

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2019

H.B. 84
Feb 13, 2019
HOUSE PRINCIPAL CLERK

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HOUSE BILL DRH30035-LMx-26A*

Short Title: City of Kannapolis/Annexation. (Local)

Sponsors: Representatives Howard and Warren (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT ADDING CERTAIN DESCRIBED PROPERTY TO THE CORPORATE LIMITS OF
3 THE CITY OF KANNAPOLIS.

4 The General Assembly of North Carolina enacts:

5 SECTION 1. The following described property is added to the corporate limits of
6 the City of Kannapolis:

7 Tract 1

8 Being that certain parcel of land lying and being situate in Rowan County, North
9 Carolina and being more particularly described as follows: Beginning at a rebar located at the
10 northwest corner of Jane Elizabeth and Michael Lance Casey, recorded in Book 1261, Page 618,
11 said point being on the southern right of way line of Backwoods Lane, said point having North
12 Carolina state plane coordinates (NAD83/2011) of N: 653,986.54 feet and E: 1,537,405.46 feet,
13 said point being the POINT OF BEGINNING; thence with the western line of said Casey South
14 09°39'03" West 562.18 feet to an iron pipe located on the northern right of way line of Beatty
15 Ford Road (NCDOT Project: W-5516,) a variable width public right of way; thence along the
16 northern right of way line of said Beatty Ford Road South 89°46'14" West 120.46 feet to an iron
17 pipe on the northern line of Mark Alvin and Joy Lane Roberts, recorded in Book 1259, Page 768;
18 thence following the northern line of said Roberts North 86°38'01" West 275.35 feet to an iron
19 pipe; thence South 08°16'21" West 17.46 feet to an iron pipe on the northern right of way line of
20 Beatty Ford Road; thence along the northern right of way line of said Beatty Ford Road the
21 following twenty-six calls: South 89°46'14" West 102.31 feet to a right of way monument; North
22 78°16'33" West 194.21 feet to a right of way monument; South 89°45'18" West 219.89 feet to a
23 right of way monument; South 84°24'31" West 160.81 feet to a point; South 78°48'27" West
24 132.46 feet to a right of way monument; South 89°47'42" West 255.04 feet to a right of way
25 monument; North 83°54'05" West 316.93 feet to a right of way monument; South 76°49'15"
26 West 133.16 feet to a right of way monument; North 82°39'13" West 191.45 feet to a right of
27 way monument; South 79°05'32" West 137.66 feet to a right of way monument; North 78°02'56"
28 West 214.82 feet to a right of way monument; South 81°19'36" West 101.20 feet to a right of
29 way monument; North 82°38'28" West 150.80 feet to a right of way monument; South 89°43'16"
30 West 265.51 feet to a right of way monument; South 73°12'14" West 192.85 feet to a right of
31 way monument; North 89°52'49" West 55.10 feet to a right of way monument; North 70°21'37"
32 West 117.05 feet to a point; South 73°32'58" West 143.63 feet to a right of way monument; South
33 89°45'17" West 71.93 feet to a right of way monument; North 79°48'00" West 249.13 feet to a
34 right of way monument; North 89°49'34" West 27.99 feet to a right of way monument; South
35 76°43'29" West 202.22 feet to a right of way monument; North 89°50'55" West 75.16 feet to a
36 point; North 00°13'44" West 70.00 feet to a point; North 88°19'45" West 603.34 feet to a point;



