

ORDINANCE NO. 997-X

QTR PHASE ONE 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 August 11, 2025 after due notice by the Mecklenburg Times on July 29, 2025; 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 11, 2025:

**LEGAL DESCRIPTION**

Commencing At Ncgs-Cors Station "1-77 Welcome Center Cors Arp" Having Nc Grid Coordinates In U.S. Survey Feet Of N:505067.08, E:1427047.65; Thence With A Bearing Of N 05°55'56" E A Horizontal Distance Of 72560.82 Feet To A Found #5 Rebar On The Southerly Right Of Way Line Of Sunset Road, A 60' Public Right Of Way And Also Being The Current City Limit Line Of The City Of Charlotte, Having Nc Grid Coordinates In U.S. Survey Feet Of N:577239.33, E:1434546.90 And Being A Common Corner With That Donna Mcauley Hollar And William Edward Hollar Tract As Described In Deed Book 26482, Page 307 Of The Mecklenburg County Public Registry, Hence Mcr;

Thence Departing Said Sunset Road Right Of Way And The Current City Limit Line Of The City Of Charlotte And Running With The Westerly Line Of Said Hollar Tract S 19 °47'39" Wa Distance Of 1135.80 Feet To A Found ¾" Rebar Being A Common Corner With That Cb Sunset Developers Llc Tract As Described In Deed Book 38277, Page 365, Mcr, And Shown In Map 72, Page 537, Mcr;

Thence With The Northerly Line Of Said Cb Sunset Developers Llc Tract, Which Line Is Also The Current City Limit Line Of The City Of Charlotte, N 82°47'14" Wa Distance Of 317.20 Feet To A Found 1-½" Triangular Rod, Being A Common Corner With That A Man With A Dream Llc Tract As Described In Deed Book 33178, Page 906, Mcr;

Thence Departing Said Northerly Line Of Cb Sunset Developers, Llc Tract And The Current City Limit Line Of The City Of Charlotte And Running With The Easterly Line Of Said A Man With A Dream Llc Tract N 19°45'56" Ea Distance Of 532.76 Feet To A Found ½" Pipe Being A Common Corner With That A Man With A Dream Llc Tract As Described In Deed Book 37057, Page 730, Mcr;

Thence With The Northerly Line Of Said A Man With A Dream Llc Tract N 63c56'34" Wa Distance Of 230.08 Feet To A Found #5 Rebar Being A Common Corner With That Andrez Perez Melgar Tract As Described In Deed Book 34361, Page 279, Mcr;

Thence With The Easterly Line Of Said Andrez Perez Melgar Tract N 19c 39'23" E A Distance Of 637.12 Feet To A Found #5 Rebar On The Southerly Right Of Way Line Of Sunset Road, A 60' Public Right Of Way And Also Being The Current City Limit Line Of The City Of Charlotte;

Thence With Said Southerly Right Of Way Line Of Sunset Road And The Current City Limit Line Of The City Of Charlotte The Following Two (2) Courses:

1. S 71°15'25" Ea Distance Of 230.00 Feet To A Found #4 Rebar
2. S 71°15'25" Ea Distance Of 310.17 Feet To The Point Of Beginning And

Containing 11.73 Acres According To That Map Titled "Voluntary Annexation Map For: Qtr Phase One Annexation Area" Dated December 05, 2024, Prepared By The Survey Company, Inc And Signed And Sealed By Charles S. Logue, Pls L-4212 To Which Reference Is Hereby Made.

Section 2. Upon and after August 11, 2025 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 2.

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 11th day of August, 2025.

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 11<sup>th</sup> day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 726-729.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 11<sup>th</sup> day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

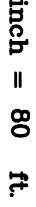


VEL  
3277  
2, P  
0376

14/2025  
DATE

	LINETYPES USED
	PROPERTY LINE SURVEYED
	PROPERTY LINE NOT SURVEYED
	RIGHT-OF-WAY LINE
	CITY LIMIT LINE
	Symbols Used
	FOUND PROPERTY CORNER
	CALCULATED POINT

NC GRID: ND 83  
(2011)



## GRAPHIC SCALE

## GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. ALL CORNERS MONUMENTED AS SHOWN.
4. SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710453700K, REVISED SEPTEMBER 2, 2015.
5. BASIS OF HORIZONTAL DATUM IS NC GRID - NAD 83(2011), VRS DERIVED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT. SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS AND OR RIGHTS OF WAY OF WHICH THIS SURVEYOR IS UNAWARE.
7. TOTAL AREA OF ANNEXATION 11.73 ACRES.

