

RESOLUTION TO CLOSE THE UNOPENED RIGHT-OF-WAY OFF MECKLENBURG AVENUE AND  
MATHESON AVENUE IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

---

WHEREAS, pursuant to the provisions of Chapter 160A-299 of the General Statutes of North Carolina, the City Council has caused to be published a Resolution of Intent to close the Unopened Right-of-Way off Mecklenburg Avenue and Matheson Avenue which calls for a public hearing on the question; and

WHEREAS, the petitioner has caused a copy of the Resolution of Intent to close the Unopened Right-of-Way off Mecklenburg Avenue and Matheson Avenue to be sent by registered or certified mail to all owners of property adjoining said right-of-way and prominently posted a notice of the closing and public hearing in at least two places along said street or alleys, all as required by G.S.160A-299; and

WHEREAS, the city may reserve its right, title, and interest in any utility improvement or easement within a street closed pursuant to G.S.160A-299; and

WHEREAS, an easement shall be reserved in favor of Charlotte Water over, upon, and under a portion of the area petitioned to be abandoned for ingress, egress, and regress to access, maintain, install, and/or replace the Charlotte Water utilities as noted on the attached map marked "Exhibit A"; no permanent structures may be erected over the permanent easement area; and

WHEREAS, an easement shall be reserved in favor of AT&T over, upon, and under a portion of the area petitioned to be abandoned for ingress, egress, and regress to access, maintain, install, and/or replace the AT&T utilities as noted on the attached map marked "Exhibit A"; no permanent structures may be erected over the permanent easement area; and

WHEREAS, an easement shall be reserved in favor of Charter Spectrum over, upon, and under a portion of the area petitioned to be abandoned for ingress, egress, and regress to access, maintain, install, and/or replace the Charter Spectrum utilities as noted on the attached map marked "Exhibit A"; no permanent structures may be erected over the permanent easement area; and

WHEREAS, the public hearing was held on the 26<sup>th</sup> day of April 2021, and City Council determined that closing the Unopened Right-of-Way off Mecklenburg Avenue and Matheson Avenue is not contrary to the public interest, and that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to their or its property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina at its regularly assembled meeting of May 10, 2021 during a virtual meeting that included an option for written comments (of 375 words or less) to be submitted from the date of notice of the public hearing up to the 27<sup>th</sup> day of April 2021 at 11:59 p.m., that the Council hereby orders the closing of the Unopened Right-of-Way off Mecklenburg Avenue and Matheson Avenue in the City of Charlotte, Mecklenburg County, North Carolina as shown in the map marked "Exhibit A," and is more particularly described by metes and bounds in the document marked "Exhibit B, Exhibit C, Exhibit D, Exhibit E, Exhibit F, Exhibit G," all of which are attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 485-497.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



A handwritten signature in cursive script that reads "Stephanie C. Kelly".

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Stephanie C. Kelly, City Clerk, MMC, NCCMC

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 45 FEET

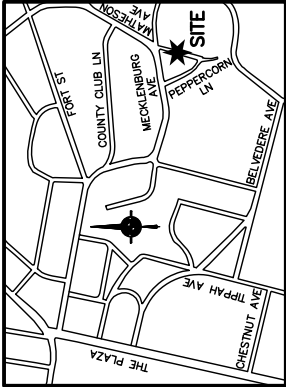
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



SURVEY FOR THE ABANDONMENT OF:

MATHESON AVENUE

1825, 1901 PEPPERCORN LANE  
2400, 2328 MECKLENBURG AVENUE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 5914-851, 9061-748, 32022-814, 34260-676  
MAP REFERENCE: 4-439, 28-232, 230-97  
TAX PARCEL NO: 095-052-01, -04, 095-055-44, -45



NOTES:

1. THE PURPOSE OF THIS MAP IS TO ABANDON A SECTION OF MATHESON AVENUE.
2. A 20 FOOT PERMANENT SANITARY SEWER EASEMENT APPROXIMATELY 137 SQUARE FEET IN SIZE IS HEREBY SERVED BY THE CITY OF CHARLOTTE OVER, UPON, ACROSS AND UNDER THAT PORTION OF THE AREA PETITIONED TO BE ABANDONED THAT IS MORE PARTICULARLY DEPICTED AS THE 20' SANITARY SEWER EASEMENT AREA HEREON (THE "SANITARY SEWER EASEMENT AREA"), AND NO PERMANENT STRUCTURE MAY CONSTRUCTED OVER THE SANITARY SEWER EASEMENT AREA.
- 3.EASEMENT IN FAVOR OF AT&T, CHARTER SPECTRUM AND ALL OTHER OWNERS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND TELECOMMUNICATIONS FACILITIES OVER, UPON, ACROSS AND UNDER THE AREA PETITIONED TO BE ABANDONED FOR INGRESS, EGRESS AND REGRESS TO ACCESS THEIR EXISTING FACILITIES FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF CABLE, CONDUIT AND RELATED EQUIPMENT.
4. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
5. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
7. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. PHYSICAL IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

MECKLENBURG AVE  
70' PUBLIC RIGHT-OF-WAY  
(M.B. 332, PG. 74)

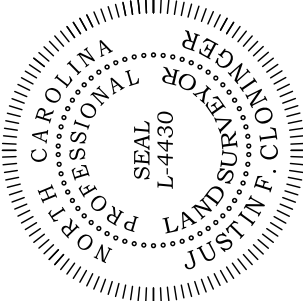
H. WILLIAM PALMER &  
HENRIETTA W.  
LOT 1 OF BLOCK 25  
M.B. 4, PG. 439  
D.B. 5914, PG. 851  
PIN: 095-052-01  
**SEE SHEET 3**

ABANDONMENT  
AREA #2  
2,444 SQ. FT. OR  
0.0561 ACRES

MECKLENBURG PARK LLC  
C/O TERRANOVA GROUP LLC  
LOT 26  
M.B. 230, PG. 97  
D.B. 34260, PG. 676  
PIN: 095-055-44  
**SEE SHEET 4**

ABANDONMENT AREA #5  
6,012 SQ. FT. OR 0.1380 ACRES

TOTAL ABANDONMENT AREA:  
18,402 SQ. FT. OR 0.4225 ACRES



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF MARCH, 2020 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED

FEBRUARY 19, 2014  
MAP NUMBER: 3710456400K

SIGNED *Justin F. Cloninger*

SHEET 1 OF 5

NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

R.B. PHARR AND ASSOCIATES, P.A.