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1 South 89°46'16" West 591.99 feet to a point on the eastern right of way line of Interstate 85;
2 thence along the eastern right of way line of said Interstate 85 North 20°59'51" West 314.11 feet
3 to a point; thence with a curve to the right having an arc length of 542.18 feet, a radius of
4 11,378.98 feet, and a chord bearing and distance of North 04°00'03" East 542.13 feet to a point
5 at the southwest corner of Jamie Lee and Deborah Helms Morris, recorded in Book 830, Page
6 668; thence leaving the right of way of Interstate 85 and with the southern line of said Morris
7 South 87°47'21" East 1.92 feet to an iron pipe; thence South 87°47'21" East 155.50 feet to a rebar
8 at the southwest corner of Jamie Lee and Deborah Helms Morris, recorded in Book 729, Page
9 915; thence with the southern line of said Morris South 87°49'20" East 836.49 feet to a rebar at
10 the southwest corner of Joshua L and Alisha G. Vanover, recorded in Book 1122, Page 761;
11 thence with the southern line of said Vanover South 87°28'13" East 262.83 feet to a rebar at the
12 southwest corner of Cecil G. and Betty G. Keller, recorded in Book 566, Page 340; thence with
13 the southern line of said Keller the South 87°27'14" East 272.32 feet to a rebar at the southwest
14 corner of Stephen M. and Cathy Jo Garmon, recorded in Book 562, Page 646; thence with the
15 southern line of said Garmon South 87°24'28" East 272.17 feet to a rebar at the southwest corner
16 of Stephen M. and Cathy Jo Garmon, recorded in Book 625, Page 878; thence South 87°27'09"
17 East 273.24 feet to a rebar at the southwest corner of Stephen M. and Cathy Jo Garmon, recorded
18 in Book 612, Page 967; thence with the line of said Garmon South 87°27'47" East 476.63 feet to
19 a pipe found planted in stone; thence North 02°29'49" East 318.00 feet to a rebar at the southwest
20 corner of Barbara Rainwater Lentz, recorded in Book 1034, Page 820; thence South 85°45'30"
21 East 1,442.85 feet to a rebar on the western line of Tammy L. Efird, recorded in Book 1117, Page
22 961; thence with the western line of said Efird South 03°53'01" West 197.16 feet to a rebar;
23 thence South 79°51'08" East 1,453.95 feet to the POINT OF BEGINNING, containing 4,513,597
24 Square Feet, 103.618 Acres, more or less.

25 Tract 2

26 Being that certain parcel of land lying and being situate in Rowan County, North
27 Carolina and being more particularly described as follows: Beginning at an iron pipe located on
28 the western line of Mark Alvin and Joy Lane Roberts, recorded in Book 1259, Page 768, said
29 point being on the southern right of way line of Beatty Ford Road (NCDOT Project: W-5516,) said
30 point having North Carolina state plane coordinates (NAD83/2011) of N: 653,370.91 feet
31 and E: 1,536,904.69 feet, said point being the POINT OF BEGINNING; thence leaving the right
32 of way of Beatty Ford Road and with the western line of said Roberts South 08°14'15" West
33 71.30 feet to an iron pipe at the northwest corner of Terry O. Basinger, recorded in Book 1258,
34 Page 10; thence with the western line of said Basinger South 08°16'21" West 156.53 feet to an
35 iron pipe at the northwestern corner of Larry Wayne and Barbara Beaver Basinger, recorded in
36 Book 1256, Page 787; thence with the western line of said Basinger South 08°10'18" West 155.84
37 feet to an iron pipe at the northwest corner of Norman R. Basinger, recorded in Book 1258, Page
38 318; thence with the line of said Basinger South 08°16'09" West 148.73 feet to an iron pipe;
39 thence South 86°39'37" East 696.71 feet to an iron pipe at the northwest corner of Julius Ray and
40 Phillis Diane Nesbit Rivers, recorded in Book 1162, Page 436; thence with the line of said Rivers
41 South 02°53'05" West 605.29 feet to a rebar at the southwest corner of Galen L and Patricia
42 Burris, recorded in Book 566, Page 885 and being the common with the northwest corner of
43 Justin Michael Sr. and Tracey Morrison, recorded in Book 1068, Page 720, said point being in
44 the right of way of Bruner Sloop Road; thence crossing Bruner Sloop Road and following the
45 western line of said Morrison South 02°08'20" West 21.70 feet to an iron pipe; thence South
46 02°14'02" West 513.89 feet to a rebar on the eastern line of Ernest Lester and Evelyn B. Cole,
47 recorded in Book 1115, Page 743; thence with the northern line of said Cole North 84°26'06"
48 West 1,345.98 feet to a rebar; thence South 04°03'36" West 324.86 feet to a rebar on the northern
49 line of Earlene Honbarrier Wallace, recorded in Book DC#78, Page 447; thence with the northern
50 line of said Honbarrier North 84°20'22" West 1,354.84 feet to a rebar at the northeastern corner
51 of Thomas Franklin Corl, recorded in Book 1216, Page 4; thence with the northern line of said

