

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021

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HOUSE BILL 1065  
Committee Substitute Favorable 6/14/22  
PROPOSED SENATE COMMITTEE SUBSTITUTE H1065-PCS30591-BDxfr-40

Short Title: Clyde/Andrews Deannex; Various Land Transfers.

(Local)

Sponsors:

Referred to:

May 27, 2022

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE TOWN OF CLYDE, TO TRANSFER CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF LOCUST TO THE CORPORATE LIMITS OF THE TOWN OF MIDLAND, TO TRANSFER CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE TOWN OF LANDIS TO THE CORPORATE LIMITS OF THE CITY OF KANNAPOLIS, TO TRANSFER CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF KANNAPOLIS TO THE CORPORATE LIMITS OF THE TOWN OF LANDIS, AND TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE TOWN OF ANDREWS.

The General Assembly of North Carolina enacts:

**SECTION 1.(a)** The following described property, identified by Haywood County Tax Property Identification Number, is removed from the corporate limits of the Town of Clyde: 8637-40-9154.

**SECTION 1.(b)** This section has no effect upon the validity of any liens of the Town of Clyde for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Clyde.

**SECTION 1.(c)** This section becomes effective June 30, 2022. Property in the territory described in subsection (a) of this section as of January 1, 2022, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2022.

**SECTION 2.(a)** The following described property, identified by Cabarrus County Tax Property Identification Number, is removed from the corporate limits of the City of Locust and added to the corporate limits of the Town of Midland: 5564184180, 5564187200, 5564188298, 5564189108, 5564188097, 5564178936, 5564270889, 5564272916, 5564281181, 5564281254, 5564281551, 5564280532, 5564189533, 5564188535, 5564187534.

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

**SECTION 2.(c)** This section becomes effective June 30, 2022. Property in the territory described in subsection (a) of this section as of January 1, 2022, is no longer subject to municipal taxes by the City of Locust for taxes imposed for taxable years beginning on or after July 1, 2022. Property in the territory described by subsection (a) of this section as of January 1,



2022, is subject to municipal taxes by the Town of Midland for taxes imposed for taxable years beginning on or after July 1, 2022.

**SECTION 3.(a)** The following described property is removed from the corporate limits of the Town of Landis and added to the corporate limits of the City of Kannapolis:

Area 1

Beginning at a point on the western line of Lot 26 of Plat Book 9995 Page 6317 of the Rowan County public registry at the existing shared line of the Town of Landis and the City of Kannapolis, said point being S 29° 22' 04" W a distance of 27.16 feet from a point at the southern right of way of Tamary way, thence with the existing shared line of the Town of Landis and the City of Kannapolis and within the Atlantic American Property Inc. property as recorded in Deed Book 1228 Page 578 of the Rowan County public registry twenty (20) courses; 1.) N 70° 29' 12" W for a distance of 48.18 feet to a point, 2.) S 19° 57' 57" W for a distance of 53.02 feet to a point, 3.) S 22° 15' 14" W for a distance of 47.28 feet to a point, 4.) N 69° 42' 25" W for a distance of 218.11 feet to a point, 5.) N 45° 12' 39" E for a distance of 396.20 feet to a point, 6.) N 45° 09' 56" E for a distance of 142.75 feet to a point, 7.) N 45° 14' 29" E for a distance of 199.27 feet to a point, 8.) N 45° 15' 11" E for a distance of 200.11 feet to a point, 9.) N 45° 10' 23" E for a distance of 102.40 feet to a point, 10.) N 25° 52' 19" E for a distance of 482.97 feet to a point, 11.) N 26° 09' 49" E for a distance of 506.59 feet to a point, 12.) S 80° 17' 04" W for a distance of 1055.51 feet to a point, 13.) N 11° 24' 57" W for a distance of 586.33 feet to a point, 14.) N 11° 24' 59" W for a distance of 264.81 feet to a point, 15.) N 80° 40' 37" E for a distance of 128.92 feet to a point, 16.) N 81° 50' 04" E for a distance of 73.93 feet to a point, 17.) N 81° 49' 29" E for a distance of 44.90 feet to a point, 18.) N 81° 49' 45" E for a distance of 259.09 feet to a point, 19.) N 81° 50' 52" E for a distance of 22.77 feet to a point, 20.) N 05° 05' 02" E for a distance of 235.87 feet to a point, thence continuing within said Atlantic American Property Inc. property and with a new shared line of the Town of Landis and the City of Kannapolis fifteen (15) courses; 1.) S 35° 51' 24" E for a distance of 84.32 feet to a point, 2.) S 49° 12' 26" E for a distance of 105.65 feet to a point, 3.) N 79° 56' 35" E for a distance of 285.53 feet to a point, 4.) N 75° 05' 53" E for a distance of 410.17 feet to a point, 5.) N 56° 56' 58" E for a distance of 368.62 feet to a point, 6.) N 64° 31' 51" E for a distance of 256.60 feet to a point, 7.) N 63° 03' 07" E for a distance of 269.75 feet to a point, 8.) N 64° 54' 25" E for a distance of 154.17 feet to a point, 9.) S 88° 16' 27" E for a distance of 112.23 feet to a point, 10.) S 27° 00' 24" E for a distance of 186.03 feet to a point, 11.) S 13° 06' 21" E for a distance of 79.30 feet to a point, 12.) S 16° 59' 08" W for a distance of 168.41 feet to a point, 13.) S 02° 46' 00" W for a distance of 79.59 feet to a point, 14.) S 47° 59' 47" W for a distance of 973.19 feet to a point, 15.) S 14° 31' 30" E for a distance of 133.75 feet to a point on the northern corner of lot 53 as recorded in Plat Book 9995 Page 6317 of the Rowan County Public Registry, thence with said lot and lots 52, 51, 50, 49 and 48 of Plat Book 9995 Page 6469, Lots 44, 43, 42, 35, 34, 33, 32, 31, 30, 29, 28 and 27 of Plat Book 9995 Page 631, both of the Rowan County Public Registry fourteen (14) courses; 1.) S 56° 06' 48" W for a distance of 197.99 feet to a point, 2.) S 16° 03' 37" W for a distance of 304.71 feet to a point, 3.) S 27° 38' 10" W for a distance of 341.40 feet to a point, 4.) S 24° 44' 31" W for a distance of 112.97 feet to a point, 5.) S 46° 39' 12" E for a distance of 125.77 feet to a point, 6.) N 87° 57' 03" E for a distance of 145.48 feet to a point, 7.) S 06° 27' 33" E for a distance of 158.82 feet to a point, 8.) S 50° 01' 03" W for a distance of 131.14 feet to a point, 9.) S 63° 38' 02" W for a distance of 187.80 feet to a point, 10.) S 84° 29' 58" W for a distance of 144.75 feet to a point, 11.) S 59° 02' 25" W for a distance of 349.94 feet to a point, 12.) S 64° 32' 44" W for a distance of 504.73 feet to a point, 13.) S 23° 04' 35" W for a distance of 145.58 feet to a point, 14.) S 26° 07' 46" W for a distance of 39.93 feet to a point within the right of way of Tamary Road, thence S 59° 52' 05" E for a distance of 39.23 feet to a point at the northwestern corner of the aforementioned Lot 26 of Plat Book 9995 Page 6317, thence with said lot S 29° 22' 04" W a distance of 27.16 feet to the POINT OF BEGINNING, containing 62.367 acres of land, more or less.

