

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007**

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**HOUSE BILL 1163
Committee Substitute Favorable 4/26/07
Senate Finance Committee Substitute Adopted 6/21/07**

Short Title: Landis Annexation.

(Local)

Sponsors:

Referred to:

March 29, 2007

A BILL TO BE ENTITLED

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

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.** S.L. 2006-58 reads as rewritten:

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

10 **TRACT I:**

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

28 **TRACT II:**

1 BEGINNING at a point on the Northern side of Brown Road in the line of Leroy
2 Wilhelm, this beginning point lying North 89 East 250.52 feet, more or less, from an old
3 corner of the C.K. Atwell property near the point where a dirt road intersects Brown
4 Rd., this beginning point also lies south 89 West 1168.48 feet, more or less, from an old
5 corner of C.K. Atwell and Worth Corriher in the line of Leroy Wilhelm, and runs thence
6 along the Wilhelm line, North 89 East 1168.48 feet, more or less, to a stake, a corner of
7 Worth Corriher; thence along the old line, the same being a line of Worth Corriher, due
8 South 1567 feet, more or less, to a stake, an old corner; thence continuing along another
9 line of Worth Corriher, South 89 West 1168.48 feet, more or less, to a point, a new
10 corner, this being the corner of John K. Atwell's tract in the line of Worth Corriher:
11 thence along a new line due North 1567.5 feet, more or less, to a point in the old line,
12 the point of Beginning. Said tract containing 42.048 acres. LESS AND EXCEPT 3.97
13 acres more or less. Reference tax parcel ID 223-036.

14 TRACT III:

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

35 TRACT IV:

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

41 TRACT V:

42 On the waters of Grant's Creek, BEGINNING at a black jack on Bostian's line and runs
43 South 74 poles to a hickory; thence South 89 West 176 poles to a Spanish oak; thence
44 North 74 poles to a sourwood; thence North 89 East 176 poles to the BEGINNING,

1 containing (85) acres, more or less. LESS AND EXCEPT all the portion of land located
2 on the west side of Millbridge Rd. containing 32.43 acres more or less.

3 TRACT VI:

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

14 TRACT VII:

15 BEGINNING at an existing iron, said iron further referenced as being the southeast
16 corner of Ruth Freeze, Larry Freeze, and Valerie Freeze as found in Deed Book 802,
17 page 148 and further referenced as Tax Map 225 Parcel 003 and further referenced as
18 being the northeast corner of Freddie D. Freeze as found in Deed Book 690, page 895
19 and further referenced as Tax Map 225, Parcel 062; thence continuing along a new line
20 South 76 deg. 43 min. 32 sec. East 2,370.31 feet to an existing iron rod being located in
21 the line of a lake for the Town of Landis; thence continuing along border of said lake,
22 South 19 deg. 59 deg. 34 sec. West 97.00 feet to a point; thence continuing South 39
23 deg. 03 min. 34 sec. West 170.05 feet; thence continuing South 32 deg. 5 min. 04 sec.
24 West 149.67 feet; thence South 35 deg. 33 min. 25 sec. West 18.72 feet to a point;
25 thence North 85 deg. 31 min. 52 sec. East 100.00 feet to a point; thence North 51 deg.
26 35 min. 58 sec. West 148.00 feet to a point; thence continuing North 67 deg. 12 min. 21
27 sec. west 1,738.38 feet to a point; thence continuing North 86 deg. 41 min. 30 sec. West
28 230.22 feet to a point; thence continuing North 26 deg. 39 min. 38 sec. West 94.19 feet
29 to the point of BEGINNING.

30 TRACT VIII:

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

1 pipe in R.S. Freeze's line; thence with Freeze North 02 degrees 33 minutes 35 seconds
2 East 4.76 feet to an existing stone in the corner of R.S. Freeze and S.E. Campbell,
3 thence with Campbell North 42 degrees 19 minutes 54 seconds East 394.74 feet to an
4 existing 36" sweet gum in the corner of S.E. Campbell; thence with Campbell following
5 the courses and distances: (1) South 13 degrees 08 minutes 55 seconds East 280.34 feet
6 to an existing ½" pipe; thence (2) South 14 degrees 02 minutes 57 seconds West 166.00
7 feet to an existing #8 rebar; thence (3) South 89 degrees 11 minutes 23 seconds East
8 974.81 feet to an existing railroad spike in the corner of S.E. Campbell and J.A. Lipe
9 Heirs; thence with Lipe South 02 degrees 42 minutes 38 seconds West 2,024.40 feet to a
10 nail in the corner of Johnsie Deaton Fisher and Wiley Dale Wilson; thence with Wilson
11 North 87 degrees 46 minutes 45 seconds West 15 feet to an existing 5" flat bar in the
12 corner of Wiley Dale Wilson; thence with Wilson South 02 degrees 37 minutes 01
13 seconds West passing an existing 5" flat bar at 500.66 feet for a total distance of 527.35
14 feet to a computed point in the centerline of N.C. Highway 152; thence with N.C.
15 Highway 152 South 84 degrees 05 minutes 14 seconds West 312.09 feet to the place
16 and point of BEGINNING and containing 51.831 acres as shown on the boundary
17 survey of the Stewart M. Beaver Estate prepared by Rufus Jackson Love, R.L.S. dated
18 September 24, 1996.

