

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2001**

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**SENATE BILL 666  
State and Local Government Committee Substitute Adopted 4/17/01  
House Committee Substitute Favorable 5/16/01**

Short Title: Monroe/Burlington Property.

(Local)

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Sponsors:

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Referred to:

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March 22, 2001

A BILL TO BE ENTITLED

1  
2 AN ACT AUTHORIZING THE CITY OF MONROE TO ACQUIRE CERTAIN  
3 PROPERTY AND TO CONVEY THE PROPERTY TO UNION COUNTY FOR  
4 THE PURPOSE OF CONSTRUCTING A COURTHOUSE THEREON AND TO  
5 AUTHORIZE THE CITY OF BURLINGTON TO CONVEY DESCRIBED  
6 PROPERTY BY PRIVATE SALE.

7 The General Assembly of North Carolina enacts:

8 **SECTION 1.** The City of Monroe may acquire by purchase or exchange the  
9 following described property in Union County, North Carolina, and may convey the  
10 property, with or without monetary consideration, under the terms and conditions it  
11 deems proper, to Union County for the purpose of constructing a courthouse thereon:

TRACT 1

12  
13 BEGINNING at an iron in the South margin of the sidewalk along West Franklin Street,  
14 said point being located N 89-45 W. 129 feet from the Southwest intersection of  
15 Franklin Street and Stewart Street; and running thence S 0-15 W 180 feet to an iron in  
16 the North margin of Morgan Street; thence with the North margin of Morgan Street N.  
17 89-45 W 115 feet to an iron, a new corner of said street; thence a new division line N  
18 9-15 E 180 feet to an iron, a new corner on the South margin of the sidewalk along the  
19 South side of Franklin Street; thence with the South edge of said sidewalk S 89-45 E  
20 115 feet to the beginning point and being all of Tract 1 described in Book 1310, page 35  
21 Union County Registry.

TRACT 2

22  
23 BEGINNING at an iron in the South margin of West Franklin Street on the old  
24 corporation limits line of the City of Monroe, being the Northeast corner of the lot now  
25 or formerly owned by R. Phifer (or J. M. Wiggins), and running thence along the South  
26 margin of said Franklin Street, N 88 E 80 feet, to an iron, a new corner; thence a new  
27 division line S 1 E 187 feet to an iron, a new corner on the North margin of Morgan  
28 Street; thence along the North margin of said Morgan Street S 88 W 80 feet to an iron in

1 the old corporation limits line of the City of Monroe, and on the Southeast corner of the  
2 lot now or formerly owned by R. Phifer (or J. M. Wiggins); thence along and with said  
3 Phifer or Wiggins property line, being said "old corporation limits line," N 1 W 187 feet  
4 to the beginning corner. BEING the same property conveyed to Estate of A. F. Stevens  
5 by Franklin Street Realty Company of Monroe, North Carolina, Incorporated, by deed  
6 dated October 2, 1974, and recorded in Deed Book 269 at page 628 in the Office of the  
7 Register of Deeds of Union County, North Carolina and being all of Tract 2 described in  
8 Book 1310 page 35 Union County Registry.

9 TRACT 3

10 BEGINNING at an iron in the South margin of the South sidewalk along West Franklin  
11 Street, said point being located North 89 degrees 45 minutes West 104 feet from the  
12 Southwest intersection of Franklin Street and Stewart Street and running thence South 0  
13 degrees 15 minutes West 180 feet to an iron in the North margin of Morgan Street;  
14 thence with the North margin of Morgan Street North 89 degrees 45 minutes West 25.5  
15 feet to an iron, a new corner on the North margin of said street; thence a new division  
16 line North 0 degrees 15 minutes East 180 feet to an iron, a new corner on the South  
17 margin of the sidewalk along the South side of Franklin Street; thence with the South  
18 edge of the said sidewalk South 89 degrees 45 minutes East 25.5 feet to the Beginning  
19 point and being the property described in Deed Book 381, page 872 of Union County  
20 Registry.