SURVEYING AND MAPPING  
LICENSE NO: C-1471  
420 HAWTHORNE LANE  
CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE:  
1" = 60'

DATE:  
MARCH 27, 2020

JOB NO.  
91302

CREW:  
NM

DRAWN:  
BS

REVISED:

HATCH LEGEND:

- ABANDONMENT AREA #1 -  
(PIN: 095-052-04)
- ABANDONMENT AREA #2 -  
(PIN: 095-052-01)
- ABANDONMENT AREA #3 -  
(PIN: 095-055-33)
- ABANDONMENT AREA #4 -  
(PIN: 095-055-45)
- ABANDONMENT AREA #5 -  
(PIN: 095-055-44)
- 20' SANITARY SEWER  
EASEMENT AREA -

LEGEND:

- D.B. - DEED BOOK
- M.B. - MAP BOOK
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)

K MARK STEPHENS &  
DENISE BUFF  
PORTIONS OF TRACT 1 & 2  
M.B. 28, PG. 232  
D.B. 9061, PG. 748  
PIN: 095-055-45  
**SEE SHEET 3**

ABANDONMENT AREA #3  
490 SQ. FT.  
OR 0.0113 ACRES

MICHAEL J. DORTCH &  
ELYN SYKES  
D.B. 7980, PG. 335  
PIN: 095-055-33  
**SEE SHEET 5**

ABANDONMENT  
AREA #1  
4,339 SQ. FT.  
OR 0.0996 ACRES

ABANDONMENT  
AREA #4  
5,117 SQ. FT. OR  
0.1175 ACRES

BENJAMIN KIETH COLLINS &  
SCOTTY LEE VANHOOSIER  
LOTS 5 AND 6 OF BLOCK 25  
M.B. 4, PG. 439  
D.B. 32022, PG. 814  
PIN: 095-052-04  
**SEE SHEET 2**

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 45 FEET

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



LEGEND:

- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- C/O - CLEAN OUT
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- LP - LIGHT POLE
- MBX - MAILBOX
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PIN - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- PVC - PLASTIC PIPE
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TERR - TERRACOTTA PIPE
- WM - WATER METER
- WP - WATER VALVE
- YI - YARD INLET
- FENCE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE

HATCH LEGEND:

ABANDONMENT AREA #1 - (PIN: 095-052-04)

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED

FEBRUARY 19, 2014  
MAP NUMBER: 3710456400K

SURVEY FOR THE ABANDONMENT OF:

MATHESON AVENUE

1825, 1901 PEPPERCORN LANE  
2400, 2328 MECKLENBURG AVENUE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 5914-851, 9061-748, 32022-814, 34260-676  
MAP REFERENCE: 4-439, 28-232, 230-97

TAX PARCEL NO: 095-052-01, -04, 095-055-44, -45

BENJAMIN KIETH COLLINS & SCOTTY LEE  
VANHOODZIER  
LOTS 5 AND 6 OF BLOCK 25  
M.B. 4 PG. 439  
D.B. 32022, PG. 814  
PIN: 095-052-04

ABANDONMENT AREA #1  
4,339 SQ. FT. OR 0.0996 ACRES

(OLD PROPERTY LINE)

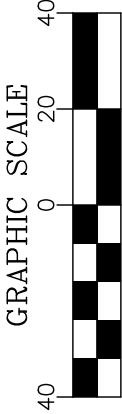
MATHESON AVE.

30' RIGHT-OF-WAY  
(M.B. 28, PG. 232)

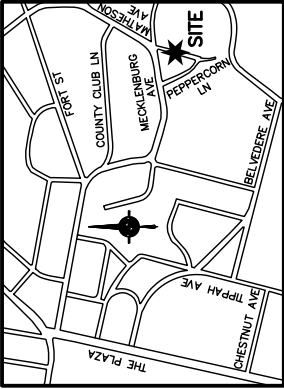
SURVEYOR'S CERTIFICATE:

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SIGNED *Justin F. Cloninger*



( IN FEET )  
1 inch = 40 ft.



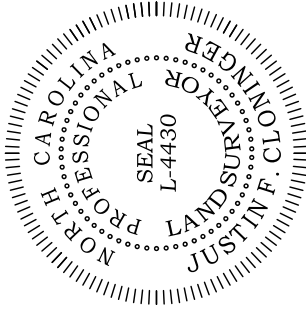
VICINITY MAP - NTS

LINE TABLE:

LINE	BEARING	DISTANCE
L5	S76°09'50"W	12.53'
L6	S82°43'27"E	15.20'
L7	S83°22'03"E	1015'
L10	N14°41'13"W	7.81'
L11	N52°11'05"W	10.36'
L17	N14°41'13"W	27.07'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	20.00'	39.62'	S68°12'16"W	33.45'
C4	193.93'	82.31'	N40°18'33"W	81.69'



SHEET 2 OF 5  
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

CREW: NM  
DRAWN: BS  
REVISED:

R.B. PHARR AND ASSOCIATES, P.A.

SURVEYING AND MAPPING  
LICENSE NO: C-1471

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1" = 40'  
DATE: MARCH 27, 2020  
JOB NO. 91302

## ZONING:

*ZONING RESTRICTIONS AS PER ZONING  
ORDINANCE; SUBJECT PROPERTY ZONED:  
R-3*

MINIMUM SETBACK: 30 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 45 FEET

FOR FURTHER INFORMATION CONTACT  
THE CHARLOTTE-MECKLENBURG ZONING  
DEPARTMENT AT 704-336-3569.

