

ORDINANCE NO. 805-X

OAK LAKE TOWNHOMES 2 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 May 28, 2024, after due notice by the Mecklenburg Times on May 14, 2024; 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 May 28, 2024:

LEGAL DESCRIPTION

A parcel of land containing 563,954 square feet, (12.95 Acres), being all of four (4) parcels of land (Parcel Numbers 03328102 (Deed Book 38447 Page 792 and 796),

03328103 (Deed Book 38447 Page 799 and 805), 03328104 (Deed Book 38447 Page 810 and 814), and 03328105 (Deed Book 38447 Page 818)) of the Oakdale Phase II Owner, LP, a portion of Oakdale Road, and a portion of Mt Holly- Huntersville Road and located in the County of Mecklenburg, State of North Carolina, being more particularly described as follows: COMMENCING at a National Geodetic Survey (NGS) monument with a designation of M 031 (PID FA4546) (Northing: 580,270.69, Easting: 1,430,195.38); THENCE N00° 46' 39"E a distance of 2,202.22 feet to a Southwestern corner of a parcel of land (Parcel Number 03328101) of the Oakdale Owner, LP (now or formerly) property and described in deed book 37267 page 903, being on the existing Charlotte City Limit line and to the POINT OF BEGINNING; THENCE N69° 38' 11"E, coincident with the Southerly line of said parcel of land (Parcel Number 03328101) and with the said existing Charlotte City Limit Line, a distance of 268.78 feet to an intersection of the Southerly line of said parcel of land (Parcel Number 03328101) with the Northwesterly right-of-way line of Interstate-485 (Outer Loop); THENCE the following four (4) courses coincident with said Northwesterly right-of-way line of said Interstate-485 (Outer Loop): THENCE S42° 57' 20"W, non-tangent with the following described curve, a distance of 67.61 feet to a point; THENCE along the arc of a curve to the right, having a central angle of 14°57'18", a radius of 1870.08 feet, a chord bearing of S51° 58' 18"W a distance of 486.73 feet to a point; THENCE S61° 22' 47"W, non-tangent with the previously described curve, a distance of 125.14 feet to a point; THENCE S69° 48' 01"W a distance of 257.47 feet to a point; THENCE S69° 48' 01"W, coincident with the extension of said Northwesterly right-of-way line, a distance of 81.41 feet to a point on the centerline of Oakdale Road. THENCE the following three (3) courses coincident with the centerline of said Oakdale Road: THENCE N25° 53' 42"W a distance of 164.11 feet to a point; THENCE along the arc of a curve to the left, having a central angle of 11° 25' 39", a radius of 1800.00 feet, a chord bearing of N31° 36' 31"W a distance of 358.41 feet to a point; THENCE N37° 19' 21"W a distance of 198.37 feet to the intersection of said Oakdale Road with the centerline of Mt Holly-Huntersville Road; THENCE the following six (6) courses coincident with said centerline of Mt Holly-Huntersville Road; THENCE N52° 40' 39"E a distance of 127.24 feet to a point; THENCE along the arc of a curve to the left, having a central angle of 10° 25' 05", a radius of 300.00 feet, a chord bearing of N47° 28' 06"E a distance of 54.47 feet to a point; THENCE N42° 15' 34"E a distance of 40.86 feet to a point; THENCE along the arc of a curve to the right, having a central angle of 11° 56' 19", a radius of 150.00 feet, a chord bearing of N48° 13' 43"E a distance of 31.20 feet to a point; THENCE N54° 11' 53"E a distance of 121.45 feet to a point; THENCE along the arc of a curve to the left, having a central angle of 10° 59' 55", a radius of 1266.82 feet, a chord bearing of N47° 59' 01"E a distance of 242.81 feet to a point; THENCE S41° 37' 02"E, coincident with the extension of the Westerly line of a parcel of land (Parcel Number 03328101) and the City of Charlotte Limit Line, a distance of 29.28 feet to the Northwesterly corner of said

parcel of land (Parcel Number 03328101), said corner being on the City of Charlotte Limit Line; THENCE S41° 37' 02"E, along the right-of way of Mt. Holly-Huntersville Road a distance of 22.98 feet to a point being the Northwest corner of said parcel of land (Parcel Number 03328101); THENCE the following three (3) courses coincident with said Westerly line of a parcel of land (Parcel Number 03328101) and the City of Charlotte Limit Line; THENCE S41° 37' 02"E a distance of 333.92 feet to a point; THENCE S41° 53' 33"E a distance of 183.83 feet to a point; THENCE S41° 48' 50"E a distance of 202.43 feet to the POINT OF BEGINNING. Said parcel of land containing 563,954 square feet, (12.95 Acres), more or less.

Section 2. Upon and after May 28, 2024, 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 28th day of May, 2024.

