

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1991

H

1

HOUSE BILL 119

Short Title: Pineville Annexation.

(Local)

Sponsors: Representative Balmer.

Referred to: Local & Regional Government I.

February 21, 1991

A BILL TO BE ENTITLED

AN ACT TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF
PINEVILLE.

The General Assembly of North Carolina enacts:

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

TRACT 1 (tax parcel #205-094-08):

BEGINNING at an iron stake, the northwesterly corner of the property conveyed to Riegel Paper Corporation from Southland Industrial Park, Inc., by Deed dated October 16, 1967, recorded in Book 2895 at page 381 in the Mecklenburg Registry, and runs thence from said Beginning point along the southwesterly margin of the right of way for Industrial Boulevard (said right of way being 60 feet in width) South 64-00 East 495.74 feet to a point; thence three new lines as follow:

(1) South 26-00 West 263.00 feet to a point; thence (2) South 64-00 East 70.50 feet to a point; thence (3) South 26-00 West 609.64 feet to a point in the southerly line of the property of Riegel Paper Corporation, as aforesaid; thence North 80-15-10 West 589.81 feet to an iron stake; thence North 26-00 East 1037.71 feet to the point or place of BEGINNING; containing 11.990 acres and being a part of the property conveyed to Riegel Paper Corporation from Southland Industrial Park, Inc., as aforesaid.

BEGINNING at the southeasterly corner of the property conveyed to Techbuilt, Inc., from Riegel Paper Corporation by Deed dated April 8, 1971, recorded in Book 3279 at page 111 in the Mecklenburg County Registry, and running thence along the southerly line of the property of Riegel Paper Corporation as described in that certain Deed from Southland Industrial Park, Inc., dated October 16, 1967, and recorded in Book 2895 at

1 page 381 in the Mecklenburg Registry South 80-15-10 East 956.21 feet to a nail located
2 in the center of the right of way of the Southern Railway Company main line, running
3 from Charlotte, N. C. to Columbia, S. C.; thence along the center of the right of way of
4 said Southern Railway Company line North 26-00 East 605 feet to a nail; thence in a
5 southwesterly and westerly direction parallel to and 10 feet to the south of the center
6 line of an existing railway spur track (which spur track extends in a southerly and
7 southwesterly direction from the aforesaid Southern Railway Company main line), if
8 extended, to a point in the easterly margin of the aforesaid property conveyed to
9 Techbuilt, Inc., by Deed recorded in Book 3279 at page 111 in the Mecklenburg
10 Registry; thence with said line of the property of Techbuilt, Inc., South 26-00 West 153
11 feet, more or less, to the point or place of BEGINNING; being part of the property
12 conveyed to Riegel Paper Corporation from Southland Industrial Park, Inc., as
13 aforesaid.

14 Tract 1 and Tract 2 are the same property conveyed to Laminex Industries, Inc. from
15 Techbuilt, Inc. by deed dated December 27, 1971, recorded in Book 3373 at page 87 in
16 the Mecklenburg Registry.

17 The conveyance of the above two tracts or parcels of land is made subject to all
18 conditions, restrictions and easements of record affecting the title to said property.

19 Laminex Industries, Inc. was merged into Laminex, Inc., the surviving corporation, by
20 Agreement of Merger duly filed for record in the office of the Secretary of State of the
21 State of North Carolina.

