

ORDINANCE NO. _____

GARRISON ROAD INDUSTRIAL
PHASE 1 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 March 13, 2023 after due notice by the Mecklenburg Times on February 28, 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 March 13, 2023:

LEGAL DESCRIPTION

Commencing at an existing NGS Monument "Horton" having NC Grid NAD 83 (2011) coordinates of N:530,272.85; E:1,411,689.07; thence South 35°55'12" West a horizontal ground distance of 3296.99 feet to an existing 1/2" iron rod, situated at the southeasterly

corner of the lands of Sheri S. Higgins as described in Deed Book 27004, Page 414, all Deed and Map Books are recorded in the Mecklenburg County Public Register of Deeds and shown as Lot 1 on Map Book 53, Page 849, with the westerly line of the lands of SL Horton Road, LLC as described in Deed Book 32765, Page 3 and shown on Map Book 67, Page 940, and being the Point of Beginning: thence along the aforesaid westerly line South 18°06'52" West a distance of 47.91 feet to an existing 1/2" iron rod, situated on the northerly line of the lands of Mecklenburg County as described in Deed Book 23229, Page 795; thence along the northerly and westerly line of the aforesaid lands for the following three (3) courses and distances; 1) South 62°48'43" West a distance of 374.51 feet to an existing 1/2" iron pipe in stone; 2) South 08°13'58" West a distance of 334.59 feet to an existing 1/2" iron rod; 3) South 07°55'26" West a distance of 446.65 feet to a new 1/2" iron rod, situated on the northerly line of the lands of Mecklenburg County as described in Deed 14350, Page 408 and shown as Tract 4 on Map Book 38, Page 521; thence along the northerly and westerly line of the aforesaid lands for the following three (3) courses and distances; 1) South 65°39'50" West a distance of 476.74 feet to a an existing 1" iron pipe; 2) South 00°21'51" West a distance of 33.01 feet to a point; 3) South 03°49'24" West a distance of 790.26 feet to point, situated on the northerly line of the lands of Mecklenburg County as described in Deed 14350, Page 402 and shown as Tract 1 on Map Book 60, Page 524, said point also lying the centerline of a Beaverdam Creek Tributary Before a Creek Restoration Project was completed; thence along the centerline of a aforesaid Creek for the following sixty-six (66) courses and distances; 1) South 61°52'30" West a distance of 21.86 feet to a point; 2) South 34°14'26" West a distance of 37.79 feet to a point; 3) South 35°21'12" West a distance of 39.94 feet to a point; 4) South 57°51'47" West a distance of 15.09 feet to a point; 5) South 69°43'33" West a distance of 38.37 feet to a point; 6) South 56°23'25" West a distance of 27.82 feet to a point; 7) South 42°56'59" West a distance of 35.37 feet to a point; 8) South 26°25'01" West a distance of 26.50 feet to a point; 9) South 24°16'42" West a distance of 23.66 feet to a point; 10) South 31°04'55" West a distance of 22.80 feet to a point; 11) South 40°25'22" West a distance of 37.98 feet to a point; 12) South 73°40'13" West a distance of 51.14 feet to a point; 13) South 64°09'30" West a distance of 40.74 feet to a point; 14) South 40°36'03" West a distance of 28.91 feet to a point; 15) South 74°20'12" West a distance of 44.21 feet to a point; 16) South 72°48'31" West a distance of 30.08 feet to a point; 17) South 55°35'40" West a distance of 58.20 feet to a point; 18) South 72°24'52" West a distance of 28.76 feet to a point; 19) North 88°55'42" West a distance of 19.29 feet to a point; 20) South 79°35'15" West a distance of 40.95 feet to a point; 21) South 74°29'47" West a distance of 42.68 feet to a point; 22) South 82°25'17" West a distance of 35.24 feet to a point; 23) South 87°34'45" West a distance of 35.00 feet to a point; 24) South 69°30'16" West a distance of 46.29 feet to a point; 25) South 58°17'21" West a distance of 28.40 feet to a point; 26) South 60°00'38" West a distance of 38.72 feet to a point; 27) South 88°24'05" West

