

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005**

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HOUSE BILL 2549

Short Title: Landis Annexation/Planning. (Local)

Sponsors: Representatives Steen and Coates (Primary Sponsors).

Referred to: Local Government II, if favorable, Finance.

May 25, 2006

A BILL TO BE ENTITLED

1 AN ACT TO ADD CERTAIN DESCRIBED PROPERTY TO THE CORPORATE
2 LIMITS OF THE TOWN OF LANDIS AND TO AUTHORIZE THE TOWN TO
3 EXERCISE PLANNING AND ZONING POWERS IN THE DESCRIBED AREA
4 PRIOR TO ANNEXATION OF THE AREA.
5

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.(a)** The following described property is added to the corporate
8 limits of the Town of Landis:

9 **TRACT I:**

10 BEGINNING at a point in the center of the Fleming Crossroads and Five Forks Rd on
11 Atwell's line: thence North 33 West with said Road 680 feet to a stake in the center of
12 said Road, corner of Lot 2; thence South 57 West 420 feet to a stake; thence South 15
13 West 1650 feet to an iron stake; corner of Lot 2; thence North 88West 1318 feet to
14 Carter's line, corner to Lot No. 1; thence South 3-3/4 West 650 feet to a stone, Carter's
15 corner on Chester Deal's line; thence with Chester Deal's line, South 88 East 2359 feet
16 to an iron stake on Atwell's line; thence North 4 East 1929 feet to the Beginning.
17 Containing 71 acres, more or less. SAVE AND EXCEPT the following described real
18 estate conveyed to Latt J. Carter and Wife, Myrtle S. Carter by deed recorded in Deed
19 Book 337 at page 300, Rowan County Registry. Located about One mile North from
20 Saw, near the Mill Bridge Road. Beginning at a stone and an iron pipe, Carter's corner
21 in the line of the C.C. Deal Estate, and runs thence with the Carter line, North 3-3/4 deg.
22 East 242 feet to an iron pipe, a new corner in the Carter Line; thence two new lines as
23 follows: (1) South 86-3/4 deg. East 900 feet to an iron pipe, a new corner, (2) South
24 3-3/4 deg. West 242 feet to an iron pipe, a new corner in the Carter line; thence with the
25 Carter line, North 86-3/4 deg West, passing the Carter corner, 900 feet to the Beginning,
26 containing 5 acres, more or less.

27 **TRACT II:**

28 BEGINNING at a point on the Northern side of Brown rd. in the line of Leroy Wilhelm,
29 this beginning point lying North 89 East 250.52 feet, more or less, from an old corner of

1 the C.K. Atwell property near the point where a dirt road intersects Brown Rd., this
2 beginning point also lies south 89 West 1168.48 feet, more or less, from an old corner
3 of C.K. Atwell and Worth Corriher in the line of Leroy Wilhelm, and runs thence along
4 the Wilhelm line, North 89 East 1168.48 feet, more or less, to a stake , a corner of
5 Worth Corriher; thence along the old line, the same being a line of Worth Corriher, due
6 south 1567 feet, more or less, to a stake, an old corner; thence continuing along another
7 line of Worth Corriher, South 89 West 1168.48 feet, more or less, to a point, a new
8 corner, this being the corner of John K. Atwell's tract in the line of Worth Corriher:
9 thence along a new line due North 1567.5 feet, more or less, to a point in the old line,
10 the point of Beginning. Said tract containing 42.048 acres. LESS AND EXCEPT 3.97
11 Acres more or less. Reference tax parcel ID 223-036

12 TRACT III:

13 BEGINNING at a stone in the field on the west side of a dirt road running between
14 Brown Rd. and Patterson Rd., this beginning point being a corner of lots Nos. 4 and 5 as
15 shown on the map of "L.A. Corriher's Mt. Moriah Church Farm", being also a corner of
16 George R. Fleming, Hubert I. Patterson and Leonard Patterson, and also being an old
17 original corner of the C.K. Atwell Property, and runs thence along the old line, the same
18 being the line of Lot No. 5 as shown on the map of the "I.A. Corriher's Mt. Moriah
19 Church Farm" property, South 85 East 381 feet to a state, corner of Tract No. 5 and also
20 an old corner; thence continuing along the old line, the same being a line of Leroy
21 Wilhelm, due south 1699.5, 5 feet to a stake, an old corner; thence continuing along the
22 old line and along Wilhelm's line, North 89 East 250.52 feet to a point, a new corner,
23 this corner lying South 89 East 1168.48 feet from the corner of Sue Evelyn Atwell and
24 Worth Corriher; thence along a new line running due South 1567.5 feet, more or less, to
25 a point, a new corner in the old line, said line being an old line of Worth Corriher;
26 thence with Corriher's line and continuing with the line of Latt J. Carter, South 89 West
27 745.52 feet; more or less, to a stake, corner of Tract No. 3 as shown on the map of "L.A.
28 Corriher's Mt. Moriah Church Farm", this being a corner of Lamont Goodnight; thence
29 along Goodnight's line and along the line of Tract No. 3 North 4 East 1983 feet to a
30 stone on the North side of Brown Rd.. said stone being in the line of Tract No. 4; thence
31 continuing along the line of Tract 4. North 3-15 East 1373 feet to a stone, the point of
32 BEGINNING.