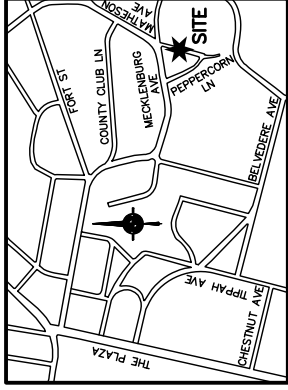


SURVEY FOR THE ABANDONMENT OF:

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MAP REFERENCE: 4-439, 28-232, 230-97

TAX PARCEL NO: 095-052-01, -04, 095-055-44, -45



VICINITY MAP - NTS

LEGEND:

C&G - CURB & GUTTER  
CB - CATCH BASIN  
CP - CALCULATED POINT  
CPP - CORRUGATED PLASTIC PIPE  
C/O - CLEAN OUT  
D.B. - DEED BOOK  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EOG - EDGE OF GRAVEL  
EOP - EDGE OF PAVEMENT  
EU - END UNKNOWN  
LP - LIGHT POLE  
MBX - MAILBOX  
M.B. - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
NN - NEW NAIL  
PIN - PARCEL IDENTIFICATION NUMBER  
PP - POWER POLE  
PG. - PAGE  
PVC - PLASTIC PIPE  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
SDMH - STORM DRAIN MANHOLE  
SSMH - SANITARY SEWER MANHOLE  
(T) - TOTAL  
TERR - TERRACOTTA PIPE  
WM - WATER METER  
WV - WATER VALVE  
YI - YARD INLET  
FENCE  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
POWER LINE  
SANITARY SEWER PIPE  
STORM DRAIN PIPE

### HATCH LEGEND:

ABANDONMENT AREA #2 -  
(PIN: 095-052-01)

# FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED  
IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL  
INSURANCE ADMINISTRATION, DATED

FEBRUARY 19, 2014  
MAP NUMBER: 371

# SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF MARCH, 2020, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (2) NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED Justin J. Covington

**R.B. PHARR AND ASSOCIATES, P.A.**

**SURVEYING AND MAPPING**  
**LICENSE NO: C-1471**

420 HAWTHORNE LANE  
CHARLOTTE, N.C. 28204 TEL. (704) 376-2186  
LICENSE NO. C-1471

SCALE:

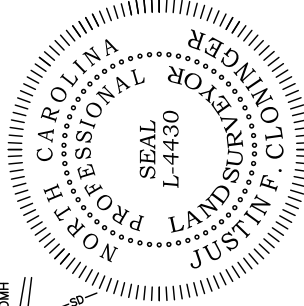
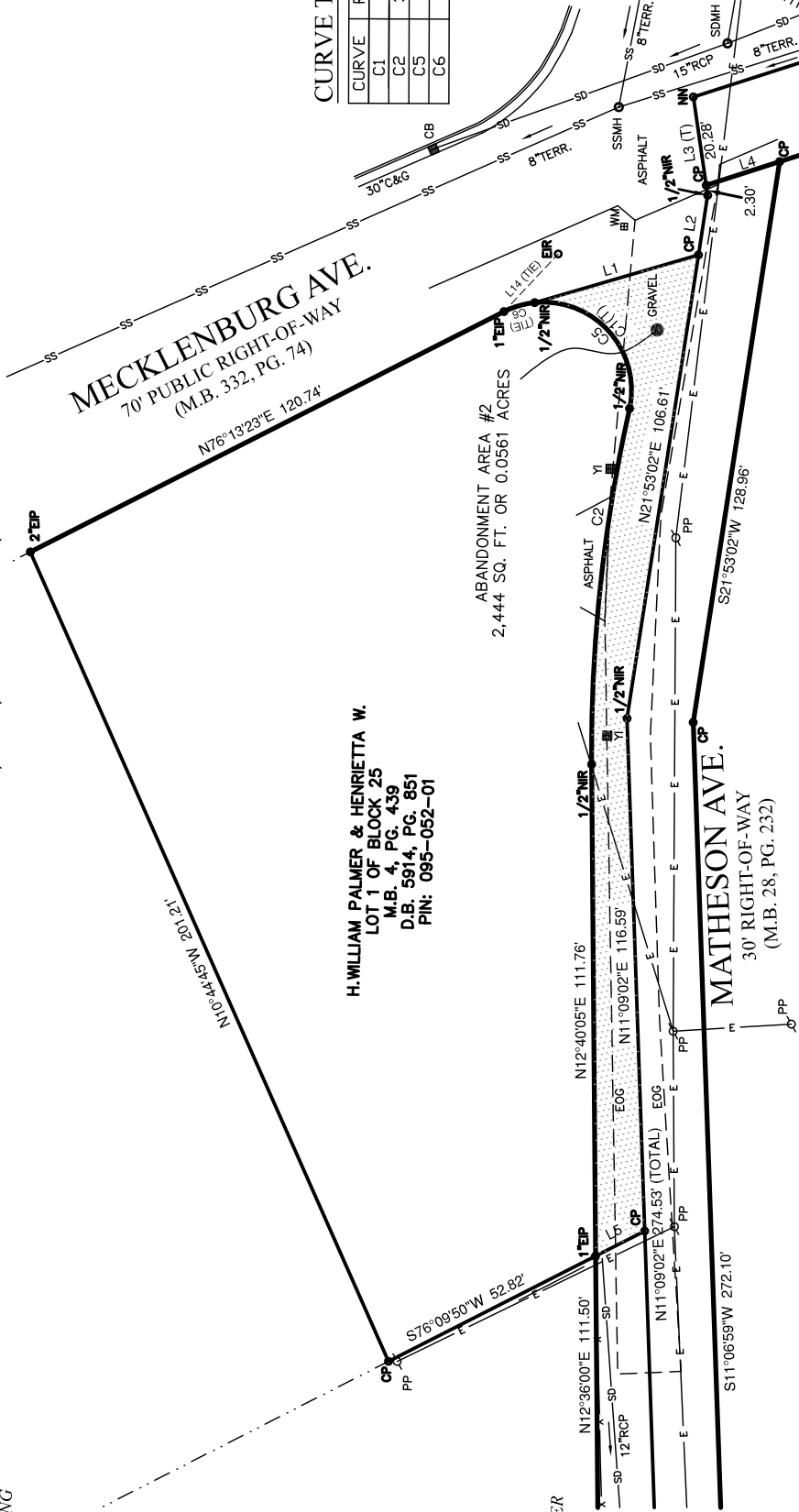
DATE: MARCH 27, 2020

JOB NO. 91302

LINE	BEARING	DISTANCE
L1	N86°52'48"E	38.77'
L2	N21°53'02"E	13.73'
L3	N04°51'09"E	22.58'
L4	N85°18'46"E	17.52'
L5	S76°09'50"W	12.53'
L14	S56°24'15"W	18.00'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2000'	44.95'	N39°15'00"W	36.07'
C2	357'56"	81.54'	N19°12'34"E	81.36'
C5	2000'	37.61'	N28°44'22"W	32.31'
C6	2000'	7.34'	N86°52'48"W	7.30'



SHEET 3 OF 5

**NOTE: NOT A VALID  
SURVEY WITHOUT  
ALL SHEETS.**

CREW:	DRAWN:	REVISED:
NM	BS	

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 45 FEET

FOR FURTHER INFORMATION CONTACT  
THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

