

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009

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HOUSE BILL 1960*
Committee Substitute Favorable 6/16/10

Short Title: Graham Deannexation.

(Local)

Sponsors:

Referred to:

May 25, 2010

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF GRAHAM.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is removed from the corporate limits of the City of Graham:

AREA #1.

Beginning at a point in the center of Jim Minor Road S.R. # 2135, said point also being the Southwestern most corner of Micheal and Carolyn White Trustee as recorded in Deed Book 1035 page 0627, thence with the center of Jim Minor Road S.R. # 2135 North 72 degrees 18 minutes 50 seconds West distance being 185.39 feet to a point, thence North 68 degrees 14 minutes 46 seconds West distance being 409.29 feet to a point in the Southeastern most corner of John A. and wife Darleen J. Church as recorded in Deed Book 1314 page 0633, thence with the Eastern line of said John A., and wife Darleen J. Church as recorded in Deed Book 1314 page 0633 North 22 degrees. 03 minutes. 52 seconds. East distance being 280.21 feet to a point, thence North 09 degrees. 43 minutes. 57 seconds. East distance being 206.98 feet to a point, thence North 81 degrees. 19 minutes. 26 seconds. West distance being 341.40 feet to a point, thence South 08 degrees. 19 minutes. 20 seconds. West distance being 414.51 feet to a point in the center of Jim Minor Road SR# 2135, thence with the centerline of Jim Minor Road SR 2135 North 66 degrees. 48 minutes. 50 seconds. West distance being 247.45 feet to a point, thence North 74 degrees. 31 minutes. 12 seconds. West distance being 138.49 feet to a point, thence North 85 degrees. 00 minutes. 47 seconds. West distance being 142.54 feet to a point, thence South 85 degrees. 22 minutes. 32 seconds. West distance being 153.88 feet to a point, thence South 81 degrees. 25 minutes. 01 second West distance being 694.17 feet to a point, said point being the Southeastern most corner of Ralph H. Scott III and wife Heide W. Scott as recorded in Deed Book 0669 page 0778, thence with the Eastern line of said Ralph H. Scott III and wife Heide W. Scott as recorded in Deed Book 0669 page 0778 North 31 degrees. 45 minutes. 59 seconds. West distance being 924.92 feet to a point, thence with the Northern line of Ralph H. Scott III and wife Heide W. Scott as recorded in Deed Book 0669 page 0778 South 63 degrees. 01 minute. 41 seconds. West distance being 747.98 feet to a point, said point being on the Eastern line Jack A. Shrader and Reva A. as recorded in Deed Book 0719 page 0086, thence North 11 degrees. 03 minutes. 52 seconds. West distance being 311.99 feet to a point, thence North 24 degrees. 35 minutes. 17 seconds. West distance being 205.78 feet to a point, said point being the Northern most corner of D.T. Wiggins as recorded in Deed Book 0227 page 0488, said point also being in the Southern line of Newton W. Scott III and wife Sandra Y. Scott as recorded in Deed Book 0558 page 0506, thence with the Southern line of said Newton W. Scott III and wife Sandra Y. Scott North 69 degrees. 24 minutes. 02 seconds. East



