

FILED
CUMBERLAND COUNTY NC
ANDRA S. BREWINGTON
REGISTER OF DEEDS
FILED May 29, 2025
AT 12:08:11 pm
BOOK 12247
START PAGE 0158
END PAGE 0159
INSTRUMENT # 16076
RECORDING \$26.00
EXCISE TAX (None)
CL

Return: City of Fayetteville / Jacqueline Haggerty

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

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

NS2025-015

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:

3121 Fort Bragg Road
PIN 0428-11-2619-

LEGAL: BEGINNING at a stake in the Southern margin of the Old Fort Bragg Road in Fayetteville, NC, as it intersects the Eastern margin of a 50 foot unnamed Street, said point of intersection being the Northwest corner of Lot 1, Block F, of the Mrs. R.B. Evans property according to a plat thereof recorded in Plat Book 10, Page 28, Cumberland County Registry; And running thence with the Southern margin of Old Fort Bragg Road, South 56 degrees 17 minutes East 27.5 feet to a stake; And running thence with a new line parallel with the dividing line between lots numbers 1 and 2, Block F, as shown on said plat, South 33 degrees 46 minutes West 125 feet to a stake in the Southern boundary line of lot 1, Block F; And running thence with the Southern boundary line of said lot number 1, Block F, North 56 degrees 17 minutes West 27.5 feet to a stake in the Southwest corner of said lot number 1, Block F, and running thence with the Western boundary line of said lot number 1, Block F, North 33 degrees 46 minutes East 125 feet to the point of Beginning, And being 27.5 feet of the Western side of lot Number 1, Block F, of the Mrs. R.B. Evans property, as shown on a plat recorded in Plat Book 10, Page 28, Office of Register of Deeds for Cumberland County, NC.

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

Tung Mei Chou
5882 Waccamaw Court
Fayetteville, NC 28314

- (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 April 25, 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

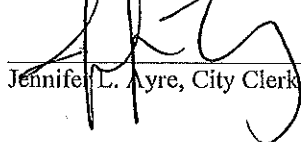
The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, 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 27th day of May 2025.

ATTEST:


Jennifer L. Ayre, City Clerk



CITY OF FAYETTEVILLE


Mitch Colvin, Mayor