

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2019**

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SENATE BILL 205

Short Title: Village of Clemmons/Deannexation. (Local)

Sponsors: Senator Krawiec (Primary Sponsor).

Referred to: Rules and Operations of the Senate

March 7, 2019

A BILL TO BE ENTITLED

AN ACT REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE
LIMITS OF THE VILLAGE OF CLEMMONS.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is removed from the corporate limits
of the Village of Clemmons:

TRACT #1

Beginning at a point located in the eastern right-of-way line of Styers Ferry Road, same being
the western-most corner of Lot 4 as shown on the map of River Ridge as recorded in Plat Book
45, Page 186, Forsyth County Registry; and running thence along the right-of-way of Styers
Ferry Road the following three courses and distances: North 48 deg. 24 min. 53 sec. East 97.65
feet to an iron; thence North 88 deg. 36 min. 18 sec. East 105.20 feet to a 1 inch iron pipe; thence
along a curve to the left having a radius of 635.00 feet, a length of 246.02 feet and a chord bearing
and distance of South 70 deg. 06 min. 52 sec. East 244.49 feet to a point, said point being the
eastern-most corner of said Lot 4; running thence along the southern line of said Lot 4 the
following six courses and distances: North 87 deg. 44 min. 48 sec. West 12.48 feet to a point;
thence North 87 deg. 44 min. 48 sec. West 99.91 feet to a point; thence North 87 deg. 44 min. 48
sec. West 97.91 feet to an axle; thence North 87 deg. 15 min. 02 sec. West 94.05 feet to a 3/4
existing iron pipe; thence North 88 deg. 17 min. 17 sec. West 86.17 feet to a point; and, thence
North 88 deg. 37 min. 49 sec. West 19.40 feet to the point and place of Beginning, containing
0.377 acres, more or less, as shown on the survey for Stan Forester prepared by Lewis L. Moore,
PLS, Allied Associates, P.A. dated June 19, 2008.

TRACT #2

Beginning at a point located in the eastern right-of-way line of Styers Ferry Road, same being
the western-most corner of Lot 4 as shown on the map of River Ridge as recorded in Plat Book
45, Page 186, Forsyth County Registry; and running thence along the right-of-way of Styers
Ferry Road the following three courses and distances: North 48 deg. 24 min. 53 sec. East 97.65
feet to an iron; thence North 88 deg. 36 min. 18 sec. East 105.20 feet to a 1 inch iron pipe; thence
along a curve to the left having a radius of 635.00 feet, a length of 246.02 feet and a chord bearing
and distance of South 70 deg. 06 min. 52 sec. East 244.49 feet to a point, said point being the
eastern-most corner of said Lot 4; running thence along the southern line of said Lot 4 the
following six courses and distances: North 87 deg. 44 min. 48 sec. West 12.48 feet to a point;
thence North 87 deg. 44 min. 48 sec. West 99.91 feet to a point; thence North 87 deg. 44 min. 48
sec. West 97.91 feet to an axle; thence North 87 deg. 15 min. 02 sec. West 94.05 feet to a 3/4
existing iron pipe; thence North 88 deg. 17 min. 17 sec. West 86.17 feet to a point; and, thence
North 88 deg. 37 min. 49 sec. West 19.40 feet to the point and place of Beginning, containing



1 0.377 acres, more or less, as shown on the survey for Stan Forester prepared by Lewis L. Moore,
2 PLS, Allied Associates, P.A. dated June 19, 2008.

3 TRACT #3

4 Beginning at point located in the western right-of-way line of Lewisville-Clemmons Road
5 (said point having NAD 83 GRID coordinates N: 848,408.4737 US FT and E: 1,589,184.2214
6 US FT) and running thence with the western right-of-way of Lewisville-Clemmons Road South
7 07 deg. 08 min. 59 sec. West 108.27 feet to an iron; running thence South 36 deg. 29 min. 26
8 sec. West 60.24 feet to a NCDOT cap located in the northern right-of-way line of Immanuel
9 Road; running thence along the northern right-of-way line of Immanuel Road North 89 deg. 27
10 min. 55 sec. West 51.67 feet to an iron; running thence North 03 deg. 34 min. 10 sec. East 197.27
11 feet to a 3/4 existing iron pipe; running thence South 87 deg. 44 min. 48 sec. East 46.68 feet to
12 an iron; running thence South 37 deg. 02 min. 12 sec. East 49.09 feet to the point and place of
13 Beginning, containing 0.361 acres, more or less, as shown on the survey for Stan Forester
14 prepared by Lewis L. Moore, PLS, Allied Associates, P.A. dated June 19, 2008.

15 **SECTION 2.** This act has no effect upon the validity of any liens of the Village of
16 Clemmons for ad valorem taxes or special assessments outstanding before the effective date of
17 this act. Such liens may be collected or foreclosed upon after the effective date of this act as
18 though the property were still within the corporate limits of the Village of Clemmons.

19 **SECTION 3.** This act becomes effective June 30, 2019. Property in the territory
20 described in Section 1 of this act as of January 1, 2019, is no longer subject to municipal taxes
21 for taxes imposed for taxable years beginning on or after July 1, 2019.