## GENERAL NOTES

NCGS-CORS STATION  
 "1-77 WELCOME CENTER CORP ARP"  
 N:505,067.08  
 E:1,427,047.65  
 U.S. SURVEY FEET

SUNSET ROAD PARTNERS LLC  
DEED BOOK 24587, PAGE 20  
PARCEL 03703102  
1400 SUNSET ROAD  
8.52 ACRES  
0.21 ACES IN RIGHT OF WAY  
8.30 ACRES NET

SUNSET ROAD PARTNERS LLC  
DEED BOOK 24587, PAGE 20  
PARCEL 03703113  
1352 SUNSET ROAD  
3.59 ACRES TOTAL  
0.16 ACRES IN RIGHT OF WAY  
3.43 ACRES NET

CB SUNSET DEVELOPERS LLC  
DEED BOOK 38277, PAGE 365  
MAP BOOK 72, PAGE 537  
PARCEL 03704301

A MAN WITH A DREAM LLC  
DEED BOOK 33178, PAGE 906  
PARCEL 03703201  
1165 BEAGLE LANE

A MAN WITH A DREAM LLC  
DEED BOOK 37057, PAGE 730  
PARCEL 02702107

DONNA MCAULEY HOLLAR AND  
WILLIAM EDWARD HOLLAR  
DEED BOOK 26482, PAGE 307  
PARCEL 03703101  
1422 SUNSET ROAD

GRID TIE LINE  
72560.82' (GRID)

FOUND #5 REBAR  
NC GRID COORDINATES  
N: 577239.33  
E: 1434546.90  
U.S. SURVEY FEET  
CGF: 0.99983751

SUNSET ROAD (60' RIGHT OF WAY)

QTR PHASE ONE ANNEXATION AREA  
1352 AND 1400 SUNSET ROAD  
TAX PARCELS 03703102 & 03703113  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY – NORTH CAROLINA

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# The Survey Company, INC.

4105-B STUART ANDREW BLVD., CHARLOTTE, NC 28217  
P: 704.561.9970 • F: 704.561.9972 • WWW.SURVEYCO.COM  
NORTH CAROLINA FIRM • REGISTRATION NUMBER C-1716

[illegible]

INTERCON BUILDING CO., LLC  
PO BOX 3443  
CHARLOTTE, NC 28234  
PHONE: 704.552.1324  
CONTACT: CURTIS TRENKELBACH

PROPERTY OWNER:  
SUNSET ROAD PARTNERS LLC  
PO BOX 34443  
CHARLOTTE NC 28234

PROJECT NUMBER:	IBC 33
SURVEYED BY:	JH/SM
DRAWN BY:	TRB
CHECKED BY:	CSL
ISSUE DATE:	03/14/2025

CAD FILE: IBC59 ANNEX PLAT.DWG



ORDINANCE NO. 998-X

SUNSET MEADOWS 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 August 11, 2025 after due notice by the Mecklenburg Times on July 29, 2025 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 11, 2025:

**LEGAL DESCRIPTION**

All Those Certain Pieces, Parcels, Or Lots Of Land Lying And Situate In The Long Creek Township, Mecklenburg County, North Carolina And Being More Particularly Described As Follows:

Commencing At Ngs Monument "M 028", Said Monument Having Nc Grid Coordinates Of Northing = 589,579.21' And Easting = 1,440,512.26'; Thence S21°32'05"E For A Distance Of 8,103.49' To An Iron Found At The Common Northern Corner Of Mcgee Place Subdivision (Db 37770 Pg 614 Mb72 Pg 69) And The Harvey L. Poole Sr. Property (Db 7923 Pg 898), Said Iron Being The Point Of Beginning (Pob);

Thence From The Pob S30°12'49"E For A Distance Of 77.26' To A Found 1 ½" Pipe; Thence S48°32'03"W For A Distance Of 179.90' To A Found Axle; Thence S48°30'24"W For A Distance Of 221.24' To A Found Axle With Stone Marker; Thence S22°33'57"E For A Distance Of 261.57' To A Found #5 Rebar; Thence S57°45'04"W For A Distance Of 576.02' To A Found #4 Rebar; Thence S57°45'59"W For A Distance Of 292.42' To A Found #4 Rebar; Thence S57°42'34"W For A Distance Of 60.01' To A Found #4 Rebar; Thence S57°00'12"W For A Distance Of 367.32' To A Found #5 Rebar; Thence N11°12'09"E For A Distance Of 76.67' To A Found 1" Iron Pipe With Stone Marker; Thence S49°23'45"W For A Distance Of 747.35' To A Found #3 Rebar; Thence S49°23'45"W For A Distance Of 28.47' To A Point In The Centerline Of Beatties Ford Road; Thence With The Centerline Of Said Road The Following Nine (9) Calls:

- 1) N43°38'12"W For A Distance Of 53.86' To A Point;
- 2) N42°40'36"W For A Distance Of 54.55' To A Point;
- 3) N41°54'08"W For A Distance Of 51.13'to A Point;
- 4) N 41°42'41"W For A Distance Of 53.80' To A Point;
- 5) N41°09'41"W For A Distance Of 54.91' To A Point;
- 6) N 40°56'12"W For A Distance Of 57.29' To A Point;
- 7) N41°06'44"W For A Distance Of 54.09' To A Point;
- 8) N39°34'32"W For A Distance Of 52.30' To A Point;

9) N39°18'18"W For A Distance Of 38.71' To A Point; Thence Leaving Said Centerline N53°10'47"E For A Distance Of 18.61' To A Found Axle; Thence N54°08'55"E For A Distance Of

16.39' To A Point; Thence N53°38'01"E For A Distance Of 180.71' To A Found #4 Rebar; Thence N53°42'19"E For A Distance Of 50.02' To A Found #4 Rebar; Thence N53°34'59"E For A Distance Of 50.03' To A Found #4 Rebar; Thence N53°39'42"E For A Distance Of 49.98' To A Found #4 Rebar; Thence N53°37'17"E For A Distance Of 50.02' To A Found #4 Rebar; Thence N53°37'10"E For A Distance Of 50.01' To A Found #4 Rebar; Thence N53°35'45"E For A Distance Of 50.02' To A Found #4 Rebar; Thence N53°38'36"E For A Distance Of 49.97' To A Found #4 Rebar; Thence N53°37'39"E For A Distance Of 50.04' To A Found #4 Rebar; Thence N53°33'54"E For A Distance Of 49.98' To A Found #4 Rebar; Thence N53°39'11"E For A Distance Of 50.00' To A Found #4 Rebar; Thence N53°37'37"E For A Distance Of 50.02' To A Found #4 Rebar; Thence N53°35'46"E For A Distance Of 52.53' To A Found #4 Rebar; Thence N53°37'47"E For A Distance Of 51.00' To A Found #4 Rebar; Thence N53°35'35"E For A Distance Of 53.54' To A Found #4 Rebar; Thence N53°38'29"E For A Distance Of 1003.69' To A Found ½" Pipe; Thence N70°54'42"E For A Distance Of 243.30' To A #5 Rebar Set; Thence N70°52'51"E For A Distance Of 379.56' To The Pcb And Containing 24.457 Acres, More Or Less.

Section 2. Upon and after August 11, 2025 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 11th day of August, 2025.

APPROVED AS TO FORM:

*Joelle Hagan-Gray*

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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 11<sup>th</sup> day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 730-740.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 11<sup>th</sup> day of August 2025.

*Stephanie C. Kelly*

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Stephanie C. Kelly, City Clerk, MMC, NCCMC









