

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2013

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HOUSE BILL 1245  
Committee Substitute Favorable 6/25/14

Short Title: Pleasant Garden Annex/Watha Deannex.

(Local)

Sponsors:

Referred to:

May 29, 2014

A BILL TO BE ENTITLED

AN ACT ADDING CERTAIN DESCRIBED PROPERTY TO THE CORPORATE LIMITS OF THE TOWN OF PLEASANT GARDEN AT THE REQUEST OF THE PROPERTY OWNER AND THE TOWN; AND REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE TOWN OF WATHA.

The General Assembly of North Carolina enacts:

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

That certain tract or parcel of land lying and being situate in Guilford County, North Carolina, more particularly described in Deed Book 2849, Page 887, Guilford County Register of Deeds as follows:

BEGINNING at an iron stake in the eastern right-of-way line of N.C. Highway 22, said point being the southwest corner of that tract conveyed to Frank M. Plunkett et ux by deed recorded in Book 2456, page 444, in the Office of the Register of Deeds of Guilford County, North Carolina, and running thence from said beginning point, and with the south line of Jesse R. Hawkins, South 85° 04' East 250.0 feet to an iron stake, Hawkins' southeast corner; thence again with Hawkins' line North 06° 28' East 100.0 feet to an iron stake in George Jackson's south line; thence with George Jackson's line South 85° 04' East approximately 1,416.5 feet to an oak tree, a corner with Lora L. Harris; thence with the Harris line South 01° 00' West 700.0 feet to an iron stake; thence a new line with the Grantors North 85° 04' West approximately 1,666.5 feet to an iron stake in the eastern right-of-way line of N.C. Highway 22; thence northwardly with the eastern right-of-way line of said road 600.00 feet to the point of BEGINNING, containing 26.2 acres more or less, and being the northern portion of the First Tract described in that deed from Cameron L. Tucker to W. Charles Kirkman, recorded in Book 124, page 40, Guilford County Registry, and devised to Robert L. Kirkman by the Will of W. Charles Kirkman. Said property being known as 4591 Alliance Church Road, Pleasant Garden, North Carolina; Guilford County Tax Parcel ID Number 0130818.

**SECTION 1.(b)** The property described in Section 1(a) of this act is being added to the corporate limits of the Town of Pleasant Garden at the request of the property owner and the Town and therefore is a voluntary annexation of the property.

**SECTION 1.(c)** This section becomes effective July 1, 2014.

**SECTION 2.(a)** The following described property is removed from the corporate limits of the Town of Watha:

Located in Union Township, Pender County, North Carolina adjacent to and West of the paved centerline of U.S. Highway No. 117, adjacent to and East of the Eastern



1 right-of-way line of Interstate Highway No. 40 and being more fully described as follows, to  
2 wit:

3 BEGINNING at a point in the paved centerline of U.S. Highway No. 117, said point  
4 being located along said line at a point that is North 32 degrees 40 minutes 32 seconds West  
5 710.405 feet (said point having N.C. Grid Coordinates: N=334,595.63' & E=2,319,710.56'  
6 NAD 83/NSRS 2007) from N.C. Grid Monument "CHERRY" which as N.C. Grid Coordinates  
7 of N=333,997.65' & E=2,320,094.10 and CF=0.99992975.3 (NAD 83/NSRS 2007); and  
8 running thence from the Beginning so located, along an old marked line South 44 degrees 56  
9 minutes 03 seconds West 2,260.33 feet (passing over an existing iron stake in line at 75.92 feet)  
10 to an existing iron pipe in the Eastern right-of-way line of Interstate Highway No. 40; thence  
11 with said right-of-way line North 09 degrees 01 minutes 04 seconds West 43.49 feet to an  
12 existing concrete right-of-way monument in line; thence continuing with said road right-of-way  
13 line North 09 degrees 26 minutes 49 seconds West 402.66 feet to an existing iron stake in said  
14 line; thence continuing with said road right-of-way line North 09 degrees 26 minutes 25  
15 seconds West 557.706 feet to an existing iron pipe that marks the Southwestern corner of the  
16 Town of Watha land shown on a map recorded in Map Book 48, at Page 83 of the Pender  
17 County Registry; thence along the Southeastern line of said lands North 43 degrees 28 minutes  
18 17 seconds East 512.95 feet to an existing iron pipe that marks the Southeastern corner of said  
19 Town of Watha lands; thence with the Betty Crumpler line North 44 degrees 15 minutes 04  
20 seconds East 986.79 feet to an existing 1 inch square iron stake; thence continuing with the  
21 Betty Crumpler line North 42 degrees 17 minutes 02 seconds East 632.61 feet to an existing  
22 nail and cap in the paved centerline of U.S. Highway No. 117; thence with said paved  
23 centerline of U.S. Highway No. 117 South 12 degrees 49 minutes 19 seconds East 389.98 feet  
24 to the point of beginning of a curve to the left in said roadway; thence continuing with the  
25 curved paved centerline of said road as it curves to the left the following chord courses and  
26 distances: South 13 degrees 40 minutes 40 seconds East 122.78 feet, South 16 degrees 15  
27 minutes 03 seconds East 101.20 feet, South 19 degrees 19 minutes 52 seconds East 100.65 feet  
28 and South 23 degrees 36 minutes 10 seconds East 129.57 feet to an existing "PK" Nail in said  
29 road centerline that is directly above the center of a large box concrete culvert that  
30 accommodates the waters of Powell's Pond Branch beneath the roadway; thence continuing  
31 with said road centerline South 26 degrees 55 minutes 51 seconds East 142.35 feet to the  
32 Beginning, containing 39.669 acres, more or less after the exclusion of the portion of U.S.  
33 Highway No. 117 (150 foot wide right-of-way) contained within the above-described  
34 boundaries and is as surveyed by Daniel H. Thompson, NCPLS No. L-2174 of Burgaw, North  
35 Carolina during April 2013. As a reference to the described tracts, see Deed Book 1379, at  
36 Page 68, Deed Book 632, at Page 64 – Tracts 1 and 2, Deed Book 2161, at Page 310 and Deed  
37 Book 3209, at Page 003 of the Pender County Registry. Also, see Map Book 40, at Page 34,  
38 Map Book 52, at Page 43 and Map Book 48, at Page 83 each recorded in the Office of the  
39 Pender County Register of Deeds. That the above-described tract of real property is shown on  
40 survey map entitled "Annexation Map To The Town of Watha, North Carolina" as prepared by  
41 Daniel H. Thompson, NCPLS on April 25, 2013 and recorded in Map Book 55, at Page 68 in  
42 the Office of the Pender County Register of Deeds, State of North Carolina.

43 **SECTION 2.(b)** This section has no effect upon the validity of any liens of the  
44 Town of Watha for ad valorem taxes or special assessments outstanding before the effective  
45 date of this section. Such liens may be collected or foreclosed upon after the effective date of  
46 this section as though the property were still within the corporate limits of the Town of Watha.

47 **SECTION 2.(c)** This section becomes effective June 30, 2014.

48 **SECTION 3.** Except as otherwise provided, this act is effective when it becomes  
49 law.