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1 distance being 366.29 feet to a point, said point being the Southwestern most corner of Christen
2 S. Wood A/H James Craig Wood as recorded in Deed Book 1791 page 0749, Thence North 70
3 degrees. 24 minutes. 48 seconds. East distance being 422.84 feet to a point, Thence North 44
4 degrees 02 minutes. 23 seconds. East distance being 297.95 feet to a point, Thence North 15
5 degrees. 14 minutes. 32 seconds. East distance being 271.49 feet to a point, Thence North 15
6 degrees. 16 minutes. 05 seconds. East distance being 169.94 feet to a point, said point being in
7 the Southern line of Mary Scott Cagle as recorded in Deed Book 0870, page 0633, thence
8 North 84 degrees. 38 minutes. 41 seconds. East distance being 298.55 feet to a point, said point
9 being the Southwestern most corner of Robert W. Scott as recorded in Deed Book 0323 page
10 0513, thence North 87 degrees. 24 minutes. 11 seconds. East distance being 703.72 feet to a
11 point, thence North 66 degrees. 25 minutes. 05 seconds. East distance being 1,222.41 feet to a
12 point, said point being in the Southern line of Mary Scott Lowdermilk Trustee as recorded in
13 Deed Book 0903 page 0679, Thence with the Southern line of said Mary Scott Lowdermilk
14 Trustee as recorded in Deed Book 903 page 679 South 46 degrees. 59 minutes. 27 seconds.
15 East distance being 67.10 feet to a point, thence North 68 degrees. 40 minutes. 28 seconds. East
16 distance being 194.20 feet to a point, thence North 75 degrees. 31 minutes. 28 seconds. East
17 distance being 170.00 feet to a point, thence South 83 degrees. 06 minutes. 32 seconds. East
18 distance being 212.20 feet to a point, thence South 44 degrees. 49 minutes. 32 seconds. East
19 distance being 225.40 feet to a point, thence North 76 degrees. 22 minutes. 28 seconds. East
20 distance being 134.18 feet to a point, thence South 53 degrees. 09 minutes. 38 seconds. East
21 distance being 1011.64 feet to a point, said point also being The Northern most corner of
22 Edward K. And Iva G. Freshwater as recorded in Deed Book 904 page 218, thence with the
23 Western line of said Edward K. And Iva G. Freshwater as recorded in Deed Book 0904 page
24 0218 South 69 degrees. 59 minutes. 20 seconds w distance being 481.04 feet to a point, thence
25 South 01 degree. 30 minutes. 24 seconds. East distance being 960.39 feet to a point said point
26 also being the Northeastern most corner of Micheal and Carolyn White Trustee as recorded in
27 Deed Book 1035 page 627, thence with the Northern line of said Micheal and Carolyn white
28 Trustee as recorded in Deed Book 1035 page 627 South 89 degrees. 01 minute, 23 seconds.
29 West distance being 905.38 feet to a point, thence South 06 degrees. 21 minutes. 32 seconds.
30 West distance being 916.34 feet to the point and place of beginning, and containing 167.92
31 acres, more or less. Ralph and Heide Scott legal description.

32 AREA #2.

33 Beginning at an existing iron pipe, said pipe being a point on the Northern property line of
34 R. H. Scott, Jr. As described in Deed Book 676 Page 931 in the Alamance County Register of
35 Deeds, thence departing said point North 25 degrees 27 minutes 44 seconds West a distance of
36 232.51 feet to an existing iron pipe, said pipe being a point on the Eastern property line of R.J.
37 Brown and D.W. Brown as described in Deed Book 1286 page 268 in the Alamance County
38 Register of Deeds thence departing North 25 degrees 31 minutes 07 seconds West a distance of
39 253.64 feet to an existing iron pipe, said pipe being a point on the Northern property line of
40 C.M. Brown and P.M. Bunting as described in Deed Book 1536 page 259 as described in the
41 Alamance County Register of Deeds thence North 25 degrees 31 minutes 07 seconds West a
42 distance of 143.59 feet to an existing iron pipe, said pipe being on the Southern property line of
43 Jack A. And Reva A. Schrader as described in Deed Book 719 page 86 in the Alamance
44 County Register of Deeds thence departing said iron the following two courses: 1.) North 25
45 degrees 31 minutes 07 seconds West a distance of 39.72 feet 2.) North 63 degrees 00 minutes
46 49 seconds East a distance of 38.01 feet To an existing iron pipe, said pipe being on the
47 property line of Scott Associates as described in Deed Book 1044 page 467 as described in the
48 Alamance County Register of Deeds thence along said Scott Associates property line the
49 following two courses: 1.) North 63 degrees 01 minute 41 seconds East a distance of 747.98
50 feet 2.) South 31 degrees 45 minutes 59 seconds East a distance of 245.74 feet To an existing
51 iron pipe, said pipe being on the property line of Ralph H. Scott III and wife Heide W. Scott as

