

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2001**

**HOUSE BILL 719  
RATIFIED BILL**

**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;
- (3) N 27°46'37" W a distance of 28.08 feet to the point of intersection with a curve

at said southerly right-of-way line of U.S. Highway 220;

thence along said southerly right-of-way line the following twelve courses:

- (1) along the arc of said curve to the left having a radius of 2,059.18 feet a distance of 628.94 feet (chord course N 63°38'43" E-626.50 feet);
- (2) N 54°53'42" E a distance of 1,954.61 feet to a point of curvature;
- (3) along the arc of said curve to the right having a radius of 729.38 feet a distance of 292.26 feet (chord course N 59°49'11" E-291.92 feet);
- (4) N 64°34'41" E a distance of 373.80 feet to a point of curvature;
- (5) along the arc of said curve to the left having a radius of 755.19 feet a distance of 528.94 feet (chord course N 48°34'21" E-518.19 feet);
- (6) N 24°26'54" E a distance of 769.74 feet to a point of curvature;
- (7) along the arc of said curve to the right having a radius of 1,413.71 feet a distance of 569.27 feet (chord N 35°59'03" E-565.43 feet) to a point of compound curvature;
- (8) along the arc of said compound curve to the right having a radius of 778.34 feet a distance of 212.59 feet (chord course N 58°33'06" E-211.93 feet);
- (9) N 66°19'45" E a distance of 177.16 feet to an existing iron pipe;

- (10) N 68°08'25" E a distance of 123.04 feet to a point of curvature;
- (11) along the arc of said curve to the right having a radius of 56,628.77 feet a distance of 156.0 feet (chord course N 70°53'07" E-156.00 feet);
- (12) N 71°10'18" E a distance of 557.32 feet more or less to the point of intersection with the mean waterline of the right-hand stream bank, looking downstream, of the Mayo River;

thence along said mean waterline along the following thirty-two meander survey courses:

- (1) S 23°12'43" E a distance of 518.94 feet;
- (2) S 30°29'10" E a distance of 253.34 feet;
- (3) S 12°26'22" E a distance of 55.55 feet;
- (4) S 05°04'16" W a distance of 60.15 feet;
- (5) S 31°44'31" W a distance of 64.12 feet;
- (6) S 48°1'53" W a distance of 98.80 feet;
- (7) S 69°12'10" W a distance of 72.39 feet;
- (8) S 81°42'49" W a distance of 84.32 feet;
- (9) N 82°06'12" W a distance of 112.86 feet;
- (10) N 69°37'32" W a distance of 113.16 feet;
- (11) N 64°04'52" W a distance of 255.88 feet;
- (12) N 64°59'41" W a distance of 322.39 feet;
- (13) N 74°17'52" W a distance of 132.71 feet;
- (14) N 87°34'10" W a distance of 101.42 feet;
- (15) S 82°01'41" W a distance of 197.23 feet;
- (16) S 52°56'28" W a distance of 171.98 feet;
- (17) S 35°52'31" W a distance of 116.15 feet;
- (18) S 24°04'04" W a distance of 359.26 feet;
- (19) S 08°10'23" W a distance of 349.58 feet;
- (20) S 05°33'45" W a distance of 377.55 feet;
- (21) S 14°16'09" W a distance of 250.44 feet;
- (22) S 49°41'23" W a distance of 240.57 feet;
- (23) S 76°19'48" W a distance of 400.06 feet;
- (24) S 62°37'15" W a distance of 268.07 feet;
- (25) S 57°15'00" W a distance of 98.97 feet;
- (26) S 43°03'00" W a distance of 98.04 feet;
- (27) S 25°33'28" W a distance of 102.71 feet;
- (28) S 21°46'19" W a distance of 273.16 feet;
- (29) S 19°38'23" W a distance of 197.10 feet;
- (30) S 15°45'25" W a distance of 127.94 feet;
- (31) S 09°53'09" W a distance of 82.31 feet;
- (32) S 14°25'12" W a distance of 121.70 feet to the northern boundary corner of

H&H Properties Tract 1 as recorded in Deed Book 853 at Page 1922;

thence S 31°06'32" W along the northwesterly boundary line of said H&H Properties, passing a new iron pipe at 20.00 feet, a total distance of 203.80 feet to a new iron pipe at a point on a curve being twenty feet more or less southeasterly from the centerline of the Norfolk & Western Railway track; thence continuing along said northwestern boundary line, along a line being twenty feet more or less southeasterly from said centerline of track the following seven courses:

- (1) along the arc of said curve to the right having a radius of 3,878.95 feet a distance of 264.32 feet (chord course S 25°34'18" W-264.27 feet) to a point of compound curve;
- (2) along the arc of said compound curve to the right having a radius of 8,418.46 feet a distance of 264.25 feet (chord course S 28°52'05" W-264.24 feet) to a point of compound curve;

- (3) along the arc of said compound curve to the right having a radius of 13,040.73 feet a distance of 123.10 feet (chord course S 29°36'36" W-123.10 feet) to a point of compound curve;
- (4) along the arc of said compound curve to the right having a radius of 3,775.94 feet a distance of 350.16 feet (chord course S 32°07'26" W-350.03 feet) to a point of compound curve;
- (5) along the arc of said compound curve to the right having a radius of 3,058.52 feet a distance of 350.32 feet (chord course S 37°33'19" W-350.13 feet) to a point of compound curve;
- (6) along the arc of said compound curve to the right having a radius of 772.54 feet a distance of 313.55 feet (chord course S 51°46'41" W-311.40 feet) to a point of compound curve;
- (7) along the arc of said compound curve to the right having a radius of 732.89 feet a distance of 393.06 feet (chord course S 79°22'35" W-388.36 feet) to a new iron pipe at a point of Norfolk & Western Railway right-of-way width change;