a distance of 36.24 feet to a point; 28) South 62°22'42" West a distance of 25.40 feet to a point; 29) South 53°01'10" West a distance of 42.90 feet to a point; 30) South 73°05'56" West a distance of 35.76 feet to a point; 31) South 82°09'06" West a distance of 31.22 feet to a point; 32) South 48°57'39" West a distance of 22.89 feet to a point; 33) South 60°40'05" West a distance of 22.22 feet to a point; 34) North 54°16'57" West a distance of 8.89 feet to a point; 35) North 54°09'07" West a distance of 25.86 feet to a point; 36) South 88°33'57" West a distance of 11.78 feet to a point; 37) South 26°18'53" West a distance of 19.85 feet to a point; 38) South 01°43'25" East a distance of 27.11 feet to a point; 39) South 24°01'33" East a distance of 30.87 feet to a point; 40) South 04°13'48" East a distance of 35.27 feet to a point; 41) South 01°17'43" West a distance of 48.05 feet to a point; 42) South 01°27'34" West a distance of 41.93 feet to a point; 43) South 42°41'04" West a distance of 29.24 feet to a point; 44) North 83°45'09" West a distance of 36.57 feet to a point; 45) South 52°58'59" West a distance of 28.45 feet to a point; 46) South 33°50'58" West a distance of 15.81 feet to a point; 47) South 32°11'15" West a distance of 34.02 feet to a point; 48) South 29°08'15" West a distance of 55.81 feet to a point; 49) South 69°51'53" West a distance of 41.49 feet to a point; 50) North 83°00'18" West a distance of 38.84 feet to a point; 51) South 65°15'39" West a distance of 24.88 feet to a point; 52) South 39°06'44" West a distance of 29.53 feet to a point; 53) South 54°37'10" West a distance of 44.03 feet to a point; 54) South 83°09'17" West a distance of 41.92 feet to a point; 55) South 84°59'27" West a distance of 41.19 feet to a point; 56) South 80°43'42" West a distance of 17.57 feet to a point; 57) South 51°20'01" West a distance of 28.57 feet to a point; 58) South 09°20'48" East a distance of 25.17 feet to a point; 59) South 21°04'31" East a distance of 28.12 feet to a point; 60) South 30°59'52" East a distance of 32.57 feet to a point; 61) South 16°05'29" West a distance of 41.85 feet to a point; 62) South 23°16'03" West a distance of 34.06 feet to a point; 63) South 57°45'09" West a distance of 28.63 feet to a point; 64) North 88°37'24" West a distance of 34.00 feet to a point; 65) South 66°19'10" West a distance of 12.92 feet to a point; 66) South 37°49'21" West a distance of 19.31 feet to a point, situated on the northerly line of the lands of Mecklenburg County as described in Deed 24799, Page 269; thence continue along the aforesaid centerline of Beaverdam Creek Tributary and along the northerly and westerly line of the aforesaid lands for the following four (4) courses and distances; 1) South 37°53'34" West a distance of 7.88 feet to a point; 2) South 31°07'49" West a distance of 38.98 feet to a point; 3) South 27°39'41" West a distance of 79.42 feet to a point; 4) South 32°22'55" West a distance of 32.11 feet to a point; thence departing the aforesaid Creek and along the northerly line of the lands of Dixie River Land Company, LLC as described in Deed Book 12722, Page 642, North 86°01'45" West a distance of 785.89 feet to a new 1/2" iron rod, situated on the easterly line of the lands of Berewick Homeowners Association, Inc. as described in Deed Book 33446, Page 264 and shown as Common Open Space 3 on Map Book 56, Page 899; thence along the easterly line of the of the aforesaid lands,