19 **TRACT IX:**

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

1 min. 14 sec West 421 feet to an existing iron pin, said iron pin being located in the
2 common line of Sandra Lee Sinclair as found in Deed Book 787, Page 828; thence
3 continuing along the common line of Sandra Lee Sinclair North 1 deg. 31 min. 47 sec.
4 East 451.33 feet to an existing spike, said spike in a leaning 20" maple, said spike
5 further referenced as being the common corner of Sandra Lee Sinclair and Steven E.
6 Campbell as found in Deed Book 565, Page 731; thence continuing along the common
7 line of Steven E. Campbell the following courses and distances: North 1 deg. 47 min. 20
8 sec East 403.78 feet (passing a nail set in a 1" iron rod .28' Southeast of property line at
9 203.60 feet) to an existing nail, said nail being located by 5/8" existing iron rod; thence
10 continuing North 47 deg. 00 min. 24 sec. East 618.11 feet (passing a 1" existing iron
11 rod, the same being .61' Northwest of property line at 417.13 feet) to an existing nail by
12 a 5/8" existing iron rod, said iron rod being the common corner of Steven E. Campbell
13 and The Warrior Golf Club, LLC, as found in Deed Book 796, Page 409; thence
14 continuing along the common line of The Warrior Golf Club, LLC, South 88 deg. 24
15 min. 30 sec. East 776.04 feet to an existing nail by a 1" existing iron rod, the same being
16 the common corner of The Warrior Golf Club, LLC, as designated in Rowan County
17 Tax Supervisor's Office as being Tax Map 225, Parcels 76 and 5; thence continuing
18 along the common line of The Warrior Golf Club, LLC, South 87 deg. 15 min. 46 sec.
19 East. 386.24 feet (passing a 1/2" existing iron rod at 312.82 feet, the same being the
20 common corner of Thomas E. Tweed as found in Deed Book 712, Page 265) to a new
21 iron pin, said iron pin being located along an existing stone and being the common line
22 of Thomas E. Tweed; thence continuing along the common line of Thomas E. Tweed
23 South 89 deg. 25 min. 33 sec. East 154.3 feet to a new iron pin, said iron pin being
24 located on the right of way of Lake Wright Road and being the common corner of
25 Thomas E. Tweed; thence continuing within the margin of the right of way for Lake
26 Wright Road South 89 deg. 25 min. 33 sec East 25.64 feet to a computed point, said
27 computed point being the centerline of Lake Wright Road and further referenced as
28 being located North 89 deg. 25 min. 33 sec. West 21.28 feet from the common corner of
29 R. Brian Johnson as found in Deed Book 792, Pages 931 and 932; thence, continuing
30 with the margin of a right of way for Lake Wright Road, the following courses and
31 distances: (1) South 13 deg. 22 min. 6 sec. West 620.54 feet; (2) South 12 deg. 47 min.
32 47 sec. West 599.16 feet; (3) along a curve having a radius of 1227.70 feet with a chord
33 bearing and distance of South 6 deg. 39 min. 15 sec. West 262.70 feet and an arc length
34 of 263.20 feet; (4) South 0 deg. 30 min. 47 sec. West 562.52 feet to a point; (5) along a
35 curve having a radius of 804.15 feet with a chord bearing and distance of South 4 deg.
36 43 min. 51 sec. West 118.30 feet and an arc length of 118.40 feet; (6) South 8 deg. 56
37 min. 58 sec. West 80.89 feet; and (7) along a curve having a radius of 439.02 feet with a
38 chord bearing and distance of 16 deg. 43 min. 26 sec. East 380.40 feet and an arc length
39 of 393.44 feet. LESS AND EXCEPTING, HOWEVER, all of Lots Numbers 1, 2, 3, 4,
40 5, 6, 7, 8, 9, 10, 11, 12, and 13, as shown upon the map of WRIGHT FIELD, recorded
41 in Map Book 9995, at Page 4481, Rowan County Registry. The property conveyed
42 herewith is all of Parcel 006 on Rowan County Tax Map 225.

