

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2001**

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**HOUSE BILL 719\***  
**Committee Substitute Favorable 4/5/01**  
**Senate Finance Committee Substitute Adopted 8/21/01**

Short Title: Mayodan Satellite Annexation.

(Local)

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Sponsors:

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Referred to:

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March 22, 2001

A BILL TO BE ENTITLED

AN ACT EXEMPTING THE TOWN OF MAYODAN FROM CERTAIN  
STATUTORY REQUIREMENTS CONCERNING A VOLUNTARY SATELLITE  
ANNEXATION OF SOME OR ALL OF CERTAIN DESCRIBED PROPERTY.

The General Assembly of North Carolina enacts:

**SECTION 1.** The provisions of neither G.S. 160A-58.1(b)(4) nor G.S.  
160A-58.1(b)(5) apply to the annexation by the Town of Mayodan of any or all of the  
following described property:

Avalon Industrial Park

A parcel of land being part of Tax parcel 7917-00-97-8095, known as Washington Mills  
being a part of Parcel G and located entirely on the southerly side of U.S. 220 Business  
at its intersection with Janet Road (SR#1395), located in Madison Township,  
Rockingham County, being more particularly described as follows:

Beginning at a new iron pipe at a point on a curve on the southerly sixty foot  
right-of-way line of U.S. Business 220 at the point of intersection with the east  
boundary line of Hassel F. Priddy and wife Jewel Priddy as recorded in Deed Book 813  
at Page 242, being N 04°23'23" W a distance of 163.73 feet from an existing concrete  
monument being a boundary corner of the subject property, said concrete monument  
having NAD 83 NC State Plane coordinates of N=975,714.632 and E=1,717,782.768;  
thence northeasterly along said southerly right-of-way line along the arc of said curve to  
the right having a radius of 2,005.51 feet a distance of 394.93 feet (chord course N  
72°54'16" E-394.29 feet); thence continuing along said southerly right-of-way line N  
78°32'45" E a distance of 691.49 feet to the point of intersection with the L. Elize Holt  
estate as recorded in Deed Book 679 at Page 828; thence along said L. Elize Holt estate  
the following three courses:

(1) S 25°43'45" E a distance of 49.93 feet;

(2) N 72°49'00" E a distance of 232.67 feet to a broken concrete monument;

- 1 (3) N 27°46'37" W a distance of 28.08 feet to the point of intersection with a curve  
2 at said southerly right-of-way line of U.S. Highway 220;  
3 thence along said southerly right-of-way line the following twelve courses:  
4 (1) along the arc of said curve to the left having a radius of 2,059.18 feet a  
5 distance of 628.94 feet (chord course N 63°38'43" E-626.50 feet);  
6 (2) N 54°53'42" E a distance of 1,954.61 feet to a point of curvature;  
7 (3) along the arc of said curve to the right having a radius of 729.38 feet a  
8 distance of 292.26 feet (chord course N 59°49'11" E-291.92 feet);  
9 (4) N 64°34'41" E a distance of 373.80 feet to a point of curvature;  
10 (5) along the arc of said curve to the left having a radius of 755.19 feet a distance  
11 of 528.94 feet (chord course N 48°34'21" E-518.19 feet);  
12 (6) N 24°26'54" E a distance of 769.74 feet to a point of curvature;  
13 (7) along the arc of said curve to the right having a radius of 1,413.71 feet a  
14 distance of 569.27 feet (chord N 35°59'03" E-565.43 feet) to a point of  
15 compound curvature;  
16 (8) along the arc of said compound curve to the right having a radius of 778.34  
17 feet a distance of 212.59 feet (chord course N 58°33'06" E-211.93 feet);  
18 (9) N 66°19'45" E a distance of 177.16 feet to an existing iron pipe;  
19 (10) N 68°08'25" E a distance of 123.04 feet to a point of curvature;  
20 (11) along the arc of said curve to the right having a radius of 56,628.77 feet a  
21 distance of 156.0 feet (chord course N 70°53'07" E-156.00 feet);  
22 (12) N 71°10'18" E a distance of 557.32 feet more or less to the point of  
23 intersection with the mean waterline of the right-hand stream bank, looking  
24 downstream, of the Mayo River;  
25 thence along said mean waterline along the following thirty-two meander survey  
26 courses:  
27 (1) S 23°12'43" E a distance of 518.94 feet;  
28 (2) S 30°29'10" E a distance of 253.34 feet;  
29 (3) S 12°26'22" E a distance of 55.55 feet;  
30 (4) S 05°04'16" W a distance of 60.15 feet;  
31 (5) S 31°44'31" W a distance of 64.12 feet;  
32 (6) S 48°1'53" W a distance of 98.80 feet;  
33 (7) S 69°12'10" W a distance of 72.39 feet;  
34 (8) S 81°42'49" W a distance of 84.32 feet;  
35 (9) N 82°06'12" W a distance of 112.86 feet;  
36 (10) N 69°37'32" W a distance of 113.16 feet;  
37 (11) N 64°04'52" W a distance of 255.88 feet;  
38 (12) N 64°59'41" W a distance of 322.39 feet;  
39 (13) N 74°17'52" W a distance of 132.71 feet;  
40 (14) N 87°34'10" W a distance of 101.42 feet;  
41 (15) S 82°01'41" W a distance of 197.23 feet;

