

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1991

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SENATE BILL 219
Second Edition Engrossed 4/17/91

Short Title: Davidson Annexation.

(Local)

Sponsors: Senator Odom.

Referred to: Local Government and Regional Affairs.

March 11, 1991

A BILL TO BE ENTITLED

1 AN ACT TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF
2 DAVIDSON.
3

4 The General Assembly of North Carolina enacts:

5 Section 1. The corporate limits of the Town of Davidson are extended to
6 include the following described property:

7 PARCEL ONE: Right of Way of Portion of Davidson-Concord Road

8 Being the 60-foot right of way of a portion of Davidson-Concord Road, the centerline of
9 which begins along the eastern town limits of the Town of Davidson and runs in a
10 southeasterly direction approximately 9,077 feet to the intersection of the southerly
11 margin of the right of way of Parting Oaks Lane, as shown on a plat recorded in Map
12 Book 23 at Page 277 in the Mecklenburg County Public Registry.

13 PARCEL TWO: 914.3 Acre River Run Community

14 Lying and being in Deweese Township, Mecklenburg County, North Carolina and being
15 more particularly described as follows:

16 Beginning at a point at or near the centerline of the right of way of East Rocky River
17 Road (S.R. #2420), said point being S. 60-10-13 W. 199.78 feet from the intersection of
18 the centerline of East Rocky River Road and the centerline of Shearer Road (S.R.
19 #2418) and runs thence with the line of H.L. Bostian (Book 1148, Page 315) S. 16-02-
20 38 E. 1337.07 feet to a tree; thence with the line of J.A. Bostian (Book 4731, Page 741)
21 S. 87-22-22 E. 322.92 feet to a set iron pin; thence S. 26-55-48 E. 357.91 feet to an iron
22 pin; thence N. 80-30-24 E. 196.09 feet to an iron pin in the centerline of Shearer Road;
23 thence with the centerline of Shearer Road the following nine (9) courses and distances:

1 (1.) S. 24-48-01 E. 9.83 feet; (2) S. 29-02-37 E. 54.74 feet; (3.) S. 38-27-17 E. 66.43
2 feet; (4.) S. 47-42-56 E. 65.29 feet; (5.) S. 49-09-28 E. 92.68 feet; (6.) S. 44-15-55 E.
3 50.47 feet; (7.) S. 38-11-23 E. 52.62 feet; (8.) S. 30-30-31 E. 88.69 feet; (9.) S. 26-03-
4 42 E. 223.52 feet; thence with the line of J.K. Caldwell (Book 4187, Page 239) S. 52-
5 55-10 W. 585.16 feet to an existing iron pin; thence with the lines of J.K Caldwell (now
6 or formerly) and D.C. Thompson (Book 4917, Page 940) S. 55-30-06 E. 297.35 feet to
7 an iron pin; thence with the line of A.J. Carpenter (Book 4982, Page 700) S. 55-30-06
8 E. 605.43 feet to an existing iron pin; thence with the line of B.G. Wolfe (Book 4125,
9 Page 709) S. 43-38-59 W. 556.74 feet to an existing iron pin; thence S. 00-35-42 W.
10 228.37 feet to a nail; thence N. 75-25-58 E. 525.33 feet to a point in the westerly margin
11 of the right of way of Shearer Road (SR #2418); thence with said margin of Shearer
12 Road S. 05-15-56 W. 620.0 feet to an iron pin; thence N. 79-21-03 E. 62.69 feet to an
13 existing iron rod in the easterly margin of the right of way of Shearer Road (S.R.
14 #2418); said iron rod being a common corner of Vaughn M. Howard (Book 5140, Page
15 618) and H.M. Howard (Book 2135, Page 134); thence with the line of H.M. Howard
16 the following three (3) courses and distances: (1.) with the eastern margin of the right of
17 way of Shearer Road (S.R. #2418) S. 07-11-49 W. 357.37 feet to a new iron rod; (2.) S.
18 64-28-52 E. 1988.29 feet to a new iron rod; (3.) S. 64-28-52 E. 50.00 feet to a point in
19 the Rocky River (the Mecklenburg/Cabarrus County line); thence with the line of
20 Jeanne Allen Ezzell and Meredith M. Allen (Book 673, Page 128, Cabarrus County
21 Public Registry and the Rocky River the following six (6) courses and distances: (1.) S.
22 03-40-46 E. 29.99 feet to a point; (2.) S. 14-42-18 E. 55.79 feet to a point; (3.) S. 05-00-
23 24 W. 72.42 feet to a point; (4.) S. 06-07-43 E. 97.69 feet to a point; (5.) S. 13-28-32 E.
24 76.13 feet to a point; (6.) S. 25-03-49 E. 163.52 feet to a point in the West Prong Rocky
25 River; thence with the West Prong Rocky River the following eight courses and
26 distances: (1.) S. 77-37-32 W. 511.91 feet to a point; (2.) S. 82-09-32 W. 109.02 feet to
27 a point; (3.) N. 89-53-24 W. 161.09 feet to a point; (4.) N. 78-54-59 W. 66.44 feet to a
28 point; (5.) N. 70-12-58 W. 98.93 feet to a point; (6.) N. 65-58-15 W. 145.85 feet to a
29 point; (7.) N. 59-31-55 W. 97.08 feet to a point; (8.) N. 61-06-36 W. 335.68 feet to a
30 point; thence with the line of Washam (Book 4754, Page 47) S. 44-13-29 W. 369.25
31 feet to an existing iron pin; thence S. 32-21-13 W. 630.27 feet to an existing iron pin;
32 thence S. 34-49-54 E. 170.84 feet to an existing iron pin; thence S. 63-08-15 E. 156.64
33 feet to an existing iron pin; thence S. 78-48-28 W. 131.98 feet to a rock; thence S. 15-
34 37-31 E. 478.50 feet to a point located in the center of a spring; thence with the line of
35 H.A. White (Book 941, Page 495) S. 80-01-01 W. 1148.68 feet to an existing iron pin
36 by a stone; thence with the line of H.A. White (Book 351, Page 481) N. 04-55-54 W.
37 534.24 feet to a cedar; thence with the line of W.H. Terry (Book 4537, Page 512) N. 88-
38 51-29 W. 716.19 feet to a set iron pin; thence with the lines of Herbert Grier (Book
39 4571, Page 475) and R.L. Washam (Book 1404, Page 342) N. 14-53-31 E., passing an
40 existing iron pin at 380.94 feet, a total distance of 990.00 feet to a set iron pin; thence N.
41 81-36-29 W. 638.00 feet to a set iron pin; thence with the lines of R.L. Washam (Book
42 1590, Page 249) and R.H. Ballard (Book 1387, Page 118) N. 07-17-50 E., passing an
43 existing iron pin at 1162.27 feet and passing a set iron pin at 2213.20 feet, a total
44 distance of 2313.20 feet to a point in a creek; thence continuing with the line of Ballard

