

Annexation Ordinance No: 2018-10-568
The Broadwell Land Company Property
Southwest Quadrant of Elliot Bridge Rd and Ramsey St

**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-58.1 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 at City Hall Council Chambers at 7:00 PM on October 22, 2018, after due notice by publication on October 12, 2018 and October 19, 2018; and

WHEREAS, the City Council further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the City of Fayetteville;
- b. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another municipality than to the primary corporate limits of the City of Fayetteville;
- c. The area described is so situated that the City of Fayetteville will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376 and as interpreted by the City's Legal Department, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite Corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Fayetteville;

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-58.2, the following described non-contiguous property owned by Broadwell Land Company is hereby annexed and made part of the City of Fayetteville, North Carolina as of October 22, 2018:

Name of Annex Area: The Broadwell Land Company Property

Name of Owner: Broadwell Land Company

PINs: Consists of Nine Tax Parcels

Size: 253.32 +/- Acres

LEGAL DESCRIPTION OF THE PROPERTY (Revised as of 8/22/18)

Beginning at an existing iron pipe in the southeastern corner of Lot 1 as shown on that certain plat entitled "Recombination of Daniel T. Bowman & T. W. Huff" as recorded in Plat Book 110, Page 21 of the Cumberland County Registry and continuing thence North 89 degrees 49 minutes 04 seconds West 209.83 feet to the TRUE POINT AND PLACE OF BEGINNING and continuing thence North 89 degrees 52 minutes 50 seconds West 390.16 feet to a point, thence North 89 degrees 58 minutes 57 seconds West 378.64 feet to a point thence North 00 degrees 08 minutes 15 seconds East 109.89 feet to a point, thence North 89 degrees 53 minutes 12 seconds West 349.73 feet to a point, thence South 00 degrees 07 minutes 40 seconds West 109.81 feet to a point, thence South 89 degrees 57 minutes 40 seconds West 60.12 feet to a point, thence North 89 degrees 49 minutes 32 seconds West 199.97 feet to a point, thence North 89 degrees 46 minutes 52 seconds West 772.36 feet to a point, thence North 89 degrees 32 minutes 42 seconds West 53.56 feet to a point, thence North 89 degrees 50 minutes 05 seconds West 140.28 feet to a point, thence North 89 degrees 53 minutes 00 seconds West 125.46 feet to a point, thence South 06 degrees 29 minutes 52 seconds West 179.82 feet to a point, thence South 28 degrees 28 minutes 48 seconds East 74.63 feet to a point, thence South 08 degrees 47 minutes 01 seconds West 216.27 feet to a point, thence South 63 degrees 27 minutes 20 seconds West 27.46 feet to a point, thence South 63 degrees 46 minutes 53 seconds West 75.39 feet to a point, thence South 63 degrees 22 minutes 49 seconds West 44.56 feet to a point, thence North 87 degrees 56 minutes 48 seconds West 48.95 feet to a point, thence North 88 degrees 51 minutes 18 seconds West 147.98 feet to a point, thence South 40 degrees 02 minutes 17 seconds West 234.77 feet to a point, thence South 00 degrees 24 minutes 34 seconds West 142.10 feet to a point, thence South 00 degrees 27 minutes 42 seconds West 58.73 feet to a point, thence North 88 degrees 58 minutes 27 seconds West 1279.58 feet to a point, thence North 01 degrees 40 minutes 38 seconds West 882.75 feet to a point, thence North 02 degrees 10 minutes 28 seconds West 252.13 feet to a point, thence North 01 degrees 18 minutes 03 seconds West 185.61 feet to a point, thence North 01 degrees 46 minutes 47 seconds West 439.39 feet to a point, thence North 01 degrees 38 minutes 07 seconds West 444.30 feet to a point, thence North 01 degrees 38 minutes 28 seconds West 127.89 feet to a point, thence North 88 degrees 36 minutes 46 seconds East 550.01 feet to a point, thence North 56 degrees 41 minutes 26 seconds East 85.39 feet to

a point, thence South 33 degrees 18 minutes 34 seconds East 157.36 feet to a point in a curve to the Left having a radius of 275.00 and an arc length of 278.75 with a chord bearing and distance of North 27 degrees 39 minutes 06 seconds East 266.97 feet to a point, thence North 01 degrees 23 minutes 14 seconds West 32.86 feet and thence with a curve to the Right having a radius of 375.00 and an arc length of 277.67 with a chord bearing and distance of North 19 degrees 49 minutes 30 seconds East 271.37 feet to a point, thence North 04 degrees 56 minutes 47 seconds West 588.61 feet to a point in the southern right of way margin of Elliot Farm Road and continuing thence North 84 degrees 12 minutes 14 seconds East 1580.12 feet to an existing iron pipe in the western margin of Elliot Bridge Road and continuing with said right of way margin South 61 degrees 48 minutes 08 seconds East 2040.86 feet to a point and continuing thence South 28 degrees 11 minutes 52 seconds West 22 feet to a point thence South 61 degrees 48 minutes 08 seconds East 434.60 feet to a point, thence South 24 degrees 39 minutes 35 seconds East 31.19 feet to a point in the western right of way margin of Ramsey Street and continuing along said margin of Ramsey Street with a curve to the left having a radius of 9875.69 with an arc length of 510.53 and a chord bearing and distance of South 08 degrees 06 minutes 58 seconds West 510.48 feet to an existing iron pipe, thence South 02 degrees 05 minutes 23 seconds West 438.94 feet to a point, thence South 01 degrees 15 minutes 39 seconds West 79.98 feet to a point, thence South 01 degree 24 minutes 51 seconds West 203.37 feet to a point, continuing thence leaving said Ramsey Street western right of way margin South 88 degrees 27 minutes 29 seconds West 210.19 feet to a point, thence South 01 degrees 21 minutes 26 seconds West 209.83 feet to the TRUE POINT AND PLACE OF BEGINNING, and containing approximately 253.32 acres more or less.

Section 2. Upon and after October 22, 2018, 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, North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Fayetteville, North Carolina. 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, together with a 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 22nd day of October, 2018.

Mitch Colvin, Mayor

ATTEST _____
Pamela Megill, City Clerk