

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1993

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SENATE BILL 792

Local Government and Regional Affairs Committee Substitute Adopted 5/12/93

Short Title: Rockingham County Amendments.

(Local)

Sponsors:

Referred to: Finance.

April 12, 1993

A BILL TO BE ENTITLED

AN ACT TO ALLOW THE CITY OF EDEN TO NEGOTIATE ANNEXATION
CONTRACTS AND TO AUTHORIZE ROCKINGHAM COUNTY TO
PARTICIPATE IN THE REDEVELOPMENT OF CERTAIN ABANDONED
PROPERTY.

The General Assembly of North Carolina enacts:

Section 1. The City of Eden may, by contract, provide that certain property described in the contract may not be annexed by the City under Parts 2 or 3 of Article 4A of Chapter 160A of the General Statutes prior to December 30, 2003. Nothing in this act impairs the right of the General Assembly to annex any such property by specific local act.

Sec. 2. The City of Eden may accept, as consideration for such contract, "Payments in lieu of taxes".

Sec. 3. Payments in lieu of taxes under this act shall be annually computed based upon the tax valuations of the properties subject to contracts under Section 1 of this act as determined by the Rockingham County Tax Department, with the formula for making the computation being stated in each contract.

Sec. 4. Contracts under Section 1 of this act apply only to the following described properties:

