

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2001**

H

2

**HOUSE BILL 838
Committee Substitute Favorable 4/10/01**

Short Title: Wake Forest Deannexation.

(Local)

Sponsors:

Referred to:

March 28, 2001

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE
CORPORATE LIMITS OF THE TOWN OF WAKE FOREST.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is removed from the
corporate limits of the Town of Wake Forest:

TRACT I

BEGINNING at a point in the center of Richland Creek, said point being located the following courses and distances from the common property corner of J. B. Kirkland, Jr., and William F. Caveness in Richland Creek; S. 60 deg. 31' 30" E. 85.0' to a point; S. 50 deg. 39' 30"W. 413.24' to a point; S. 65 deg. 34' W 352.33' to a point; S. 31 deg. 41' 30" W. 280.90' to a point; S 3 deg. 59' 30" W. 53.54' to a point; N. 65 deg. 03' 30" W. 139.14' to said beginning point in Richland Creek; thence S. deg. 03' 30" E. 285.00' to an iron pipe; thence S. 24 deg. 56' 30" W. 120.00' to an iron pipe; thence N. 65 deg. 03' 30" W. 309.00' to a point in the center of Richland Creek; thence up the centerline of Richland Creek N. 28 deg. 12' 30" E. 70.11' to a point in the center of said creek; thence continuing up the centerline of Richland Creek N. 46 deg. 44' 30" E. 53.85' to the point of beginning and containing 0.832 acres more or less.

The above-described lot is a portion of the property of J. B. Kirkland, Jr. as described by deed recorded in book 2212 at Page 197 in the Wake County Register of Deeds office.

For reference to the above-described easement see maps recorded at Book of Maps 1976, Page 435, Wake County Registry.

This property is the same property that was conveyed from J. B. Kirkland, Jr. and wife, Evelyn Johnson Kirkland, Grantors, to the Town of Wake Forest, Brook Street, Wake

1 Forest, NC 27587, Grantee, by deed dated November 8, 1976, recorded in Deed Book
2 2466, Page 68, Wake County Registry.

3
4 **TRACT II**
5

6 BEGINNING at a point in the common property line of J. B. Kirkland, Jr. and William
7 F. Caveness, said point being located N. 49 deg. 46' E. 134.20' from J. B. Kirkland, Jr.'s
8 Southwest property corner in William F. Caveness' line; thence along the arc of a curve,
9 having a chord bearing and distance of N. 0 deg. 32' W. 153.72', and arc distance of
10 157.12' and a radius of 212.62', to the P.T. of the curve; thence N. 20 deg. 38' W. 24.01'
11 to the P.C. of a curve; thence along the arc of a curve, having a chord bearing and
12 distance of N. 30 deg. 57' W 98.38', an arc distance of 98.92' and a radius of 274.66', to
13 the P.T. of the curve; thence N. 41 deg. 16' 30" W. 200.00' to the P.C. of a curve; thence
14 along the arc of a curve, having a chord bearing distance of N. 45 deg. 01' 30" W 99.74',
15 an arc distance of 99.79' and a radius of 762.57' to the P.T. of the curve; thence N. 48
16 deg. 46' 30" W. 282.05' to the P.C. of a curve; thence along the arc of a curve, having a
17 chord bearing and distance of N. 18 deg. 04' 30" W. 102.14', an arc distance of 107.20'
18 and a radius of 10.05', to a point in the south property line of the Town of Wake Forest's
19 proposed Richland Creek Pumping Station property, said point being located N. 65 deg.
20 30' 30" W. 77.69' from said pumping station property's Southeast property corner.

21
22 The above described line is five feet (5') West of and Parallel to the centerline of a
23 proposed sixty foot (60') right-of-way for a roadway to the Town of Wake Forest's
24 proposed wastewater pumping station on Richland Creek and crosses a portion of the
25 property of J. B. Kirkland, Jr. as described by deed recorded in Book 2212 at Page 197
26 in the Wake County Register of Deeds office.

27
28 For reference to the above-described tract, see maps recorded at Book of Maps 1976,
29 Page 485, Wake County Registry.

