

AN ORDINANCE TO ANNEX CERTAIN CONTIGUOUS AREAS
TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

ANNEXATION ORDINANCE 2016-03
(Valencia Subdivision)

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:30 p.m. on the 6th day of March 2017, after due notice by publication in The Charlotte Observer in the February 18, 2017 issue; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-31; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 6th day of March, 2017:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Huntersville 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 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 6th of March 2017.

Mayor: _____

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney

Exhibit A:

Tract 1

COMMENCING AT NORTH CAROLINA MONUMENT "MAIN" HAVING NORTH CAROLINA NAD 83 GRID COORDINATES OF N=609,231.508' E=1,451,569.229'; THENCE A COURSE OF S12° 06' 38"E 1685.92 FEET (GROUND DISTANCE) TO NORTH CAROLINA GRID MONUMENT "FIRST" HAVING NORTH CAROLINA NAD 83 COORDINATES OF N=607,583.112' E=1,451,922.936'; THENCE A COURSE OF S74° 48' 36"E 3730.50 FEET (GROUND DISTANCE) TO A EXISTING STONE THE COMMON CORNER OF SOUTHSIDE NEIGHBORHOOD LLC RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 29657 PAGE 787 AND BEING THE POINT OF BEGINNING; THENCE WITH THE LINE'S OF SOUTHSIDE NEIGHBORHOOD LLC THE COURSES AND DISTANCES AS FOLLOWS:

1. S83° 33' 32"E 255.25 FEET TO A EXISTING STONE;
2. N53° 25' 02"E 528.49 FEET TO A EXISTING PINCH TOP;
3. S12° 05' 15"E 401.76 FEET TO A EXISTING #4 REBAR;
4. S12° 05' 15"E 162.32 FEET TO A EXISTING REBAR WITH CAP;
5. S12° 05' 15"E 248.50 FEET TO A EXISTING #4 REBAR;
6. S12° 05' 15"E 31.05 FEET TO A POINT IN THE CENTER LINE OF HOLBROOKS ROAD;

THENCE WITH THE CENTER LINE OF HOLBROOKS ROAD THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS:

1. S50° 23' 57"W 29.44 FEET TO A POINT;
2. S42° 08' 09"W 27.18 FEET TO A POINT;
3. S30° 04' 47"W 39.06 FEET TO A POINT;
4. S16° 26' 54"W 12.30 FEET TO A POINT;
5. S09° 30' 38"W 18.57 FEET TO A POINT;
6. S03° 12' 36"W 26.98 FEET TO A POINT;
7. S00° 07' 21"W 60.22 FEET TO A POINT;
8. S04° 06' 06"W 45.24 FEET TO A POINT;
9. S12° 41' 39"W 23.90 FEET TO A POINT;
10. S21° 06' 46"W 28.83 FEET TO A POINT;
11. S27° 17' 31"W 28.80 FEET TO A POINT;
12. S33° 01' 42"W 36.67 FEET TO A POINT;
13. S37° 54' 16"W 41.78 FEET TO A POINT;
14. S42° 47' 20"W 42.62 FEET TO A POINT;
15. S48° 31' 39"W 35.35 FEET TO A POINT;
16. S55° 15' 47"W 38.83 FEET TO A POINT;
17. S62° 31' 32"W 33.45 FEET TO A POINT;
18. S69° 55' 14"W 28.89 FEET TO A POINT;

19. S76° 30' 19"W 35.39 FEET TO A POINT;
20. S80° 52' 11"W 45.24 FEET TO A POINT;
21. S82° 58' 24"W 59.95 FEET TO A POINT;
22. S83° 50' 26"W 117.60 FEET TO A POINT;
23. S84° 19' 03"W 76.56 FEET TO A POINT;
24. S85° 32' 48"W 37.25 FEET TO A POINT;
25. S86° 50' 40"W 22.65 FEET TO A POINT;

THENCE LEAVING THE CENTER LINE OF HOLBROOK ROAD AND FOLLOWING THE COMMON LINE OF DENNIS

AND KATHLEEN HAMPTON RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 25533 PAGE 357

THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS:

1. N10° 11' 30"W 32.20 FEET TO A EXISTING IRON PIN;
2. N10° 11' 30"W 275.48 FEET TO A EXISTING REBAR WITH CAP;
3. S87° 34' 30"W 60.00 FEET TO A EXISTING REBAR WITH CAP;
4. S89° 30' 38"W 15.20 FEET TO A EXISTING IRON PIN;