33 TRACT IV:

34 BEGINNING at a stake on bank of branch Sloan Freeze's corner; thence N. 4 E. 14.17
35 chains to a stone S.G. Pethel's corner; thence S. 24 E. 10.00 chains to a persimmon tree
36 Pethel's corner; thence S. 60 W. 2.60 chains to a cedar; thence N. 80 W. 3.23 chains to
37 an ash; thence S. 77 W. 3.06 chains to poplar; thence S. 76 W. 7.73 chains to the
38 BEGINNING, containing 16 1/10 acres more or less.

39 TRACT V:

40 On the Waters of Grant's Creek, BEGINNING at a black jack on Bostian's line and runs
41 South 74 poles to a hickory; thence South 89 West 176 poles to a Spanish oak; thence
42 North 74 poles to a Sourwood; thence North 89 East 176 poles to the BEGINNING,
43 containing (85) acres, more or less. LESS AND EXCEPT all the portion of land located
44 on the west side of Millbridge Rd. containing 32.43 acres more or less.

1 TRACT VI:

2 BEGINNING at a nail and cap at the intersection of the center lines of Mill Bridge Rd.
3 (State Road No. 1350) and Concordia Church Rd. (State Rd. No. 1554) and runs thence
4 with the center line of Mill Bridge Road South 6 deg. 45 min West 114 feet to a point in
5 the center line of said rd; thence three new lines with Wilma D. Carrigan as follows: (1)
6 South 84 deg. 30 min. East 566.7 feet to an iron rod; and (3) North 79 deg. 53 min.
7 West 596.8 feet to an iron cap in the center line of Mill Bridge Rd; thence with the
8 center line of Millbridge Rd. South 2 deg. 13 min West 297.9 feet to the point of
9 BEGINNING, and containing 5.2 acres, said description being in accordance with map
10 prepared for Wilma D. Carrigan dated May 25, 1976 by Hudson and Almond
11 Surveyors.

12 TRACT VII:

13 BEGINNING at an existing iron, said iron further referenced as being the southeast
14 corner of Ruth Freeze, Larry Freeze, and Valerie Freeze as found in Deed Book 802,
15 page 148 and further referenced as Tax Map 225 Parcel 003 and further referenced as
16 being the northeast corner of Freddie D. Freeze as found in Deed Book 690, Page 895
17 and further referenced as Tax Map 225, Parcel 062; thence continuing along a new line
18 South 76 deg. 43 min 32 sec East 2,370.31 feet to an existing iron rod being located in
19 the line of a lake for the Town of Landis; thence continuing along border of said lake,
20 South 19 deg. 59 deg. 34 sec. west 97.00 feet to a point; thence continuing South 39
21 deg. 03 min. 34 sec. West 170.05 feet; thence continuing South 32 deg, 5 min. 04 sec.
22 West 149.67 feet; thence South 35 deg. 33 min 25 sec. West 18.72 feet to a point;
23 thence North 85 deg. 31 min. 52 sec East 100.00 Feet to a point; thence North 51 deg.
24 35 min. 58 sec. west 148.00 feet to a point; thence continuing North 67 deg. 12 min. 21
25 sec. West 1,738.38 feet to a point; thence continuing North 86 deg. 41 min 30 sec. West
26 230.22 feet to a point; thence continuing North 26 deg. 39 min. 38 sec. West 94.19 feet
27 to the point of BEGINNING.