## 1 Area 2

2 Commencing at a point in the right of way of West A Street at the southeastern corner of the  
3 Kannapolis – West A Street Church of God property as recorded in Deed Book 1117 Page 424  
4 of the Rowan County public registry, thence along West A Street S 23° 49' 39" W for a distance  
5 of 67.19 feet to a point at the intersection with the northern right of way of Corriher Street, thence  
6 along the northern right of way of Corriher Street, N 72° 12' 31" W for a distance of 1136.23 feet  
7 to the southeastern corner of the Atlantic American Property Inc. property as recorded in Deed  
8 Book 1228 Page 578 of the Rowan County public registry, thence with said property N 33° 57'  
9 38" E for a distance of 152.31 feet to the Point of Beginning, said point on the existing shared  
10 Town of Landis – City of Kannapolis line, thence with said shared line and within the Atlantic  
11 American Property Inc property N 72° 34' 21" W a distance of 512.31 feet to a point on the  
12 eastern line of Lot 21 as recorded in Plat Book 9995 Page 6317 of the Rowan County public  
13 registry, thence with the common line of the Atlantic American Property Inc and said lot lot and  
14 also being a new shared Town of Landis – City of Kannapolis line N 35° 58' 37" E for a distance  
15 of 102.27 feet to a point, thence continuing with the common line of the Atlantic American  
16 Property Inc and lots 21, 19, 18 and 17 of Plat Book 9995 Page 6317 S 70° 16' 11" E for a distance  
17 of 502.97 feet to a point on the western line of the Norman R Brenenstuhl and wife Mary D  
18 Brenenstuhl property as recorded in Deed Book 1229 Page 223 of the Rowan County public  
19 registry, thence with said property S 33° 57' 38" W for a distance of 80.06 feet to the POINT OF  
20 BEGINNING, containing 1.018 acres of land, more or less.

21 **SECTION 3.(b)** This section has no effect upon the validity of any liens of the Town  
22 of Landis for ad valorem taxes or special assessments outstanding before the effective date of  
23 this section. Such liens may be collected or foreclosed upon after the effective date of this section  
24 as though the property were still within the corporate limits of the Town of Landis.

25 **SECTION 3.(c)** This section becomes effective June 30, 2022. Property in the  
26 territory described in subsection (a) of this section as of January 1, 2022, is no longer subject to  
27 municipal taxes by the Town of Landis for taxes imposed for taxable years beginning on or after  
28 July 1, 2022. Property in the territory described by subsection (a) of this section as of January 1,  
29 2022, is subject to municipal taxes by the City of Kannapolis for taxes imposed for taxable years  
30 beginning on or after July 1, 2022.

31 **SECTION 4.(a)** The following described property is removed from the corporate  
32 limits of the City of Kannapolis and added to the corporate limits of the Town of Landis:

## 33 Area 1

34 Beginning at a point in the center of Cannon Farm Road at the existing shared line of the  
35 Town of Landis and the City of Kannapolis on the eastern line of the Kannapolis and the western  
36 line of the Jimmy R Baker Jr. and Donna E Baker property as recorded in Deed Book 793 Page  
37 978 of the Rowan County public registry, thence with the existing shared Town of Landis – City  
38 of Kannapolis line and the Baker property four (4) courses; 1.) S 03° 25' 01" W passing through  
39 a found concrete monument at 38.34 feet for a total distance of 466.27 feet to a found iron rod,  
40 2.) S 88° 21' 51" E for a distance of 26.87 feet to a found iron rod, 3.) S 00° 10' 05" E for a  
41 distance of 41.26 feet to a found iron rod, 4.) S 84° 56' 22" E for a distance of 113.89 feet to a  
42 point on the western line of the Thomas Franklin Black and wife Barbara A Black property as  
43 recorded in Deed Book 634 Page 392 of the Rowan County public registry, thence with the  
44 existing shared Town of Landis – City of Kannapolis line and the Black property two (2) courses;  
45 1.) S 05° 00' 57" W for a distance of 90.00 feet to a found iron rod, 2.) N 82° 58' 25" E for a  
46 distance of 131.08 feet to a found iron rod at the southwestern corner of the Jeffrey Ray Ritchie  
47 and Jennifer Lynn Ritchie property as recorded in Deed Book 132 Page 890 of the Rowan County  
48 public registry, thence with said property N 69° 40' 26" E for a distance of 610.49 feet to a found  
49 monument at the southwestern corner of the Krishnal Properties LLC property as recorded in the  
50 Rowan County public registry, thence with said property N 70° 03' 38" E for a distance of 230.71  
51 feet to a found iron pipe at the southwestern corner of the Ryan Leben and Tina S. Leben property