1 (now or formerly) S. 60-03-32 W. 192.15 feet to a point in a creek; thence S. 58-36-22
2 W. 122.60 feet to a point in a creek; thence N. 73-45-04 W. 108.63 feet to a point in a
3 creek; thence N. 78-38-10 W. 142.82 feet to a set iron pin; thence S. 15-02-07 W. 49.50
4 feet to a set iron pin; thence N. 72-57-53 W. 66.00 feet to a set iron pin; thence N. 57-
5 57-53 W. 52.80 feet to a set iron pin; thence N. 33-02-50 W. 336.60 feet to a set iron
6 pin; thence N. 49-05-35 W. 471.18 feet to a point; thence N. 36-47-02 W. 311.17 feet to
7 a point; thence N. 00-38-13 W. 404.04 feet to a point; thence S. 76-06-45 W. 602.25
8 feet to a point; thence S. 37-13-45 W. 473.51 feet to a set iron pin; thence S. 48-58-45
9 W. 254.97 feet to a set iron pin; thence S. 59-37-03 W. 1303.50 feet to a point; thence S.
10 01-08-23 W. 930.94 feet to a stone; thence with the line of J.I. and M.K. Washam (Book
11 1390, Page 222) S. 19-13-46 W. 455.19 feet to a set iron pin; thence N. 80-56-30 W.
12 1269.82 feet to a stone; thence with the line of J.C. and G.R. Mayes, Jr. heirs (Book
13 2047, Page 401) N. 54-29-11 W. 2370.87 feet to a set iron pin; thence S. 20-07-18 W.
14 264.00 feet to an existing railroad spike within the right of way of N.C. Highway 73;
15 thence within the right of way of N.C. Highway 73 the following three (3) courses and
16 distances: (1.) N. 45-46-25 W. 177.98 feet; (2.) N. 47-10-35 W. 194.43 feet; (3.) N. 48-
17 19-28 W. 1073.19 feet to a point; thence N. 59-30-56 E., passing an existing iron pin at
18 868.31 feet, a total distance of 1230.80 feet to a set iron pin; thence with the line of
19 H.D. Winecoff, Jr. (Book 3401, Page 71 and Book 3592, Page 201) N. 37-43-24 W.
20 1211.69 feet to a set iron pin; thence S. 47-22-01 W. 1149.08 feet to a point within the
21 right of way of N.C. Highway 73; thence within the right of way of N.C. Highway 73 N.
22 14-54-27 W. 264.02 feet to a point; thence N. 36-26-22 E., passing an existing iron pin
23 at 20.19 feet and passing an existing iron pin at 915.47 feet, a total distance of 1324.00
24 feet to a set iron pin; thence S. 82-30-45 E. 260.20 feet to an existing iron pin; thence
25 with the line of C.F. Caldwell (Book 4203, Page 443) N. 27-52-56 E. 604.52 feet to an
26 existing iron pin in a creek; thence N. 79-46-22 W. 171.37 feet to a set iron pin; thence
27 N. 70-16-22 W. 517.59 feet to an existing iron pin; thence with the lines of M.W. White
28 (Book 3876, Page 95) and R.J.W. Knox (Book 4069, Page 892) N. 77-08-14 W.
29 1047.07 feet to a point in the centerline of a creek; thence S. 68-27-33 W. 350.86 feet to
30 a point within the right of way of N.C. Highway 73; thence within the right of way of
31 N.C. Highway 73 N. 24-24-11 W. 542.72 feet to a point; thence with the line of C.G.
32 Davidson (Book 953, Page 114) N. 79-37-48 E. 414.74 feet to a point; thence N. 02-52-
33 12 W. 656.16 feet to a point; thence S. 83-21-22 W., passing a set iron pin in the
34 easterly margin of the right of way of N.C. Highway 73 at 643.88 feet, a total distance
35 of 675.38 feet to a point within the right of way of N.C. Highway 73; thence within the
36 right of way of N.C. Highway 73 the following two (2) courses and distances: (1.) N.
37 24-24-11 W. 67.66 feet to a point; and (2.) along a curve to the right having a radius of
38 2828.83 feet an arc distance of 735.68 feet to a point; thence with the lines of J.A.
39 Bradford (Book 1229, Page 63 and Book 1239, Page 124) and W.G. Potts (Book 3342,
40 Page 407) S. 75-06-15 E. 3096.57 feet to a set iron pin; thence with the line of B.E.
41 Nance (Will Book 28, Page 370) the following two (2) courses and distances: (1) S. 86-
42 23-13 E. 473.34 feet to a set iron pin; and (2.) S. 58-40-48 E. 1000.00 feet to a set iron
43 pin; thence with the line of C.E. Ross (Book 5132, Page 917) S. 31-19-12 W. 868.82
44 feet to an existing iron pin; thence with the line of C.E. Ross (now or formerly) and R.L.