43 TRACT X:

1 Being a parcel of land located in Atwell Township, Rowan County, North Carolina, and
2 being designated as Rowan County tax parcels 223-012 and being more particularly
3 described as follows: Beginning at a point whose Northing is 673520 and whose
4 Easting is 1509377; thence bearing N 3-1-3 E a distance of 242.00 feet; thence bearing
5 S 87-34-40 E a distance of 900.01 feet; thence bearing S 2-49-2 W a distance of 243.49
6 feet; thence bearing S 87-5-43 E a distance of 851.14 feet; thence bearing S 12-37-0 E a
7 distance of 294.75 feet; thence bearing S 20-46-5 E a distance of 176.10 feet; thence
8 bearing S 27-15-21 E a distance of 259.68 feet; thence bearing N 42-27-36 W a distance
9 of 197.10 feet; thence bearing N 33-41-57 W a distance of 69.17 feet; thence bearing N
10 20-53-26 W a distance of 152.58 feet; thence bearing S 67-45-2 W a distance of 31.68
11 feet; thence bearing S 22-12-41 E a distance of 153.72 feet; thence bearing S 28-6-7 E a
12 distance of 317.93 feet; thence bearing S 39-31-26 W a distance of 71.88 feet; thence
13 bearing N 27-37-48 W a distance of 538.03 feet; thence bearing N 82-37-48 W a
14 distance of 834.79 feet; thence bearing N 3-5-22 E a distance of 290.41 feet; thence
15 bearing N 87-29-40 W a distance of 841.78 feet; thence bearing S 87-29-40 E a distance
16 of 841.78 feet; thence bearing N 87-29-40 W a distance of 841.78 feet to the point of
17 beginning. Containing 13.36 acres more or less and being a portion of the same
18 properties as described in Book 598, page 386.

19 TRACT XI:

20 Being a parcel of land located in Atwell Township, Rowan County, North Carolina, and
21 being designated as Rowan County tax parcels 225-063, 225-064, 225-003, 225-073,
22 228-083, and being more particularly described as follows: Beginning at a point whose
23 Northing is 670662 and whose Easting is 1505659; thence bearing S 86-53-27 E a
24 distance of 478.04 feet; thence bearing S 87-26-19 E a distance of 434.64 feet; thence
25 bearing S 87-23-24 E a distance of 744.65 feet; thence bearing N 3-3-51 E a distance of
26 66.07 feet; thence bearing N 74-58-54 E a distance of 506.29 feet; thence bearing N
27 75-58-44 E a distance of 201.96 feet; thence bearing S 81-1-16 E a distance of 213.18
28 feet; thence bearing N 59-9-48 E a distance of 80.05 feet; thence bearing S 33-57-34 E a
29 distance of 22.14 feet; thence bearing N 50-18-56 E a distance of 88.44 feet; thence
30 bearing S 68-29-1 E a distance of 140.41 feet; thence bearing S 42-39-14 E a distance of
31 304.26 feet; thence bearing S 45-31-19 E a distance of 325.75 feet; thence bearing S
32 18-21-23 W a distance of 164.94 feet; thence bearing S 15-33-11 W a distance of
33 163.72 feet; thence bearing S 86-0-29 W a distance of 83.50 feet; thence bearing S
34 0-23-58 E a distance of 52.42 feet; thence bearing S 65-48-57 E a distance of 75.75 feet;
35 thence bearing S 10-4-57 W a distance of 146.00 feet; thence bearing S 21-53-46 E a
36 distance of 129.83 feet; thence bearing S 21-0-24 W a distance of 232.05 feet; thence
37 bearing N 80-51-36 W a distance of 38.87 feet; thence bearing S 20-28-44 W a distance
38 of 137.71 feet; thence bearing S 19-43-53 W a distance of 41.32 feet; thence bearing N
39 76-56-7 W a distance of 2369.35 feet; thence bearing N 69-31-53 W a distance of
40 445.65 feet; thence bearing S 18-1-8 W a distance of 291.33 feet; thence bearing N
41 76-40-25 W a distance of 438.87 feet; thence bearing N 16-18-49 E a distance of 855.78
42 feet to the point of beginning. Containing 77.66 acres more or less and being the same
43 properties as described in Book 802, page 148; Book 861, page 285; Book 841, page
44 926; and Book 90E, page 85.

1 **"SECTION 1.(b)** This section becomes effective September 30, ~~2007-2008.~~

2 **"SECTION 2.** Notwithstanding subsection 1(b) of this act, the Town of Landis may
3 begin to exercise its planning and zoning powers ~~under Article 19 of Chapter 160A of~~
4 ~~the General Statutes in~~ within the area described in subsection 1(a) of this act ~~after the~~
5 ~~date that~~ when this act becomes law.

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

7 **SECTION 2.** This act is effective when it becomes law.