- 1 (16) S 52°56'28" W a distance of 171.98 feet;  
2 (17) S 35°52'31" W a distance of 116.15 feet;  
3 (18) S 24°04'04" W a distance of 359.26 feet;  
4 (19) S 08°10'23" W a distance of 349.58 feet;  
5 (20) S 05°33'45" W a distance of 377.55 feet;  
6 (21) S 14°16'09" W a distance of 250.44 feet;  
7 (22) S 49°41'23" W a distance of 240.57 feet;  
8 (23) S 76°19'48" W a distance of 400.06 feet;  
9 (24) S 62°37'15" W a distance of 268.07 feet;  
10 (25) S 57°15'00" W a distance of 98.97 feet;  
11 (26) S 43°03'00" W a distance of 98.04 feet;  
12 (27) S 25°33'28" W a distance of 102.71 feet;  
13 (28) S 21°46'19" W a distance of 273.16 feet;  
14 (29) S 19°38'23" W a distance of 197.10 feet;  
15 (30) S 15°45'25" W a distance of 127.94 feet;  
16 (31) S 09°53'09" W a distance of 82.31 feet;  
17 (32) S 14°25'12" W a distance of 121.70 feet to the northern boundary corner of  
18 H&H Properties Tract 1 as recorded in Deed Book 853 at Page 1922;  
19 thence S 31°06'32" W along the northwesterly boundary line of said H&H Properties,  
20 passing a new iron pipe at 20.00 feet, a total distance of 203.80 feet to a new iron pipe at  
21 a point on a curve being twenty feet more or less southeasterly from the centerline of the  
22 Norfolk & Western Railway track; thence continuing along said northwestern boundary  
23 line, along a line being twenty feet more or less southeasterly from said centerline of  
24 track the following seven courses:  
25 (1) along the arc of said curve to the right having a radius of 3,878.95 feet a  
26 distance of 264.32 feet (chord course S 25°34'18" W-264.27 feet) to a point of  
27 compound curve;  
28 (2) along the arc of said compound curve to the right having a radius of 8,418.46  
29 feet a distance of 264.25 feet (chord course S 28°52'05" W-264.24 feet) to a  
30 point of compound curve;  
31 (3) along the arc of said compound curve to the right having a radius of  
32 13,040.73 feet a distance of 123.10 feet (chord course S 29°36'36" W-123.10  
33 feet) to a point of compound curve;  
34 (4) along the arc of said compound curve to the right having a radius of 3,775.94  
35 feet a distance of 350.16 feet (chord course S 32°07'26" W-350.03 feet) to a  
36 point of compound curve;  
37 (5) along the arc of said compound curve to the right having a radius of 3,058.52  
38 feet a distance of 350.32 feet (chord course S 37°33'19" W-350.13 feet) to a  
39 point of compound curve;

1 (6) along the arc of said compound curve to the right having a radius of 772.54  
2 feet a distance of 313.55 feet (chord course S 51°46'41" W-311.40 feet) to a  
3 point of compound curve;

4 (7) along the arc of said compound curve to the right having a radius of 732.89  
5 feet a distance of 393.06 feet (chord course S 79°22'35" W-388.36 feet) to a  
6 new iron pipe at a point of Norfolk & Western Railway right-of-way width  
7 change;