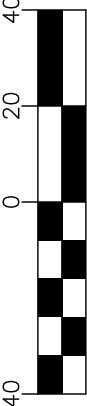


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TAX PARCEL NO: 095-052-01, -04, 095-055-44, -45

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N86°52'48"E	38.77'
L2	N21°53'02"E	13.73'
L3	N04°51'09"E	22.58'
L4	N85°18'46"E	17.52'
L5	S76°09'50"W	12.53'
L6	S82°43'27"E	15.20'
L7	S83°22'03"E	10.15'
L14	S56°24'15"W	18.00'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	44.95'	N39°15'00"W	36.07'
C2	357.56'	81.54'	N19°12'34"E	81.36'
C5	20.00'	37.61'	N28°44'22"W	32.31'
C6	20.00'	7.34'	N86°52'48"W	7.30'

LEGEND:

C&G - CURB & GUTTER  
CB - CATCH BASIN  
CP - CALCULATED POINT  
CPP - CORRUGATED PLASTIC PIPE  
C/O - CLEAN OUT

D.B - DEED BOOK  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EOG - EDGE OF GRAVEL  
EOP - EDGE OF PAVEMENT  
EU - END UNKNOWN

LP - LIGHT POLE  
MBX - MAILBOX  
M.B. - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
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PIN - PARCEL IDENTIFICATION NUMBER  
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PG. - PAGE  
PVC - PLASTIC PIPE  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
SDMH - STORM DRAIN MANHOLE  
SSMH - SANITARY SEWER MANHOLE  
(T) - TOTAL

TERR. - TERRACOTTA PIPE  
WM - WATER METER  
WV - WATER VALVE  
YI - YARD INLET

FENCE

PROPERTY LINE

PROPERTY LINE (NOT SURVEYED)

RIGHT-OF-WAY

RIGHT-OF-WAY (NOT SURVEYED)

POWER LINE

SANITARY SEWER PIPE

STORM DRAIN PIPE

HATCH LEGEND:

ABANDONMENT AREA #5 -

(PIN: 095-055-44)

FLOOD CERTIFICATION

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FEBRUARY 19, 2014  
MAP NUMBER: 3710456400K

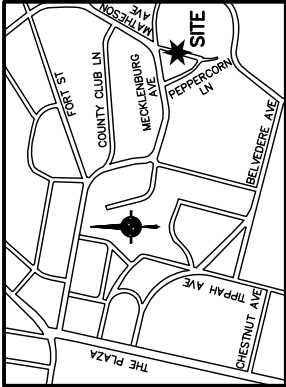
MECKLENBURG PARK LLC  
C/O TERRANOVA GROUP LLC  
LOT 26  
M.B. 230, PG. 97  
D.B. 34260, PG. 676  
PIN: 095-055-44

SURVEYOR'S CERTIFICATE:

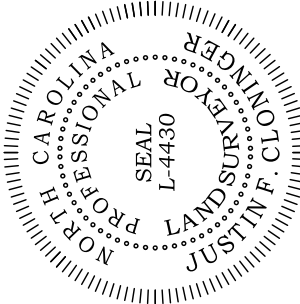
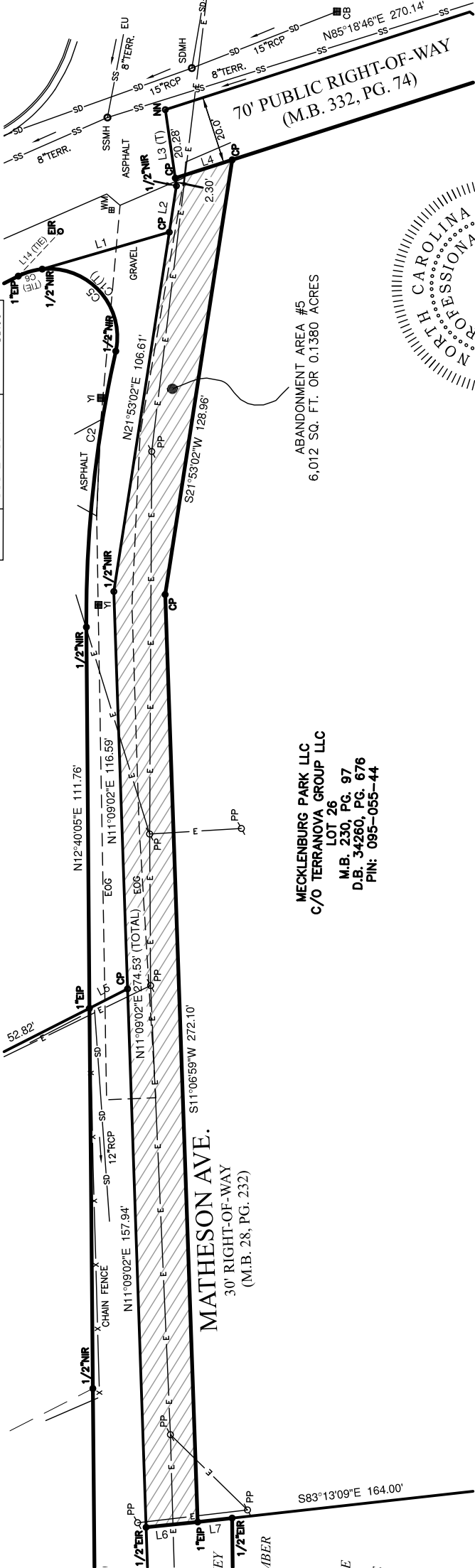
THIS IS TO CERTIFY THAT ON THE 27TH DAY OF MARCH, 2020, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

*Justin F. Cloninger*



VICINITY MAP - NTS



SHEET 4 OF 5  
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

CREW: NM  
DRAWN: BS  
REVISED:

R.B. PHARR AND ASSOCIATES, P.A.