1 Corl North 83°54'31" West 285.75 feet to an iron pipe; thence North 05°08'31" East 10.15 feet
2 to a rebar; thence North 84°51'29" West 505.27 feet to an iron pipe; thence North 14°41'40" East
3 89.75 feet to a rebar; thence North 84°54'48" West 80.00 feet to a rebar; thence South 14°41'43"
4 West 99.86 feet to an iron pipe, recorded Paul Jeffrey and Donna Richardson Fritts, recorded in
5 Book 987, Page 101; thence with the northern line of said Fritts North 84°51'29" West 122.06
6 feet to a stone on the eastern line of Floyd W and Frances J Propst, recorded in Book 1249, Page
7 426; thence with the line of said Propst North 06°01'59" East 546.59 feet to an iron pipe; thence
8 North 85°54'04" West 1,010.54 feet to an iron pipe; thence South 02°02'05" East 287.08 feet to
9 an iron pipe at the northeast corner of Ralph E. Archie Trustee, recorded in Book 1058, Page
10 582; thence with the northern line of said Archie Trustee North 87°56'32" West 399.89 feet to an
11 iron pipe at the northeast corner of David and Linda Leonard, recorded in Book 1304, Page 445;
12 thence with the northern line of said Leonard North 88°04'29" West 324.40 feet to a point on the
13 eastern right of way line of Interstate 85 (NCDOT TIP Project I-3802B;) thence with the eastern
14 right of way line of said Interstate 85 the following 4 calls: with a curve to the right having an
15 arc length of 236.25 feet, a radius of 1,080.00 feet, and a chord bearing and distance of North
16 17°11'54" East 235.78 feet to a point; North 32°28'49" East 470.08 feet to a point; North
17 17°09'26" East 241.87 feet to a point; North 01°55'53" East 323.82 feet to a point on the southern
18 right of way line of the aforementioned Beatty Ford Road; thence with the southern right of way
19 line of said Beatty Ford Road the following twenty-seven calls: North 76°21'18" East 236.62 feet
20 to a point; North 89°46'16" East 515.00 feet to a point; North 00°13'44" West 70.00 feet to a
21 point; North 89°48'04" East 65.11 feet to a right of way monument; South 77°52'00" East 209.91
22 feet to a right of way monument; North 86°20'13" East 29.35 feet to a right of way monument;
23 North 80°10'04" East 259.29 feet to a right of way monument; North 89°46'58" East 90.00 feet
24 to a right of way monument; South 77°27'35" East 46.14 feet to a right of way monument; North
25 85°30'09" East 140.51 feet to a right of way monument; South 53°46'57" East 93.10 feet to a
26 right of way monument; North 86°54'08" East 200.23 feet to a right of way monument; North
27 73°05'27" East 104.38 feet to a right of way monument; South 60°11'28" East 109.78 feet to a
28 right of way monument; North 70°06'41" East 58.33 feet to a right of way monument; South
29 84°53'47" East 50.22 feet to a right of way monument; North 86°52'14" East 200.14 feet to a
30 right of way monument; North 77°04'23" East 159.05 feet to a right of way monument; South
31 83°18'22" East 249.83 feet to a right of way monument; North 76°15'29" East 151.07 feet to a
32 right of way monument; South 69°05'05" East 111.45 feet to a right of way monument; North
33 82°19'31" East 348.77 feet to a right of way monument; North 89°48'26" East 250.15 feet to a
34 right of way monument; South 82°38'16" East 302.74 feet to a right of way monument; North
35 89°48'06" East 149.98 feet to a point; North 74°50'05" East 155.24 feet to a right of way
36 monument; North 89°46'35" East 193.31 feet to the POINT OF BEGINNING, containing
37 7,532,704 Square Feet, 172.927 Acres, more or less.