8 thence S 04°38'03" W a distance of 20.00 feet to a new iron pipe at a point being forty  
9 feet more or less from said centerline of track; thence along a curve to the right, being  
10 forty feet southerly more or less from said centerline of track, having a radius of 740.75  
11 feet a distance of 176.12 feet (chord course N 78°33'55" W-175.70 feet) to a new iron  
12 pipe at the point of intersection with a western boundary line of said H&H Properties;  
13 thence S 06°03'20" E along said western boundary line a distance of 57.07 feet to an  
14 existing angle iron; thence continuing S 06°03'20" E along said western boundary line a  
15 distance of 209.71 feet to an existing angle iron; thence continuing along said western  
16 boundary line N 69°15'08" W a distance of 296.92 feet to an existing angle iron; thence  
17 continuing along said western boundary line N 72°59'45" W, passing a new iron pipe at  
18 313.99 feet, a total distance of 338.99 feet more or less to the point of intersection with  
19 said mean waterline of the right-hand stream bank, looking downstream, of the Mayo  
20 River; thence along said mean waterline along the following three meander survey  
21 courses:

22 (1) N 36°01'11" W a distance of 299.13 feet;

23 (2) N 40°18'52" W a distance of 250.37 feet;

24 (3) N 44°48'54" W a distance of 224.79 feet to the point of intersection with a  
25 property line of unknown ownership;

26 thence N 02°55'00" W along said property line passing a new iron pipe at 25.00 feet a  
27 total distance of 306.00 feet to an existing iron pipe; thence continuing along the  
28 property line of said unknown ownership N 81°36'20" W, passing an existing concrete  
29 monument at 25.4 feet a total distance of 674.27 feet to an existing concrete monument;  
30 thence N 04°23'23" W a distance of 163.73 feet to the Point of Beginning, containing  
31 142.8245 acres more or less including 19.5056 acres in Railroad right-of-way.  
32

### 33 Avalon Residential

34 A parcel of land being part of Tax parcel 7917-00-97-8095, known as Washington Mills  
35 being Parcel F and located entirely on the northerly side of U.S. 220 Business on the  
36 west side of Janet Road (SR#1395), located in Madison Township, Rockingham  
37 County, North Carolina, being more particularly described as follows:

38 Beginning at an existing iron pipe at a point on a curve on the northerly sixty foot  
39 right-of-way line of U.S. Business 220 at the point of intersection with the east  
40 boundary line of Hassel F. Priddy and wife Jewel Priddy as recorded in Deed Book 813  
41 at Page 242, Tract 2, being N 04°23'23" W a distance of 226.83 feet from an existing

1 concrete monument being a boundary corner of Washington Mills Parcel G, said  
2 concrete monument having NAD 83 NC State Plane coordinates of N =975,714,632 and  
3 E=1,717,782.768; thence N 04°23'23" W along said east boundary line of Hassel F.  
4 Priddy and wife Jewel Priddy a distance of 377.80 feet to an existing concrete  
5 monument; thence S 89°04'41" W along the north boundary line of said Hassel F.  
6 Priddy and wife Jewel Priddy a distance of 440.58 feet to an existing iron pipe at the  
7 southeast corner of Avalon Heights lot 16, the southeast corner of Brenda Lou S.  
8 Coleman as recorded in Deed Book 1031 at Page 316; thence N 01°31'26" W along the  
9 east boundary line of said Avalon Heights lot 16 and along the east boundary line of  
10 said Brenda Lou S. Coleman a distance of 1,251.54 feet to an existing concrete  
11 monument at the southeast corner of Gerry G. Williams, et al. as recorded in Deed Book  
12 702 at Page 270; thence N 01°31'23" W along the east boundary line of said Williams a  
13 distance of 569.93 feet to an existing concrete monument at the southwest corner of  
14 Hannah Kirby Dalton; thence along the south, east, and north boundary line of said  
15 Dalton the following three courses:

16 (1) N 65°34'37" E a distance of 460.20 feet to an existing concrete monument;  
17 (2) N 17°30'29" W a distance of 553.90 feet to an existing concrete monument;  
18 (3) S 88°52'26" W a distance of 270.96 feet to an existing concrete monument at  
19 the point of intersection with the east boundary line of Carolyn Leandra McGuire as  
20 recorded in Deed Book 973 at Page 2159; thence N 01°00'26" E along said east  
21 boundary line a distance of 293.55 feet to an existing stone being S 89°11'32" E a  
22 distance of 3.70 feet from an existing iron pipe; thence S 89°11'32" E along the south  
23 boundary line of said McGuire a distance of 714.15 feet to an existing iron pipe at the  
24 southwest corner of Mildred F. Joyce/Barrett (Will #96E-431) as recorded in Deed  
25 Book 347 at Page 480; thence S 89°11'38" E along the south boundary line of said  
26 Joyce/Barrett a distance of 1,461.67 feet to an existing concrete monument at the  
27 southeast corner of said Joyce/Barrett; thence N 09°20'11" E along the east boundary  
28 line of said Joyce/Barrett a distance of 974.46 feet to an existing concrete monument;  
29 thence continuing along said east boundary line of Joyce/Barrett N 09°16'25" E, passing  
30 an existing concrete monument of 530.88 feet, a total distance of 548.78 feet to the  
31 centerline of a branch, the southwest corner of C. Wayne Cook and Kaye J. Cook as  
32 recorded in Deed Book 714 at Page 196; thence along said branch, along the south  
33 boundary line of said Cook the following four random survey lines:

34 (1) N 85°33'13" E a distance of 130.69 feet;  
35 (2) S 61°58'17" E a distance of 133.54 feet;  
36 (3) S 48°44'17" E a distance of 126.35 feet;  
37 (4) S 64°00'17" E a distance of 158.86 feet to an existing concrete monument at  
38 the southeast corner of said Cook; thence N 01°33'12" E along the east boundary line of  
39 said Cook, passing iron pipes at 248.88 feet and 493.45 feet a total distance of 761.90  
40 feet to an existing iron pipe at the point of intersection with a curve on the apparent  
41 south right-of-way line (approximately 30' from centerline) of Ledbetter Road

1 (SR#1336) in accordance with Plat Book 21 at Page 52; thence along said apparent  
2 south right-of-way line along the arc of said curve to the left having a radius of 2,533.40  
3 feet a distance of 184.97 feet (chord course N 66°42'37" E-184.93 feet) to an existing  
4 iron pipe; thence continuing along said apparent south right-of-way line N 64°37'06" E  
5 a distance of 1,406.38 feet to an existing iron pipe at the point of intersection with a  
6 curve on the apparent west right-of-way line (approximately 50' from centerline) of  
7 Janet Road (SR#1395) in accordance with Plat Book 21 at Page 52; thence along said  
8 apparent west right-of-way line along the arc of said curve to the left having a radius of  
9 1,338.56 feet a distance of 774.00 feet (chord course S 14°22'19" E-763.26 feet) to an  
10 existing iron pipe; thence continuing along said apparent west right-of-way line S  
11 31°19'11" E a distance of 1,950.45 feet to an existing iron pipe at the point of  
12 intersection with a curve on the northerly sixty foot right-of-way line of U.S. Business  
13 220; thence along said northerly right-of-way line the following seven courses:  
14 (1) along the arc of said curve to the left having a radius of 1,480.46 feet a  
15 distance of 596.43 feet (chord course S 35°59'23" W-592.41 feet) to an existing  
16 iron pipe;  
17 (2) S 24°26'54" W a distance of 769.74 feet to an existing iron pipe at a point of  
18 curvature;  
19 (3) along the arc of said curve to the right having a radius of 705.64 feet a  
20 distance of 486.72 feet (chord course S 48°55'21" W-477.13 feet) to an existing  
21 iron pipe;  
22 (4) S 64°34'41" W a distance of 373.80 feet to a point of curvature;  
23 (5) along the arc of said curve to the left having a radius of 789.33 feet a  
24 distance of 302.40 feet (chord course S 59°49'00" W-302.04 feet) to an existing  
25 iron pipe;  
26 (6) S 54°53'42" W a distance of 1,954.61 feet to an existing iron pipe at a point  
27 of curvature;  
28 (7) along the arc of said curve to the right having a radius of 1,985.26 feet a  
29 distance of 621.46 feet (chord course S 63°51'46" W-618.92 feet) to an existing  
30 iron pipe at the southeast corner of Edward Ray DeMoss and Louise B. DeMoss  
31 as recorded in Deed Book 840 at Page 2319;  
32 thence along the easterly, northerly, and westerly boundary line of said DeMoss the  
33 following three courses:  
34 (1) N 27°47'35" W a distance of 329.40 feet to an existing concrete monument;  
35 (2) S 73°31'18" W a distance of 217.83 feet to an existing concrete monument;  
36 (3) S 25°43'45" E a distance of 307.48 feet to a new iron pipe at the point of  
37 intersection with said northerly sixty foot right-of-way line of U.S. Business  
38 220;  
39 thence S 78°32'45" W along said northerly right-of-way line a distance of 676.22 feet to  
40 an existing iron pipe at a point of curvature; thence continuing along said northerly  
41 right-of-way line along the arc of said curve to the left having a radius of 2,065.51 feet a

- 1 distance of 386.91 feet (chord course S 73°10'46" W-386.35 feet) to the Point of
- 2 Beginning, containing 389.7466 acres more or less.
- 3           **SECTION 2.** This act becomes effective July 1, 2001.