22 TRACT 2 (tax parcel #205-094-16):

23 BEGINNING at a new iron pin, being also the southwesterly corner of the Peachtree
24 Investment Corporation property (now or formerly) as described in Deed Book 3605,
25 page 036, recorded in the Mecklenburg County, North Carolina, Public Registry; thence
26 from said beginning point with the southerly boundary of said Peachtree Investment
27 Corporation property (now or formerly), S. 67-53-00 E. 132.21 feet to a new iron pin,
28 being also the northerly corner of the Snap-On Tools Corporation property (now or
29 formerly) as described in Deed Book 3605, page 462, in the aforesaid Registry; thence
30 with the westerly boundary of said Snap-On Tools Corporation property (now or
31 formerly), S. 22-07-00 W. 146.0 to a new iron pin, being also the westerly corner of
32 said Snap-On Tools Corporation property (now or formerly); thence with the southerly
33 boundary of Said Snap-On Tools Corporation property (now or formerly), S. 67-53-00
34 E. 298.36 feet to a point in the centerline of the 60-foot right of way of Industrial Drive,
35 passing an existing iron pin at the westerly margin of said 60-foot right of way at 268.36
36 feet; thence with the centerline of Industrial Drive, S. 22-07-00 W. 110.0 feet to a point;
37 thence N. 67-53-00 W. 430.57 feet to a new iron pin, passing a new iron pin in the
38 westerly margin of the 60-foot right of way of Industrial Drive at 30.0 feet; thence N.
39 22-07-00 E. 256.0 feet to the point and place of Beginning, containing 1.530 acres, all
40 as shown on a boundary survey of a portion of Southland Industrial Park, Inc., dated
41 July 10, 1987, by Jack R. Christian & Associates.

42 TRACT 3 (tax parcel #205-095-01):

43 BEGINNING at an old nail in the center of the right-of-way margin of Industrial Drive,
44 the northeasterly corner of the property of Tarheel Container [(now or formerly) as

1 conveyed by deed recorded in Book 4397, Page 168 of the Mecklenburg County Public
2 Registry]; thence proceeding with the center of the right-of-way margin of Industrial
3 Drive North 22-07 East 456.79 feet to an old nail in the northwesterly corner of the
4 property of Eslon Plastics [(now or formerly) as conveyed by deed recorded in Book
5 4254, Page 925 of the Mecklenburg County Public Registry]; thence with the line of
6 Eslon Plastics (now or formerly) South 63-48-46 East 826.12 feet to a stake; thence
7 South 26-08-42 West 455.69 feet to a stake to the northeasterly corner of the property of
8 Tarheel Container (now or formerly); thence with the line of Tarheel Container North
9 63-48-46 West 794.03 feet to an old nail, the point and place of BEGINNING.
10 Containing 8.474 acres according to that certain plat of survey dated January 18, 1984
11 prepared by Spratt-Seaver, Inc., Engineering and Surveying.

12 TRACT 4 (tax parcel #205-095-04):

13 BEGINNING at a nail in the center line of Industrial Drive (Industrial Drive having a
14 right-of-way 60 feet in width), said beginning point being located three (3) calls from
15 the intersection of the center line of Industrial Drive and the center line of the Southern
16 Railroad spur track running westerly from the Southern Railroad main line as follows:
17 (1) with the center line of Industrial Drive S 66-15-00 W 216.03 feet to a point; (2) with
18 the center line of Industrial Drive along the arc of a circular curve to the left having a
19 radius of 468.51 feet, an arc distance of 99.62 feet; (3) with the center line of Industrial
20 Drive S 54-04-00 W 65.75 feet to a nail, the point or place of Beginning; and running
21 thence from said Beginning point two (2) calls with the tract of BHF Investments, Inc.
22 (now or formerly) conveyed by the deed recorded in Book 4101 at page 184 of the
23 Mecklenburg County, North Carolina, Public Registry as follows: (1) S 35-56-00 E
24 244.52 feet to an iron; (2) S 63-48-30 E 359.03 feet to an old iron on the line of the tract
25 of Eslon Thermoplastics, Inc., conveyed by deeds recorded in Book 4022 at page 368
26 and at page 384 of the aforesaid Public Registry, the southeasterly corner of the
27 aforesaid BHF Investments, Inc. tract; thence with the line of said Eslon
28 Thermoplastics, Inc. S 26-11-30 W 586.03 feet to an old iron; thence a new line with
29 the tract of Southland Industrial Park, Inc., conveyed by deed recorded in Book 2358 at
30 page 296 in the aforesaid Public Registry N 63-48-30 W 826.50 feet to a nail in the
31 center line of said Industrial Drive; thence with the center line of Industrial Drive three
32 (3) calls as follows: (1) N 22-07-00 E 98.97 feet to a point; (2) with the arc of a circular
33 curve to the right having a radius of 349.32 feet, an arc distance of 194.79 feet to a
34 point; (3) N 54-04-00 E 467.77 feet to the point or place of BEGINNING, and
35 containing 10.707 acres, more or less, as shown on that certain boundary survey dated
36 July 27, 1979, by Henry L. Parnell, Registered Surveyor.