EXHIBIT A
DUKE POWER COMPANY

1 Tract 1: Beginning at a concrete monument set in the westerly line of S. R. #1779
2 (Edgewood Road) and running thence from said beginning point, S 36-45 E 80.6 feet to
3 a stake; thence N 69-26 E 826.6 feet to a iron rod found; thence N 20-32 W 239.7 feet
4 to an iron rod; thence W 68-28 E 97.1 feet to an iron rod found; thence N 20-38 W
5 180.0 feet to an iron rod found; thence N 69-18 E 54.7 feet to a concrete monument
6 found; thence N 20-30 W 240.4 feet to an iron rod; thence N 69-30 E 87.0 feet to an
7 iron rod found; thence N 20-35 W 180.1 feet to an iron rod found; thence N 69-27 E
8 515.5 feet to an iron rod and iron pipe found in the westerly boundary of the property of
9 Fieldcrest Mills, Inc.; thence with said property line S 1-19 E 1390.2 feet to a concrete
10 monument found in the southwesterly corner of the property of Fieldcrest Mills, Inc.;
11 thence with the southerly line of Fieldcrest Mills, Inc. N 79-03 E 161.9 feet to a
12 concrete monument found; thence S 80-53 E 1126.3 feet to a iron rod found in the
13 centerline of the CNW Railroad Spur Track; thence with the centerline of said Spur
14 track the following courses and distances: S 4-02 E 100.0 feet to a point; S 0-02 E 99.9
15 feet to a point; S 4-04 W 100.0 feet to a point; S 7-43 W 100.0 feet to a point; S 11-45
16 W 100.0 feet to a point; S 15-57 W 100.0 feet to a point; S 20-00 W 100.0 feet to a
17 point; S 24-15 W 100.0 feet to a point; S 28-05 W 100.0 feet to a point; S 31-33 W 72.0
18 feet to a spike found; thence N 88-34 E 623.1 feet to an iron rod found; thence S 18-36
19 E 367.2 feet to an iron pipe found; thence S 6-02 W 74.9 feet to an iron pipe found;
20 thence S 24-38 E 141.5 feet to a point in the northerly bank of the Dan River; thence
21 with the Dan River the following courses and distances: S 66-35 W 48.8 feet; S 54-44
22 W 77.0 feet; S 61-37 W 108.8 feet; S 55-43 W 74.6 feet; S 53-05 W 203.1 feet; S 32-02
23 W 281.5 feet; S 27-20 W 140.7 feet; S 27-58 W 436.3 feet; S 29-28 W 142.1 feet; S 26-
24 31 W 236.2 feet; S 41-30 W 204.0 feet; S 52-38 W 266.5 feet; S 58-31 W 263.2 feet; S
25 63-40 W 317.8 feet; S 57-38 W 75.4 feet; S 65-46 W 312.0 feet; S 71-46 W 148.1 feet;
26 S 75.07 W 232.9 feet; S 76-21 W 205.8 feet; N 6-55 W 64.0 feet; S 68-04 W 235.4 feet;
27 S 17-07 E 61.4 feet; S 66-21 W 108.2 feet; S 67-33 W 318.2 feet; S 68-11 W 220.3 feet;
28 S 70-06 W 139.5 feet; S 78-35 W 234.8 feet; S 65-10 W 88.2 feet to a point in the
29 southeasterly margin of the property of Fieldcrest Mills, Inc.; thence with the property
30 line of Fieldcrest Mills, Inc.; N 18-51 W 176.4 feet to an iron rod set; thence S 56-26 W
31 96.7 feet to an iron pipe found; thence N 19-06 W 1090.1 feet to a concrete monument
32 found; thence N 82-22 W 247.0 feet to a point in the westerly bank of a pond; thence
33 with the westerly bank of said pond, eight courses and distances as follows: (1) N 46-33
34 W 98.7 feet; (2) N 32-44 W 86.0 feet; (3) N 47-00 W 82.7 feet; (4) N 84-22 W 45.6
35 feet; (5) N 39-52 W 147.9 feet; (6) N 18-33 W 89.6 feet; (7) N 7-38 E 206.9 feet; (8) N
36 36-54 E 60.4 feet at an intersection of the said pond and Moir Branch; thence with the
37 centerline Moir Branch the following courses and distances: (1) N 22-07 W 200.2 feet;
38 (2) N 25-40 W 40.5 feet; (3) N 45-48 W 58.0 feet; (4) N 11-08 W 47.0 feet; (5) S 79-32
39 E 37.3 feet; (6) N 4-09 E 25.0 feet; (7) N 5-39 W 132.1 feet; (8) N 5-28 E 193.7 feet;
40 (9) N 7-04 W 76.1 feet; (10) S 30-57 W 48.8 feet; (11) S 73-25 W 18.4 feet; (12) N 15-
41 37 W 44.9 feet; (13) N 3-35 E 122.1 feet; (14) N 3-20 W 34.8 feet; (15) N 14-01 W
42 129.2 feet; (15) N 50-22 W 61.7 feet; (17) N 22-47 W 85.8 feet; (18) N 34-56 W 29.7
43 feet; (19) N 4-25 E 177.2 feet; (20) N 16-48 E 54.7 feet; (21) N 30-16 E 28.2 feet; (22)
44 N 18-14 W 25.5 feet; (23) N 13-26 W 47.0 feet; (24) N 4-41 E 115.3 feet; (25) S 89-12

1 E 26.5 feet; (26) N 41-02 E 26.5 feet; (27) N 9-00 W 94.8 feet; (28) N 1-43 W 62.0 feet;
2 (29) N 40-28 E 15.7 feet; (30) N 22-50 E 46.8 feet; (31) N 11-42 E 37.1 feet; (32) S 82-
3 45 E 40.0 feet; (33) N 16-55 E 45.3 feet; (34) N 21-40 E 37.9 feet; (35) N 6-31 E 114.3
4 feet to a point in the southerly line of the property of Fieldcrest Mills, Inc.; thence with
5 the southerly line of said property N 63-10 E 308.3 feet to an iron pipe found; thence N
6 63-14 E 523.5 feet to an iron pipe found; thence N 63-07 E 132.1 feet to an iron pipe
7 found; N 63-20 E 171.2 feet to an iron pipe found; thence N 63-13 E 357.6 feet to the
8 point of beginning, containing 371.48 acres.

