

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2003**

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HOUSE BILL 1688

Short Title: Concord Annexation Effective Date. (Local)

Sponsors: Representative Barnhart.

Referred to: Finance.

May 27, 2004

A BILL TO BE ENTITLED

AN ACT TO ALLOW A DEFERRED EFFECTIVE DATE FOR CERTAIN
VOLUNTARY ANNEXATIONS OF THE CITY OF CONCORD.

The General Assembly of North Carolina enacts:

SECTION 1. Notwithstanding G.S. 160A-31(d), the City Council of the City of Concord may make annexation ordinances adopted pursuant to Part 1 of Article 4A of Chapter 160A of the General Statutes effective on any specified date within 24 months from the date of passage of the annexation ordinance if that ordinance applies to some or all of the following described property:

TRACT ONE (31.87 acres for Phase 1 of Brandon Ridge Subdivision):

Lying and being in Number Eleven (11) Township, Cabarrus County, North Carolina, on the North side of Piney Church Road, and being a tract of land containing 31.87 acres, bounded on the West by Dan Moser Co., Inc. and on the East by St. Andrews Place, and being more particularly described as follows:

BEGINNING at an existing iron within Piney Church Road, said iron being a front common corner of Crawford Love, Terry Lamb, and Donald Reid, and runs thence with the line of Crawford Love, N. 61-41-36 E. 166.30 feet to an iron, a rear corner of Love; thence continuing with the line of Love, N. 41-15-39 W. 263.13 feet to an iron in the line of Dan Moser Co.; thence with the line of Dan Moser Co., N. 33-22-32 E. 1805.36 feet to a point, a new corner; thence a new line S. 49-58-02 E. 189.82 feet to a point; thence continuing a new line, S. 27-26-57 E. 160.38 feet; thence continuing a new line, S. 62-33-03 W. 210.70 feet to a point; thence continuing a line with a curve having a radius of 125.00 feet and a length of 63.65 feet with a chord bearing S. 47-57-48 W. and a chord distance of 62.96 feet to a point; thence continuing a new line, S. 33-22-32 W. 202.12 feet to a point; thence continuing a new line, S. 45-18-45 E. 578.43 feet to a point; thence continuing a new line, S. 44-41-15 W. 18.00 feet to a point; thence continuing eight new lines as follows:

(1) S. 45-18-45 E. 110.00 feet to a point;

(2) S. 44-41-15 W. 71.65 feet to a point;

- 1 (3) S. 44-41-15 W. 41.00 feet to a point;
2 (4) S. 39-13-39 W. 55.15 feet to a point;
3 (5) S. 38-14-18 W. 27.48 feet to a point;
4 (6) S. 21-00-51 W. 30.32 feet to a point;
5 (7) S. 20-33-51 W. 46.66 feet to a point; and
6 (8) S. 19-01-17 W. 461.00 feet to a point;
7 thence continuing a new line, S. 70-58-43 E. 85.00 feet to a point; thence with the line
8 of a curve having a radius of 25.00 feet, an arc distance 39.27 feet, with a chord bearing
9 N. 64-01-17 E. and a chord distance of 35.36 feet to a point; thence continuing a new
10 line, S. 71-22-38 E. 210.01 feet to a point in the rear line of Lot 28, St Andrews Place,
11 Phase I, Map II; thence with the rear line of St Andrews Place, Phase I, Map II, S.
12 19-01-17 W. 310.87 feet to an existing iron near the northern edge of Piney Church
13 Road; thence N. 61-01-07 W. 118.65 feet to a point within Piney Church Road, in the
14 front line of Margaret H. Jarrell; thence with the front line of Jarrell, N. 63-26-14 W.
15 149.15 feet to an existing iron; thence N. 73-41-16W. 188.28 feet to an iron, a corner of
16 Piney Grove Methodist Church; thence with the front line of said church, N. 79-10-30
17 W. 96.17 feet to an existing iron; thence continuing with the line of said church and
18 with the line of Rufus Reid, S. 89-18-46 W. 250.07 feet to an iron in the front line of
19 Reid; thence with the front line of Rufus N. Reid and Terry C. Lamb, N. 74-50-56 W.
20 469.98 feet to the point of BEGINNING, containing 31.87 acres, more or less, as shown
21 on a boundary survey of Phase One (1), BRANDON RIDGE SUBDIVISION, by Spratt
22 & Brooks Land Surveying, Richard Boyd Brooks, P.L.S., dated October 18, 2002.
23 TRACT TWO (18.23 acres for Phase 2 of Brandon Ridge Subdivision):
24 Lying and being in Number Eleven (11) Township, Cabarrus County, North Carolina,
25 on the North side but not adjoining Piney Church Road, bounded on the East by Dan
26 Moser Co. and on the North by Southbrook Subdivision, and being more particularly
27 described as follows:
28 BEGINNING at an existing iron in the line of Dan Moser Co., said iron being a rear
29 corner of Lot 114, Southbrook, Phase II, III & IV, and runs thence with the line of
30 Southbrook Subdivision, S. 44-52-58 E. 836.71 feet to a stone in the rear line of Lot
31 107; thence continuing with the rear line of Southbrook Subdivision, S. 45-18-45 E.
32 309.33 feet to a point in the rear line of Lot 100, Southbrook Subdivision; thence a new
33 line, S. 44-41-15 W. 160.00 feet to a point; thence continuing fourteen (14) new lines as
34 follows:
35 (1) S. 45-18-45 E. 34.87 feet to a point;
36 (2) S. 44-41-15 W. 160.00 feet to a point;
37 (3) S. 45-18-45 E. 22.27 feet to a point;
38 (4) S. 44-41-15 W. 160.00 feet to a point;
39 (5) N. 45-18-45 W. 22.27 feet to a point;
40 (6) S. 44-41-15 W. 110.00 feet to a point;
41 (7) N. 45-18-45 W. 82.00 feet to a point;
42 (8) S. 44-41-15 W. 160.00 feet to a point;
43 (9) N. 45-18-45 W. 23.00 feet to a point;
44 (10) S. 44-41-15 W. 128.00 feet to a point;

