

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005**

H

2

**HOUSE BILL 863
Committee Substitute Favorable 5/12/05**

Short Title: Kernersville Private Sale.

(Local)

Sponsors:

Referred to:

March 23, 2005

A BILL TO BE ENTITLED

AN ACT TO AUTHORIZE THE TOWN OF KERNERSVILLE TO CONVEY
CERTAIN PROPERTY BY PRIVATE SALE OR TRADE.

The General Assembly of North Carolina enacts:

SECTION 1.(a) Notwithstanding Article 12 of Chapter 160A of the General Statutes, the Town of Kernersville may convey by private negotiation and sale or trade, with or without monetary consideration, any or all of its right, title, and interest in the following described properties:

PROPERTY I

That property consisting of approximately 30 acres, more or less, as described in Forsyth County Registry Deed Book 764, at page 292; and more particularly described as follows:

"Being all of that certain 30.028 acre tract of land lying in Abbotts Creek Township, Forsyth County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north and east by Stephen E. Dotson, on the south by Edith B. Schulz and Mary B. Shropshire, and on the west by Arbor Development Corporation; as tract being particularly described by courses (according to the North Carolina Grid System as determined by solar observations) and distances according to a survey and plat prepared by the Town of Kernersville Engineering Department, Division of Public Works, under the seal of H. Stephen Bowers Professional Land Surveyor No. L-2455, dated May 2, 1986, and revised April 5, 2005, to which reference is hereby made, as follows:

BEGINNING at a 1" outside diameter found existing iron pipe, 3" high, the northwesterly corner of Mary Ruth B. Shropshire and husband Donald G. Shropshire (see Deed Book 1840 Page 622 of the Forsyth County Registry), in the easterly line of Arbor Development Corporation (see Deed Book 1513 Page 806 of said Registry); said iron pipe having N.C. grid coordinates of North 844,495.89 (feet) and East 1,680,885.63 (feet) as per the North American Datum of 1983, as taken from survey from North Carolina Geodetic Station and horizontal control monument "UNION CROSS;" thence

1 with the easterly line of said Arbor Development Corporation North 1 Degrees, 27
2 Minutes, 35 Seconds East, 1387.76 feet, to a 1 ¼" outside diameter found existing iron
3 pipe, 6" high, the southwesterly corner of Stephen E. Dotson and wife Sandra C. Dotson
4 (see Deed Book 1689 Page 224 of said Registry); thence with the southerly line of said
5 Stephen E. Dotson and wife Sandra C. Dotson South 88 Degrees, 30 Minutes, 30
6 Seconds East, 923.08 feet, to a 1 ¼" outside diameter found existing iron pipe, 5" high,
7 the northwesterly corner of other lands of said Stephen E. Dotson and wife Sandra C.
8 Dotson (see now Deed Book 2452 Page 4397, "TRACT 1," of said Registry); thence
9 with the westerly line of said Stephen E. Dotson and wife Sandra C. Dotson South 1
10 Degrees, 28 Minutes, 30 Seconds West, 1446.89 feet, to a found existing stone with
11 new cut cross, 5" by 12 top, 6" high, painted yellow, the northwesterly and northeasterly
12 corner, respectively, of Donald Davis and wife Helen S. Davis (see Deed Book 1664
13 Page 981 of said Registry), and Edith B. Schulz and W. Bradford Schulz co-trustees or
14 successor trustees for the benefit of Edith B. Schulz Living Trust (see Deed Book 1961
15 Page 2962 of said Registry); thence with the northerly line of said Edith B. Schulz and
16 falling in with the northerly line of said Mary Ruth B. Shropshire and husband Donald
17 G. Shropshire North 84 Degrees, 50 Minutes, 30 Seconds West, 924.62 feet, to the
18 BEGINNING said 1" outside diameter found existing iron pipe, 3" high.

19 FOR REFERENCE SEE: that deed recorded in Deed Book 764 at Page 292 of the
20 Forsyth County Registry;
21 The above described 30.028 acre tract is generally known and designated as being all of
22 tax lot 1 of tax block 5629 of Forsyth County Tax Maps as presently constituted."

PROPERTY II

24 That property consisting of approximately 1.566 acres more or less and denoted as Lot
25 Two on the plat recorded in Plat Book 48, Page 116 of the Forsyth County Registry.

26 **SECTION 1.(b)** The Town of Kernersville shall use the property described
27 in subsection (a) of this section for a public purpose that stimulates the local economy
28 and promotes business in the Town of Kernersville, including the location of new or
29 expanded service or industrial facilities, manufacturing, assembly, fabrication,
30 processing, warehousing, research and development, office use or use as a shell
31 business, or a new business incubator. The Town of Kernersville may lease, subdivide,
32 mortgage, sell, trade, or convey the property for any public purpose authorized in this
33 act.

34 **SECTION 2.** The restrictions stated in this act shall apply only to the Town
35 of Kernersville.

36 **SECTION 3.** This act is effective when it becomes law.