9

10 Tract 2: Beginning at a point on the west bank of Miry Branch at the confluence of
11 Miry Branch and Dan River, thence with the west branch of Miry Branch the following
12 courses and distances: S 33-39 W 85.4 feet; S 57-48 W 80.0 feet; S 30-56 W 51.1 feet;
13 S 14-24 E 36.7 feet; S 43-41 E 74.3 feet; S 1-31 W 72.2 feet; S 6-51 W 117.5 feet; S 5-
14 17 W 37.8 feet; S 45-12 W 74.0 feet; S 41-15 W 117.0 feet; S 31-11 W 36.9 feet; S 15-
15 35 E 72.8 feet; S 31-08 W 52.3 feet; S 24-33 E 44.3 feet; S 24-09 W 94.6 feet; S 7-15
16 W 35.1 feet; S 36-54 E 71.5 feet to an iron rod; thence S 72-11 W 395.3 feet; to a
17 concrete monument found; thence N 2-25 E 917.1 feet to the southerly line of said river;
18 thence with the southerly bank of Dan River three calls as follows: N 70-00 E 336.4
19 feet; N 69-52 E 115.1 feet; N 79-21 E 154.5 feet to the point of beginning, containing
20 9.08 acres.

21

FIELDCREST CANNON, INC.

22 BEGINNING at a point in the low water line on North Bank of Dan River, said
23 beginning point being the Southeast corner of 117.74 acre tract deeded by Spray Water
24 Power and Land Company to Duke Power Company by deed dated October 2, 1947,
25 and as recorded in Book 370 at page 118; thence with the east line of said tract N 10-19
26 W, passing over a concrete monument in line witnessing said corner at 55.9 feet,
27 crossing center line of Carolina and Northwestern Railway Company right of way at
28 1,422.7 feet, and passing over a concrete monument marking the northeast corner of
29 said above referred to 117.74 acre tract at 4,731.0 feet, and running same course with
30 center line of Duke Power line right of way, a total distance of 5,675.75 feet to the
31 intersection of the South line of Clark Avenue (extended westwardly) with the center
32 line of said power line right of way; thence with the South line of Clark Avenue N 69-
33 29 E, 2, 424.54 feet to an iron in South side of said Clark Avenue, marking the
34 northwest corner of a tract deeded by Spray Water Power and Land Company to Charlie
35 D. Hairston (see Deed Book 363 at page 618); thence with the west line of said Charlie
36 D. Hairston tract S 20-29 E 575 feet to an iron marking his Southwest corner; thence
37 with his South line N 69-31 E 985.50 feet to an iron marking his southeast corner in the
38 West line of New Street; thence crossing the dead end of New Street N 69-35 E and
39 running with the rear line of Lots in Blocks A and S of the Jamestown Addition to the
40 Town of Draper, North Carolina, crossing the dead end of Hairston Street at 400 feet,
41 and running same course a total distance of 1,100 feet to an iron marking the Southeast
42 corner of Lot #9, Section S, Jamestown Addition, said iron being in west line of a tract
43 deeded Louis R. Hairston and wife, Ida Hairston, by Mebane Virginia Land and Water
44 Power Company by deed dated December 14, 1931, recorded in Book 266 at page 57;

