

ORDINANCE NO. _____

MALLARD WOOD PHASE 4 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 February 27, 2023 after due notice by the Mecklenburg Times on February 14, 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 February 27, 2023:

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND CONVEYED TO MAHMOUD N. ALQOLAQ BY DEED RECORDED IN DEED BOOK 22679 AT PAGE 873 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SITUATED IN MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT NCGS MONUMENT 'M-026', SAID MONUMENT HAVING NORTH CAROLINA STATE PLANE GRID COORDINATES (NAD83) N: 590,053.68, E: 1,480,808.01; THENCE S44°40'47"W A DISTANCE OF 431.94 FEET TO A FOUND REBAR, SAID REBAR BEING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 485; SAID REBAR ALSO BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND TAKEN BY THE DEPARTMENT OF TRANSPORTATION BY SUPPLEMENTAL MEMORANDUM OF ACTION RECORDED IN DEED BOOK 28501 AT PAGE 518 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID REBAR ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE ALONG SAID RIGHT OF WAY LINE S41°08'25"E (PASSING THROUGH A FOUND RIGHT OF WAY MONUMENT AT A DISTANCE OF 33.52 FEET) A TOTAL DISTANCE OF 323.29 FEET TO A FOUND REBAR; SAID REBAR BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN DEED BOOK 26380 AT PAGE 737 OF SAID PUBLIC REGISTRY; THENCE LEAVING SAID RIGHT OF WAY LINE S06°16'07"W ALONG THE WESTERLY LINE OF THE DEPARTMENT OF TRANSPORTATION A DISTANCE OF 496.13 FEET TO A FOUND REBAR, SAID REBAR BEING ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MAZIE GRAHAM TAYLOR AND BETTY JO TAYLOR (TRUSTEE) BY DEED RECORDED IN DEED BOOK 25432 AT PAGE 045 OF SAID PUBLIC REGISTRY; THENCE LEAVING THE WESTERLY LINE OF THE DEPARTMENT OF TRANSPORTATION N85°04'12"W ALONG THE NORTHERLY LINE OF TAYLOR A DISTANCE OF 237.96 FEET TO A FOUND REBAR, SAID REBAR BEING THE SOUTHEASTERLY CORNER OF MALLARD WOODS 2 AS SHOWN ON MAP RECORDED IN MAP BOOK 42 AT PAGE 555 OF SAID PUBLIC REGISTRY; THENCE LEAVING THE NORTHERLY LINE OF TAYLOR N06°15'39"E ALONG THE EASTERLY LINE OF MALLARD WOODS 2 AND CONTINUING ALONG THE WESTERLY LINE OF MALLARD WOODS PHASE 2, MAP 2 PLAT RECORDED IN MAP BOOK 43 AT PAGE 941 OF SAID PUBLIC REGISTRY (PASSING THROUGH A FOUND REBAR AT A DISTANCE OF 706.81 FEET) A TOTAL DISTANCE OF 720.49 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 3.323 ACRES (144,738 SQUARE FEET) OF LAND MORE OR LESS.

Section 2. Upon and after February 27, 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 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