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

- (1) N 36°01'11" W a distance of 299.13 feet;
- (2) N 40°18'52" W a distance of 250.37 feet;
- (3) N 44°48'54" W a distance of 224.79 feet to the point of intersection with a property line of unknown ownership;

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

#### Avalon Residential

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

Beginning at an existing iron pipe at a point on a curve on the northerly 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, Tract 2, being N 04°23'23" W a distance of 226.83 feet from an existing concrete monument being a boundary corner of Washington Mills Parcel G, said concrete monument having NAD 83 NC State Plane coordinates of N =975,714,632 and E=1,717,782.768; thence N 04°23'23" W along said east boundary line of Hassel F. Priddy and wife Jewel Priddy a distance of 377.80 feet to an existing concrete monument; thence S 89°04'41" W along the north boundary line of said Hassel F.

Priddy and wife Jewel Priddy a distance of 440.58 feet to an existing iron pipe at the southeast corner of Avalon Heights lot 16, the southeast corner of Brenda Lou S. Coleman as recorded in Deed Book 1031 at Page 316; thence N 01°31'26" W along the east boundary line of said Avalon Heights lot 16 and along the east boundary line of said Brenda Lou S. Coleman a distance of 1,251.54 feet to an existing concrete monument at the southeast corner of Gerry G. Williams, et al. as recorded in Deed Book 702 at Page 270; thence N 01°31'23" W along the east boundary line of said Williams a distance of 569.93 feet to an existing concrete monument at the southwest corner of Hannah Kirby Dalton; thence along the south, east, and north boundary line of said Dalton the following three courses:

- (1) N 65°34'37" E a distance of 460.20 feet to an existing concrete monument;
- (2) N 17°30'29" W a distance of 553.90 feet to an existing concrete monument;
- (3) S 88°52'26" W a distance of 270.96 feet to an existing concrete monument at

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

- (1) N 85°33'13" E a distance of 130.69 feet;
- (2) S 61°58'17" E a distance of 133.54 feet;
- (3) S 48°44'17" E a distance of 126.35 feet;
- (4) S 64°00'17" E a distance of 158.86 feet to an existing concrete monument at

the southeast corner of said Cook; thence N 01°33'12" E along the east boundary line of said Cook, passing iron pipes at 248.88 feet and 493.45 feet a total distance of 761.90 feet to an existing iron pipe at the point of intersection with a curve on the apparent south right-of-way line (approximately 30' from centerline) of Ledbetter Road (SR#1336) in accordance with Plat Book 21 at Page 52; thence along said apparent south right-of-way line along the arc of said curve to the left having a radius of 2,533.40 feet a distance of 184.97 feet (chord course N 66°42'37" E-184.93 feet) to an existing iron pipe; thence continuing along said apparent south right-of-way line N 64°37'06" E a distance of 1,406.38 feet to an existing iron pipe at the point of intersection with a curve on the apparent west right-of-way line (approximately 50' from centerline) of Janet Road (SR#1395) in accordance with Plat Book 21 at Page 52; thence along said apparent west right-of-way line along the arc of said curve to the left having a radius of 1,338.56 feet a distance of 774.00 feet (chord course S 14°22'19" E-763.26 feet) to an existing iron pipe; thence continuing along said apparent west right-of-way line S 31°19'11" E a distance of 1,950.45 feet to an existing iron pipe at the point of intersection with a curve on the northerly sixty foot right-of-way line of U.S. Business 220; thence along said northerly right-of-way line the following seven courses:

- (1) along the arc of said curve to the left having a radius of 1,480.46 feet a distance of 596.43 feet (chord course S 35°59'23" W-592.41 feet) to an existing iron pipe;
- (2) S 24°26'54" W a distance of 769.74 feet to an existing iron pipe at a point of curvature;

- (3) along the arc of said curve to the right having a radius of 705.64 feet a distance of 486.72 feet (chord course S 48°55'21" W-477.13 feet) to an existing iron pipe;
- (4) S 64°34'41" W a distance of 373.80 feet to a point of curvature;
- (5) along the arc of said curve to the left having a radius of 789.33 feet a distance of 302.40 feet (chord course S 59°49'00" W-302.04 feet) to an existing iron pipe;
- (6) S 54°53'42" W a distance of 1,954.61 feet to an existing iron pipe at a point of curvature;
- (7) along the arc of said curve to the right having a radius of 1,985.26 feet a distance of 621.46 feet (chord course S 63°51'46" W-618.92 feet) to an existing iron pipe at the southeast corner of Edward Ray DeMoss and Louise B. DeMoss as recorded in Deed Book 840 at Page 2319;

thence along the easterly, northerly, and westerly boundary line of said DeMoss the following three courses:

- (1) N 27°47'35" W a distance of 329.40 feet to an existing concrete monument;
- (2) S 73°31'18" W a distance of 217.83 feet to an existing concrete monument;
- (3) S 25°43'45" E a distance of 307.48 feet to a new iron pipe at the point of intersection with said northerly sixty foot right-of-way line of U.S. Business 220;

thence S 78°32'45" W along said northerly right-of-way line a distance of 676.22 feet to an existing iron pipe at a point of curvature; thence continuing along said northerly right-of-way line along the arc of said curve to the left having a radius of 2,065.51 feet a distance of 386.91 feet (chord course S 73°10'46" W-386.35 feet) to the Point of Beginning, containing 389.7466 acres more or less.

**SECTION 2.** This act becomes effective July 1, 2001.

In the General Assembly read three times and ratified this the 13<sup>th</sup> day of September, 2001.

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Beverly E. Perdue  
President of the Senate

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James B. Black  
Speaker of the House of Representatives