

ORDINANCE NO. _____

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 virtual meeting that was accessible via the Government Channel, the City's Facebook page, or the City's YouTube page at 5:00 p.m. on July 27, 2020 after due notice by the Mecklenburg Times on July 7, 2020; 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 August 10, 2020:

LEGAL DESCRIPTION

K Sade Ventures, LLC.
Cameron Commons Annexation Description
Parcel ID - 05111105
Charlotte, NC

Being that certain parcel or tract of land conveyed to K Sade Ventures, LLC. in Deed Book 34098 at Page 774 in the Mecklenburg County Register of Deeds. Located on the northern margin of University City Blvd. NC Highway 49, being more particularly described as follows:

Beginning at an iron rod found along the northern margin of NC HWY 49 and the eastern boundary of the lands of Samuel Christopher Johnson and James Charles Johnson in Deed Book 33182 at Page 88 and Map Book 55 at Page 729.

Thence from said Point of Beginning along the eastern boundary of said lands North 01°58'05" East a distance of 120.42' to an iron rod found, along the southern boundary of the lands of Samuel Christopher Johnson and James Charles Johnson in Deed Book 33182 at Page 93;

Thence along the southern boundary North 75°18'26" East a distance of 910.42' to an iron rod found, along the western boundary of the lands of Carolina Cemetery Park Corporation in Deed Book 34035 at Page 245;

Thence along western boundary South 00°31'40" East a distance of 306.95' to a point along the northern margin of NC HWY 49, crossing over an iron rod found at 301.02';

Thence along the northern margin of NC HWY 49 in a westerly direction the following two (2) courses and distances:

Thence South 87°00'12" West a distance of 576.69' to a point;

Thence with a curve turning to the right with an arc length of 312.04', a radius of 22,823.46', a chord bearing of South 87°23'42" West, a chord length of 312.04', being the point of beginning,

Having an area of 189,524 +/- Square feet or 4.35+/- Acres more or less.

Cameron Commons Annexation Description

Lands of Samuel Johnson and
James Johnson

Parcel ID's -05122178, 05111104, 05111114, 05111103, 05111199 & 05111109

Charlotte, NC

BEING ALL OF THE FOLLOWING PROPERTIES CONVEYED TO SAMUEL CHRISTOPHER JOHNSON AND JAMES CHARLES JOHNSON, IN THE MECKLENBURG COUNTY REGISTER OF DEEDS: PID: 05111103 IN DEED BOOK 34440 AT PAGE 214; PID: 05111109 IN DEED BOOK 33182 AT PAGE 85; PID: 05111114 IN DEED BOOK 33182 AT PAGE 88 AND MAP BOOK 55 AT PAGE 729; PID: 05111104 IN DEED BOOK 33182 AT PAGE 93; PID: 05122178 IN DEED BOOK 33182 AT PAGE 85. LOCATED ALONG THE NORTHERN MARGIN OF UNIVERSITY CITY BLVD. NC HWY 49, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROD FOUND ALONG THE NORTHERN MARGIN OF NC HWY 49 AND THE WESTERN BOUNDARY OF THE LANDS OF K SADE VENTURES LLC IN DEED BOOK 34098 AT PAGE 774;

THENCE WESTERLY ALONG THE NORTHERN MARGIN OF NC HWY 49 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 247.51', A RADIUS OF 22,823.46', A CHORD BEARING OF SOUTH 88°05'50" WEST, A CHORD LENGTH OF 247.50', TO AN IRON ROD FOUND;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 84.32', A RADIUS OF 22,823.46', A CHORD BEARING OF SOUTH 88°30'50" WEST, A CHORD LENGTH OF 84.32', TO A POINT;

THENCE NORTH 83°59'27" WEST A DISTANCE OF 109.73' TO A POINT;

THENCE NORTH 83°59'27" WEST A DISTANCE OF 77.37' TO AN IRON ROD FOUND ALONG THE NORTHERN MARGIN OF NC HWY 49 AND THE EASTERN BOUNDARY OF THE LANDS OF HIGHWAY 49 LLC. IN DEED BOOK 20477 AT PAGE 882, AND MAP BOOK 36 AT PAGE 317 PARCELS 2 AND 3;

THENCE CONTINUING ALONG THE EASTERN BOUNDARY OF MAP BOOK 36 AT PAGE 317 PARCELS 2 AND 3 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE NORTH 01°12'49" WEST A DISTANCE OF 632.91' TO AN IRON ROD FOUND;

THENCE NORTH 01°06'01" WEST A DISTANCE OF 1,412.41" TO AN IRON ROD FOUND;

THENCE NORTH 57°05'07" EAST A DISTANCE OF 784.50' TO AN IRON ROD FOUND;

THENCE NORTH 40°30'35" WEST A DISTANCE OF 1,229.91' TO AN IRON ROD FOUND ALONG THE SOUTHERN BOUNDARY OF THE LANDS OF CHARLOTTE MOTOR SPEEDWAY LLC. IN DEED BOOK 32811 AT PAGE 274, SAID IRON ROD FOUND ALSO BEING ON THE CURRENT CITY LIMITS LINE;

THENCE ALONG THE SOUTHERN BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE FOLLOWING THE CURRENT CITY LIMITS LINE NORTH 45°20'22" EAST A DISTANCE OF 249.87' TO AN AXLE, ALSO BEING ON THE CURRENT CITY LIMITS LINE;

THENCE NORTH 31 °40'148" EAST A DISTANCE OF 1,222.56' TO A CHANNEL IRON ALONG THE SOUTHERN BOUNDARY OF THE LANDS OF BETHEL LAND HOLDINGS LLC. IN DEED BOOK 9853 AT PAGE 1 AND DEED BOOK P855 AT PAGE 18;

THENCE ALONG THE SOUTHERN BOUNDARY OF SAID LANDS SOUTH 66°46'42" EAST A DISTANCE OF 72.91' TO AN IRON ROD SET ALONG THE WESTERN LINE OF THE LANDS OF CHARLOTTE MOTOR SPEEDWAY LLC. IN DEED BOOK 13076 AT PAGE 115;

THENCE ALONG THE WESTERN BOUNDARY OF SAID LANDS SOUTH 14°00'56" EAST A DISTANCE OF 2,017.09' TO AN IRON ROD SET ALONG THE NORTHERN BOUNDARY OF THE LANDS OF CAROLINA CEMETERY PARK CORPORATION;

THENCE ALONG THE NORTHERN AND WESTERN BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 77°11'31" WEST A DISTANCE OF 403.08' TO AN IRON PIPE FOUND;

THENCE SOUTH 11°21'56" EAST A DISTANCE OF 1,631.53' TO AN OLD 24" CEDAR;

THENCE SOUTH 04°20'22" EAST A DISTANCE OF 261.25' TO AN IRON PIPE FOUND;

THENCE SOUTH 40°30'35" EAST A DISTANCE OF 444.00' TO A 18" HICKORY;

THENCE SOUTH 75°18'25" WEST A DISTANCE OF 29.53' TO AN IRON ROD FOUND ALONG THE NORTHERN BOUNDARY OF THE LANDS OF K SADE VENTURES LLC IN DEED BOOK 34098 AT PAGE 774;

THENCE ALONG THE NORTHERN AND WESTERN BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE SOUTH 75°18'26" WEST A DISTANCE OF 910.42' TO AN IRON PIPE FOUND;

THENCE SOUTH 01°58'05" WEST A DISTANCE OF 120.42' TO AN IRON ROD FOUND WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 3,934,087 SQ. FT. OR 90.31 ACRES

Section 2. Upon and after August 10, 2020 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