

**Annexation Ordinance No: 2022-06-586  
Property NC Fayetteville Dunn, LLC  
Located on the Southern side of Dunn Road and  
Eastern side of N Plymouth Street  
REID: 00447865061000, 0447-96-1856000, and a  
portion of 0447758819000 and 0447958702000**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE  
CITY OF FAYETTEVILLE, NORTH CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the City of Fayetteville has investigated the sufficiency of the petition; and

WHEREAS, the City of Fayetteville has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in City Hall, City Council Chambers, 433 Hay, at 7:00 p.m. on June 27, 2022, after due notice by publication on June 17<sup>th</sup> and 24<sup>th</sup>, 2022; and

WHEREAS, the City Council further 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 Fayetteville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous property owned by AOM II, LLC is hereby annexed and made part of the City of Fayetteville, North Carolina as of June 27, 2022:

**Annexation Petition - AX22-004: 84.80 Acres - Located on the southern side of Dunn Road and eastern side of N Plymouth Street. PIN: 0447-96-1856, 0447-86-5061, 0447-75-8819 (PART), 0447-95-8702 (PART)**

BEING ALL THAT TRACT OF LAND CONTAINING 84.83 ACRES (3,695,189 SQUARE FEET) LOCATED IN EASTOVER TOWNSHIP, CUMBERLAND COUNTY, NORTH CAROLINA; SAID 84.83-ACRE TRACT BEING A PORTION OF THAT LAND CONVEYED TO AOM II LLC, BY DEED RECORDED UNDER DB 10228, PG. 176 AND BEING SHOWN ON THAT MAP BY CE GROUP, INC DATED APRIL 22, 2022 ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PROPERTY OF AOM II LLC FOR NC FAYETTEVILLE DUNN, LLC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT NCGS "CLOVER" HAVING NC GRID (NAD83/2011) COORDINATES OF N: 477,654.60' E: 2,048,467.01'; THENCE A TIE LINE S 30°39'53" W 1,357.12 FEET TO AN IRON PIPE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF DUNN ROAD (VARIABLE R/W) AND THE EASTERN RIGHT-OF-WAY LINE OF NORTH PLYMOUTH STREET (ALLOWING 60') ; SAID IRON PIPE ALSO BEING **THE POINT OF BEGINNING**; THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF DUNN ROAD N 54°24'24" E, 1325.62 FEET TO AN IRON PIPE SET; THENCE N 54°16'00" E, 1,337.54 FEET TO AN IRON ROD FOUND; THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF DUNN ROAD WITH A WESTERN LINE OF SHIELA H. NELSON (DB 4314, PG. 716) S 16°04'09" E, 1,426.95 FEET TO AN IRON ROD FOUND; THENCE WITH A NORTHERN LINE OF NELSON S 74°02'47" W, 157.84 FEET TO A CONCRETE MONUMENT; THENCE WITH A LINE OF AOM II LLC CONTINUING S 74°02'47" W, 960.55 FEET TO AN IRON PIPE SET ON THE WESTERN RIGHT-OF-WAY LINE OF A 150' CAROLINA POWER AND LIGHT R/W; THENCE WITH SAID RIGHT-OF-WAY AND WITH NEW LINES IN THE AOM II LLC PROPERTY S 12°24'34" W, 1,276.36 FEET TO AN IRON PIPE SET; AND THENCE S 7°53'45" E, 197.60 FEET TO A COMPUTED POINT (PASSING AN IRON PIPE SET AT 188.69 FEET) IN THE CENTER OF A CANAL; THENCE WITH THE CENTER OF THE CANAL THE FOLLOWING TEN CALLS, THE CENTER OF THE CANAL BEING THE TRUE PROPERTY LINE:

- 1) S 58°42'37" W, 67.88 FEET TO A COMPUTED POINT;
- 2) N 69°07'53" W, 138.72 FEET TO A COMPUTED POINT;
- 3) N 34°55'31" W, 150.29 FEET TO A COMPUTED POINT;

- 4) N 62°13'15" W, 82.57 FEET TO A COMPUTED POINT;
- 5) S 56°59'00" W, 139.86 FEET TO A COMPUTED POINT;
- 6) N 60°02'46" W, 53.20 FEET TO A COMPUTED POINT;
- 7) N 71°11'58" W, 109.28 FEET TO A COMPUTED POINT;
- 8) N 39°04'12" W, 95.73 FEET TO A COMPUTED POINT;
- 9) N 45°05'45" W, 106.28 FEET TO A COMPUTED POINT;
- 10) N 70°58'53" W, 67.56 FEET TO A COMPUTED POINT;

THENCE LEAVING THE CENTERLINE OF THE CANAL WITH EASTERN LINES OF DAVID SOLES (DB 7433, PG. 821) AND DAVID FERRUZZI (DB 4053, PG. 713) N 8°11'33" E, 370.29 FEET TO AN IRON ROD FOUND; THENCE WITH A NORTHERN LINE OF FERRUZZI N 85°00'50" W, 489.44 FEET TO AN IRON PIPE SET ON THE EASTERN RIGHT-OF-WAY LINE OF NORTH PLYMOUTH STREET; THENCE WITH SAID RIGHT-OF-WAY LINE N 0°48'21" E, 274.17 FEET TO AN IRON PIPE FOUND; THENCE S 74°02'47" W, 31.50 FEET TO A COMPUTED POINT IN THE CENTER OF NORTH PLYMOUTH STREET; THENCE WITH THE CENTERLINE OF NORTH PLYMOUTH STREET N 0°49'22" E, 539.18 FEET TO A COMPUTED POINT; THENCE N 54°24'24" E, 37.28 FEET TO AN IRON PIPE SET, SAID IRON PIPE BEING THE **POINT AND PLACE OF BEGINNING.**

Section 2. Upon and after June 27, 2022, the effective date of this ordinance, the above-described area and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Fayetteville and shall be entitled to the same privileges and benefits as other parts of the City of Fayetteville. Said area shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Fayetteville shall cause to be recorded in the office of the Register of Deeds of Cumberland County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed area, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Cumberland County Board of Elections, as required by G.S. 163-288.1.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Mitch Colvin, Mayor

ATTEST:

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Pamela J. Megill, City Clerk