1 thence with Louis R. Hairston's West line S. 20-11 E 150.3 feet to an iron marking his
2 Southwest corner; thence with Louis R. Hairston's South line and the South line of a
3 small tract owned by Spray Water Power and Land Company N 68-45 E 677 feet to an
4 iron in the west line of Sharp Road, marking the southeast corner of said small tract of
5 Spray Water Power and Land Company; thence with the west line of Sharp Road S 19-
6 43 E 188.8 feet to an iron; thence crossing the dead end of Sharp Road, N 64-10 E 50.29
7 feet to an iron set 10 feet South of center line of branch marking the southwest corner of
8 a tract deeded by Spray Water Power and Land Company to Alfred Hale and wife, Lou
9 Hale (see Deed Book 352 at page 255); thence down the said branch with Alfred Hale's
10 South line S 78-28 E 355.31 feet; S 69-54 E 261.81 feet; and N 72-47 E 120.8 feet to an
11 iron set on the northwest side of the junction of two branches, said iron marking Alfred
12 Hale's southeast corner and the southwest corner of a small tract of land owned by
13 Spray Water Power and Land Company; thence with the South line of Spray Water
14 Power and Land Company N 86-20 E 261.97 feet to an iron in an old fence line marking
15 a west corner of property now belonging to S. R. Hodges (see Book 378 at page 585)
16 and the southeast corner of the above mentioned small tract belonging to Spray Water
17 Power and Land Company; thence with S. R. Hodges' west line S 35-49 E 1,256 feet
18 crossing the dead end of Merrimon Street to an iron on the west bank of a branch
19 marking S. R. Hodges' southwest corner and the northwest corner of a small triangular
20 tract deeded to W. A. Johnson, Jr. and wife, Eva L. Johnson, by Spray Water Power and
21 Land Company (see Book 306 at page 311); thence with the west line of said tract S 34-
22 31 E 720 feet to an iron, its south corner, the same being the north peak corner of
23 another triangular tract deeded W. A. Johnson, Jr. and wife, Eva L. Johnson, by Spray
24 Water Power and Land Company (see Book 328 at page 102); thence with west lines of
25 this second triangular tract owned by W.A. Johnson, Jr. S 00-59 E 520.4 feet to an iron;
26 thence S 8-57 W 1,135.84 feet to the center line of a ditch, said point being marked by
27 an iron pipe in line set on the South Bank of said ditch; thence down and with the run of
28 said ditch and Covenant Branch N 64-39 E 215.1 feet and N 67-40 E 588.8 feet to a
29 point in the center of said ditch, the southeast corner of above mentioned W.A. Johnson,
30 Jr. triangular tract and the southwest corner of tract deeded to Lelia H. Johnson and Eva
31 L. Johnson by Mebane Virginia Land and Water Power Company by deed dated 20th
32 September, 1934, and recorded in Book 266 at page 194; thence continuing with the
33 center run of Covenant Branch and a portion of the South line of the Lelia H. Johnson
34 and Eva L. Johnson tract N 60-59 E 320 feet to a point in center of said branch, the
35 Northwest corner of a tract deeded by M. B. Jarrett and wife, Mae Jarrett, to W. A.
36 Johnson, Jr. and wife, Eva Johnson, by deed bearing date of September 11, 1946 (see
37 Book 374 at page 8); thence with the west line of said tract following an old fence line S
38 15-35 E passing through center line of an eight inch ash (or box elder) at 1,398 feet and
39 continuing same course a total distance of 1,425 feet to low water line on the North
40 Bank of Dan River, the southwest corner of said tract from Jarrett to Johnson; thence up
41 and with the low water line along the North Bank of Dan River S 42-40 W 234 feet; S
42 39-27 W 545 feet; S 39-58 W 145.65 feet; S 34-13 W 147.54 feet; S 30-38 W 200.78
43 feet; S 36-04 W 197.71 feet; S 41-48 W 150.23 feet; S 63-23 W 261.92 feet; S 72-16 W
44 223.06 feet; S 84-32 W 175.17 feet; S 88-34 W 207.03 feet; N 86-00 W 199.0 feet; N