- 1 (11) N. 45-18-45 W. 110.00 feet to a point;
2 (12) N. 44-41-15 E. 18.00 feet to a point;
3 (13) N. 45-18-45 W. 578.43 feet to a point;
4 (14) N. 33-22-32 E. 202.12 feet to a point;
5 thence with the line of a curve having a radius of 125.00 feet for an arc distance of
6 63.65 feet and a chord bearing of N. 47-57-48 E. 62.96 feet to a point; thence continuing
7 a new line, N. 62-33-03 E. 210.70 feet to a point; thence continuing a new line, N.
8 27-26-57 W. 160.38 feet to a point; thence continuing a new line, N. 49-58-02 W.
9 189.82 feet to a point in the line of Dan Moser Co.; thence with the line of Dan Moser
10 Co., N. 33-22-32 E. 378.23 feet to the point of BEGINNING, containing 18.23 acres,
11 more or less, as shown on a boundary survey of Phase II, BRANDON RIDGE
12 SUBDIVISION by Spratt & Brooks Land Surveying, Richard Boyd Brooks, P.L.S.,
13 dated October 18, 2002.
14 TRACT THREE (21.95 acres for Phase 3 of Brandon Ridge Subdivision):
15 Lying and being in Number Eleven (11) Township, Cabarrus County, North Carolina,
16 on the North side, but not adjoining Piney Church Road, bounded on the South by St
17 Andrews Place, Phase I, Map II, on the East by Sarah S. Lowder, and on the North by
18 Southbrook Subdivision, and being more particularly described as follows:
19 BEGINNING at a concrete monument, said monument being the rear common corner of
20 Lots 32 and 33, St Andrews Place, Phase I, Map II, Map Book 32, Page 44, Cabarrus
21 County Registry, and runs thence with the line of St Andrews Place, Phase I, Map II, S.
22 68-39-37 E. 750.05 feet to a concrete monument, a rear corner of Lot 57, St Andrews
23 Place, in the line of Sarah S. Lowder; thence with the line of Lowder, N. 25-28-53 E.
24 774.78 feet to a existing iron in the rear line of Lot 91, Southbrook Subdivision; thence
25 with the rear line of Southbrook Subdivision, N. 45-18-45 W. 703.30 feet to a point in
26 the rear line of Lot 100, Southbrook Subdivision; thence eighteen (18) new lines as
27 follows:
28 (1) S. 44-41-15 W. 160.00 feet to a point;
29 (2) S. 45-18-45 E. 34.87 feet to a point;
30 (3) S. 44-41-15 W. 160.00 feet to a point;
31 (4) S. 45-18-45 E. 22.27 feet to a point;
32 (5) S. 44-41-15 W. 160.00 feet to a point;
33 (6) N. 45-18-45 W. 22.27 feet to a point;
34 (7) S. 44-41-15 W. 110.00 feet to a point;
35 (8) N. 45-18-45 W. 82.00 feet to a point;
36 (9) S. 44-41-15 W. 160.00 feet to a point;
37 (10) N. 45-18-45 W. 23.00 feet to a point;
38 (11) S. 44-41-15 W. 199.65 feet to a point;
39 (12) S. 44-41-15 W. 41.00 feet to a point;
40 (13) S. 39-13-39 W. 55.15 feet to a point;
41 (14) S. 38-14-18 W. 27.48 feet to a point;
42 (15) S. 21-00-51 W. 30.32 feet to a point;
43 (16) S. 20-33-51 W. 46.66 feet to a point;
44 (17) S. 19-01-17 W. 461.00 feet to a point; and