ANNEXATION LEGAL DESCRIPTION OF PROPERTY

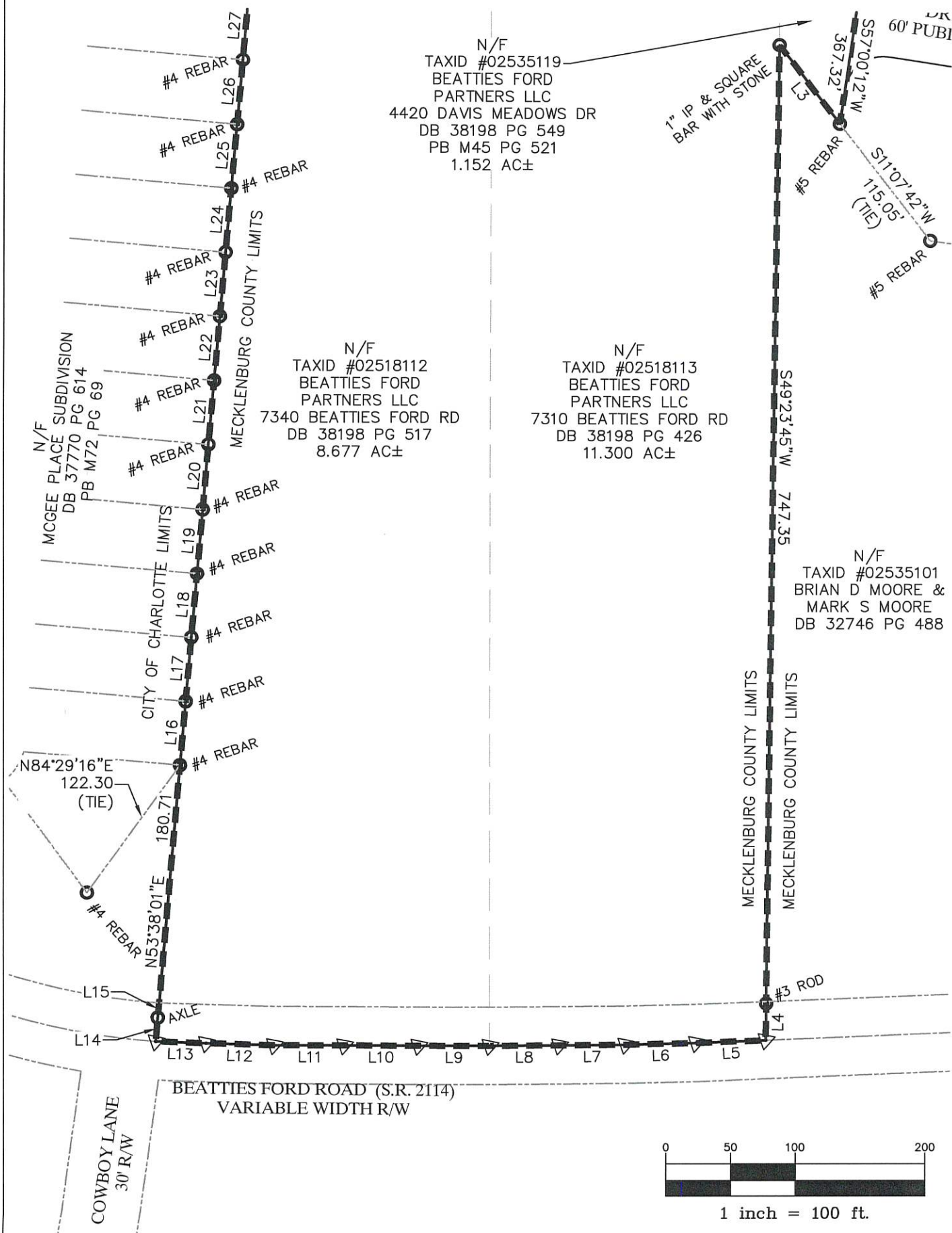
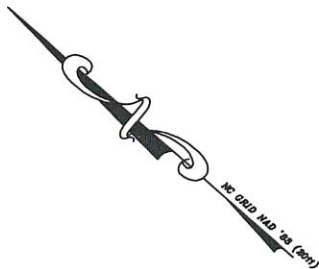
ALL THOSE CERTAIN PIECES, PARCELS, OR LOTS OF LAND LYING AND SITUATE IN THE LONG CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT "M 028", SAID MONUMENT HAVING NC GRID COORDINATES OF NORTHING = 589,579.21' AND EASTING = 1,440,512.26'; THENCE S21°32'05"E FOR A DISTANCE OF 8,103.49' TO AN IRON FOUND AT THE COMMON NORTHERN CORNER OF McGEE PLACE SUBDIVISION (DB 37770 PG 614 MB72 PG 69 & PB M72 PG 600) AND BEATTIES FORD PARTNERS LLC (DB 38198 PG 549),SAID IRON BEING THE POINT OF BEGINNING (POB);

THENCE FROM THE POB S30°12'49"E FOR A DISTANCE OF 77.26' TO A FOUND 1 ½" PIPE; THENCE S48°32'03"W FOR A DISTANCE OF 179.90' TO A FOUND AXLE; THENCE S48°30'24"W FOR A DISTANCE OF 221.24' TO A FOUND AXLE WITH STONE MARKER; THENCE S22°33'57"E FOR A DISTANCE OF 261.57' TO A FOUND #5 REBAR; THENCE S57°45'04"W FOR A DISTANCE OF 576.02' TO A FOUND #4 REBAR; THENCE S57°45'59"W FOR A DISTANCE OF 292.42' TO A FOUND #4 REBAR; THENCE S57°42'34"W FOR A DISTANCE OF 60.01' TO A FOUND #4 REBAR; THENCE S57°00'12"W FOR A DISTANCE OF 367.32' TO A FOUND #5 REBAR; THENCE N11°12'09"E FOR A DISTANCE OF 76.67' TO A FOUND 1" IRON PIPE WITH STONE MARKER; THENCE S49°23'45"W FOR A DISTANCE OF 747.35' TO A FOUND #3 REBAR; THENCE S49°23'45"W FOR A DISTANCE OF 28.47' TO A POINT IN THE CENTERLINE OF BEATTIES FORD ROAD; THENCE WITH THE CENTERLINE OF SAID ROAD THE FOLLOWING NINE (9) CALLS:

