

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2001**

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**SENATE BILL 666
State and Local Government Committee Substitute Adopted 4/17/01**

Short Title: Monroe Property Acquisition.

(Local)

Sponsors:

Referred to:

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.

5 The General Assembly of North Carolina enacts:

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

TRACT 1

10
11 BEGINNING at an iron in the South margin of the sidewalk along West Franklin Street,
12 said point being located N 89-45 W. 129 feet from the Southwest intersection of
13 Franklin Street and Stewart Street; and running thence S 0-15 W 180 feet to an iron in
14 the North margin of Morgan Street; thence with the North margin of Morgan Street N.
15 89-45 W 115 feet to an iron, a new corner of said street; thence a new division line N
16 9-15 E 180 feet to an iron, a new corner on the South margin of the sidewalk along the
17 South side of Franklin Street; thence with the South edge of said sidewalk S 89-45 E
18 115 feet to the beginning point and being all of Tract 1 described in Book 1310 page 35
19 Union County Registry.

TRACT 2

20
21 BEGINNING at an iron in the South margin of West Franklin Street on the old
22 corporation limits line of the City of Monroe, being the Northeast corner of the lot now
23 or formerly owned by R. Phifer (or J. M. Wiggins), and running thence along the South
24 margin of said Franklin Street, N 88 E 80 feet, to an iron, a new corner; thence a new
25 division line S 1 E 187 feet to an iron, a new corner on the North margin of Morgan
26 Street; thence along the North margin of said Morgan Street S 88 W 80 feet to an iron in
27 the old corporation limits line of the City of Monroe, and on the Southeast corner of the
28 lot now or formerly owned by R. Phifer (or J. M. Wiggins); thence along and with said
29 Phifer or Wiggins property line, being said "old corporation limits line," N 1 W 187 feet

1 to the beginning corner. BEING the same property conveyed to Estate of A. F. Stevens
2 by Franklin Street Realty Company of Monroe, North Carolina, Incorporated, by deed
3 dated October 2, 1974, and recorded in Deed Book 269 at Page 628 in the Office of the
4 Register of Deeds of Union County, North Carolina and being all of Tract 2 described in
5 Book 1310 page 35 Union County Registry.

6 TRACT 3

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

18 TRACT 4

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

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

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

40 All of that parcel of land in the City of Monroe bounded on the North by
41 Crowell Street and City Hall, on the East by Stewart Street, on the South by Jefferson
42 Street, and on the West by Charlotte Avenue, and being the same property described in

1 instruments filed in the Union County Register of Deeds Office in Book 212, page 28;
2 Book 211, page 390; Book 278, page 329; Book 283, page 780; and Book 251 page
3 224.

4 **SECTION 4.** This act is effective when it becomes law. Sections 1 and 2 of
5 this act expire on January 1, 2002, unless the property described in Section 1 of this act
6 has been voluntarily acquired or condemnation complaints have been filed on or before
7 that date.