CREEK, ALSO BEING THE SOUTHERN AND EASTERN LINES OF AHS 71 LLC THE FOLLOWING ELEVEN (11) CALLS: 1) N 36°12'02" W, a distance of 24.79' to a CALCULATED POINT; 2) thence N 27°40'27" W, a distance of 46.28' to a CALCULATED POINT; 3) Thence N 00°49'06" E, a distance of 48.44' to a ;CALCULATED POINT; 4) thence N 04°35'11" E, a distance of 90.51' to a CALCULATED POINT; 5) thence N 07°16'32" W, a distance of 42.20' to a CALCULATED POINT; 6) thence N 24°59'34" W, a distance of 72.15' to a CALCULATED POINT; 7) thence N 05°57'14" W, a distance of 56.95' to a CALCULATED POINT; 8) thence N 72°21'08" E, a distance of 306.44' to a CALCULATED POINT; 9) thence N 89°51'34" E, a distance of 71.77' to a CALCULATED POINT; 10) thence S 42°50'51" E, a distance of 71.02' to a CALCULATED POINT; 11) thence S 71°56'10" E, a distance of 159.63' to a CALCULATED POINT ON THE MECKLENBURG AND CABARRUS COUNTY LINE; THENCE CONTINUING WITH THE EXISTING COUNTY LINE, ALSO BEING THE EASTERN LINE OF TRACT 5, S 14°13'34" E a distance of 224.54' to a FOUND REBAR, SAID REBAR BEING THE MOST NORTHEASTERN CORNER OF TRACT 4, THENCE CONTINUING WITH THE COUNTY LINE AND ALSO THE EASTERN LINE OF TRACT 4, S 14°00'18" E, a distance of 2,449.55' to a #5 REBAR; THENCE LEAVING THE COUNTY LINE AND RUNNING WITH the city of charlotte corporate limits and also being NORTHWESTERN LINE of lands owned by lennar of the carolinas llc the following three (3) calls: S 33°11'03" W, a distance of 54.17' to a #4 rebar; 2) thence S 33°14'35" W, a distance of 25.00' to a #4 rebar witnessed with an I-beam; 3) thence S 31°40'06" W, a distance of 1,222.60' to the

point of beginning and comprising an area of 4,109,194.81 square feet and/or 94.334 acres, more or less.

Section 2. Upon and after June 27, 2022 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 4.

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