1) N43°38'12"W FOR A DISTANCE OF 53.86' TO A POINT;  
2) N42°40'36"W FOR A DISTANCE OF 54.55' TO A POINT;  
3) N41°54'08"W FOR A DISTANCE OF 51.13'TO A POINT;  
4) N 41°42'41"W FOR A DISTANCE OF 53.80' TO A POINT;  
5) N41°09'41"W FOR A DISTANCE OF 54.91' TO A POINT;  
6) N 40°56'12"W FOR A DISTANCE OF 57.29' TO A POINT;  
7) N41°06'44"W FOR A DISTANCE OF 54.09' TO A POINT;  
8) N39°34'32"W FOR A DISTANCE OF 52.30' TO A POINT;  
9) N39°18'18"W FOR A DISTANCE OF 38.71' TO A POINT; THENCE LEAVING SAID CENTERLINE N53°10'47"E FOR A DISTANCE OF 18.61' TO A FOUND AXLE; THENCE N54°08'55"E FOR A DISTANCE OF 16.39' TO A POINT; THENCE N53°38'01"E FOR A DISTANCE OF 180.71' TO A FOUND #4 REBAR; THENCE N53°42'19"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THECNE N53°34'59"E FOR A DISTANCE OF 50.03' TO A FOUND #4 REBAR; THENCE N53°39'42"E FOR A DISTANCE OF 49.98' TO A FOUND #4 REBAR; THENCE N53°37'17"E FOR A DISTANCE OF 50.02 TO A FOUND #4 REBAR; THENCE N53°37'10"E FOR A DISTANCE OF 50.01' TO A FOUND #4 REBAR; THENCE N53°35'45"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THENCE N53°38'36"E FOR A DISTANCE OF 49.97' TO A FOUND #4 REBAR; THENCE N53°37'39"E FOR A DISTANCE OF 50.04' TO A FOUND #4 REBAR; THENCE N53°33'54"E FOR A DISTANCE OF 49.98' TO A FOUND #4 REBAR; THENCE N53°39'11"E FOR A DISTANCE OF 50.00' TO A FOUND #4 REBAR; THENCE N53°37'37"E FOR A DISTANCE OF 50.02' TO A FOUND #4 REBAR; THENCE N53°35'46"E FOR A DISTANCE OF 52.53' TO A FOUND #4 REBAR; THENCE N53°37'47"E FOR A DISTANCE OF 51.00' TO A FOUND #4 REBAR; THENCE N53°35'35"E FOR A DISTANCE OF 53.54' TO A FOUND #4 REBAR; THENCE N53°38'29"E FOR A DISTANCE OF 1003.69' TO A FOUND ½" PIPE; THENCE N70°54'42"E FOR A DISTANCE OF 243.30' TO A #5 REBAR SET; THENCE N70°52'51"E FOR A DISTANCE OF 379.56' TO THE POB AND CONTAINING 24.457 ACRES, MORE OR LESS.

Sunset Meadows Area Annexation of Mecklenburg County, Charlotte, North Carolina			R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management 1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799
Drawn: CAT	Date: 2-11-2025		
Surveyor: KMG			
Job: 5588		SHEET 2 OF 7	

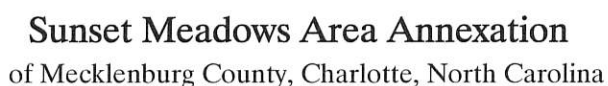
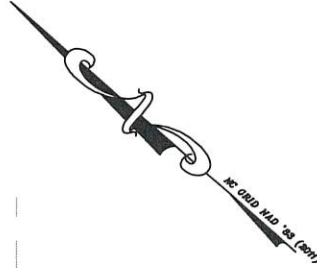
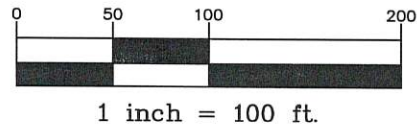


Sunset Meadows Area Annexation of Mecklenburg County, Charlotte, North Carolina		
Drawn: CAT	Date: 2-11-2025	SCALE: 1"=100'
Surveyor: KMG		
Job: 5588		SHEET 3 OF 7