1 as recorded in Deed Book 984 Page 265 of the Rowan County public registry, thence with said  
2 property two (2) courses; 1.) N 69° 10' 57" E for a distance of 68.58 feet to a point, 2.) S 73° 48'  
3 24" E for a distance of 122.43 feet to a found iron rod at the southwestern corner of the Barbara  
4 Isenhour property as recorded in Deed Book 674 Page 330 of the Rowan County public registry,  
5 thence with said property and the Pete H Altman, III and Sarah P Altman property as recorded  
6 in Deed Book 1249 Page 462 of the Rowan County public registry S 73° 37' 08" E for a distance  
7 of 368.10 feet to a point, thence continuing with the existing shared Town of Landis – City of  
8 Kannapolis line and within the Atlantic American Properties, Inc. property as recorded in Deed  
9 Book 1228 Page 578 of the Rowan County public registry two (2) courses; 1.) S 00° 59' 36" W  
10 for a distance of 108.13 feet to a point, 2.) S 06° 41' 12" W for a distance of 178.97 feet to a  
11 point, thence continuing within the Atlantic American Property Inc property and with a new  
12 shared Town of Landis – City of Kannapolis line seventeen (17) courses; 1.) N 47° 57' 49" W  
13 for a distance of 136.14 feet to a point, 2.) S 89° 41' 25" W for a distance of 137.26 feet to a  
14 point, 3.) S 69° 49' 23" W for a distance of 91.95 feet to a point, 4.) S 43° 40' 45" W for a distance  
15 of 179.31 feet to a point, 5.) S 61° 38' 04" W for a distance of 496.12 feet to a point, 6.) S 38°  
16 11' 28" W for a distance of 124.91 feet to a point, 7.) S 76° 24' 54" W for a distance of 577.30  
17 feet to a point, 8.) N 87° 02' 30" W for a distance of 248.88 feet to a point, 9.) S 67° 15' 53" W  
18 for a distance of 186.91 feet to a point, 10.) N 71° 53' 11" W for a distance of 455.87 feet to a  
19 point, 11.) N 14° 27' 47" E for a distance of 79.75 feet to a point, 12.) with a curve turning to the  
20 right having a radius of 690.89 feet, an arc length of 339.81 feet and whose long chord bears N  
21 27° 06' 10" E for a distance of 336.39 feet to a point, 13.) N 43° 00' 37" E for a distance of 123.35  
22 feet to a point, 14.) with a curve turning to the left having a radius of 198.94 feet, an arc length  
23 of 174.80 feet and whose long chord bears N 24° 33' 03" E for a distance of 169.23 feet to a  
24 point, 15.) N 03° 10' 41" E for a distance of 86.72 feet to a point, 16.) with a curve turning to the  
25 left having a radius of 293.01 feet, an arc length of 105.72 feet and whose long chord bears N  
26 08° 22' 52" W for a distance of 105.15 feet to a point, 17.) N 20° 04' 44" W for a distance of  
27 105.78 feet to a point in the center of Cannon Farm Road, thence continuing with the new shared  
28 line of the Town of Landis and the City of Kannapolis and the center of said road four (4) courses;  
29 1.) N 59° 36' 16" E for a distance of 122.33 feet to a point, 2.) with a curve turning to the right  
30 having a radius of 1295.84 feet, an arc length of 250.58 feet and whose long chord bears N 65°  
31 08' 39" E for a distance of 250.19 feet to a point, 3.) N 70° 41' 02" E for a distance of 228.75 feet  
32 to a point, 4.) N 69° 45' 57" E for a distance of 12.93 feet to the POINT OF BEGINNING,  
33 containing 34.542 acres of land, more or less.