APPROVED AS TO FORM:



Charlotte City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 28th day of May 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 67, Page(s) 125-129.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 28th day of May 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

PID# 03328102
OAKDALE PHASE II OWNER, LP
DB 38447 PG 792
DB 38447 PG 796
153,628 SQ. FT.
3.527 ACRES

PID# 03328103
OAKDALE PHASE II OWNER, LP
DB 38447 PG 799
DB 38447 PG 805
89,996 SQ. FT.
2.066 ACRES

PID# 03328104
OAKDALE PHASE II OWNER, LP
DB 38447 PG 810
DB 38447 PG 814
109,553 SQ. FT.
2.515 ACRES

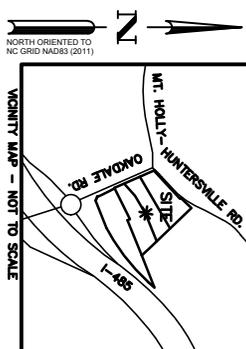
PID# 03328105
OAKDALE PHASE II OWNER, LP
MB 38447 PG 822
137,750 SQ. FT.
3.162 ACRES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N69°38'11"E	268.78'
L2	S42°57'20"W	67.61'
L3	S61°22'47"W	125.14'
L4	S69°48'01"W	257.47'
L5	N62°56'37"W	42.76'
L6	N30°22'13"W	163.69'
L7	N31°23'42"W	180.88'
L8	S18°26'52"W	58.00'
L9	S48°28'47"W	343.05'
L10	S42°20'37"E	11.98'
L11	S41°37'02"E	22.98'
L12	S41°37'02"E	333.92'
L13	S41°53'33"E	183.83'
L14	S41°48'50"E	202.43'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L15	S69°37'52"W	376.95'
L16	N17°09'58"W	24.49'
L17	S65°10'24"W	303.32'
L18	S69°37'50"W	293.73'
L19	S61°16'24"W	204.00'
L20	S49°49'46"W	132.81'
L21	S61°22'04"W	587.61'
L22	N54°11'53"E	121.45'
L23	N42°15'34"E	40.86'
L24 (TIE)	N37°54'45"W	52.40'
L25 (TIE)	S52°40'39"W	82.92'
L26	N41°37'02"W	29.28'
L27	S69°48'01"W	81.41'
L28	N52°40'39"E	127.24'

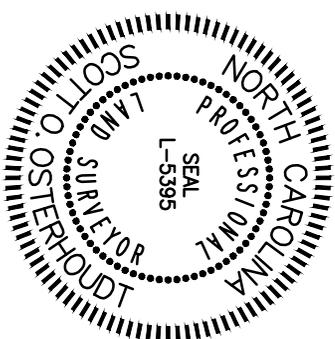
CURVE TABLE

CURVE #	DELTA	RADIUS	BEARING	CHORD	LENGTH
C1	3°19'15"	1968.91'	N28°42'35"W	114.10'	114.12'
C2	6°39'01"	1271.23'	N45°50'47"E	147.47'	147.55'
C3	4°48'18"	1968.91'	N24°38'48"W	165.07'	165.12'
C4	14°57'18"	1870.08'	S51°58'18"W	486.73'	488.11'
C5(T)	4°48'18"	1968.91'	S24°38'48"E	165.07'	165.12'
C6	11°25'39"	1800.00'	S31°36'31"E	358.41'	359.01'
C7	10°25'05"	300.00'	N47°28'06"E	54.47'	54.55'
C8	11°56'19"	150.00'	S48°13'43"W	31.20'	31.26'
C9	10°59'55"	1266.82'	N47°59'01"E	242.81'	243.18'



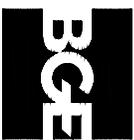
I CERTIFY THAT THIS MAP OF THE ANNEXATION LIMITS AND MUNICIPAL BOUNDARY OF THE CITY OF CHARLOTTE WERE DERIVED FROM INSTRUMENTS RECORDED AT THE MECKLENBURG COUNTY REGISTER OF DEEDS. THE BEARING AND DISTANCES ARE FOR INFORMATIONAL PURPOSES ONLY. THIS PLAT IS NOT SUBJECT TO REVIEW BY THE CITY PLANNING DEPARTMENT.

SCOTT O. OSTERHOUDT NPLS: L-5395 DATE



NO.	DATE	REVISION	BY
EXHIBIT A			
VOLUNTARY ANNEXATION MAP OF			
"OAK LAKE TOWNHOMES 2" AREA			
ANNEXATION			
TOTAL ANNEXATION 12.95 ACRES			
LOCATED AT			
OAKDALE ROAD, CHARLOTTE			
MECKLENBURG COUNTY, NC.			
CLIENT:		OAKDALE PHASE II OWNER, LP	
1111 METROPOLITAN AVENUE, SUITE 700		CHARLOTTE, NORTH CAROLINA 28204	
SCALE:	1"=200'		
DATE:	FEBRUARY 20, 2024		
PREPARED BY:	CSK		
REVIEWED BY:	SOO		
DATE SURVEYED:	APRIL 19, 2023		
PROJECT NUMBER:	8201-14, 2023		
SHEET 2 OF 2			

BGE, INC. ALL RIGHTS RESERVED. COPIES OF THE ORIGINAL OF THIS DOCUMENT DISTRIBUTED BY THE SURVEYOR BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.



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