also as shown on Map Book 59, Page 134 for the following three (3) courses and distances; 1) North 34°50'03" West a distance of 224.30 feet to an existing 1/2" iron rod; 2) North 17°29'59" West a distance of 66.01 feet to a new 1/2" iron rod; 3) North 12°28'44" West a distance of 285.12 feet to an existing 1/2" iron rod, situated on the southerly line of the lands of Onsite Holdings, LLC as described in Deed Book 27099, Page 305; thence along the easterly line of the aforesaid lands North 12°05'17" West a distance of 257.76 feet to an existing 1" iron pipe, situated on the situated on the southerly line of the lands of Bernie Wallace Grier as described in Deed Book 1154, Page 397 and Deed Book 1604, Page 496; thence along the easterly line of the aforesaid lands for the following three (3) courses and distances; 1) North 11°57'34" West a distance of 147.30 feet to an existing 1/2" iron rod; 2) North 14°34'32" West a distance of 216.27 feet to an existing 1/2" iron rod; 3) North 12°10'58" East a distance of 625.10 feet to an existing 1" iron pipe, situated on the southerly line of the lands of Henrietta and Margaret Woodard as described in Deed Book 1604, Page 593; thence along the easterly line of the aforesaid lands North 13°12'31" East a distance of 199.82 feet to a new 1/2" iron rod, situated on the southerly line of the lands of Kyle Short as described in Deed Book 31692, Page 83; thence along the easterly line of the aforesaid lands and along the easterly line of the lands of Lachelle M. and Phillip J. Crosby as described in Deed Book 31140, Page 5 for the following two (2) courses and distances; 1) North 10°29'53" East a distance of 203.65 feet to an existing 1" iron pipe; 2) North 15°16'43" East a distance of 312.98 feet to a new 1/2" iron rod, situated on the southerly line of the lands of Crescent River District, LLC as described in Deed Book 35876, Page 75 and shown on Map Book 37, Page 511; thence along the aforesaid southerly line South 83°21'41" East passing an existing 1/2" iron rod at 1270.53 feet, for a total distance of 1299.86 feet to an existing nail, situated in the centerline of Garrison Road (an assumed 60' public right-of-way) as shown on Map Book 33, Page 513; thence along the aforesaid centerline for the following two (2) courses and distances; 1) North 37°42'01" East a distance of 74.34 feet to an existing nail; 2) North 34°41'23" East a distance of 967.46 feet to an existing nail, situated on the southerly line of the lands of Dreamstatus Living Trust as described in Deed Book 27556, Page 198; thence along the southerly, easterly and northerly line of the aforesaid lands for the following four (4) courses and distances; 1) South 58°23'45" East a distance of 420.00 feet to an existing 1/2" iron rod; 2) North 34°34'34" East a distance of 105.01 feet to an existing 1/2" iron rod; 3) North 45°40'43" East a distance of 105.01 feet to an existing 1/2" iron rod; 4) North 58°25'32" West a distance of 420.00 feet to an existing 1/2" iron rod; 5) North 57°32'29" West a distance of 14.97 feet to an existing nail, situated in the centerline of Garrison Road (an assumed 60' public right-of-way) as shown on Map Book 53, Page 849; thence along the aforesaid centerline North 47°06'35" East a distance of 558.23 feet to a new nail, situated on the southerly line of the lands of Robert L. Sr. and Eva C. Swaney as described in Deed Book 5744, Page 479; thence along the southerly line of

aforesaid lands for the following two (2) courses and distances; 1) South 48°00'40" East a distance of 471.82 feet to an existing 1" iron pipe; 2) South 88°04'12" East a distance of 81.73 feet to an existing 5/8" iron pipe, situated on the westerly line of the lands of Sheri S. Higgins as described in Deed Book 27004, Page 414 and shown as Lot 1 on Map Book 53, Page 849; thence along the southerly line of the aforesaid lands South 67°24'49" East a distance of 503.41 feet to the Point of Beginning, Containing 6,520,931 square feet or 149.7000 acres, as shown on a survey prepared by Cloninger Surveying and Mapping, PLLC dated April 16, 2021 (File No. 1016).

Section 2. Upon and after March 13, 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 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