

**GENERAL ASSEMBLY OF NORTH CAROLINA**

**SESSION 1991**

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HOUSE BILL 119  
Second Edition Engrossed 3/21/91

Short Title: Pineville Annexation.

(Local)

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Sponsors: Representative Balmer.

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Referred to: Local & Regional Government I.

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February 21, 1991

A BILL TO BE ENTITLED

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

4 The General Assembly of North Carolina enacts:

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

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

8 BEGINNING at an iron stake, the northwesterly corner of the property conveyed to  
9 Riegel Paper Corporation from Southland Industrial Park, Inc., by Deed dated October  
10 16, 1967, recorded in Book 2895 at page 381 in the Mecklenburg Registry, and runs  
11 thence from said Beginning point along the southwesterly margin of the right of way for  
12 Industrial Boulevard (said right of way being 60 feet in width) South 64-00 East 495.74  
13 feet to a point; thence three new lines as follow:

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

20 BEGINNING at the southeasterly corner of the property conveyed to Techbuilt, Inc.,  
21 from Riegel Paper Corporation by Deed dated April 8, 1971, recorded in Book 3279 at  
22 page 111 in the Mecklenburg County Registry, and running thence along the southerly  
23 line of the property of Riegel Paper Corporation as described in that certain Deed from

1 Southland Industrial Park, Inc., dated October 16, 1967, and recorded in Book 2895 at  
2 page 381 in the Mecklenburg Registry South 80-15-10 East 956.21 feet to a nail located  
3 in the center of the right of way of the Southern Railway Company main line, running  
4 from Charlotte, N. C. to Columbia, S. C.; thence along the center of the right of way of  
5 said Southern Railway Company line North 26-00 East 605 feet to a nail; thence in a  
6 southwesterly and westerly direction parallel to and 10 feet to the south of the center  
7 line of an existing railway spur track (which spur track extends in a southerly and  
8 southwesterly direction from the aforesaid Southern Railway Company main line), if  
9 extended, to a point in the easterly margin of the aforesaid property conveyed to  
10 Techbuilt, Inc., by Deed recorded in Book 3279 at page 111 in the Mecklenburg  
11 Registry; thence with said line of the property of Techbuilt, Inc., South 26-00 West 153  
12 feet, more or less, to the point or place of BEGINNING; being part of the property  
13 conveyed to Riegel Paper Corporation from Southland Industrial Park, Inc., as  
14 aforesaid.

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

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

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

36 BEGINNING at an old nail in the center of the right-of-way margin of Industrial Drive,  
37 the northeasterly corner of the property of Tarheel Container [(now or formerly) as  
38 conveyed by deed recorded in Book 4397, Page 168 of the Mecklenburg County Public  
39 Registry]; thence proceeding with the center of the right-of-way margin of Industrial  
40 Drive North 22-07 East 456.79 feet to an old nail in the northwesterly corner of the  
41 property of Eslon Plastics [(now or formerly) as conveyed by deed recorded in Book  
42 4254, Page 925 of the Mecklenburg County Public Registry]; thence with the line of  
43 Eslon Plastics (now or formerly) South 63-48-46 East 826.12 feet to a stake; thence  
44 South 26-08-42 West 455.69 feet to a stake to the northeasterly corner of the property of

1 Tarheel Container (now or formerly); thence with the line of Tarheel Container North  
2 63-48-46 West 794.03 feet to an old nail, the point and place of BEGINNING.  
3 Containing 8.474 acres according to that certain plat of survey dated January 18, 1984  
4 prepared by Spratt-Seaver, Inc., Engineering and Surveying.

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

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

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

31 Lying and being in Pineville Township, Mecklenburg County, North Carolina, and  
32 beginning at an iron pipe located in the southeasterly margin of the right of way of  
33 Pineville Road (U.S. Highway 521), said iron pipe marking the northwesterly corner of  
34 the tract of land described in the deed recorded in Book 5030 at page 501 in the  
35 Mecklenburg County Registry, said iron pipe marking a corner of the property, now or  
36 formerly, of Sharon Mini Storage, a partnership, and running thence with the line of the  
37 property, now or formerly, of Sharon Mini Storage two calls and distances as follows:  
38 (1) South 61 degrees 34 minutes 4 seconds East (passing an iron at 272.62 feet) 302.84  
39 feet to a point and (2) South 28 degrees 24 minutes 20 seconds West 149.51 feet to a  
40 point in the line of the property, now or formerly, of E.F.C. Corp.; thence with the line  
41 of the property, now or formerly, of E.F.C. Corp North 61 degrees 35 minutes 40  
42 seconds West 294.39 feet to an iron pipe located in the southeasterly margin of the right  
43 of way of Pineville Road; thence with the southeasterly margin of the right of way of  
44 Pineville Road North 25 degrees 10 minutes 17 seconds East 149.88 feet to the point