1 Schelm (Book 4263, Page 10) N. 84-48-42 E. 734.01 feet to an existing concrete
2 monument; thence with the line of M.L. Edwardson (Book 4251, Page 544) S. 01-19-53
3 W. 725.37 feet to a point; thence with the line of E.E. Harris (Book 4503, Page 689) the
4 following two (2) courses and distances: (1.) S. 31-13-06 E. 525.90 feet to a set iron pin;
5 and (2.) S. 37-52-24 E. 507.80 feet to a point; thence with the line of D.D. Chinn (Book
6 5363, Page 94) the following three (3) courses and distances: (1.) S. 22-27-10 W.
7 325.00 feet to an existing iron pin (1" iron pin with tack); (2.) N. 85-25-49 E. 269.83 feet
8 to an existing iron pin (2 1/2" iron pipe with hub & tack in top); and (3.) S. 61-23-34 E.
9 389.57 feet to an existing iron pin (3/4" solid iron with 1" pipe as witness); thence with
10 the line of M.C. McInery (Book 5257, Page 852) the following two (2) courses and
11 distances: (1.) S. 61-17-21 E. 270.40 feet to an existing iron pin; and (2.) N. 52-55-37
12 E. 484.79 feet to an existing iron pin; thence with the line of A.F. Batts (Book 4891,
13 Page 343) the following fifteen (15) courses and distances: (1.) N. 56-34-35 E. 238.96
14 feet to a point; (2.) N. 52-38-25 E. 120.87 feet to a point; (3.) N. 52-38-25 E. 58.33 feet
15 to a point; (4.) N. 68-13-58 E. 18.67 feet to a point; (5.) N. 34-41-01 E. 31.33 feet to a
16 point; (6.) N. 56-43-45 E. 78.06 feet to a point; (7.) N. 51-36-21 E. 50.36 feet to a point;
17 (8.) N. 37-02-24 E. 12.81 feet to a point; (9.) N. 62-09-19 E. 10.37 feet to a point; (10.)
18 N. 54-20-14 E. 50.07 feet to a point; (11) N. 51-46-37 E. 39.57 feet to a point; (12.) N.
19 50-21-08 E. 33.42 feet to a point; (13.) N. 71-58-01 E. 14.10 feet to a point; (14.) N. 53-
20 03-37 E. 39.48 feet to a point; (15.) N. 15-54-02 E. 292.61 feet to a point; thence with
21 the line of J.R. Felker (Book 5276, Page 787) S. 79-15-19 E. 767.27 feet to an existing
22 iron pin (3/4" rebar in stone pile); thence with the line of W.D. Meeks (Book 4393, Page
23 837) N. 23-00-14 E. 286.87 feet to an iron pin; thence with the line of W.F. Osborne
24 (Book 5392, Page 111) N. 67-01-22 W. 374.75 feet to an existing iron pin; thence with
25 the line of K. Stell, Trustee (Book 4184, Page 329) N. 22-58-33 E. 859.94 feet to a nail
26 within the right of way of East Rocky River Road (S.R. #2420); thence within the right
27 of way of East Rocky River Road (S.R. #2420) the following two (2) courses and
28 distances: (1.) S. 67-00-41 E. 185.54 feet to an existing nail and (2.) S. 67-01-22 E.
29 110.01 feet to an existing nail; thence with the line of A.M. Blount Estate (Book 2286,
30 Page 314) the following three (3) courses and distances: (1.) S. 02-47-00 E. 296.10 feet
31 to a point; (2.) S. 50-35-48 E. 189.71 feet to an existing iron pin; and (3.) N. 58-41-26
32 E. 396.94 feet to an existing nail within the right of way of East Rocky River Road
33 (S.R. #2420); thence within the right of way of East Rocky River Road (S.R. #2420) the
34 following thirty-one (31) courses and distances:
35 (1.) S. 68-32-01 E. 81.86 feet to a point;
36 (2.) S. 72-42-55 E. 49.99 feet to a point;
37 (3.) S. 74-57-25 E. 49.98 feet to a point;
38 (4.) S. 77-40-56 E. 49.99 feet to a point;
39 (5.) S. 80-59-53 E. 49.96 feet to a point;
40 (6.) S. 84-19-11 E. 49.98 feet to a point;
41 (7.) S. 87-43-27 E. 49.99 feet to a point;
42 (8.) N. 89-26-40 E. 49.99 feet to a point;
43 (9.) N. 86-57-56 E. 49.98 feet to a point;
44 (10.) N. 84-25-51 E. 49.98 feet to a point;