28 TRACT VIII:

29 BEGINNING at a computed point in the centerline of N.C. Highway 152 and in the
30 corner of a 3.943 acre tract: thence with said 3.943 acre tract North 15 degrees 32
31 minutes 56 seconds West passing an existing #5 rebar at 51.14 feet for a total distance
32 of 388.78 feet to an existing #5 rebar in the line of a 3.943 acre tract; thence with said
33 3.943 acre tract North 21 degrees 44 minutes 35 seconds West passing an existing #5
34 rebar 201.36 feet for a total distance of 406.96 feet to an existing #5 rebar in the line of
35 a 3.943 acre tract; thence with said 3.943 acre tract North 88 degrees 00 minutes 00
36 seconds West 67.73 feet to an existing #5 rebar at the corner of a 3.943 acre tract and
37 Harrill S. Wiggins; thence with Wiggins North 02 degrees 00 minutes 00 seconds East
38 passing an existing 1" pipe at 671.74 feet for a total distance of 1329.79 feet to an
39 existing 1" pipe in the corner of Murrah A. Corriher; thence with the Corriher North 88
40 degrees 00 minutes 00 seconds West 394.32 feet to a set #5 rebar in the corner of
41 Murray A. Corriher; thence with the Corriher North 03 degrees 18 minutes 47 seconds
42 East passing an existing 1.5" pipe at 465.69 feet for a total distance of 632.72 feet to a
43 pipe in R.S. Freeze's line; thence with Freeze North 02 degrees 33 minutes 35 seconds
44 east 4.76 feet to an existing stone in the corner of R.S. Freeze and S.E. Campbell, thence

1 with Campbell North 42 degrees 19 minutes 54 seconds east 394.74 feet to an existing
2 36" sweet gum in the corner of S.E. Campbell; thence with Campbell following the
3 courses and distances: (1) South 13degrees 08 minutes 55 seconds East 280.34 feet to
4 an existing 1/2" pipe; thence (2) South 14degrees 02 minutes 57 seconds West 166.00
5 feet to an existing #8 rebar; thence (3) South 89 degrees 11 minutes 23 seconds East
6 974.81 feet to an existing railroad spike in the corner of S.E. Campbell and J.A. Lipe
7 Heirs; thence with Lipe South 02 degrees 42 minutes 38 seconds West 2,024.40 feet to a
8 nail in the corner of Johnsie Deaton Fisher and Wiley Dale Wilson; thence with Wilson
9 North 87 degrees 46 minutes 45 seconds West 15 feet to an existing 5" flat bar in the
10 corner of Wiley Dale Wilson; thence with Wilson South 02 degrees 37 minutes 01
11 seconds West passing an existing 5" flat bar at 500.66 feet for a total distance of 527.35
12 feet to a computed point in the centerline of N.C. Highway 152; thence with N.C.
13 Highway 152 South 84 degrees 05minutes 14 seconds West 312.09 feet to the place and
14 point of BEGINNING and containing 51.831 acres as shown on the boundary survey of
15 the Stewart M. Beaver Estate prepared by Rufus Jackson Love, R.L.S. dated September
16 24, 1996.

17 TRACT IX:

18 BEGINNING at a 1" iron spike, said spike being located in centerline of the margin of
19 the right-of-way for Lake Wright Road and further referenced as being located in the
20 common lines of R. Brian Johnson as found in Deed Book 792, Pages 931 and 932, the
21 same being designated in Rowan County Tax Supervisor's Office as being Tax Map
22 225, Parcel 72 and in the common line of Wallace G. Lyerly as found in Deed Book
23 571, Page 465, the same being designated in the Rowan County Tax Supervisor's Office
24 as being Tax Map 120, Parcel 4, said point further referenced as being located North 50
25 deg. 54 min. 16 sec. West 664.96 feet from a computed point, said computed point
26 being located along the centerline of the intersection of Lake Wright Road and N.C.
27 Highway 152, said point further referenced as being located South 80 deg. 19 min. 15
28 sec. West 267.15 feet from an existing iron spike, said iron spike being the common
29 corner of two separate tracts as purchased by R. Brian Johnson, the same being
30 designated in the Rowan County Tax Supervisor's Office as being Tax Map 225, Parcel
31 72 and Tax Map 120, Parcel 5; thence, from the point of BEGINNING the following
32 courses and distances: North 50 deg. 54 min. 16 sec. West 389.78 feet to a 4" flat blade,
33 said blade being the common corner of Wallace G. Lyerly and the common corners of
34 Lots Nos. 10 and 11, the Fisher Farm Estates, as found in the Rowan County Register of
35 Deeds Office at Book of Maps, Page 3218; thence continuing North 49 deg. 59 min. 54
36 sec. West 794.72 feet to a 1-1/4" existing iron rod, said iron rod being the common
37 corner of Lots Nos. 7 and 8; thence continuing North 49 deg. 31 min. 21 sec. West
38 55.17 feet to a 1/2" iron pin, said iron pin being the common corner of Jeffrey L.
39 McCollum; thence continuing along the common line of Jeffrey L. McCollum North 49
40 deg. 31 min. 14 sec. West 420.99 feet to a 1/2" existing iron pin, said iron pin being the
41 common corner of J. A. Deaton Properties, LTD, and Jeffrey L. McCollum; thence
42 continuing along the common line of J. A. Deaton Properties, LTD, North 49 deg. 31
43 min. 14 sec West 421 feet to an existing iron pin, said iron pin being located in the
44 common line of Sandra Lee Sinclair as found in Deed Book 787, Page 828; thence

