

FILED Feb 25, 2026
AT 01:15:07 pm
BOOK 12454
START PAGE 0424
END PAGE 0426
INSTRUMENT # 06054
RECORDING \$26.00
EXCISE TAX (None)

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*Return: City of Fayetteville
Ursula Cain*

**AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA**

**Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the
Dwellings and Buildings Minimum Standards
Code of the City of Fayetteville, NC**

NS2026-001

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

511 S. Eastern Boulevard
PIN 0446-09-2995-

LEGAL: BEGINNING at an existing iron stake in the eastern margin of Philadelphia Street (23.8' right-of-way), said existing iron stake being the southeast corner of Lot 11 as shown on a plat recorded in Plat Book 7, Page 93, of the Cumberland County Registry, NC, said existing iron stake also being the point of beginning of that 3.94 acre tract of land described and recorded in Deed Book 4244, Page 864, of the aforesaid Cumberland County Registry, NC and running thence with the aforesaid eastern margin of Philadelphia Street, North 04 degrees 48 minutes 13 seconds West, 103.93 feet to an existing iron stake; Thence continuing with the aforesaid eastern margin of Philadelphia Street, North 04 degrees 48 minutes 13 seconds West, 4.34 feet to a point; Thence with the eastern margin of Eastern Boulevard (200' right-of-way) the following courses and distances: North 12 degrees 39 minutes 20 seconds East, 100.06 feet to an existing iron stake; North 11 degrees 30 minutes 43 seconds East, 100.02 feet to an existing iron pipe; North 12 degrees 14 minutes 35 seconds East, 52.52 feet to a point, said point being the southwest corner of a 0.08 acre tract of land described and recorded in Book 2332, Page 29, of the aforesaid Cumberland County Registry, NC; Thence with the southern line of the aforesaid 0.08 acre tract, North 85 degrees 11 minutes 00 seconds East, 45.60 feet to a point, said point being the southeast corner of the aforesaid 0.08 acre tract; Thence with the eastern line of the aforesaid 0.08 acre tract, North 04 degrees 49 minutes 00 seconds West, 108.00 feet to an existing RR Spike in the pavement; Thence with a western line of the aforesaid 3.94 acre tract of Deed Book 4244, Page 864, North 05 degrees 38 minutes 17 seconds West, 6.33 feet to a chiseled "X" in the curb in the southern margin of Bell Street (55' right-of-way); Thence with the aforesaid southern margin of Bell Street, North 79 degrees 33 minutes 13 seconds East, 136.15 feet to a point; Thence continuing with the aforesaid southern margin of Bell Street, North 80

degrees 08 minutes 13 seconds East, 157.09 feet to an existing iron stake; Thence leaving the aforesaid southern margin of Bell Street, South 54 degrees 14 minutes 17 seconds East, 28.03 feet to an existing iron stake in the western margin of South King Street (55' right-of-way), said existing iron stake being South 28 degrees 53 minutes 22 seconds West, 61.99 feet from a new mag-nail in the intersection of Bell Street and South King Street, which is North 08 degrees 18 minutes 48 seconds West, 1245.74 feet from an existing cotton spindle at the intersection of South King Street and the railroad tracks; Thence with the aforesaid western margin of South King Street, South 08 degrees 43 minutes 51 seconds East, 87.84 feet to an existing iron stake; Thence South 80 degrees 04 minutes 14 seconds West, 181.58 feet to an existing iron pipe; Thence South 06 degrees 12 minutes 59 seconds East, 210.83 feet to an existing iron pipe; Thence South 06 degrees 36 minutes 11 seconds East, 55.95 feet to an existing iron pipe; Thence South 06 degrees 15 minutes 20 seconds East, 102.40 feet to an existing iron pipe; Thence South 08 degrees 41 minutes 37 seconds East, 177.62 feet to an existing iron pipe; Thence South 09 degrees 07 minutes 41 seconds East, 147.50 feet to an existing iron pipe, said existing iron pipe being the southeast corner of the aforesaid 3.94 acre tract; Thence with a southern line of the aforesaid 3.94 acre tract, South 79 degrees 25 minutes 50 seconds West, 171.69 feet to an existing axel, said existing axle being South 09 degrees 28 minutes 05 seconds west, 284.55 feet to an existing flat iron stake in a ditch on the south side of the Aberdeen and Rockfish railroad tracks; Thence with a western line of the aforesaid 3.94 acre tract, North 04 degrees 49 minutes West 340.95 feet to an existing iron stake; Thence with a southern line of the aforesaid 3.94 acre tract, South 85 degrees 17 minutes 23 seconds West, 119.51 feet to the point and place of beginning, containing 171,702 square feet or 3.94 acres more or less and being a description of the aforesaid acre tract of Deed Book 4244, Page 864. The above description was prepared by Mark R. Seffels, P.L.S. No. L3533 of Gooden & Associates, Inc. of Hope Mills, N.C.

Less and except all that parcel deeded out and described in Deed Book 769, Page 429, of the Cumberland County Registry.

The owner(s) of and parties in interest in said property are:

Samrat Properties, LLC
600 Columbus Avenue, #514
Plano, TX 75024

AMG NC, LP
511 Eastern Boulevard
Fayetteville, NC 28301

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before December 6, 2025.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.
- (4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.
- (5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 9th day of February 2026.

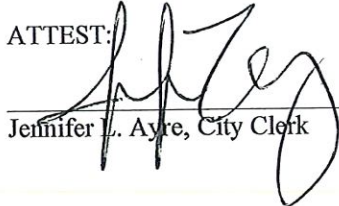
CITY OF FAYETTEVILLE

BY:



Mitch Colvin, Mayor

ATTEST:



Jennifer L. Ayre, City Clerk