- 1 (11.) N. 80-57-51 E. 49.77 feet to a point;
2 (12.) N. 77-45-53 E. 50.10 feet to a point;
3 (13.) N. 76-08-08 E. 49.98 feet to a point;
4 (14.) N. 74-41-08 E. 39.64 feet to a point;
5 (15.) N. 74-41-08 E. 60.31 feet to an existing nail;
6 (16.) N. 73-44-10 E. 29.69 feet to an existing nail;
7 (17.) N. 73-44-10 E. 89.88 feet to a point;
8 (18.) N. 73-44-43 E. 29.97 feet to a point;
9 (19.) N. 72-28-26 E. 49.96 feet to a point;
10 (20.) N. 70-48-57 E. 10.05 feet to a point;
11 (21.) N. 70-48-10 E. 39.89 feet to a point;
12 (22.) N. 67-28-10 E. 49.96 feet to a point;
13 (23.) N. 63-29-57 E. 10.07 feet to a point;
14 (24.) N. 63-29-57 E. 39.91 feet to a point;
15 (25.) N. 61-46-16 E. 49.91 feet to a point;
16 (26.) N. 60-42-30 E. 10.10 feet to a point;
17 (27.) N. 60-47-27 E. 100.05 feet to a point;
18 (28.) N. 60-47-27 E. 39.61 feet to a point;
19 (29.) N. 60-11-55 E. 60.44 feet to a point;
20 (30.) N. 60-11-55 E. 100.05 feet to a point;
21 (31.) N. 60-11-55 E. 90.04 feet to the point and place of beginning and
22 containing 914.3 acres, more or less, as shown on a survey prepared by Concord
23 Engineering & Surveying, Inc. dated February 24, 1988, as revised, reference to which
24 survey is hereby made for a more particular description.
25 Sec. 1.1. If the Town of Davidson exercises extraterritorial jurisdiction in an
26 area not to exceed one mile from the corporate limits established in this act and where it
27 is not already exercising such jurisdiction, as provided by G.S. 160A-360, after
28 satisfying the requirements of that statute, the regulations applicable in such
29 extraterritorial jurisdiction, in recognition of the rural character and existing uses in the
30 area, for a period of five years after the effective date of the annexation shall not
31 prohibit farming operations, horticultural enterprises or horse raising or training
32 businesses or related uses, including accessory buildings used in connection with these
33 uses.
34 Sec. 2. This act becomes effective June 30, 1991.