1 described in Book 669 page 778 in The Alamance County Register of Deeds, thence departing
2 said pipe along Ralph H. Scott III Western line the following eight courses: 1.) South 43
3 degrees 20 minutes 50 seconds West a distance of 49.44 feet 2.) South 73 degrees 46 minutes
4 51 seconds West a distance of 160.79 feet 3.) South 55 degrees 06 minutes 31 seconds West a
5 distance of 122.92 feet 4.) South 37 degrees 54 minutes 31 seconds West a distance of 111.18
6 feet 5.) South 28 degrees 26 minutes 46 seconds West a distance of 184.05 feet 6.) South 15
7 degrees 36 minutes 45 seconds West a distance of 118.11 feet 7.) South 08 degrees 01 minute
8 21 seconds West a distance of 154.27 feet 8.) South 27 degrees 04 minutes 20 seconds West a
9 distance of 94.98 feet To the point of being having 6.55 acres more or less. C.M. Brown and
10 P.M. Bunting Legal Description.

11 AREA #3.

12 Beginning at an existing iron pipe, said pipe being on the Eastern right of way of Jimmy
13 Kerr Road, said pipe also being a point on the Southern property line of J.D. Payne as recorded
14 in Deed Book 1855 Page 497 found in the Alamance County Register of Deeds thence
15 following said Southern property line North 66 degrees 50 minutes 35 seconds West a distance
16 of 235.57 feet to an existing iron pipe thence North 25 degrees 31 minutes 07 seconds West a
17 distance of 143.59 feet to an existing iron pipe, said pipe being on the Southern property line of
18 Jack A. And Reva A. Schrader as described in Deed Book 719 page 86 found in the Alamance
19 County Register of Deeds thence departing said pipe along said Schrader Southern property
20 line South 65 degrees 15 minutes 22 seconds West a distance of 238.10 feet to an existing Iron
21 pipe, said pipe being on said Schrader Southern property line, said point also being on the
22 Eastern right of way of Jimmy Kerr Road thence continuing along said Eastern property line
23 South 26 degree 38 minutes 49 seconds East a distance of 137.13 feet to the point of beginning
24 containing 0.76 acres more or less.

25 AREA #4.

26 Beginning at the northeast corner of the Stephen E. & Amy C. Dunlap property as
27 described in Deed Book 929 at Page 851 of the Alamance County Register of Deeds Office,
28 said corner being a point on the southerly sixty (60) foot right-of-way line of Jim Minor Road;
29 thence along said southerly right-of-way line the follow two courses: 1). South 63 degrees 54
30 minutes 06 seconds East a distance of 121.30 feet to a point; 2). S 62 degrees 51 minutes 36
31 seconds East a distance of 506.81 feet to the northwest corner of the Courtney Lynn Covington
32 & Alena Fawn Toler property as described in Deed Book 1548 at Page 564 of said Alamance
33 County Registry; thence departing said southerly right-of-way line along the property lines of
34 said Covington and Toler the following three (3) courses: 1). South 09 degrees 49 minutes 49
35 second West a distance of 428.98 feet to a point; 2). South 79 degrees 45 minutes 51 seconds
36 East a distance of 294.49 feet to a point; 3). North 23 degrees 23 minutes 49 seconds East a
37 distance of 326.16 feet to the point of intersection with said southerly right-of-way line of Jim
38 Minor Road; thence departing said Covington and Toler property along said southerly
39 right-of-way line the following five (5) courses: 1). South 63 degrees 35 minutes 26 seconds
40 East a distance of 97.27 feet to a point; 2). South 79 degrees 06 minutes 01 seconds East a
41 distance of 76.26 feet to a point; 3). South 81 degrees 17 minutes 06 seconds East a distance of
42 15.64 feet to a point; 4). South 86 degrees 50 minutes 58 seconds East a distance of 206.73 feet
43 to a point; 5). South 87 degrees 02 minutes 22 seconds East a distance of 1070.59 feet to the
44 northwest corner of the Edward K. & Iva G. Freshwater property as described in Deed Book
45 904 at Page 218 of said Alamance County Registry; thence departing said southerly
46 right-of-way line along the westerly property line of said Freshwater, South 02 degrees 46
47 minutes 38 seconds West a distance of 267.31 feet to the point of intersection with the
48 northwesterly property line of Ray Naomi T. Estate, c/o Peggy Ray Stout & etal as described in
49 Deed Book 1637 at Page 770 of said Alamance County Registry; thence along said
50 northwesterly property line South 49 degrees 27 minutes 38 seconds West a distance of 793.25
51 feet to the most westerly corner of said Ray Naomi T. property; thence South 41 degrees 18