37 TRACT 5 (tax parcel #207-081-09):

38 Lying and being in Pineville Township, Mecklenburg County, North Carolina, and
39 beginning at an iron pipe located in the southeasterly margin of the right of way of
40 Pineville Road (U.S. Highway 521), said iron pipe marking the northwesterly corner of
41 the tract of land described in the deed recorded in Book 5030 at page 501 in the
42 Mecklenburg County Registry, said iron pipe marking a corner of the property, now or
43 formerly, of Sharon Mini Storage, a partnership, and running thence with the line of the
44 property, now or formerly, of Sharon Mini Storage two calls and distances as follows:

1 (1) South 61 degrees 34 minutes 4 seconds East (passing an iron at 272.62 feet) 302.84
2 feet to a point and (2) South 28 degrees 24 minutes 20 seconds West 149.51 feet to a
3 point in the line of the property, now or formerly, of E.F.C. Corp.; thence with the line
4 of the property, now or formerly, of E.F.C. Corp North 61 degrees 35 minutes 40
5 seconds West 294.39 feet to an iron pipe located in the southeasterly margin of the right
6 of way of Pineville Road; thence with the southeasterly margin of the right of way of
7 Pineville Road North 25 degrees 10 minutes 17 seconds East 149.88 feet to the point
8 and place of beginning. Said parcel of land is shown on the plat of survey by Keith R.
9 Moen, North Carolina Registered Land Surveyor, dated May 9, 1985.

10 TRACT 6 (tax parcel #205-094-14):

11 BEGINNING at an iron stake located in the southerly line of the Rexham Corporation
12 as shown and described in that certain deed recorded in book 3838, page 651 of the
13 Mecklenburg County, North Carolina, Public Registry, said iron stake being also
14 located N. 80-15-10 W. 1,483.52 feet distant from the center line of the Southern
15 Railway (now or formerly) main line and running thence from said iron stake N. 80-15-
16 10 W. 62.50 feet to an iron stake located in a corner of John S. Miller and Rexham
17 Corporation; thence N. 26-00-00 E. 1,037.71 feet to an iron stake located in the
18 southerly edge or margin of Industrial Drive; thence S. 64-00-00 E. 60 feet with the
19 southerly edge or margin of Industrial Drive to an iron stake; thence S. 26-00-00 W.
20 1,020.22 feet to the point or place of the Beginning. Containing 1.417 acres more or
21 less reference is hereby made to that certain plat or map of P.A. Brotherton, Registered
22 Surveyor, dated December 14, 1984.

23 The Rexham Corporation, their successor and assigns shall have the right to use the
24 property as foregoing described for ingress and egress along with others.

25 Being part of the property conveyed to Rexham Corporation by that certain deed
26 recorded in Book 3828, page 651 of the Mecklenburg County, Public Registry.

27 Being the same property conveyed to Anne S. Miller by that certain deed recorded in
28 Book 4951, page 276 of the Mecklenburg County, Public Registry.

29 This deed is intended to and does convey sole title to the party of the second part, John
30 S. Miller, pursuant to the provisions of N.C.G.S. 39-13.3, in the foregoing described
31 real estate.

