

ORDINANCE NO. _____

**CATAWBA PLANTATION
TOWNHOMES**

**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 in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, N.C. at 7:00 p.m. on September 23, 2019 after due notice by the Mecklenburg Times on September 10, 2019; 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 September 23, 2019:

LEGAL DESCRIPTION

Being those certain parcels of land lying in Mecklenburg County, North Carolina, being parcel #03114103, Huntersville Investment, LLC (Deed Book 12897 Page 203, Map Book 63 Page 909), parcel #03114107, Garron Ventures, LLC (Deed Book 28320 Page 185), and a portion of Mt Holly Rd Extension (Map Book 40 Page 831, Mecklenburg County Register of Deeds) and being more particularly described as follows:

Commencing at NGS monument "Clariant", having North Carolina Geodetic coordinates of North=569,478.12', East=1,405,574.13', thence N21°02'06"E for a distance of 1,772.34' to #5 rebar found, a common corner to Huntersville Investment, LLC (Deed Book 12897 Page 203, Map Book 63 Page 909), Catawba Plantation Phase 6, LLC (Deed Book 20662 Page 435, Map Book 50 Page 384), and Garron Ventures, LLC (Deed Book 28320 Page 185), said point being the POINT OF BEGINNING (POB)

Thence, from the POB, and with the line of aforementioned Catawba Plantation Phase 6, LLC, the following 3 calls, 1)N47°01'39"W for a distance of 840.78' to a #5 rebar set 2)S56°48'00"E for a distance of 238.60' to a #5 rebar set 3)N03°03'04"E for a distance of 189.33' to a # 5 rebar set on the beginning of a non-tangential curve, said curve being on the southern Right of Way of Pointer Ridge Drive (60' Public Right of Way), said curve turning to the left through an angle of 13°09'41", having a radius of 620.82', and whose long chord bears S79°41'07"E for a distance of 142.30' to a #5 rebar found on the beginning of a non-tangential curve, said point being at the intersection of the aforementioned Right of Way of Pointer Ridge Drive and Garron Point Drive (60' Public Right of Way), thence with the aforementioned Right of Way of Garron Point Drive, the following 6 calls 1)said curve turning to the right through an angle of 90°38'06", having a radius of 20.00', and whose long chord bears S41°31'19"E for a distance of 28.44' to a #5 rebar set on the beginning of a non-tangential curve 2)said curve turning to the left through an angle of 113°07'18", having a radius of 280.00', and whose long chord bears S54°31'35"E for a distance of 467.30' to a #5 rebar found 3)N68°56'11"E for a distance of 204.87' to #5 rebar found on the beginning of a non-tangential curve 4)said curve turning to the right through an angle of 64°01'53", having a radius of 220.00', and whose long chord bears S79°04'12"E for a distance of 233.27' to a #5 rebar found, 5)S47°04'53"E for a distance of 106.65' to a #5 rebar found on the beginning of a non-tangential curve, 6)said curve turning to the left through an angle of 42°41'24", having a radius of 320.00', and whose long chord bears S68°23'43"E for a distance of 232.95' to a #5 rebar found, a common corner to Wood Catawba Center, LLC (Deed Book 31054 Page 880, Map Book 41 Page 53), thence with the line of aforementioned Wood Catawba Center, LLC, the following 6 calls 1)S57°42'29"W for a distance of 24.92' to a #5 rebar set on the beginning of a non-tangential curve, 2)said curve turning to the right through an angle of 18°11'05", having a radius of 280.00', and whose long chord bears S34°06'30"W for a distance of 88.49' to a #5 rebar found, 3)S43°08'39"W for a distance of 107.18' to a #5 rebar found on the beginning of a non-tangential curve 4)said curve turning to the left through an angle of 15°31'58", having a radius of 270.00', and whose long chord bears S35°35'50"W for a distance of 72.97' to a #5 rebar found, 5)S27°40'11"W for a distance of 153.33' to a #5 rebar found 6)S28°35'21"W for a distance of 6.23' to a #5 rebar found on the beginning of a non-tangential curve, said point being the common corner to aforementioned Wood Catawba Center, LLC and Cooper And Sons NC, LLC (Deed Book 31843 Page 291, Map Book 41 Page 53), thence with the line of Cooper and Sons NC, LLC the following 3 calls 1)with said curve turning to the right through an angle of 11°40'31", having a radius of 330.00', and whose long chord bears S34°38'45"W for a distance of 67.13' to a #5 rebar set, 2)S40°25'57"W for a distance of 90.99' to

a #5 rebar found 3)S04°08'12"E for a distance of 21.32' to a # 5 rebar found on the northern Right of Way of Mt Holly Road Extension (100' Public Right of Way), thence with said Right of Way the following 5 calls 1)S48°16'27"E for a distance of 122.09' to a #5 rebar found on the beginning of a non-tangential curve 2)said curve turning to the left through an angle of 05°54'15", having a radius of 950.00', and whose long chord bears S51°41'13"E for a distance of 97.85' to a #5 rebar set on the beginning of a non-tangential curve 3)said curve turning to the left through an angle of 07°16'21", having a radius of 950.00', and whose long chord bears S57°36'31" E for a distance of 120.50' to a #5 rebar found 4)S62°25'24"E for a distance of 212.37' to a #5 rebar found 6)N75°34'07"E for a distance of 52.74' to a #5 rebar found on the northern intersection of the Right of Way of MT Holly Road Extension and Mt Holly Road (Variable Width Public Right of Way), being located on the Existing City limits line, thence with the Existing City limits and along the Right of Way of Mt Holly Road, S32°11'00"W for a distance of 170.15' to a #5 rebar set, on the southern intersection of the Right of Way of Mt Holly Road and Mt Holly Road Extension, thence leaving the Existing City limits and with the southern Right of Way of Mt Holly Road Extension, the following 3 calls 1)N22°19'02"W for a distance of 53.27' to a #5 rebar set 2)N62°22'53"W for a distance of 180.78' to a #5 rebar set on the beginning of a non-tangential curve, 3)said curve turning to the right through an angle of 06°26'22", having a radius of 1050.00', and whose long chord bears N59°16'00"W for a distance of 117.95' to a #5 rebar set, a common corner to Huntersville Investment, LLC (Deed Book 20223 Page 392, Map Book 63 Page 909), thence leaving said Right of Way and with the line of Huntersville Investment, LLC, the following 2 calls 1)S36°51'53"W for a distance of 236.27' to a #5 rebar set 2)S50°07'46"W for a distance of 147.32' to a #5 rebar found, a common corner to Pen LLP, (Deed Book 11935 Page 549, Map Book 23 Page 308), thence with the line of Pen LLP, the following 2 calls 1)S50°18'04"W for a distance of 270.16' to a #5 rebar found 2)S39°53'53"E for a distance of 171.61' to a #5 rebar set, a common corner to Huntersville Investment, LLC (Deed Book 20223 Page 392, Map Book 63 Page 909), thence with the line of Huntersville Investment, LLC, S50°38'51"W for a distance of 152.26' to a #5 rebar set, a common corner to Evan T. Karagias (Deed Book 27248 Page 65), thence with the line of Evan T. Karagias, N47°05'38"W for a distance of 293.95' to a #5 rebar found, a common corner to Duke Energy Carolinas, LLC (Deed Book 29651 Page 257, Map Book 53 Page 627) and aforementioned Catawba Plantation Phase 6, LLC, thence with the line of Catawba Plantation Phase 6, LLC, N03°04'18"E a distance of 1,054.48' to the POB, containing 23.121 acres, more or less.

Section 2. Upon and after September 23, 2019 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:

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