1 (18) S. 70-58-43 E. 85.00 feet to a point;
2 thence with the curve of a line having a radius of 25.00 feet for an arc length of 39.27
3 feet and a chord bearing N. 64-01-17 E. and chord distance 35.36 feet to a point; thence
4 continuing a new line S. 71-22-38 E. 210.01 feet to a point in the rear line of Lot 28 St
5 Andrews Place, Phase I, Map II, Map Book 33, Page 44, Cabarrus County Registry;
6 thence with the rear line of St Andrews Place, Phase I, Map II, N. 19-01-17 E. 407.58
7 feet to the point of BEGINNING, containing 21.95 acres, more or less, as shown on a
8 boundary survey of Phase III, BRANDON RIDGE SUBDIVISION, by Spratt & Brooks
9 Land Surveying, Richard Boyd Brooks, P.L.S., dated October 18, 2002.
10 TRACT 4 (22.04 acres for Park Place Subdivision):
11 Lying and being in Number Eleven (11) Township, Cabarrus County, North Carolina,
12 on the West side of Zion Church Road, bounded on the North by Windrose Subdivision,
13 on the South by Robert Earl Morris, and on the West by Phillip W. Cline, and being
14 more particularly described as follows:
15 BEGINNING at a point in the centerline of Zion Church Road, said point being about
16 1300 feet from Highway 601, and being a southeast front corner of Kristopher W.
17 Widenhouse (Deed Book 2819, Page 86), and runs thence with the rear line of
18 Widenhouse and Windrose, Phase III, N. 88-32-55 W. 639.08 feet to an iron, a rear
19 corner of Lot 63, Windrose, in the line of Lot 64; thence with the line of Lot 64 of
20 Windrose, S. 13-42-42 W. 61.19 feet to an iron, a rear corner of Lot 64, Windrose;
21 thence continuing with Windrose Subdivision, N. 88-33-27 W. 1,323.94 feet to an iron
22 in the line of Phillip W. Cline, a rear corner of Lot 16, Windrose, Phase I, Map Book 23,
23 Page 81; thence with the line of Phillip W. Cline, S. 4-42-59 E. 853.99 feet to a point in
24 Irish Buffalo Creek; thence with the line of Robert Earl Morris, N. 73-25-25 E. (passing
25 an iron at 25.00 feet) for a total distance of 444.13 feet to an iron; thence continuing
26 with the line of Morris, N. 67-35-47 E. 1196.61 feet to an iron in the rear line of Marie
27 P. Greene, Trustee; thence with the rear line of Greene and Richard Burris, N. 40-54-42
28 E. 167.79 feet to an iron, a rear corner of Burris; thence with the line of Burris, S.
29 88-52-15 E. (passing an iron at 197.72 feet) for a total distance of 210.00 feet to a point;
30 thence within Zion Church Road, N. 19-25-28 E. 164.99 feet to the point of
31 BEGINNING, containing 22.04 acres, more or less, as shown on a boundary survey by
32 Spratt & Brooks Land Surveying, Richard Boyd Brooks, P.L.S., dated July 23, 2002.
33 TRACT 5 (155.571 acres for Morrison Creek Subdivision):
34 Lying and being in Number Eleven (11) Township, Cabarrus County, North Carolina,
35 on the North side of Zion Church Road, bounded on the North by T. W. Farlow (now or
36 formerly), Melvin Green (now or formerly), and others, on the West by Colonial Hills
37 Subdivision and others, and on the East by Whitehurst Partners, Phillip W. Cline, and
38 others, and being more particularly described as follows:
39 BEGINNING at an existing iron within Zion Church Road, said iron being located N.
40 62-36-02 E. 694.70 feet from a nail in the centerline of the road intersection, and runs
41 thence with the line of Colonial Hills Subdivision, Phase I, Maps 2, 3, & 4 and with the
42 line of Pacajero Realty (now or formerly) N. 14-08-57 W. 2,662.04 feet to an iron, a
43 corner of Pacajero Realty, LLC; thence with the line of Pacajero Realty, LLC, S.
44 83-42-57 E. 186.19 feet to a iron, a corner of T. W. Farlow (now or formerly); thence