**R. Joe Harris & Associates, Inc.**  
Engineering • Land Surveying • Planning  
Management

1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799



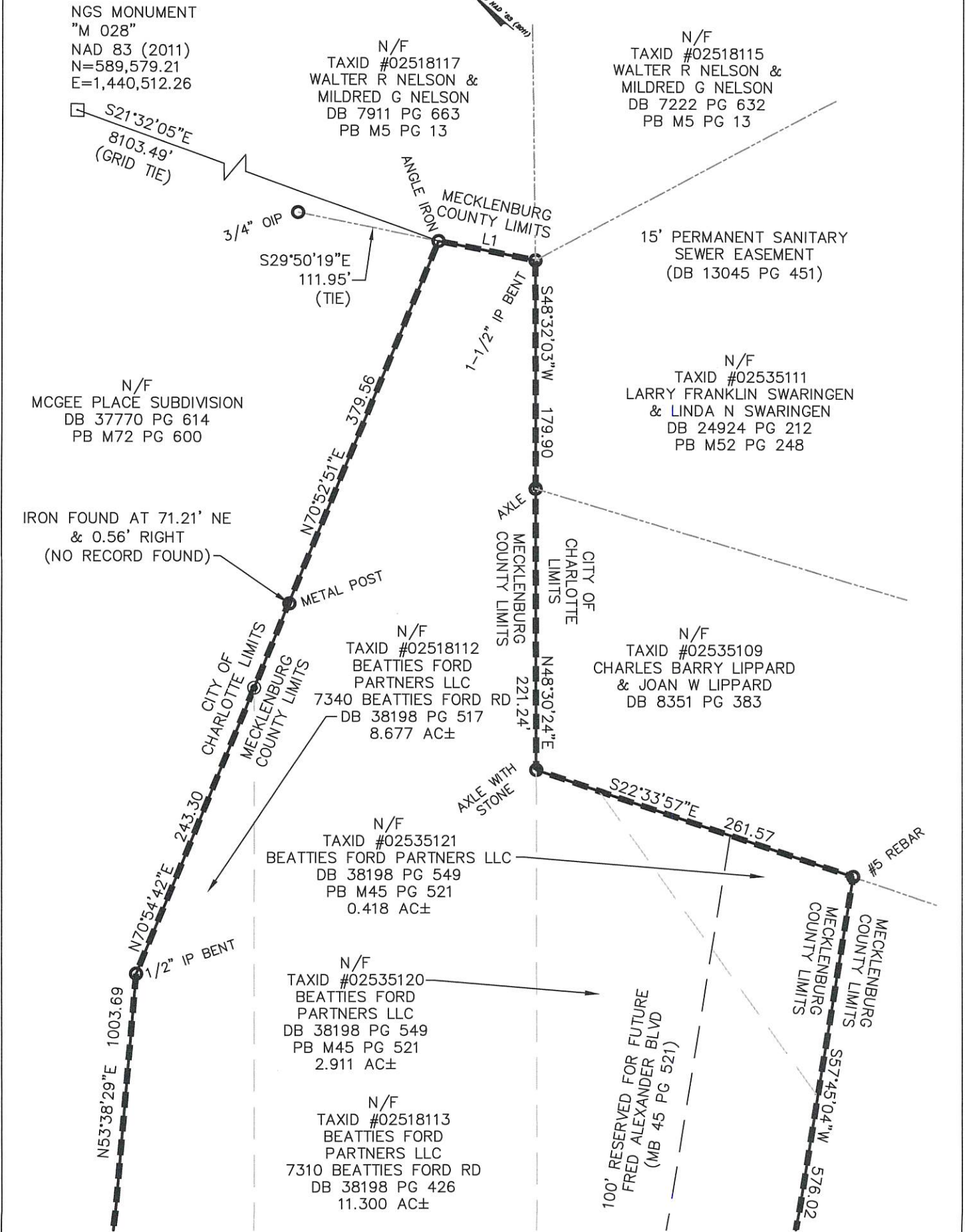
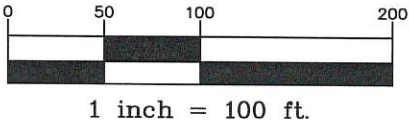
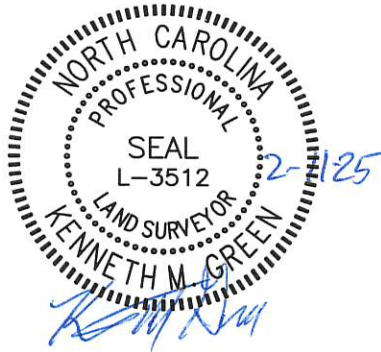


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Engineering • Land Surveying • Planning  
Management

1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799

Drawn: CAT	Date: 2-11-2025	SCALE: 1"=100'
Surveyor: KMG		
Job: 5588		SHEET 4 OF 7



Sunset Meadows Area Annexation  
of Mecklenburg County, Charlotte, North Carolina

Drawn: CAT	Date: 2-11-2025	SCALE: 1"=100'
Surveyor: KMG		
Job: 5588		SHEET 5 OF 7