SURVEYING AND MAPPING  
LICENSE NO: C-1471

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE: 1" = 40'

DATE: MARCH 27, 2020

JOB NO. 91302

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30 FEET  
MINIMUM SIDE YARD: 6 FEET  
MINIMUM REAR YARD: 45 FEET

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

LEGEND:

- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- C/O - CLEAN OUT
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- LP - LIGHT POLE
- MBX - MAILBOX
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PIN - PARCEL IDENTIFICATION NUMBER
- PP - POWER POLE
- PG. - PAGE
- PVC - PLASTIC PIPE
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TERR. - TERRACOTTA PIPE
- WM - WATER METER
- WV - WATER VALVE
- YI - YARD INLET
- FENCE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE

HATCH LEGEND:

- ABANDONMENT AREA #3 - (PIN: 095-055-33)
- ABANDONMENT AREA #4 - (PIN: 095-055-45)
- 20' SANITARY SEWER EASEMENT AREA -

FLOOD CERTIFICATION

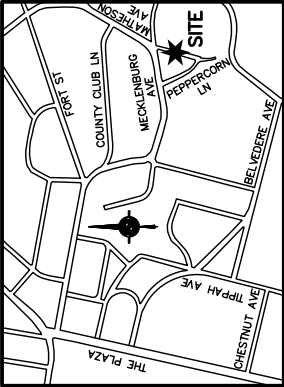
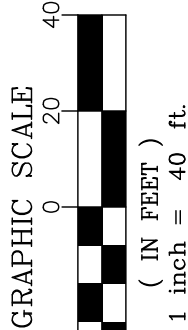
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED

FEBRUARY 19, 2014  
MAP NUMBER: 3710456400K

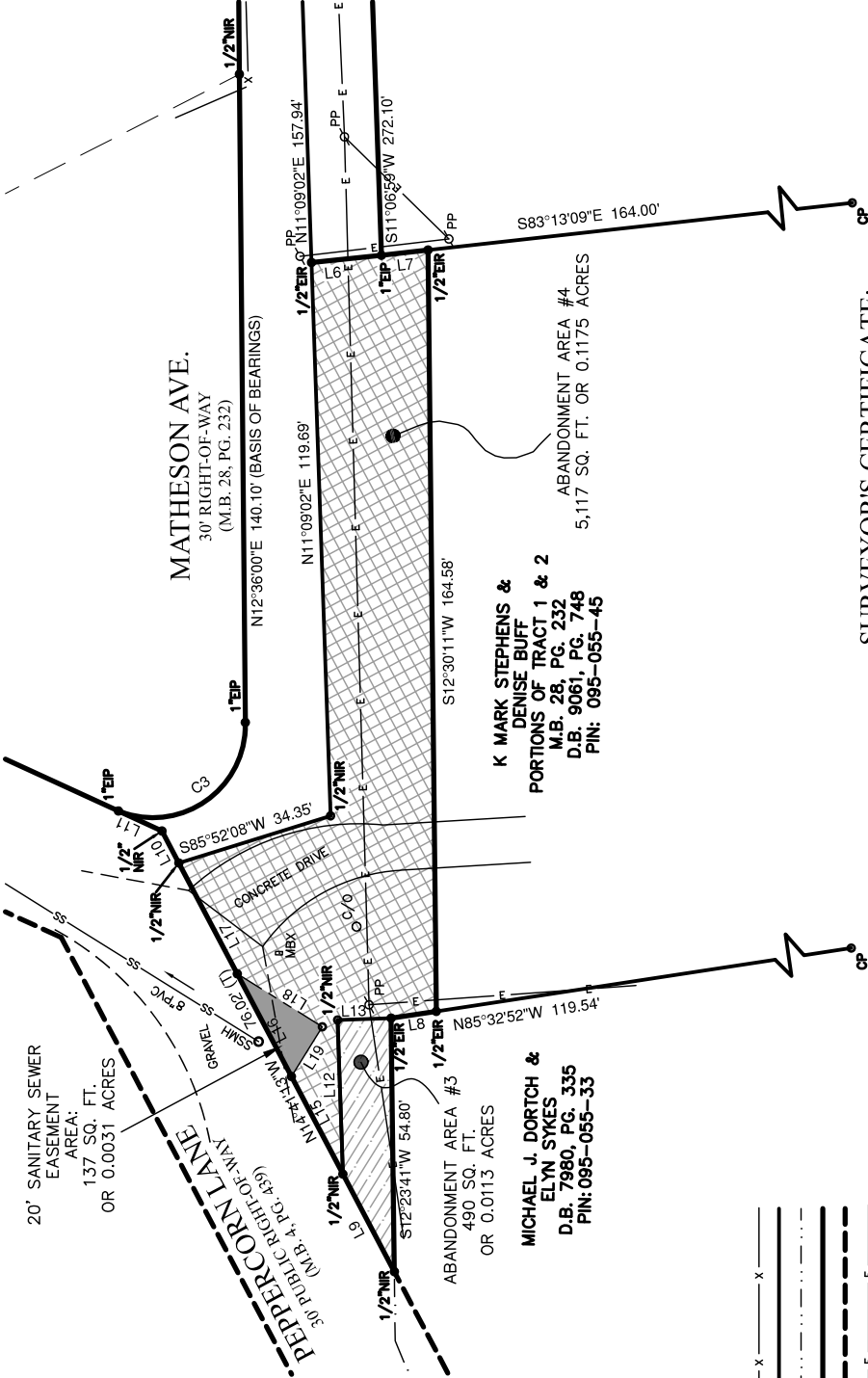
SURVEY FOR THE ABANDONMENT OF:

MATHESON AVENUE

1825, 1901 PEPPERCORN LANE  
2400, 2328 MECKLENBURG AVENUE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 5914-851, 9061-748, 32022-814, 34260-676  
MAP REFERENCE: 4-439, 28-232, 230-97  
TAX PARCEL NO: 095-052-01, -04, 095-055-44, -45



VICINITY MAP - NTS



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF MARCH, 2020, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

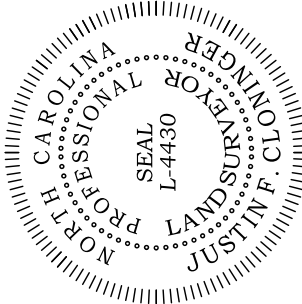
SIGNED Justin F. Cloninger

LINE TABLE:

LINE	BEARING	DISTANCE
L6	S82°43'27"E	15.20'
L7	S83°22'03"E	10.15'
L8	N85°20'44"W	9.88'
L9	N14°41'13"W	23.83'
L10	N14°41'13"W	7.81'
L11	N52°11'05"W	10.36'
L12	N11°09'02"E	33.33'
L13	S78°50'58"E	11.58'
L15	N14°41'13"W	25.10'
L17	N14°41'13"W	27.07'
L18	S44°56'56"E	21.68'
L19	S45°03'04"W	12.65'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C3	20.00'	39.62'	S68°12'16"W		33.45'



SHEET 5 OF 5  
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.