1 and place of beginning. Said parcel of land is shown on the plat of survey by Keith R.  
2 Moen, North Carolina Registered Land Surveyor, dated May 9, 1985.

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

4 BEGINNING at an iron stake located in the southerly line of the Rexham Corporation  
5 as shown and described in that certain deed recorded in book 3838, page 651 of the  
6 Mecklenburg County, North Carolina, Public Registry, said iron stake being also  
7 located N. 80-15-10 W. 1,483.52 feet distant from the center line of the Southern  
8 Railway (now or formerly) main line and running thence from said iron stake N. 80-15-  
9 10 W. 62.50 feet to an iron stake located in a corner of John S. Miller and Rexham  
10 Corporation; thence N. 26-00-00 E. 1,037.71 feet to an iron stake located in the  
11 southerly edge or margin of Industrial Drive; thence S. 64-00-00 E. 60 feet with the  
12 southerly edge or margin of Industrial Drive to an iron stake; thence S. 26-00-00 W.  
13 1,020.22 feet to the point or place of the Beginning, containing 1.417 acres more or less.  
14 Reference is hereby made to that certain plat or map of P.A. Brotherton, Registered  
15 Surveyor, dated December 14, 1984.

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

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

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

21 BEGINNING at a point located in the center line of Old Pineville Road where the same  
22 intersects with the center line of Rodney Street and runs thence with said Old Pineville  
23 Road South 29-56-30 East 625.19 feet to a tack located in the center of the track of the  
24 Southern Railway Company main line running from Charlotte, North Carolina, to  
25 Columbia, South Carolina; thence with the center line of said track South 24-31 West  
26 63.40 feet to a tack; thence continuing with said center line of said track south 25-34  
27 West 132.17 feet to a tack; thence continuing with the center line of said track South 26  
28 West 1,065.10 feet to an old spike; thence North 10-20-30 East 97.08 feet to a tack in  
29 the center line of the spur track leading from said Southern Railway main line track to  
30 Southland Industrial Park; thence with the center line of said spur track on a curve to the  
31 left, said curve being a portion of a circle having a radius of 1,146.28 feet and an arc of  
32 900.50 feet, to an old tack in the center line of Rodney Street; thence with the center  
33 line of Rodney Street North 26-00 East 792.30 feet to the point and place of  
34 BEGINNING, as shown on the Plat of the property of Guardian Investment Company  
35 by Henry L. Parnell, R.S., dated July 22, 1969.

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

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

41 BEGINNING at a point in the center of Industrial Drive, said point also being the  
42 northwest corner of the Harold F. Griffith's property, now or formerly, as found in Deed  
43 Book 3667, at Page 0428, of the Mecklenburg County, North Carolina Public Registry,  
44 and running thence with the center of Industrial Drive, S. 64-00-00 E. 190.44 feet to a

1 point, said point being the corner of the Ann S. Miller property, now or formerly, as  
2 found in Deed Book 4951 at Page 0276, of the Mecklenburg County Public Registry;  
3 thence with the Ann S. Miller line, now or formerly, S. 26-00 W. 457.46 feet to a point;  
4 thence a new line N. 64-00 W. 190.44 feet to a point on the Harold F. Griffith's line,  
5 now or formerly, as per Deed Book set forth above; thence with the Harold F. Griffith's  
6 property, now or formerly, N. 26-00 E. 457.46 feet to the point and place of  
7 BEGINNING, containing approximately 2.0 acres, said property being a portion of that  
8 property shown on the survey of Henry L. Parnell, dated September 12, 1985.