1 continuing along the common line of Sandra Lee Sinclair North 1 deg. 31 min. 47 sec.
2 East 451.33 feet to an existing spike, said spike in a leaning 20" maple, said spike
3 further referenced as being the common corner of Sandra Lee Sinclair and Steven E.
4 Campbell as found in Deed Book 565, Page 731; thence continuing along the common
5 line of Steven E. Campbell the following courses and distances: North 1 deg. 47 min. 20
6 sec East 403.78 feet (passing a nail set in a 1" iron rod .28' Southeast of property line at
7 203.60 feet) to an existing nail, said nail being located by 5/8" existing iron rod; thence
8 continuing North 47 deg. 00 min. 24 sec. East 618.11 feet (passing a 1" existing iron
9 rod, the same being .61' Northwest of property line at 417.13 feet) to an existing nail by
10 a 5/8" existing iron rod, said iron rod being the common corner of Steven E. Campbell
11 and The Warrior Golf Club, LLC, as found in Deed Book 796, Page 409; thence
12 continuing along the common line of The Warrior Golf Club, LLC, South 88 deg. 24
13 min. 30 sec. East 776.04 feet to an existing nail by a 1" existing iron rod, the same being
14 the common corner of The Warrior Golf Club, LLC, as designated in Rowan County
15 Tax Supervisor's Office as being Tax Map 225, Parcels 76 and 5; thence continuing
16 along the common line of The Warrior Golf Club, LLC, South 87 deg. 15 min. 46 sec.
17 East. 386.24 feet (passing a 1/2" existing iron rod at 312.82 feet, the same being the
18 common corner of Thomas E. Tweed as found in Deed Book 712, Page 265) to a new
19 iron pin, said iron pin being located along an existing stone and being the common line
20 of Thomas E. Tweed; thence continuing along the common line of Thomas E. Tweed
21 South 89 deg. 25 min. 33 sec. East 154.3 feet to a new iron pin, said iron pin being
22 located on the right-of-way of Lake Wright Road and being the common corner of
23 Thomas E. Tweed; thence continuing within the margin of the right-of-way for Lake
24 Wright Road South 89 deg. 25 min. 33 sec East 25.64 feet to a computed point, said
25 computed point being the centerline of Lake Wright Road and further referenced as
26 being located North 89 deg. 25 min. 33 sec. West 21.28 feet from the common corner of
27 R. Brian Johnson as found in Deed Book 792, Pages 931 and 932; thence, continuing
28 with the margin of a right-of-way for Lake Wright Road, the following courses and
29 distances: (1) South 13 deg. 22 min. 6 sec. West 620.54 feet; (2) South 12 deg. 47 min.
30 47 sec. West 599.16 feet; (3) along a curve having a radius of 1227.70 feet with a chord
31 bearing and distance of South 6 deg. 39 min. 15 sec. West 262.70 feet and an arc length
32 of 263.20 feet; (4) South 0 deg. 30 min. 47 sec. West 562.52 feet to a point; (5) along a
33 curve having a radius of 804. 15 feet with a chord bearing and distance of South 4 deg.
34 43 min. 51 sec. West 118.30 feet and an arc length of 118.40 feet; (6) South 8 deg. 56
35 min. 58 sec. West 80.89 feet; and (7) along a curve having a radius of 439.02 feet with a
36 chord bearing and distance of 16 deg. 43 min. 26 sec. East 380.40 feet and an arc length
37 of 393.44 feet. LESS AND EXCEPTING, HOWEVER, all of Lots Numbers 1, 2, 3, 4,
38 5, 6, 7, 8, 9, 10, 11, 12, and 13, as shown upon the map of WRIGHT FIELD, recorded
39 in Map Book 9995, at Page 4481, Rowan County Registry. The property conveyed
40 herewith is all of Parcel 006 on Rowan County Tax Map 225.

41 **SECTION 1.(b)** This section becomes effective September 30, 2007.

42 **SECTION 2.** Notwithstanding subsection 1(b) of this act, the Town of
43 Landis may begin to exercise its planning and zoning powers under Article 19 of

1 Chapter 160A of the General Statutes in the area described in subsection 1(a) of this act
2 after the date that this act becomes law.

3 **SECTION 3.** This act is effective when it becomes law.