



Ordinance for the McEwen-Moore Farmhouse

Ordinance designating the interior of the "McEwen-Moore Farmhouse" and 1.098 acres of land associated with the "McEwen-Moore Farmhouse" as additional elements of the Historic Landmark known as the "McEwen-Moore Farmhouse" (listed under Tax Parcel Number 21510206, and including the interior of the house and 1.098 acres of land described in the attached Exhibit A listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2010) The property is owned by Liberty Healthcare Properties of North Carolina LLC and is located at 2001 Moore Road, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the Board of Commissioners of the Town of Matthews, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 27th day of September 2010, on the question of designating additional property as a part of the historic landmark known as the McEwen-Moore Farmhouse; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 13th day of September, 2010, on the question of designating additional property as a part of the historic landmark known as the McEwen-Moore Farmhouse; and

Return To:

Charlotte Mecklenburg
Historic Landmarks Com.
2100 Randolph Road
Charlotte, NC 28202

WHEREAS, the McEwen-Moore Farmhouse was originally designated as a historic landmark on August 10, 2009; and

WHEREAS, the owner of the McEwen-Moore Farmhouse has received a Certificate of Appropriateness that would allow the farmhouse to be moved to a new location described in Exhibit A; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the McEwen-Moore Farmhouse, because consent for interior design review has been given by the Owner; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as McEwen-Moore Farmhouse possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the McEwen-Moore Farmhouse is owned by Liberty Healthcare Properties of North Carolina LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Matthews, North Carolina:

1. That the interior of the “McEwen-Moore Farmhouse” and 1.098 acres of land associated with the “McEwen-Moore Farmhouse” (listed under Tax Parcel Number 21510206, and including the interior of the house and 1.098 acres of land described in the attached Exhibit A listed under Tax Parcel Number 21510206 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of September 1, 2010) be designated as elements of the historic landmark known as the “McEwen-Moore Farmhouse” pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 2001 Moore Road in Matthews, North Carolina. Features of the property are more

completely described in the *Survey and Research Report on the McEwen-Moore Farmhouse (2009)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original architectural features and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and*

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Guidelines for Rehabilitating Historic Buildings, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the McEwen-Moore Farmhouse be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That the property which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Exhibit A

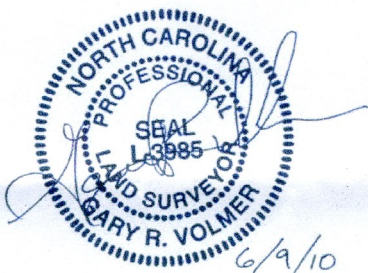
Gary R. Volmer, PLS

NC Licensed Professional Land Surveyor L 3985

Property Legal Description

Lying and being situated in Mecklenburg County, North Carolina, and being a portion of that property conveyed to Liberty Healthcare Properties of North Carolina, LLC as recorded in Deed Book 24162 Page 240 in the Mecklenburg County Public Registry, and being more particularly described as follows:

Beginning at a 2" pipe, said pipe being the common corner with Chambers Ridge as recorded in Deed Book 23280 Page 563 in the Mecklenburg County Public Registry, and lying on the Easterly margin of Moore Road (60 foot right of way), thence along the southerly line of the aforementioned Chambers Ridge, South 88 degrees 13 minutes 52 seconds East a distance of 488.59 feet to a 1" iron rod, thence along new lines through the lands of Liberty Healthcare, South 01 degree 46 minutes 08 seconds West a distance of 50.00 feet to a new corner, thence along a circular curve to the right a distance of 5.17 feet (having a radius of 467.41 feet and a chord bearing North 88 degrees 57 minutes 22 seconds West a distance of 5.17 feet) to a new corner, thence North 88 degrees 03 minutes 10 seconds West a distance of 121.40 feet to a new corner, thence along a circular curve to the left a distance of 153.47 feet (having a radius of 166.17 feet and a chord bearing South 65 degrees 29 minutes 19 seconds West 148.07 feet) to a new corner, thence South 39 degrees 33 minutes 21 seconds West a distance of 33.07 feet to a new corner, thence along a circular curve to the right a distance of 28.27 feet (having a radius of 132.00 feet and a chord bearing South 45 degrees 41 minutes 29 seconds West 28.22 feet) to a new corner, thence North 39 degrees 26 minutes 34 seconds West a distance of 20.01 feet to a new corner, thence along a circular curve to the right a distance of 36.28 feet (having a radius of 112.00 feet and a chord bearing South 61 degrees 20 minutes 03 seconds West 36.12 feet) to a new corner, thence South 70 degrees 36 minutes 53 seconds West a distance of 75.89 feet to a new corner lying on the Easterly margin of Moore Road, said new corner being North 19 degrees 21 minutes 15 seconds West 386.51 feet from a DOT disk found on the Easterly margin of Moore Road (60 foot right of way), thence with the margin of Moore road North 19 degrees 21 minutes 15 seconds West a distance of 206.20 feet to the **Point of Beginning**, containing 47,814.9 Square Feet (1.098 Acres) as shown on a Plat of Survey for the Farmhouse Lot prepared for Liberty Healthcare Properties of North Carolina, by Gary R. Volmer, PLS dated June 9th, 2010.



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Adopted the 27th day of September, 2010, by the members of the Board of Commissioners of the Town of Matthews, Mecklenburg County, North Carolina.

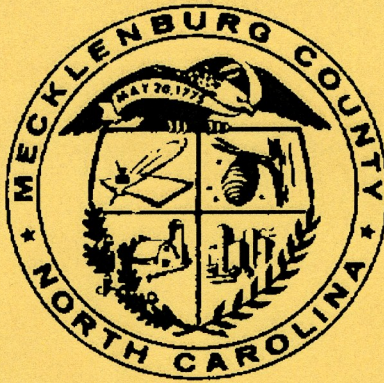


Clerk to The Board

Approved as to form:

Charles L. Budz

Town Attorney



J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

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