38 Tract 3

39 Being that certain parcel of land lying and being situate in Rowan County, North
40 Carolina and being more particularly described as follows: Beginning at a rebar located at the
41 northeast corner of Gladys Beaver Tate, recorded in Book 1053, Page 117, said point being on
42 the southern line of Oscar Eugene and Irene Moose, recorded in Book 1258, Page 316, said point
43 having North Carolina state plane coordinates (NAD83/2011) of N: 653,045.35' and E:
44 1,530,500.33 feet, said point being the POINT OF BEGINNING; thence with said southern line
45 of Moose South 89°22'52" East 1,146.92 feet to an iron pipe; thence South 89°22'52" East 0.42
46 feet to a point on the western right of way line of Interstate 85; thence with the western right of
47 way line of Interstate 85 with a curve to the left having an arc length of 728.25 feet, a radius of
48 11,662.84 feet, and a chord bearing and distance of South 02°57'30" East 728.13 feet to a point;
49 thence along a spiral having the following six (6) chores: (1) South 04°48'01" East 23.01 feet;
50 (2) South 04°53'56" East 24.47 feet; (3) South 04°59'05" East 26.46 feet; (4) South 05°03'05"
51 East 26.40 feet; (5) South 05°05'43" East 26.34 feet; and (6) South 05°06'58" East 24.26 feet;

1 thence with a curve to the left having an arc length of 90.32 feet, a radius of 23,026.00 feet, and
2 a chord bearing and distance of South 05°13'55" East 90.32 feet to the northeast corner of Charles
3 Ray Ryner, recorded in Book 753, Page 434; thence leaving the right of way of Interstate 85 and
4 following the northern line of said Ryner North 88°04'29" West 19.68 feet to an iron pipe; thence
5 North 87°52'54" West 485.52 feet to an iron pipe at the northeast corner of Vaughn H. and Nancy
6 A. Wilhelm; North 87°27'06" West 907.72 feet to an iron pipe; thence North 13°01'11" East 9.30
7 feet to an axle on the eastern line of Deborah Beaver Brown, recorded in Book 884, Page 774;
8 thence with the eastern line of said Brown North 13°01'11" East 501.70 feet to an iron pipe on
9 the southern line of Linda S. Brooks, recorded in Book 1245, Page 953; thence North 76°06'05"
10 East 120.88 feet to an iron rod; thence North 03°55'04" West 368.99 feet to a rebar; thence North
11 03°59'32" West 25.94 feet; to the POINT OF BEGINNING, containing 1,178,923 square feet, or
12 27.06 acres, more or less.

13 Additional tracts:

14 The following territory described by Rowan County Property Identification Number:

- 15 1. 147 068 (North of and immediately adjacent to the new Old Beatty Ford Road
16 right-of-way; West and immediately adjacent to the I-85 right-of-way)
- 17 2. 147 028 (Northwest of and immediately adjacent to property 147-068;
18 immediately adjacent and to the East of China Grove Road)
- 19 3. 147 070 (South of and immediately adjacent to the new Old Beatty Ford Road
20 right-of-way; West and immediately adjacent to the I-85 right-of-way)
- 21 4. 147 029 (South of and immediately adjacent to the new Old Beatty Ford Road
22 right-of-way; immediately adjacent and to the East of China Grove Road)
- 23 5. 135 091 (West of and immediately adjacent to the property 135 068 which is
24 part of Tract 2, as described in this act, south of the new Old Beatty Ford Road
25 right-of-way)
- 26 6. 135 090 (West of and immediately adjacent to the property 135 068 which is
27 part of Tract 2, as described in this act, south of the new Old Beatty Ford Road
28 right-of-way)

29 **SECTION 2.** This act becomes effective June 30, 2020. Property in the territory
30 described in Section 1 of this act as of January 1, 2020, is subject to municipal taxes for taxes
31 imposed for taxable years beginning on or after July 1, 2020.