32 TRACT 7 (tax parcels #205-092-11 and 205-092-14)

33 BEGINNING at a point located in the center line of Old Pineville Road where the same
34 intersects with the center line of Rodney Street and runs thence with said Old Pineville
35 Road South 29-56-30 East 625.19 feet to a tack located in the center of the track of the
36 Southern Railway Company main line running from Charlotte, North Carolina, to
37 Columbia, South Carolina; thence with the center line of said track South 24-31 West
38 63.40 feet to a tack; thence continuing with said center line of said track south 25-34
39 West 132.17 feet to a tack; thence continuing with the center line of said track South 26
40 West 1,065.10 feet to an old spike; thence North 10-20-30 East 97.08 feet to a tack in
41 the center line of the spur track leading from said Southern Railway main line track to
42 Southland Industrial Park; thence with the center line of said spur track on a curve to the
43 left, said curve being a portion of a circle having a radius of 1,146.28 feet and an arc of
44 900.50 feet, to an old tack in the center line of Rodney Street; thence with the center

1 line of Rodney Street North 26-00 East 792.30 feet to the point and place of
2 BEGINNING, as shown on the Plat of the property of Guardian Investment Company
3 by Henry L. Parnell, R.S., dated July 22, 1969, a copy of which Plat is hereto attached
4 and made a part hereof.

5 This conveyance is made subject to the rights-of-way of Rodney Street and Old
6 Pineville Road, and subject to an easement granted to Mecklenburg County for a sewer
7 line which is duly recorded in the Office of Register of Deeds for Mecklenburg County
8 in Book 3161, Page 39.

9 Being the same property which was conveyed to Guardian Investment Company by
10 deed of Southland Industrial Park, Inc., dated November 15 1967, and recorded in the
11 Mecklenburg County Public Registry in Book 2917, Page 9, as corrected by correction
12 deed dated August 11, 1969, and recorded in said Registry in Book 3126, Page 21.

13 TRACT 8 (tax parcel #205-094-15):

14 BEGINNING at a point in the center of Industrial Drive, said point also being the
15 northwest corner of the Harold F. Griffith's property, now or formerly, as found in Deed
16 Book 3667, at Page 0428, of the Mecklenburg County, North Carolina Public Registry,
17 and running thence with the center of Industrial Drive, S. 64-00-00 E. 190.44 feet to a
18 point, said point being the corner of the Ann S. Miller property, now or formerly, as
19 found in Deed Book 4951 at Page 0276, of the Mecklenburg County Public Registry;
20 thence with the Ann S. Miller line, now or formerly, S. 26-00 W. 457.46 feet to a point;
21 thence a new line N. 64-00 W. 190.44 feet to a point on the Harold F. Griffith's line,
22 now or formerly, as per Deed Book set forth above; thence with the Harold F. Griffith's
23 property, now or formerly, N. 26-00 E. 457.46 feet to the point and place of
24 BEGINNING, containing approximately 2.0 acres, said property being a portion of that
25 property shown on the survey of Henry L. Parnell, dated September 12, 1985.

26 TRACT 9 (tax parcel #207-081-10):

27 BEGINNING at a point in Pineville Road, which beginning point is N. 24-02-10 E.
28 150.0 feet from another point in Pineville Road (which latter point is the
29 southwesternmost corner of the property described as "3rd Tract" in that certain deed
30 dated May 29, 1959, from John S. Miller to John S. Miller and wife, Lillian Crow
31 Miller, recorded in Book 2075, at page 143, in the Mecklenburg County Registry; and
32 which latter point also is N. 61-35-40 W. 15.65 feet from an old iron pipe in the easterly
33 margin of the right-of-way of Pineville Road, in the common boundary line of E.F.C.
34 Corp., now or formerly, described in deed recorded in Book 3401, at page 507, in the
35 Mecklenburg County Registry); running thence with a line in Pineville Road N. 24-02-
36 10 E. 252.65 feet to a point in Pineville Road; running thence S. 61-35-40 E. 23.17 feet
37 to an iron in the easterly margin of the right-of-way of Pineville road; running thence S.
38 61-35-40 E. 703.82 feet to an iron in the line of the property of Edgar H. Hand Heirs,
39 now or formerly; running thence with a common boundary line of the aforementioned
40 Hand Heirs property S. 15-00-00 W. 412.72 feet to an old iron pipe, being the
41 southeasternmost corner of the aforementioned "3rd Tract", a common corner with the
42 aforementioned E.F.C. Corp. property (such old iron pipe being located S. 15-00-00 W.
43 66.55 feet from another old iron pipe, in the aforementioned line of the Hand Heirs
44 property); running thence with the common boundary line of the aforementioned E.F.C.