CREW:	DRAWN:	REVISED:
NM	BS	

R.B. PHARR AND ASSOCIATES, P.A.  
SURVEYING AND MAPPING  
LICENSE NO: C-1471

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

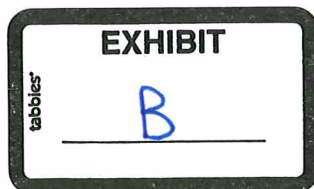
SCALE:	DATE:	JOB NO.
1" = 40'	MARCH 27, 2020	91302



**Boundary Description-Resolution to Close Unopened ROW off Mecklenburg Ave and Matheson Ave**

*All that certain parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:*

**BEGINNING** at an existing 1" iron pipe located in the easterly margin of the right-of-way of Peppercorn Lane and the southeast corner of the Benjamin Collins & Scotty Vanhoozier property as described in Deed Book 32022, Page 814 and continuing from said point of beginning with the southeasterly line of the aforesaid Benjamin Collins & Scotty Vanhoozier property with the arc of a circular curve to the left, having radius of 20.00 feet, an arc length of 39.62 feet (chord bearing of North 68°12'16" East and chord length of 33.45 feet) to an existing 1" iron pipe in the former right-of-way of Matheson Avenue, a 30 foot right-of-way; thence continuing with the aforesaid right-of-way North 12°36'00" East a distance of 140.10 feet to a 1/2" new iron rod; thence North 12°36'00" East 111.50 feet to an existing 1" iron pipe located at the southeast corner of the H. William & Henrietta Palmer property described in Deed Book 5914, Page 851; thence running with the aforesaid H. William & Henrietta Palmer property the following three (3) courses and distances: 1) North 12°40'05" East a distance of 111.76 feet to a 1/2" new iron rod; 2) with the arc of a circular curve to the right, having a radius of 357.56 feet, an arc length of 81.54 feet (chord bearing North 19°12'34" East and chord length of 81.36 feet) to a 1/2" new iron rod; 3) with the arc of a circular curve to the left, having a radius of 20.00 feet, an arc length of 37.61 feet (chord bearing North 28°44'22" West and chord length of 32.31 feet) to a 1/2" new iron pipe in the southerly margin of Mecklenburg Avenue, a 70 foot public right-of-way; thence leaving the aforesaid H. William & Henrietta Palmer property North 86°52'48" East a distance of 38.77 feet to a calculated point in the former centerline of Matheson Avenue; thence North 86°52'48" East a distance of 16.55 feet to a calculated point in the northwest corner of the Mecklenburg Park LLC property and former right-of-way of Matheson Avenue; thence continuing with the aforesaid Mecklenburg Park LLC property the following three (3) courses and distances: 1) South 21°53'02" West a distance of 112.19 feet to a calculated point; 2) South 11°06'59" West a distance of 272.10 feet to an existing 1" iron pipe; 3) South 83°22'03" East a distance of 10.15 feet to an existing 1/2" iron rod at the northwest corner of the K. Mark Stephens & Denise Buff property as described in Deed Book 9061, Page 748; thence running with the aforesaid K. Mark Stephens & Denise Buff property South 12°30'11" West a distance of 164.58 feet to an existing 1/2" iron rod; thence leaving the aforesaid K. Mark Stephens & Denise Buff property North 85°20'44" West a distance of 9.88 feet to an existing 1/2" iron rod; thence South 12°23'41" West a distance of 54.80 feet to a 1/2" new iron rod; said iron being situated on the northeasterly margin of the right-of-way of Peppercorn Lane; thence with said margin, two (2) courses and distances as follows: 1) North 14°41'13" West a distance of 107.67 feet to a 1/2" new iron rod; 2) North 52°11'05" West a distance of 10.36 feet back to the point and place of **BEGINNING**, containing 18,153 square feet or 0.4168 acres of land according to a survey by R.B. Pharr and Associates, P.A dated March 27, 2020. Job No. 91302.





### Abandonment Area #1

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

**BEGINNING** at a 1" existing iron pipe situated at the intersection of the northerly easterly margin of the right-of way of Peppercorn Lane (30' public r/w) and the northwesterly margin of the right-of-way of Matheson Avenue (30' unopened public r/w); thence with said margin of Matheson Avenue, two (2) courses and distances as follows: 1) with a curve turning to the left having a radius of 20.00 feet, an arc length of 39.62 feet, (chord: N 68°12'16" E, 33.45 feet) to a 1" existing iron pipe; 2) N 12°36'00" E a distance of 251.60 feet to a 1" existing iron pipe; said iron being the northerly most corner of Lot 5, Block 25, "Club Acres" as shown in Map Book 4, Page 439 of the Mecklenburg County Public Registry; thence leaving said margin, N 76°09'50" E a distance of 12.53 feet to a calculated point; said point being situated on a westerly line of the Mecklenburg Park, LLC property as described Deed Book 34260, Page 676 of said registry; thence with said property, S 11°09'02" W a distance of 157.94 feet to a ½" existing iron rod; thence leaving said property and lying within the margin of Matheson Avenue, two (2) courses and distances as follows: 1) S 11°09'02" W a distance of 119.69 feet to a ½" new iron rod; 2) S 85°52'08" W a distance of 34.35 feet to a ½" new iron rod situated on the northeasterly margin of the right-of-way of aforementioned Peppercorn Lane; thence with said margin, two (2) courses and distances as follow: 1) N 14°41'13" W a distance of 7.81 feet to a ½" new iron rod; 2) N 52°11'05" W a distance of 10.36 feet back to the point and place of BEGINNING. Containing 4,339 square feet or 0.0996 acres according to a survey by R. B. Pharr & Associates, P. A. dated March 27, 2020. (Job No. 91302)