1 minutes 22 seconds East a distance of 528.00 feet to the most westerly corner of Gordon H. &
2 Cynthia B. Oliver property as described in Deed Book 998 at Page 653 of said Alamance
3 County Registry; thence along the property lines of said Oliver the following two (2) courses:
4 1). South 41 degrees 18 minutes 22 seconds East a distance of 329.59 feet to a point; 2). South
5 44 degrees 01 minutes 08 seconds West a distance of 780.30 feet to a northerly corner of the
6 Mona Bowers Riggins property as described in Deed Book 1329 at Page 927 of said Alamance
7 County Registry; thence along the northwesterly property line of said Bowers South 44 degrees
8 01 minutes 08 seconds West a distance of 432.90 feet to the northeast corner of the Honda
9 Power Equipment Mfg. Inc. property as described in Deed Book 485 at Page 159 of said
10 Alamance County Registry; thence North 61 degrees 12 minutes 52 seconds West a distance of
11 114.25 feet to the most easterly corner of the Lem Edwards Jr. property as described in Deed
12 Book 94 at Page 333 of said Alamance County Register of Deeds; thence along the property
13 lines of said Edwards the following five (5) courses: North 61 degrees 12 minutes 52 seconds
14 West a distance of 837.75 feet to a point; South 39 degrees 34 minutes 38 seconds West a
15 distance of 247.50 feet to a point; North 31 degrees 07 minutes 00 seconds West a distance of
16 760.30 feet to a point; North 24 degrees 41 minutes 00 seconds West a distance of 89.30 feet to
17 a point; North 59 degrees 50 minutes 00 seconds West a distance of 274.10 feet to a point;
18 thence continuing along said Edwards line and the northerly property lines of Woodrow W. &
19 Lucille Currin as described in Deed Book 324 at Page 355, and William B. & Lauren B.
20 Guthrie as described in Deed Book 2056 at Page 82, and Christopher R. & Sebrena Norton as
21 described in Deed Book 2041 at Page 368, and Elizabeth M. Magruder as described in Deed
22 Book 1341 at Page 932, and Kenneth Allen Melton as described in Deed Book 2029 at Page
23 766, and Timothy E. Ingle as described in Deed Book 1073 at Page 174 of said Alamance
24 County Registry the following three (3) courses: 1). North 38 degrees 03 minutes 00 seconds
25 West a distance of 634.00 feet to a point; 2). N 38 degrees 06 minutes 46 seconds West a
26 distance of 300.05 feet to a point; 3). N 53 degrees 29 minutes 43 seconds West a distance of
27 84.39 feet to the southeast corner of the James Kenneth Jeffreys property as described in Deed
28 Book 379 at Page 556 of said Alamance County Registry; thence along the easterly property
29 lines of said Jeffreys the following three (3) courses: 1). North 49 degrees 47 minutes 29
30 seconds East a distance of 226.70 feet to a point; 2). North 46 degrees 07 minutes 39 seconds
31 East a distance of 264.93 feet to a point; 3). North 53 degrees 12 minutes 19 seconds East a
32 distance of 341.65 feet to the southeast corner of said Stephen E. & Amy C. Dunlap property;
33 thence along the property lines of said Dunlap the following three (3) courses: 1). North 53
34 degrees 21 minutes 05 seconds East a distance of 365.66 feet to a point; 2). North 75 degrees
35 09 minutes 01 seconds West a distance of 172.07 feet to a point; 3). North 23 degrees 02
36 minutes 59 seconds East a distance of 181.66 feet to the point of beginning, containing 115.6
37 acres more or less.

38 **SECTION 2.** This act has no effect upon the validity of any liens of the City of
39 Graham for ad valorem taxes or special assessments outstanding before the effective date of
40 this act. Such liens may be collected or foreclosed upon after the effective date of this act as
41 though the property was still within the corporate limits of the City of Graham.

42 **SECTION 3.** This act becomes effective June 30, 2010.