1 Corp. property N. 61-35-40 W. 500.25 feet to an iron in the line of the aforementioned
2 E.F.C. Corp. property; running thence N. 24-02-10 E. 150.0 feet to an iron; running
3 thence N. 61-35-40 W. 272.78 feet to an iron in the easterly margin of the right-of-way
4 of Pineville Road; running thence N. 61-35-40 W. 18.47 feet to a point in Pineville
5 Road, being the point or place of BEGINNING, and containing approximately 6.0 acres,
6 as shown on that certain Boundary Survey for Stephen E. Benson, prepared by Hyatt,
7 Lanford, Seaver, and Associates (Maurice B. Seaver, N.C.R.L.S. number L594), dated
8 September 8, 1982.

9 Grantor hereby grants, bargains, sells, and conveys unto Grantee, in fee
10 simple, all of its right, title, and interest in and to that certain MUTUAL CROSS-OVER
11 EASEMENT, and ANNEXATION AGREEMENT, contained in the aforementioned
12 deed from John S. Miller, Jr., et al., to Stephen E. Benson, et al., recorded in book 4574,
13 at page 690, in the Mecklenburg County Registry.

14 TRACT 10:

15 Being all of the property shown as 1.07 acres and identified as tax parcel number 205-
16 094-05 and all of the property shown as 1.72 acres and identified as tax parcel number
17 205-094-13 and all the property shown as 3.2 acres and identified as tax parcel #205-
18 094-19 and all of the property shown as 2.0 acres and identified as tax parcel #205-094-
19 18 and all of that property shown as 4.4 acres and identified as tax parcel #205-094-01
20 in the 1990 Tax Map Book 205 at Page 9 in the Mecklenburg County Tax Office. Revised
21 on 11-23-90.

22 TRACT 11: (tax parcel #205-094-17):

23 BEGINNING at an existing iron pin located in the northerly margin of Industrial Drive
24 at the common front corner of the property being conveyed hereby by Grantor and the
25 property of Rousseldt Gelatin Corp. as described in Deed Book 3894, page 547 of the
26 Mecklenburg County Public Registry, said beginning point being also located in an
27 easterly direction 434.70 feet along the northerly margin of Industrial Drive from the
28 intersection of said northerly margin of Industrial Drive with the center line of the right-
29 of-way of Southern Railway, and runs thence from said point and place of beginning
30 and with the line of Rousseldt Gelatin Corp. N. 23-46-00 W. 399.21 feet to an existing
31 iron pin in the line of the property of E. H. Hand, Jr. as described in Deed Book 4690,
32 Page 315 of the Mecklenburg County Public Registry; thence with the line of E. H.
33 Hand, Jr. N. 66-14-00 E. 200.0 feet to a new iron pin; thence a new line S. 23-46-00 E.
34 399.21 feet to a new iron pin located in the northerly margin of Industrial Drive; thence
35 with the northerly margin of Industrial Drive S. 66-14-00 W. 200.0 feet to the point and
36 place of BEGINNING, the same containing 1.8329 acres as shown on a boundary
37 survey prepared for Godley Builders dated October 12, 1987 prepared by Maurice B.
38 Seaver, N.C.R.I.S.

39 The above-described property being in all respects that 1.8329 acre tract of land shown
40 as Tract B on a map of the revised section of Southland Industrial Park recorded in Map
41 Book 22 at Page 382 in the Office of the Register of Deeds for Mecklenburg County,
42 North Carolina.

43 TRACT 12:

1 Being all portions of the rights-of-way identified as Industrial Drive, Rodney Street and
2 U.S. Highway 521 which lie adjacent to the above-referenced tracts shown in the 1990
3 Tax Map Book 205 at Page 209 as revised on November 23, 1990 in the Mecklenburg
4 County Tax Office.

5 Sec. 2. This act becomes effective June 30, 1991.