

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2019

H.B. 392  
Mar 19, 2019  
HOUSE PRINCIPAL CLERK

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HOUSE BILL DRH10216-LMx-78B

Short Title: Village of Clemmons/Deannexation. (Local)

Sponsors: Representatives Zachary and Conrad (Primary Sponsors).

Referred to:

A BILL TO BE ENTITLED

AN ACT REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE VILLAGE OF CLEMMONS.

The General Assembly of North Carolina enacts:

**SECTION 1.** The following described property is removed from the corporate limits of the Village of Clemmons:

TRACT #1

Beginning at a point located in the eastern right-of-way line of Styers Ferry Road, same being the western-most corner of Lot 4 as shown on the map of River Ridge as recorded in Plat Book 45, Page 186, Forsyth County Registry; and running thence along the right-of-way of Styers Ferry Road the following three courses and distances: North 48 deg. 24 min. 53 sec. East 97.65 feet to an iron; thence North 88 deg. 36 min. 18 sec. East 105.20 feet to a 1 inch iron pipe; thence along a curve to the left having a radius of 635.00 feet, a length of 246.02 feet and a chord bearing and distance of South 70 deg. 06 min. 52 sec. East 244.49 feet to a point, said point being the eastern-most corner of said Lot 4; running thence along the southern line of said Lot 4 the following six courses and distances: North 87 deg. 44 min. 48 sec. West 12.48 feet to a point; thence North 87 deg. 44 min. 48 sec. West 99.91 feet to a point; thence North 87 deg. 44 min. 48 sec. West 97.91 feet to an axle; thence North 87 deg. 15 min. 02 sec. West 94.05 feet to a 3/4 existing iron pipe; thence North 88 deg. 17 min. 17 sec. West 86.17 feet to a point; and, thence North 88 deg. 37 min. 49 sec. West 19.40 feet to the point and place of Beginning, containing 0.377 acres, more or less, as shown on the survey for Stan Forester prepared by Lewis L. Moore, PLS, Allied Associates, P.A. dated June 19, 2008.

TRACT #2

Beginning at a point located in the western right-of-way of Lewisville-Clemmons Road, said point being located along a tie line North 07 deg. 05 min. 56 sec. East 218.95 feet from a NCDOT right-of-way cap; running thence from said beginning point, North 86 deg. 09 min. 07 sec. West 186.06 feet to a 3/4 inch iron pipe; running thence North 07 deg. 10 min. 00 sec. East 100.00 feet to a 3/4 inch iron pipe; running thence North 82 deg. 50 min. 44 sec. West 76.87 feet to a point; running thence North 03 deg. 00 min. 45 sec. West 15.00 feet to a point; running thence South 87 deg. 14 min. 03 sec. West 11.64 to a point located in the eastern line of Vogler (Tax PIN: 5884-88-8007); running thence along the eastern line of said Vogler tract North 02 deg. 33 min. 41 sec. East 26.77 feet to a 1 inch iron pipe; running thence North 02 deg. 33 min. 41 sec. East 163.55 feet to a point located in the southern right-of-way line of Immanuel Road; running thence along the southern right-of-way line of Immanuel Road the following four courses and distances: South 88 deg. 53 min. 40 sec. East 143.07 feet to a 1 inch iron pipe; thence South 07 deg. 11 min. 46 sec. West 2.13 feet to a NCDOT right-of-way cap; thence South 89



1 deg. 29 min. 11 sec. East 115.13 feet to a point; and, thence South 50 deg. 54 min. 29 sec. East  
2 41.28 feet to a point located in the western right-of-way line of Lewisville-Clemmons Road;  
3 running thence along the western right-of-way line of Lewisville-Clemmons Road South 07 deg.  
4 05 min. 56 sec. West 296.15 feet to the point and place of Beginning, as shown on the Boundary  
5 Survey for Robert A. Vogler and William L. Vogler, Jr. prepared by Daniel M. Wiles, PLS,  
6 Yadkin Valley Surveying dated February 12, 2019.

7 TRACT #3

8 Beginning at a point located in the western right-of-way line of Lewisville-Clemmons  
9 Road (said point having NAD 83 GRID coordinates N: 848,408.4737 US FT and E:  
10 1,589,184.2214 US FT) and running thence with the western right-of-way of  
11 Lewisville-Clemmons Road South 07 deg. 08 min. 59 sec. West 108.27 feet to an iron; running  
12 thence South 36 deg. 29 min. 26 sec. West 60.24 feet to a NCDOT cap located in the northern  
13 right-of-way line of Immanuel Road; running thence along the northern right-of-way line of  
14 Immanuel Road North 89 deg. 27 min. 55 sec. West 51.67 feet to an iron; running thence North  
15 03 deg. 34 min. 10 sec. East 197.27 feet to a 3/4 existing iron pipe; running thence South 87 deg.  
16 44 min. 48 sec. East 46.68 feet to an iron; running thence South 37 deg. 02 min. 12 sec. East  
17 49.09 feet to the point and place of Beginning, containing 0.361 acres, more or less, as shown on  
18 the survey for Stan Forester prepared by Lewis L. Moore, PLS, Allied Associates, P.A. dated  
19 June 19, 2008.

20 **SECTION 2.** This act has no effect upon the validity of any liens of the Village of  
21 Clemmons for ad valorem taxes or special assessments outstanding before the effective date of  
22 this act. Such liens may be collected or foreclosed upon after the effective date of this act as  
23 though the property were still within the corporate limits of the Village of Clemmons.

24 **SECTION 3.** This act becomes effective June 30, 2019. Property in the territory  
25 described in Section 1 of this act as of January 1, 2019, is no longer subject to municipal taxes  
26 for taxes imposed for taxable years beginning on or after July 1, 2019.