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

10 BEGINNING at a point in Pineville Road, which beginning point is N. 24-02-10 E.  
11 150.0 feet from another point in Pineville Road (which latter point is the  
12 southwesternmost corner of the property described as "3rd Tract" in that certain deed  
13 dated May 29, 1959, from John S. Miller to John S. Miller and wife, Lillian Crow  
14 Miller, recorded in Book 2075, at page 143, in the Mecklenburg County Registry; and  
15 which latter point also is N. 61-35-40 W. 15.65 feet from an old iron pipe in the easterly  
16 margin of the right-of-way of Pineville Road, in the common boundary line of E.F.C.  
17 Corp., now or formerly, described in deed recorded in Book 3401, at page 507, in the  
18 Mecklenburg County Registry); running thence with a line in Pineville Road N. 24-02-  
19 10 E. 252.65 feet to a point in Pineville Road; running thence S. 61-35-40 E. 23.17 feet  
20 to an iron in the easterly margin of the right-of-way of Pineville road; running thence S.  
21 61-35-40 E. 703.82 feet to an iron in the line of the property of Edgar H. Hand Heirs,  
22 now or formerly; running thence with a common boundary line of the aforementioned  
23 Hand Heirs property S. 15-00-00 W. 412.72 feet to an old iron pipe, being the  
24 southeasternmost corner of the aforementioned "3rd Tract", a common corner with the  
25 aforementioned E.F.C. Corp. property (such old iron pipe being located S. 15-00-00 W.  
26 66.55 feet from another old iron pipe, in the aforementioned line of the Hand Heirs  
27 property); running thence with the common boundary line of the aforementioned E.F.C.  
28 Corp. property N. 61-35-40 W. 500.25 feet to an iron in the line of the aforementioned  
29 E.F.C. Corp. property; running thence N. 24-02-10 E. 150.0 feet to an iron; running  
30 thence N. 61-35-40 W. 272.78 feet to an iron in the easterly margin of the right-of-way  
31 of Pineville Road; running thence N. 61-35-40 W. 18.47 feet to a point in Pineville  
32 Road, being the point or place of BEGINNING, and containing approximately 6.0 acres,  
33 as shown on that certain Boundary Survey for Stephen E. Benson, prepared by Hyatt,  
34 Lanford, Seaver, and Associates (Maurice B. Seaver, N.C.R.L.S. number L594), dated  
35 September 8, 1982.

36 TRACT 10:

37 Being all of the property shown as 1.07 acres and identified as tax parcel number 205-  
38 094-05 and all of the property shown as 1.72 acres and identified as tax parcel number  
39 205-094-13 and all the property shown as 3.2 acres and identified as tax parcel #205-  
40 094-19 and all of the property shown as 2.0 acres and identified as tax parcel #205-094-  
41 18 and all of that property shown as 4.4 acres and identified as tax parcel #205-094-01  
42 in the 1990 Tax Map Book 205 at Page 9 in the Mecklenburg County Tax Office. Revised  
43 on 11-23-90.

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

1 BEGINNING at an existing iron pin located in the northerly margin of Industrial Drive  
2 at the common front corner of the property being conveyed hereby by Grantor and the  
3 property of Rousseldt Gelatin Corp. as described in Deed Book 3894, page 547 of the  
4 Mecklenburg County Public Registry, said beginning point being also located in an  
5 easterly direction 434.70 feet along the northerly margin of Industrial Drive from the  
6 intersection of said northerly margin of Industrial Drive with the center line of the right-  
7 of-way of Southern Railway, and runs thence from said point and place of beginning  
8 and with the line of Rousseldt Gelatin Corp. N. 23-46-00 W. 399.21 feet to an existing  
9 iron pin in the line of the property of E. H. Hand, Jr. as described in Deed Book 4690,  
10 Page 315 of the Mecklenburg County Public Registry; thence with the line of E. H.  
11 Hand, Jr. N. 66-14-00 E. 200.0 feet to a new iron pin; thence a new line S. 23-46-00 E.  
12 399.21 feet to a new iron pin located in the northerly margin of Industrial Drive; thence  
13 with the northerly margin of Industrial Drive S. 66-14-00 W. 200.0 feet to the point and  
14 place of BEGINNING, the same containing 1.8329 acres as shown on a boundary  
15 survey prepared for Godley Builders dated October 12, 1987 prepared by Maurice B.  
16 Seaver, N.C.R.L.S.

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

21 TRACT 12:

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

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