## Abandonment Area #2

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

**COMMENCING** at a 1" existing iron pipe situated at the intersection of the northerly easterly margin of the right-of way of Peppercorn Lane (30' public r/w) and the northwesterly margin of the right-of-way of Matheson Avenue (30' unopened public r/w); thence with said margin of Matheson Avenue, two (2) courses and distances as follows: 1) with a curve turning to the left having a radius of 20.00 feet, an arc length of 39.62 feet, (chord: N 68°12'16" E, 33.45 feet) to a 1" existing iron pipe; 2) N 12°36'00" E a distance of 251.60 feet to a 1" existing iron pipe, the point of **BEGINNING**; said iron being the southerly most corner of Lot 1, Block 25, "Club Acres" as shown in Map Book 4, Page 439 of the Mecklenburg County Public Registry; thence continuing with said margin, three (3) courses and distances: 1) N 12°40'05" E a distance of 111.76 feet to a ½" new iron rod; 2) with a curve turning to the right having a radius of 357.56 feet, an arc length of 81.54 feet, (chord: N 19°12'34"E, 81.36 feet) to a ½" new iron rod; 3) with a reverse curve turning to the left having a radius of 20.00 feet, an arc length of 37.61 feet, (chord: N 28°44'22" W, 32.31 feet) to a ½" new iron rod; thence leaving said margin, N 86°52'48" E a distance of 38.77 feet to a calculated point; said point being situated on a westerly line of the Mecklenburg Park, LLC property as described in Deed Book 34260, Page 676 of the Mecklenburg County Public Registry; thence with said property, two (2) courses and distances: 1) S 21°53'02" W a distance of 106.61 feet to a ½" new iron rod; 2) S 11°09'02" W a distance of 116.59 feet to a calculated point; thence leaving said property, S 76°09'50" W a distance of 12.53 feet back to the point and place of **BEGINNING**. Containing 2,444 square feet or 0.0561 acres according to a survey by R. B. Pharr & Associates, P. A. dated March 27, 2020. (Job No. 91302)



### Abandonment Area #3

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

**COMMENCING** at a 1" existing iron pipe situated at the intersection of the northerly easterly margin of the right-of way of Peppercorn Lane (30' public r/w) and the northwesterly margin of the right-of-way of Matheson Avenue (30' unopened public r/w); thence with the margin of Peppercorn Lane, two (2) courses and distances as follows: 1) S 52°11'05" E a distance of 10.36 feet to a ½" new iron rod; 2) S 14°41'13" E a distance of 83.84 feet to a ½" new iron rod, the point of **BEGINNING**; thence leaving said margin and lying within the right-of-way of Matheson Avenue, two (2) courses and distances as follows: 1) N 11°09'02" E a distance of 33.33 feet to a ½" existing iron rod; 2) S 78°50'58" E a distance of 11.58 feet to a ½" existing iron rod; said iron being the northerly most corner of the Michael J. Dortch & Elyn Sykes property as described in Deed Book 7980, Page 335 of the Mecklenburg County Public Registry; thence with said property, S 12°23'41" W a distance of 54.80 feet to a ½" new iron rod situated on the aforementioned margin of Peppercorn Lane; thence with said margin, N 14°41'13" W a distance of 23.83 feet; back to the point and place of **BEGINNING**. Containing 490 square feet or 0.0113 acres according to a survey by R. B. Pharr & Associates, P. A. dated March 27, 2020. (Job No. 91302)



#### Abandonment Area #4

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

**COMMENCING** at a 1" existing iron pipe situated at the intersection of the northerly easterly margin of the right-of way of Peppercorn Lane (30' public r/w) and the northwesterly margin of the right-of-way of Matheson Avenue (30' unopened public r/w); thence with the margin of Peppercorn Lane, two (2) courses and distances as follows: 1) S 52°11'05" E a distance of 10.36 feet to a ½" new iron rod; 2) S 14°41'13" E a distance of 7.81 feet to a ½" new iron rod, the point of **BEGINNING**; thence leaving said margin, two (2) courses and distances as follows: 1) N 85°52'08" E a distance of 34.35 feet to a ½" new iron rod; 2) N 11°09'02" E a distance of 119.69 feet to a ½" existing iron rod; said iron being the westerly most corner of the Mecklenburg Park, LLC property as described in Deed Book 34260, Page 676 of the Mecklenburg County Public Registry; thence with said property, S 82°43'27" E a distance of 15.20 feet to a 1" existing iron pipe; said iron being situated on the easterly margin of the right-of-way of Matheson Avenue; thence with said margin, three (3) courses and distances as follows: 1) S 83°22'03" E a distance of 10.15 feet to a ½" existing iron rod; 2) S 12°30'11" W a distance of 164.58 feet to a ½" existing iron rod; 3) N 85°20'44" W a distance of 9.88 feet to a ½" existing iron rod; thence leaving said margin, two (2) courses and distances as follows: 1) N 78°50'58" W a distance of 11.58 feet to a ½" existing iron rod; 2) S 11°09'02" W a distance of 33.33 feet to a ½" new iron rod; said iron being situated on the aforementioned northeasterly margin of Peppercorn Lane; thence with said margin, N 14°41'13" W a distance of 76.02 feet back to the point and place of **BEGINNING**. Containing 5,117 square feet or 0.1175 acres according to a survey by R. B. Pharr & Associates, P. A. dated March 27, 2020.  
(Job No. 91302)





**Abandonment Area #5**

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

**COMMENCING** at a 1" existing iron pipe situated at the intersection of the northerly easterly margin of the right-of way of Peppercorn Lane (30' public r/w) and the northwesterly margin of the right-of-way of Matheson Avenue (30' unopened public r/w); thence with the margin of Peppercorn Lane, two (2) courses and distances as follows: 1) S 52°11'05" E a distance of 10.36 feet to a ½" new iron rod; 2) S 14°41'13" E a distance of 7.81 feet to a ½" new iron rod; thence leaving said margin, two (2) courses and distances as follows: 1) N 85°52'08" E a distance of 34.35 feet to a ½" new iron rod; 2) N 11°09'02" E a distance of 119.69 feet to a ½" existing iron rod, the point of **BEGINNING**; said iron being the westerly most corner of the Mecklenburg Park, LLC property as described in Deed Book 34260, Page 676 of the Mecklenburg County Public Registry; thence with said property, two (2) courses and distances as follows: 1) N 11°09'02" E a distance of 274.53 feet to a ½" new iron rod; 2) N 21°53'02" E a distance of 106.61 feet to a calculated point; said point being situated on the southerly margin of the right-of-way of Mecklenburg Avenue (70' public r/w); thence with said margin, N 86°52'48" E a distance of 16.55 feet to a calculated point marking the intersection with the easterly margin of the aforementioned Matheson Avenue; thence with said margin, two (2) courses and distances as follows: 1) S 21°53'02" W a distance of 112.19 feet to a calculated point; 2) S 11°06'59" W a distance of 272.10 feet to a 1" existing iron pipe; thence leaving said margin, N 82°43'27" W a distance of 15.20 feet back to the point and place of **BEGINNING**. Containing 5,763 square feet or 0.1323 acres according to a survey by R. B. Pharr & Associates, P. A. dated March 27, 2020. (Job No. 91302)