#### 34 Area 2

35 Beginning at a point on the western line of Lot 26 of Plat Book 9995 Page 6317 of the Rowan  
36 County public registry at the existing shared line of the Town of Landis and the City of  
37 Kannapolis, said point being S 29° 22' 04" W a distance of 27.16 feet from a point at the southern  
38 right of way of Tamary way, thence with the existing shared line of the Town of Landis and the  
39 City of Kannapolis and within said lot 26 and also lots 25, 24, 23, 22 and 21 of said Plat Book  
40 9995 Page 6317 three (3) courses; 1.) S 70° 29' 12" E for a distance of 386.98 feet to a point, 2.)  
41 S 16° 09' 43" W for a distance of 36.71 feet to a point, 3.) S 72° 35' 24" E for a distance of 410.47  
42 feet to a point on the rear line of lot 21 and the line of the Atlantic American Prop Inc. property  
43 as recorded in Deed Book 1228 Page 578 of the Rowan County public registry, thence with said  
44 property and a new shared line of the Town of Landis and the City of Kannapolis S 35° 58' 37"  
45 W for a distance of 151.28 feet to a point on the northern right of way of Corriher Street, thence  
46 continuing with the new shared line of the Town of Landis and the City of Kannapolis and with  
47 said right of way two (2) courses; 1.) N 72° 06' 02" W for a distance of 364.64 feet to a point, 2.)  
48 S 17° 40' 23" W for a distance of 12.33 feet to a point on the northern line of the, Marvin D.  
49 Ridings and Elizabeth L Ridings property as recorded in Deed Book 1064 Page 673 of the Rowan  
50 County public registry, thence continuing with the new shared line of the Town of Landis and  
51 the City of Kannapolis and said property N 72° 33' 20" W for a distance of 185.08 feet to a point

1 on the line of the aforementioned Atlantic American Prop LLC property, thence continuing with  
2 the new shared line of the Town of Landis and the City of Kannapolis and said property eight (8)  
3 courses; 1.) N 17° 45' 48" E for a distance of 33.67 feet to a point, 2.) N 72° 14' 12" W for a  
4 distance of 193.55 feet to a point, 3.) N 20° 16' 45" W for a distance of 46.93 feet to a point, 4.)  
5 N 27° 19' 12" E for a distance of 31.53 feet to a point, 5.) N 69° 31' 17" W for a distance of 38.02  
6 feet to a point, 6.) N 22° 15' 14" E for a distance of 47.28 feet to a point, 7.) N 19° 57' 57" E for  
7 a distance of 53.02 feet to a point, 8.) S 70° 29' 12" E a distance of 48.18 feet to the POINT OF  
8 BEGINNING, containing 2.985 acres, more or less.

9 Area 3

10 Beginning at a point in the right of way of West A Street at the existing shared line of the  
11 Town of Landis and the City of Kannapolis on the eastern line of the Kannapolis – West A Street  
12 Church of God property as recorded in Deed Book 1117 Page 424 of the Rowan County public  
13 registry, thence with the proposed shared Town of Landis – City of Kannapolis line with West  
14 A Street S 23° 49' 39" W for a distance of 67.19 feet to a point at the intersection with the northern  
15 right of way of Corriher Street, thence along the northern right of way of Corriher Street, N 72°  
16 12' 31" W for a distance of 1136.23 feet to a point at the southwestern corner of the Norman R  
17 Brenenstuhl and wife Mary D Brenenstuhl property as recorded in Deed Book 1229 Page 223 of  
18 the Rowan County public registry, thence with said property N 33° 57' 38" E for a distance of  
19 152.31 feet to a point on the existing shared line of the Town of Landis and the City of  
20 Kannapolis, thence with said shared line and within the Brenenstuhl property S 72° 10' 52" E for  
21 a distance of 150.51 feet to a point on the line of the aforementioned Kannapolis – West A Street  
22 Church of God property, thence within said property two (2) courses; 1.) S 72° 10' 20" E for a  
23 distance of 932.53 feet to a point, 2.) S 68° 56' 04" E for a distance of 26.05 feet to a point in the  
24 right of way of West A Street, thence with said right of way S 23° 49' 39" W for a distance of  
25 77.74 feet to the POINT OF BEGINNING, containing 3.762 acres of land, more or less.