21 TRACT 4

22 BEGINNING at an iron at the Northwest intersection of the intersections of Morgan  
23 Street and Stewart Street said iron being on the Western margin of the Stewart Street  
24 right-of-way and the Northern margin of the Morgan Street right-of-way and running  
25 thence with the right-of-way of Morgan Street S88-29-44 W 99.78 feet to an iron  
26 behind curb and retaining wall; thence with the concrete retaining wall and the line of  
27 the Lewis R. Fisher property, N1-10-01 W 180.13 feet to a point on the outside of the  
28 building line with the building corner being 1.33 feet beyond said point; Running thence  
29 with Franklin Street N 88-29-44 E 100.0 feet to an iron set behind a 4 foot sidewalk; the  
30 margin of the Stewart Street Right-of-Way; thence with the sidewalk and the Stewart  
31 Street Right-of-Way S1-05-54 E 180.13 feet to the point and place of the beginning and  
32 containing 17,994 square feet all according to a boundary survey by Carroll L. Rushing,  
33 N.C.R.L.S. dated September 4, 1984, and being the same property described in Deed  
34 Book 465, page 767 of Union County Registry.

35 **SECTION 2.** In acquiring the property described in Section 1 of this act, the  
36 City of Monroe shall have the right of eminent domain for public condemnors as  
37 provided in Article 3 of Chapter 40A of the General Statutes. With respect to the  
38 vesting of title and right of possession, the provisions of G.S. 40A-42(a) shall apply.

39 **SECTION 3.** The City of Monroe may convey the following described  
40 property in Union County, North Carolina, with or without monetary consideration,  
41 under the terms and conditions it deems proper, to Union County for the purpose of  
42 constructing a courthouse thereon:

1 All of that parcel of land in the City of Monroe bounded on the North by  
2 Crowell Street and City Hall, on the East by Stewart Street, on the South by Jefferson  
3 Street, and on the West by Charlotte Avenue, and being the same property described in  
4 instruments filed in the Union County Register of Deeds Office in Book 212, page 28;  
5 Book 211, page 390; Book 278, page 329; Book 283, page 780; and Book 251, page  
6 224.

7 **SECTION 4.** Notwithstanding Article 12 of Chapter 160A of the General  
8 Statutes, the City of Burlington may convey by private negotiation and sale, with or  
9 without monetary consideration, any or all of its right, title, and interest in the following  
10 described property to Unity Builders', Inc., under the terms and conditions the City  
11 Council deems appropriate:

12 **LOT NO. 2**

13 A certain tract or parcel of land in Burlington Township, Alamance County, North  
14 Carolina, adjoining Rauhut Street, Rosenwald Street, the lands of Lots 1 and 3 of City  
15 of Burlington Redevelopment Subdivision and others and being more particularly  
16 described as follows:

17  
18 BEGINNING at an iron stake in the West right-of-way line of Rosenwald Street, said  
19 stake being a corner with Lot No. 3, lying North 3 deg. 26' 50" East 57.70 feet from the  
20 intersection of the West right-of-way line of Rosenwald Street and the North  
21 right-of-way line of Massey Street and running thence from said beginning point with  
22 the line of Lot No. 3, North 85 deg. 40' 07" West 189.42 feet to an iron stake in the East  
23 right-of-way line of Rauhut Street; thence with the right-of-way line of Rauhut Street  
24 North 22 deg. 45' East 60.0 feet to an iron stake, a corner with Lot No. 1; thence with  
25 the line of Lot No. 1, South 86 deg. 42' 18" East 169.56 feet to an iron stake in the West  
26 right-of-way line of Rosenwald Street; thence with the right-of-way line of Rosenwald  
27 Street South 3 deg. 26' 50" West 60.0 feet to the point of BEGINNING and containing  
28 0.240 Acres and being all of Lot No. 2, as shown on plat entitled "Property of City of  
29 Burlington Redevelopment Subdivision", dated January 16, 1981, as surveyed by John  
30 D. Somers, L-1172 and recorded at Plat Book 26, page 26 in the Alamance County  
31 Register of Deeds Office.

32 **SECTION 5.** This act is effective when it becomes law. Sections 1 and 2 of  
33 this act expire on January 1, 2002, unless the property described in Section 1 of this act  
34 has been voluntarily acquired or condemnation complaints have been filed on or before  
35 that date.