**A RESOLUTION AUTHORIZING THE REFUND OF PROPERTY TAXES**

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found:

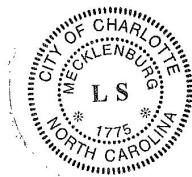
1. The City-County Tax Collector has collected property taxes from the taxpayers set out on the list attached to the Docket.
2. The City-County Tax Collector has certified that those taxpayers have made proper demand in writing for refund of the amounts set out on the schedule within the required time limits.
3. The amounts listed on the schedule were collected through either a clerical or assessment error.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 10<sup>th</sup> day of May 2021 that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested" be refunded in the amounts therein set up and that the schedule and this resolution be spread upon the minutes of this meeting.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 488-499.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



A handwritten signature in cursive script that reads "Stephanie C. Kelly".

---

Stephanie C. Kelly, City Clerk, MMC, NCCMC



May 10, 2021  
Resolution Book 51, Page 499  
**Taxpayers and Refunds Requested**

ESAN, DIANNE R	250.29
NASH, WILLIE JUNIOR	663.89
REYES, CINDY NOEMI	90.91
VIEMANN, MAGDALENE ANN	295.36
VIEMANN, MAGDALENE ANN	301.53
VIEMANN, MAGDALENE ANN	300.93

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1,902.91

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **Little Hope Creek Sanitary Sewer Improvements**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for **the Little Hope Creek Sanitary Sewer Improvements** Project estimated to **354 sq. ft. (0.01 ac.) in Permanent Easement, plus 360 sq. ft. (0.01 ac.) in Temporary Construction Easement** and any additional property or interest as the City may determine to complete the Project as it relates to **Tax Parcel No. 149-183-28**; said property currently owned by **James Arlington White II** and or their owners' successors in interest.

ESTIMATED JUST COMPENSATION:

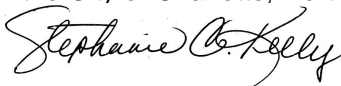
Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 500.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



---

Stephanie C. Kelly, City Clerk, MMC, NCCMC



A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **Little Hope Creek Sanitary Sewer Improvements**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for **the Little Hope Creek Sanitary Sewer Improvements** Project estimated to **1,469 sq. ft. (0.03 ac.) in Permanent Easement, plus 664 sq. ft. (0.02 ac.) in Temporary Construction Easement** and any additional property or interest as the City may determine to complete the Project as it relates to **Tax Parcel No. 149-183-27**; said property currently owned by **Thomas Ericsson and Alexandra Ericsson** and or their owners' successors in interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 501.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **Little Hope Creek Sanitary Sewer Improvements**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for the **Little Hope Creek Sanitary Sewer Improvements** Project estimated to **1,798 sq. ft. (0.04 ac.) in Permanent Easement, plus 765 sq. ft. (0.02 ac.) in Temporary Construction Easement** and any additional property or interest as the City may determine to complete the Project as it relates to **Tax Parcel No. 149-183-25**; said property currently owned by **Mary Kimberly Kendall Stone and James Eugene Kendall** and or their owners' successors in interest.

ESTIMATED JUST COMPENSATION:

Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 502.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **Little Hope Creek Sanitary Sewer Improvements**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for **the Little Hope Creek Sanitary Sewer Improvements** Project estimated to **1,324 sq. ft. (0.03 ac.) in Permanent Easement, plus 554 sq. ft. (0.01 ac.) in Temporary Construction Easement** and any additional property or interest as the City may determine to complete the Project as it relates to **Tax Parcel No. 149-183-24**; said property currently owned by **Kay Frances Morrison** and or their owners' successors in interest.

ESTIMATED JUST COMPENSATION:

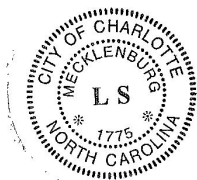
Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 503.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **Little Hope Creek Sanitary Sewer Improvements**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for **the Little Hope Creek Sanitary Sewer Improvements** Project estimated to **4,151 sq. ft. (0.10 ac.) in Permanent Easement** and any additional property or interest as the City may determine to complete the Project as it relates to **Tax Parcel No. 149-183-13**; said property currently owned by **Timothy Lee Cole and Jacquelyn French Cole** and or their owners' successors in interest.

ESTIMATED JUST COMPENSATION:

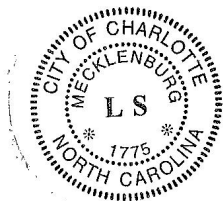
Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 504.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS  
FOR THE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, the City Council of the City of Charlotte finds as a fact that it is necessary to acquire certain property as indicated below for the **Little Hope Creek Sanitary Sewer Improvements**; and

WHEREAS, the City either in good faith has undertaken to negotiate for the purchase of this property but has been unable to reach an agreement with the owners for the purchase price or, after reasonable diligence, has been unable to negotiate a purchase price;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Charlotte that condemnation proceedings are hereby authorized to be instituted against the property indicated below, under the authority and procedures of the laws of the State of North Carolina:

PROPERTY DESCRIPTION:

Amount necessary for **the Little Hope Creek Sanitary Sewer Improvements** Project estimated to **2,898 sq. ft. (0.07 ac.) in Permanent Easement** and any additional property or interest as the City may determine to complete the Project as it relates to **Tax Parcel No149-183-46**; said property currently owned by **Daniel Kenison Stewart and Lauren Stewart** and or their owners' successors in interest.

ESTIMATED JUST COMPENSATION:

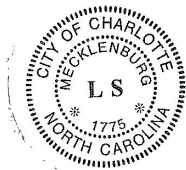
Such estimated just compensation as may be determined based upon the takings required by the final construction plans.

IT IS FURTHER RESOLVED that the estimated just compensation for the property is hereby authorized to be deposited in the Office of the Clerk of Superior Court, Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

**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 a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 10<sup>th</sup> day of May 2021, the reference having been made in Minute Book 152 and recorded in full in Resolution Book 51, Page(s) 505.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 10<sup>th</sup> day of May 2021.



Stephanie C. Kelly, City Clerk, MMC, NCCMC