THENCE WITH THE COMMON LINE OF RUTH SMITH RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 29463 PAGE 430 S88° 55' 54"W 74.58 FEET TO A EXISTING IRON PIN THE COMMON CORNER OF DEMETRIUS HAMPTON

RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 29092 PAGE 75;

THENCE CONTINUING WITH THE COMMON LINE OF HAMPTON N10° 13' 01"W 141.81 FEET TO A EXISTING IRON PIN;

THENCE WITH THE FOLLOWING SUBDIVISION LOT'S 23-21 RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN MAP BOOK 8 PAGE 339 THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS:

1. N41° 42' 23"E 246.47 FEET TO A EXISTING IRON PIN;
2. N10° 56' 13"W 105.90 FEET TO A EXISTING IRON PIN;
3. N10° 56' 13"W 76.38 FEET TO A EXISTING #4 REBAR;
4. N10° 56' 17"W 133.78 FEET TO A EXISTING IRON ROD;

THE COMMON CORNER OF SOUTHSIDE NEIGHBORHOOD LLC RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 28893 PAGE 128:

THENCE WITH THE COMMON LINE OF SOUTHSIDE NEIGHBORHOOD N13° 07' 02"W 140.84 FEET TO A EXISTING REBAR WITH CAP TO THE POINT OF BEGINNING CONTAINING 18.66 ACRES.

Tract 2

COMMENCING AT NORTH CAROLINA MONUMENT "MAIN" HAVING NORTH CAROLINA NAD 83 GRID COORDINATES OF N=609,231.508' E=1,451,569.229';
THENCE A COURSE OF S12° 06' 38"E 1685.92 FEET (GROUND DISTANCE) TO

NORTH CAROLINA GRID MONUMENT "FIRST" HAVING NORTH CAROLINA NAD 83 COORDINATES OF N=607,583.112' E=1,451,922.936'; THENCE A COURSE OF S88° 55' 08"E 5071.99 FEET (GROUND DISTANCE) TO A EXISTING AXLE THE COMMON CORNER OF SOUTHSIDE NEIGHBORHOOD LLC RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 29109 PAGE 546 AND BEING THE POINT OF BEGINNING; THENCE WITH THE LINE'S OF SOUTHSIDE NEIGHBORHOOD LLC N04° 24' 58"E 560.90 FEET TO A EXISTING IRON PIPE; THENCE WITH ANOTHER PROPERTY OF SOUTHSIDE NEIGHBORHOOD LLC RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 28893 PAGE 128 N04° 30' 24"E 211.78 FEET TO A EXISTING #5 REBAR; THENCE WITH THE COMMON LINE OF MECKLENBURG COUNTY RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 27002 PAGE 556 THE FOLLOWING COURSES AND DISTANCES AS FOLLOWS:

1. S87° 59' 47"E 166.47 FEET TO A #4 REBAR;
2. S78° 10' 09"E 407.80 FEET TO A #4 REBAR

THENCE WITH THE PROPERTY OF WILLIAM AND SHELA CATO RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 24061 PAGE 909 N82° 52' 01"E 234.20 FEET TO A EXISTING REBAR; THENCE WITH THE WILLIAM CATO LINE THE FOLLOWING TWO COURSES AND DISTANCES AS FOLLOWS:

1. S66° 32' 49"W 288.71 FEET TO A EXISTING REBAR;
2. S54° 52' 39"W 132.50 FEET TO A EXISTING REBAR;

THENCE WITH SOUTHSIDE NEIGHBORHOOD LLC TO A COMMON CORNER WITH MECKLENBURG COUNTY RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 6460 PAGE 243 S29° 36' 15"W 101.46 FEET TO A EXISTING REBAR; THENCE FOLLOWING THE COMMON LINE OF MECKLENBURG COUNTY THE COURSES AND DISTANCES AS FOLLOWS:

1. S11° 51' 56"W 357.42 FEET TO A EXISTING REBAR;
2. A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING S18° 22' 11"W CHORD DISTANCE 205.61 FEET TO A EXISTING REBAR; THENCE WITH THE COMMON LINE OF SHERRILL'S GROUP LLC RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS IN DEED BOOK 18639 PAGE 245 N83° 44' 50"W 1048.73 FEET TO TO THE POINT OF BEGINNING CONTAINING 19.58 ACRES.