R. Joe Harris & Associates, Inc.  
Engineering • Land Surveying • Planning  
Management

1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799



Line Table		
Line #	Length	Direction
L1	77.26	S30°12'49"E
L2	60.01	S57°42'34"W
L3	76.67	N11°12'09"E
L4	28.47	S49°23'45"W
L5	53.86	N43°38'12"W
L6	54.55	N42°40'36"W
L7	51.13	N41°54'08"W
L8	53.80	N41°42'41"W
L9	54.91	N41°09'41"W
L10	57.29	N40°56'12"W
L11	54.09	N41°06'44"W
L12	52.30	N39°34'32"W
L13	38.71	N39°18'18"W
L14	18.61	N53°10'47"E
L15	16.39	N54°08'55"E
L16	50.02	N53°42'19"E
L17	50.03	N53°34'59"E
L18	49.98	N53°39'42"E
L19	50.02	N53°37'17"E
L20	50.01	N53°37'10"E
L21	50.02	N53°35'45"E
L22	49.97	N53°38'36"E
L23	50.04	N53°37'39"E
L24	49.98	N53°33'54"E
L25	50.00	N53°39'11"E
L26	50.02	N53°37'37"E
L27	52.53	N53°35'46"E
L28	51.00	N53°37'47"E
L29	53.54	N53°35'35"E

Sunset Meadows Area Annexation  
of Mecklenburg County, Charlotte, North Carolina

Drawn: CAT	Date: 2-11-2025	SCALE: 1"=100'
Surveyor: KMG		
Job: 5588		SHEET 6 OF 7

R. Joe Harris & Associates, Inc.  
Engineering • Land Surveying • Planning  
Management

1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799



SURVEY INFORMATION & PLAT STANDARDS:

1.

THIS SURVEY IS AN ANNEXATION OF EXISTING PARCELS OF LAND.
2.

THIS PLAT IS OF TAX PARCELS # 02518112, 02518113, 02535119, 02535120 & 02535121.
3.

ZONING: N1-A
4.

TOTAL ACREAGE OF THIS PLAT: 24.457 AC±
5.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6.

THIS SURVEY IS NOT AN ALTA/NSPS LAND TITLE SURVEY.
7.

AREA COMPUTED BY COORDINATE METHOD.
8.

DASHED LINES INDICATE LINES NOT SURVEYED.
9.

#5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
10.

THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
11.

THE PURPOSE OF THIS PLAT IS TO ANNEX PARCELS #02518112, 02518113, 02535119, 02535120 & 02535121. INTO THE CITY OF CHARLOTTE CITY LIMITS AS SHOWN ON THIS SURVEY.
12.

INTERIOR IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

LINETYPE LEGEND:

- PROPERTY LINE
- ADJOINER
- INTERIOR LOT LINES
- PROPOSED NEW CORPORATE LIMITS
- CENTER LINE OF ROAD

LEGEND:

- ⊙

— IRON SET, (#5 REBAR)
- — IRON FOUND AS NOTED
- — CONCRETE MONUMENT/GRID MONUMENT
- △

— CALCULATED POINT
- N/F

— NOW OR FORMERLY
- R/W

— RIGHT-OF-WAY
- IP

— IRON PIPE

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710454800K; DATED SEPTEMBER 2, 2015, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 38198 PAGE 517, BOOK 38198 PAGE 426, & BOOK 38198 PAGE 549); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK\_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS A MENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11 DAY OF FEBRUARY 2025.

  
KENNETH M. GREEN, PLS



Sunset Meadows Area Annexation of Mecklenburg County, Charlotte, North Carolina			R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management	
Drawn: CAT	Date: 2-11-2025	SCALE: 1"=100'	1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799	
Surveyor: KMG				
Job: 5588		SHEET 7 OF 7		

ORDINANCE NO. 999-X

THE RETREAT AT TILLY MANOR  
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 August 11, 2025 after due notice by the Mecklenburg Times on July 29, 2025; 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 11, 2025

**LEGAL DESCRIPTION**

BEGINNING at an existing rebar on the southerly margin of the right of way of Interstate 485, having North Carolina State Plane Coordinates N:481,887.11 E:1,473,474.79 (NAD83/2011, CF: 0.99984940), being the common corner of Common Open Space as shown on Map Book 61, Page 653, said rebar being on the existing city limits line; thence following the existing city limits line with a bearing of S 13°59'10" W and a distance of 45.05' to an existing axle; thence continuing with the existing city limits line following the common line of Common Open Space, Lot 24, the terminus of the public right of way of Tilley Way, and Lots 10-20 with a bearing of S 36°36'13" W and a distance of 1152.00' (passing an existing rebar at 173.51', an existing rebar at 315.35', an existing rebar 0.5' northwest of line at 365.57', an existing rebar at 491.05', an existing rebar 0.4' southeast of line at 551.22', an existing rebar 0.5' southeast of line at 611.52', an existing rebar 0.5' southeast of line at 671.84', an existing rebar 0.5' southeast of line at 732.09', an existing rebar at 913.43', an existing rebar at 976.62, an existing rebar at 1037.08', and an existing rebar 0.3' southeast of line at 1097.29' to an existing axle, being on the common line of the property of Marsh Mortgage Company (now or formerly) recorded in Deed Book 1849 Page 163; thence leaving the existing city limits line following the common line of Marsh Mortgage Company with a bearing of N 40°28'25" W and a distance of 694.04' to an existing pipe, being the common corner of the property of Department of Transportation (now or formerly) recorded in Deed Book 7014 Page 758; thence following the common line thereof with a bearing of N 36°54'35" E and a distance of 110.34' to a set rebar on the southerly margin of the right of way of Interstate 485, said point being on the existing city limits line; thence following the existing city limits line and the margin of said right of way with a curve to the left having a radius of 7814.44' and an arc length of 1138.95', and being chorded by a bearing of N 71°57'49" E, and a distance of 1137.94' to an existing rebar; being the point of BEGINNING, having an area of 9.933 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