30
31 This deed conveys all that tract of land within the above mentioned 60 ft. roadway, the
32 centerline of which is particularly described above.

33
34 This property is the same property that was conveyed from J. B. Kirkland, Jr. and wife,
35 Evelyn Johnson Kirkland, Grantors, to the Town of Wake Forest, Brook Street, Wake
36 Forest, NC 27587, Grantee, by deed dated November 8, 1976, recorded in Deed Book
37 2466, Page 69, and which was re-recorded on July 18, 1977, in Deed Book 2523, Page
38 563, Wake County Registry.

39
40 **TRACT III**
41

1 BEGINNING at a point in the West right-of-way line of U.S. Highway No. 1, said point
2 being located along said right-of-way N. 5 deg. 30' E. 26.37 ft. from the common
3 property corner of William F. Caveness and Clifton L. Benson; thence N. 66 deg. 18'
4 W. 1018.42 ft., parallel to and 25 ft. N. of the common property line of William F.
5 Caveness and Clifton L. Benson, to the P.C. of a curve; thence along the arc of a curve,
6 having a chord bearing and distance of N. 62 deg. 12' W. 199.48 ft., an arc distance of
7 199.66 ft. and a radius of 1396.73', to the P.T. of the curve; thence N. 58 deg. 06' 30"
8 W. 10.00 ft. to the P.C. of a curve; thence along the arc of a curve, having a chord
9 bearing and distance of N. 84 deg. 10' 30" W. 269.49 ft., an arc distance of 279.01
10 radius of 306.61 ft, to the P.T. of the curve; thence S. 69 deg. 45' 30" W. 535.73 ft. to
11 the P.C. of a curve; thence along the arc of a curve, having a chord bearing and distance
12 of S. 77 deg. 14' W. 99.16 ft., and an arc distance of 99.43 ft. and a radius of 381.09 ft.,
13 to the P.T. of the curve; thence S. 84 deg. 42' 30" W. 304.04 ft. to the P.C. of a curve;
14 thence along the arc of a curve, having a chord bearing and distance of N. 37 deg. 49'
15 W. 215.03 ft., and arc distance of 255.84 ft. and a radius of 127.51 ft. to the P.T. of the
16 curve; thence N. 19 deg. 40' E. 592.59 ft., parallel to and 25 ft. east of the common
17 property line of William F. Caveness and Clifton L. Benson, to the P.T. of a curve;
18 thence along the arc of a curve, having a chord bearing and distance of N. 34 deg. 43' E.
19 193.11 ft., an arc distance of 195.38 ft. and a radius of 371.86 ft. to the P.T. of the
20 curve; thence N. 49 deg. 46' E. 87.40 ft. to the P.C. of a curve; thence along the arc of a
21 curve, having a chord bearing and distance of N. 35 deg. 44' E. 103.11 ft., an arc
22 distance of 104.14 ft. and a radius of 212.62 ft., to a point in the common property line
23 of William F. Caveness and J. B Kirkland, said point being located N. 48 deg. 46' E.
24 134.20 Ft. from J. B. Kirkland's SE property corner in the property line of William F.
25 Caveness.

26

27 The above-described line is 5 ft. S. and W. of and parallel to the centerline of a
28 proposed 60 ft. roadway to the Town of Wake Forest's proposed wastewater pumping
29 station on Richland Creek, said roadway being along the S. and W. portion of William
30 F. Caveness as described by deeds recorded in Book 1220 at Page 181 and Book 1626,
31 Page 526, Wake County Registry.

32

33 The area of the proposed 60 ft. roadway crossing William F. Caveness' property is 5.06
34 acres, more or less.

35

36 This property is the same property that was conveyed from William F. Caveness and
37 wife, Angela Caveness, Grantor, to the Town of Wake Forest, Brooks Street, Wake
38 Forest, NC 27587, Grantee, by deed dated December 22, 1976, recorded in Deed Book
39 2492, Page 544, Wake County Registry.

40

SECTION 2. This act is effective when it becomes law.