

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

ANNEXATION ORDINANCE 2017-01
(Blackwood Knoll 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 November 2017, after due notice by publication in The Charlotte Observer in the October 22, 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 November, 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 November 2017.

Mayor: _____

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney

Exhibit A:

LEGAL DESCRIPTION (ANNEX 17-01)

LYING AND BEING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING 1" PIPE DISTURBED AND RUNNING THENCE FROM THE POINT OF BEGINNING N73° 20' 28"W 866.80 FEET TO AN EXISTING 1" PIPE AT THE BASE OF AN OAK TREE; THENCE RUNNING WITH THE PROPERTY OF SAISBURY LAND HOLDINGS LLC RECORDED AT DEED BOOK 24609 PAGE 862 THE FOLLOWING COURSES AND DISTANCES;

1. N06° 03' 39"W 1121.13 FEET TO AN EXISTING 1" PIPE;
2. N06° 05' 17"W 693.93 FEET TO A POINT IN THE LINE OF THE FAMILY LP WEST MORELAND RECORDED AT DEED BOOK 10160 PAGE 527; THENCE WITH THE PROPERTY OF STEWART T. AND MICHELLE M. HEATH RECORDED AT DEED BOOK 20376 PAGE 216 THE FOLLOWING COURSES AND DISTANCES;

1. N85° 10' 40"E 136.62 FEET TO A POINT;
2. S83° 46' 29"E 260.04 FEET TO A POINT;
3. N68° 02' 30"E 113.39 FEET TO A POINT;
4. N61° 36' 54"E 38.93 FEET TO A POINT;

THENCE WITH THE PROPERTY OF HINDS FEET FARM INC. RECORDED AT DEED BOOK 11821 PAGE 465 THE FOLLOWING COURSES AND DISTANCES;

1. S50° 22' 25"E 176.75 FEET TO AN EXISTING #4 REBAR;
2. S14° 47' 18"W 712.54 FEET TO AN EXISTING #4 REBAR;
3. S80° 45' 46"E 163.91 FEET TO AN EXISTING #4 REBAR;
4. S80° 45' 46"E 369.81 FEET TO AN EXISTING #4 REBAR;

THENCE WITH THE PROPERTY OF HINDS FEET FARM INC. RECORDED AT DEED BOOK 27945 PAGE 622 S80° 43' 30"E 468.57 FEET TO A EXISTING 2" PIPE WITH A NAIL ON THE RIGHT OF WAY OF BLACK FARMS ROAD AND THENCE WITH THE RIGHT OF WAY BLACK FARMS ROAD, THE FOLLOWING COURSES AND DISTANCES;

1. S28° 01' 52"W 252.53 FEET TO A POINT;
2. S26° 52' 18"W 248.61 FEET TO A POINT;
3. S27° 13' 48"W 312.42 FEET TO A POINT;
4. A CURVE TO THE LEFT HAVING A RADIUS OF 464.63 FEET AND ARC LENGTH OF 217.75 FEET AND CHORD BEARING

S13° 18' 18"W CHORD DISTANCE 215.76 FEET TO A POINT;

5. S00° 07' 14"E 48.86 FEET TO A POINT;

6. A CURVE TO THE RIGHT HAVING A RADIUS OF 469.60 FEET AND ARC LENGTH OF 157.37 FEET AND CHORD BEARING

S11° 38' 53"W CHORD DISTANCE 156.63 FEET TO THE POINT OF BEGINNING CONTAINING 37.81 ACRES.