26 **SECTION 4.(b)** This section has no effect upon the validity of any liens of the City  
27 of Kannapolis for ad valorem taxes or special assessments outstanding before the effective date  
28 of this section. Such liens may be collected or foreclosed upon after the effective date of this  
29 section as though the property were still within the corporate limits of the City of Kannapolis.

30 **SECTION 4.(c)** This section becomes effective June 30, 2022. Property in the  
31 territory described in subsection (a) of this section as of January 1, 2022, is no longer subject to  
32 municipal taxes by the City of Kannapolis for taxes imposed for taxable years beginning on or  
33 after July 1, 2022. Property in the territory described by subsection (a) of this section as of  
34 January 1, 2022, is subject to municipal taxes by the Town of Landis for taxes imposed for  
35 taxable years beginning on or after July 1, 2022.

36 **SECTION 5.(a)** The following described property is removed from the corporate  
37 limits of the Town of Andrews:

38 A certain tract or parcel of land lying and being in Valletown Township, Cherokee County,  
39 North Carolina containing 0.86 acres, more or less, including an encroaching area, according to  
40 a plat of survey by Kenneth R. Moore, North Carolina Professional Land Surveyor L-2739  
41 entitled "James and Shirley Creasman" dated January 5, 2005 and from said plat of survey is  
42 more particularly described as follows:

43 BEGINNING at an iron pin found at the Northwest corner of the property herein conveyed,  
44 corner common to Baker in Book 704 at Page 100, said point bearing Grid coordinates  
45 N-560913.085 and E-565426.217, said point being located at or near the South side of the right  
46 of way easement corridor for Business 19, an existing paved roadway the centerline of which is  
47 also the centerline of a 60-foot right of way easement corridor. From said point of beginning,  
48 along with the aforementioned right of way easement corridor North 88-45-20 East a distance of  
49 112.67 feet to a 1-inch iron pin found below ground surface at the Northeast corner of the  
50 property herein conveyed, comet common to Queen in Book 796 at Page 5, said point being  
51 located South 16-32-39 East a distance of 18.96 feet from a 5/8 inch rebar found South 89-19-46

1 West a distance of 209.89 feet from a 1/2 inch rebar found; thence leaving the aforementioned  
2 right of way corridor and along a line common to Queen South 05-37-40 East a distance of 305.13  
3 feet to an iron pin found at the Southeast corner of the property herein conveyed, corner common  
4 to Queen and now or formerly Clark in Book 282 at page 71; thence leaving the line common to  
5 Queen and along a line common to now or formerly Clark North 88-44-59 West a distance of  
6 134.23 feet to an iron pin found at the Southwest corner of the property herein conveyed, corner  
7 common to now or formerly Clark and Baker; thence leaving the line common to Clark and along  
8 an existing chain link fence on a line common to Baker North 02-15-36 West a distance of 298.44  
9 feet to the point and place of BEGINNING containing 0.86 acres, more or less, including a 0.01  
10 acre encroachment area, according to the aforementioned survey plat. Should there be any  
11 discrepancy between the above metes and bounds description and the aforementioned survey  
12 plat, the survey plat shall prevail.

13 **SECTION 5.(b)** This section has no effect upon the validity of any liens of the Town  
14 of Andrews for ad valorem taxes or special assessments outstanding before the effective date of  
15 this section. Such liens may be collected or foreclosed upon after the effective date of this section  
16 as though the property were still within the corporate limits of the Town of Andrews.

17 **SECTION 5.(c)** This section becomes effective June 30, 2022. Property in the  
18 territory described in subsection (a) of this section as of January 1, 2022, is no longer subject to  
19 municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2022.

20 **SECTION 6.** Except as otherwise provided, this act is effective when it becomes  
21 law.