(The bearings herein are referenced to NAD83/2011 and the distances are ground feet)

Section 2. Upon and after August 11, 2025 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 7.

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 11th day of August 2025.

APPROVED AS TO FORM:



Charlotte City Attorney

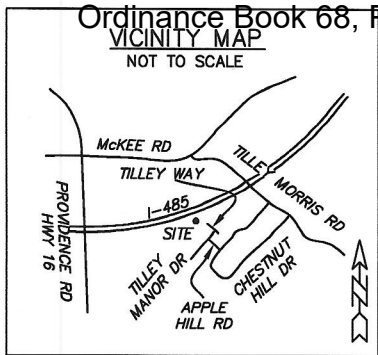
**CERTIFICATION**

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 11<sup>th</sup> day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 741-744.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 11<sup>th</sup> day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

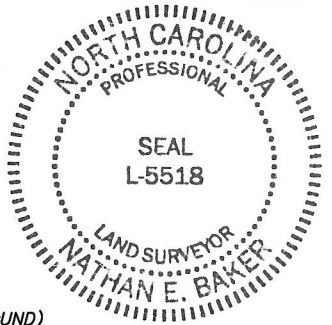


I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS 24th DAY OF FEBRUARY, 2025.

*[Signature]*

PROFESSIONAL LAND SURVEYOR



CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	7814.44'	1138.95'	N71°57'49"E	1137.94'

~NOW OR FORMERLY~  
DEPARTMENT OF TRANSPORTATION  
DB 7014/758  
PID 23112119

INTERSTATE 485  
350' CONTROLLED ACCESS PUBLIC R/W  
N.C.D.O.T. PROJECT 8.U670114  
CITY OF CHARLOTTE  
C1

REBAR(FOUND)  
N.C.S.P.C.  
N: 481,887.11  
E: 1,473,474.79  
(NAD83/2011)

AXLE (FOUND) S13°59'10"W 45.05'

PROVIDENCE TOWNSHIP

REBAR (FOUND ON LINE)

COS

REBAR (FOUND ON LINE)

REBAR (FOUND 0.5' NW OF LINE)

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~NOW OR FORMERLY~  
ROBERT NICHOLAS GRIER  
DB 39167/672  
PID 23112118  
9.933 AC.

~NOW OR FORMERLY~  
MARSH MORTGAGE CO  
DB 1849/163  
PID 23123101

LEGEND

- SET IRON PIN
- EXISTING IRON PIN
- CP CALCULATED POINT
- N.C.G.S. MONUMENT
- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)
- EXISTING CITY LIMITS LINE

SCALE 1"=200'

N: \CARLSON\2024\BAT\Tilley Manor  
2024\T\Tilley Manor  
PROJECT: 24-0432

EXHIBIT A  
VOLUNTARY ANNEXATION MAP of  
"THE RETREAT AT TILLEY MANOR" ANNEXATION  
PROVIDENCE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

OWNER: ROBERT NICHOLAS GRIER

CAROLINA SURVEYORS, INC  
P.O. BOX 267  
PINEVILLE, N.C. 28134  
(704) 889-7601  
FAX: (704) 889-7614  
CERTIFICATE OF AUTHORIZATION  
NC: C-1242 SC: 886

DATE	REVISIONS:



O-4

ORDINANCE NO. 1000-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 980-X, THE 2025-2026  
BUDGET ORDINANCE, PROVIDING AN APPROPRIATION OF \$91,000 FOR  
TRAFFIC SIGNAL INSTALLATION

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**BE IT ORDAINED**, by the City Council of the City of Charlotte:

Section 1. That the sum of \$91,000 is hereby estimated to be available from the following source:

NC Department of Transportation

Section 2. That the sum of \$91,000 is hereby appropriated in the General Capital Projects Fund (4001) into the following project:

Traffic Equipment Replacement Pgm – PJ4292000008

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. That all ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall be effective upon adoption.

Approved as to form:



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 11<sup>th</sup> day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 745.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 11<sup>th</sup> day of August 2025.





Stephanie C. Kelly, City Clerk, MMC, NCCMC