1 with the line of Farlow, S. 83-24-54 E. 540.85 feet to an iron, a corner of Farlow; thence
2 continuing with the line of Farlow, N. 12-28-30 W. 514.33 feet to an iron; thence
3 continuing with the line of Farlow, N. 89-51-03 E. 327.75 feet to an iron, a corner of
4 Green; thence with the line of Green (now or formerly), N. 89-42-21 E. 473.60 to an
5 iron within the sewer easement; thence continuing with the line of Green (now or
6 formerly), N. 68-03-21 E. (passing an iron at 1,334.36 feet) for a total distance of
7 1,430.72 feet to a point in the line of Phillip W. Cline (now or formerly); thence with
8 the line of Cline and the centerline of Irish Buffalo Creek the following courses and
9 distances:

- 10 (1) S. 42-38-21 W. 161.00 feet;
- 11 (2) S. 06-41-59 E. 98.27 feet;
- 12 (3) S. 19-51-00 E. 310.19 feet;
- 13 (4) S. 08-39-56 E. 121.00 feet;
- 14 (5) S. 28-47-24 W. 122.25 feet;
- 15 (6) S. 48-48-04 W. 118.87 feet;
- 16 (7) S. 24-15-14 W. 120.97 feet;
- 17 (8) S. 48-01-38 W. 69.89 feet;
- 18 (9) N. 83-43-26 W. 55.12 feet;
- 19 (10) S. 18-42-48 W. 53.62 feet;
- 20 (11) S. 52-16-45 W. 124.82 feet;
- 21 (12) S. 15-04-29 W. 165.70 feet;
- 22 (13) S. 21-55-55 W. 120.13 feet;
- 23 (14) S. 06-08-25 W. 56.78 feet;
- 24 (15) S. 66-04-06 E. 34.48 feet to a point;

25 thence S. 74-48-06 E. 207.44 feet to a point; thence S. 58-02-37 E. 111.34 feet to a
26 point; thence S. 66-56-18 E. 209.70 feet to a point; thence N. 81-23-45 E. 158.61 feet to
27 a point, a corner of Whitehurst Partners; thence with the line of Whitehurst Partners
28 (now or formerly), S. 16-54-37 E. 807.50 feet an iron; thence continuing with the line of
29 Whitehurst Partners and the Elma J. Green Estate, S. 03-09-16 W. (passing an iron at
30 209.86 feet) for a total distance of 319.96 feet to an iron; thence with the line of the
31 Elma J. Green Estate, S. 10-28-49 E. 101.05 feet to an iron; thence continuing with the
32 Elma J. Green Estate, S. 10-28-49 E. 31.33 feet to an iron at or near the centerline of
33 Zion Church Road; thence within Zion Church Road, S. 62-00-07 W. 620.20 feet to an
34 iron in the front line of John Willie Reid (now or formerly); thence with the line of
35 Reid, within Zion Church Road, N. 83-01-04 W. 800.00 feet to a spike in the line of
36 Bernard W. Moncur, Jr. (now or formerly); thence leaving Zion Church Road and with
37 the line of Mildred R. Reid (now or formerly), N. 41-10-38 W. 177.37 feet to an iron;
38 thence continuing with the line of Reid and others, S. 58-23-21 W. 1,243.49 feet to an
39 iron, the point of BEGINNING, containing 155.571 acres, more or less, as survey and
40 platted by Jackie G. Duncan, P.L.S., dated May 11, 2001.

41 **SECTION 2.** This act becomes effective June 30, 2004.