

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2013

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HOUSE BILL 1056

Short Title: Lake Lure Official Map/Deannexation. (Local)

Sponsors: Representative Hager (Primary Sponsor).

*For a complete list of Sponsors, refer to the North Carolina General Assembly Web Site.*

Referred to: Government, if favorable, Finance.

May 15, 2014

A BILL TO BE ENTITLED

AN ACT AMENDING THE CHARTER OF THE TOWN OF LAKE LURE TO PROVIDE THE PLAT AND BOOK NUMBER IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS WHERE THE OFFICIAL MAP OF THE TOWN'S BOUNDARIES IS RECORDED AND TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE TOWN'S CORPORATE LIMITS.

The General Assembly of North Carolina enacts:

**SECTION 1.** Section 1.2 of the Charter of the Town of Lake Lure, being Chapter 194 of the 1987 Session Laws, reads as rewritten:

"Section 1.2. **Town Boundaries.** ~~The~~ Until modified in accordance with law, the boundaries of the Town are those existing at the time of ratification of this Charter, as set forth on the official map entitled 'Boundary Map of the Town of Lake Lure, N. C.,' dated March 10, 2014, and recorded at Plat Book 35, Page 30 in the office of the Rutherford County Register of Deeds. The official map of the Town's boundaries shall be maintained as required by G.S. 160A-22. Immediately upon modification of the boundaries in accordance with law, the appropriate changes to the official map shall be made, copies shall be filed in the offices of the Secretary of State, the Rutherford County Register of Deeds and the appropriate board of elections, as required by general law."

**SECTION 2.(a)** The following described property is removed from the corporate boundaries of the Town of Lake Lure:

BEGINNING at a point at or near the northern margin of the right of way of SR 1186 and marking the southwest corner of the Ingles Markets, Inc. property as described by deed recorded in Book 836, at Page 621 of the Rutherford County, NC Registry, said point also being located North 76° 53' 14" West 1217.92 feet from NCGS Monument "Cane Creek" having coordinates: North: 619089.9016 and East: 1047991.7782, NAD 83/2001; thence from said established beginning point and along and with the center line of Girl Scout Camp Road (SR 1186) the following nine calls, to wit: North 83° 03' 32" West 48.58 feet; South 84° 05' 49" West 47.51 feet; South 60° 17' 14" West 41.56 feet; South 38° 46' 56" West 44.04 feet; South 22° 13' 16" West 42.48 feet; South 09° 07' 23" West 48.67 feet; South 03° 24' 18" East 58.41 feet; South 09° 36' 57" East 65.96 feet; South 12° 01' 06" East 90.41 feet to a point in the western margin of that tract now or formerly owned by Kimberly Renee Corbitt as described by deed recorded in Book 743, at Page 74, Rutherford County, NC Registry; thence along and with the Corbitt tract western boundary, South 15° 24' 32" East 173.00 feet to an existing iron pin at the southwest corner of the Corbitt property and also marking the northwest corner of



1 that tract now or formerly owned by Verlin D. Gingerich as described in Book 744, at Page  
2 862, Rutherford County, NC Registry; thence continuing with the Gingerich western line the  
3 following four calls, to wit: South 15° 24' 32" East 127.76 feet to an existing iron pin; thence  
4 South 07° 52' 28" West 84.21 feet to an existing iron pin; thence South 35° 41' 54" West 46.25  
5 feet to a new iron pin; thence South 40° 35' 17" East 448.39 feet to an existing iron pin marking  
6 the southwest corner of the Gingerich tract; thence along and with the northern boundary of  
7 that tract now or formerly owned by Whitson Edwards and wife, Pauline M. Edwards property  
8 by deed recorded in Book 354, at Page 237, Rutherford County, NC Registry the following  
9 three calls, to wit: North 84° 34' 58" West 1075.31 feet to an existing iron pin; thence North  
10 14° 36' 24" West 192.62 feet to an existing iron pin; thence South 56° 39' 20" West 397.66 feet  
11 to an existing iron pin; thence leaving the Edwards northern boundary and running with that  
12 line of marking the westernmost boundary of the area within city limits for the Town of Lake  
13 Lure the following two calls, to wit: North 19° 45' 38" West 1026.74 feet to a point and North  
14 07° 01' 14" West 1252.72 feet to an existing iron pin located in the northern boundary of the  
15 Eagle Camp, LLC tract as described in Book 1017, at Page 188, Rutherford County, NC  
16 Registry, and also being located in the southern line of that tract now or formerly owned by  
17 Mary Ann Dotson; thence along and with the Dotson southern line, South 84° 02' 21" East  
18 1984.55 feet to an existing iron pin marking the northwest corner of that tract now or formerly  
19 owned by Donald P. Adams property as described by deed recorded in Book 954, at Page 844  
20 Rutherford County, NC Registry and as also shown by plat recorded in Plat Book 29, at Page  
21 44, aforesaid registry; thence along with the Adams western boundary, South 01° 10' 44" East  
22 430.48 feet to an existing iron pin marking the northwest corner of the Ingles tract described  
23 above; thence along and with the Ingles western boundary, South 10° 10' 01" West 941.46 feet  
24 to the point and place of BEGINNING, and BEING the easternmost portion of that property  
25 conveyed to Eagle Camp, LLC, a North Carolina limited liability company which portion is  
26 intended to be all of the property that is located within the municipal boundaries of the Town of  
27 Lake Lure as described by deed recorded in Book 1017, at Page 188 of the Rutherford County,  
28 NC Registry and as also shown on unrecorded survey for Eagle Camp, LLC by Donald R.  
29 McEntire, PLS dated January 7, 2011, as revised, and bearing Map # 22686, which unrecorded  
30 survey is referenced and incorporated herein in its entirety in aid of description.

31 TOGETHER WITH AND SUBJECT TO all easements, restrictions and rights of  
32 ways of record, including those restrictions as recorded in Book 836, Page 624 and the  
33 Grantor's rights of enforcement as set forth in that restrictive covenant recorded in Book 836,  
34 Page 628 of the Rutherford County, NC Registry.

35 **SECTION 2.(b)** This section has no effect upon the validity of any liens of the  
36 Town of Lake Lure for ad valorem taxes or special assessments outstanding before the effective  
37 date of this section. Such liens may be collected or foreclosed upon after the effective date of  
38 this section as though the property were still within the corporate limits of the Town of Lake  
39 Lure.

40 **SECTION 3.** Section 2 of this act becomes effective June 30, 2014. The remainder  
41 of this act is effective when it becomes law.