1 78-47 W. 163.25 feet; N 71-25 W 220.55 feet; N 61-35 W 388.75 feet; N 54-34 W
2 147.32 feet; N 61-24 W 435.0 feet; N 66-14 W 144.3 feet; N 65-41 W 418.59 feet; N
3 72-30 W 298.9 feet; N 79-16 W 491.22 feet; N 86-56 W 151.16 feet; S 88-50 W 501.0
4 feet; S 81-55 W 144.9 feet; S 87-59 W 312.54 feet; S 77-35 W 271.46 feet; S 68-12 W
5 219.64 feet; S 63-42 W 346.0 feet; S 55-38 W 340.0 feet; S 33-54 W 234.54 feet; S 30-
6 34 W 205.86 feet; S 27-10 W 80.70 feet; S 27-40 W 111.8 feet; S 24-50 W 350.0 feet; S
7 35-22 W 221.76 feet; S 39-01 W 203.43 feet; and S 48-21 W 178.0 feet to the point of
8 beginning, and containing within the above described boundary 828.628 acres from
9 which is SAVED AND EXCEPTED 12.650 acres lying within this boundary,
10 heretofore deeded to Duke Power Company by Spray Water Power and Land Company
11 for railroad right of way by deed dated October 2nd, 1947, and recorded in Book 370 at
12 page 117. And also, there is saved and excepted from the operation of this deed the
13 rights of Duke Power Company for a right of way containing 5.858 acres, said right of
14 way being 60 feet wide along the east side of center line of the Duke Power Company
15 right of way extending from the crossing of said center line of Duke Power Company
16 right of way over Carolina and Northwestern Railroad, North to the South line of Clark
17 Avenue as set out in Agreement dated the 20th day of June, 1952, between Spray Water
18 Power and Land Company and the Duke Power Company which is recorded in Book
19 418 at page 279, in the office of the Register of Deeds of Rockingham County, leaving a
20 total net acreage of 815.978 acres as per map and survey of W. T. Combs, C. E., made
21 in May and June, 1952. The courses given in this description are based on the data
22 contained in deed from Spray Water Power and Land Company to Duke Power
23 Company (see Book 370 at page 118) giving the eastern boundary of said tract therein
24 conveyed as "S 10-19 E" 4,675.1 feet between concrete monuments. The foregoing
25 described lands are the same property conveyed to Grantor by Spray Water Power and
26 Land Company by deed recorded in Deed Book 429, page 37, Office of the Register of
27 Deeds of Rockingham County, North Carolina.

28

29 And from which is SAVED and EXCEPTED 42.61 acres lying within this boundary,
30 heretofore deeded to Duke Power Company by Deed recorded in Book 658 at page 765
31 and more particularly described as follows:

32

33 BEGINNING at a stake in the easterly line of the Duke Power Company Dan River
34 Steam Station property, said stake being South 10° 19' East 2861.4 feet from an iron pin
35 at the northeasterly corner of said property and runs thence North 62° 23' East 582.7
36 feet; thence North 89° 03' East 907.5 feet; thence South 18° 30' East 366.6 feet; thence
37 South 6° 07' West 74.9 feet; thence South 24° 30' East 144.0 feet to a point in the
38 northwesterly edge of the water of Dan River; thence with the said water's edge 2055
39 feet, more or less, to the southeast corner of Duke Power Company Dan River Steam
40 Station property; thence with the easterly line of said property, North 10° 19' West
41 1869.6 feet to the BEGINNING, passing over a concrete monument in line at 55.9 feet,
42 and passing over a concrete monument in line at 1699.6 feet, containing 42.61 acres as
43 shown on print dated February 12, 1968, marked File No. 157-69, copy of which is
44 attached to that Deed recorded in Book 658 at page 765 and BEING a part of the

1 property conveyed to the party of the first part by Deed of Union Carbide Corporation,
2 dated April 2, 1965, and recorded in Book of Deeds 631 at page 169 in the Office of the
3 Register of Deeds of Rockingham County.

4

5 And from which is **SAVED AND EXCEPTED** 30.9 acres lying within this boundary,
6 heretofore deeded to Duke Power Company by Deed recorded in Book 736 at page 320
7 and more particularly described as follows:

8

9 **BEING** that certain tract of land containing 30.9 acres, said land being bounded on the
10 north and east by other lands of the party of the first part, and on the south and west by
11 other lands of the party of the second part, as shown on print dated April 3, 1980,
12 marked File No. 157-69-A, copy of which is attached to that Deed recorded in Book
13 736 at page 320 **AND BEING** a portion of the property conveyed to the party of the first
14 part by deed of Union Carbide Corporation, dated April 2, 1965, and recorded in Book
15 631 at page 169 of the Rockingham County Registry.

16

17 And from which is **SAVED AND EXCEPTED** 214.311 acres known as the Fieldcrest
18 Farm lying within this boundary which is more particularly described as follows:

19

FIELDCREST FARM

20 From an existing iron pipe found in the western boundary of New Street N 69° 31'13" E
21 50 feet to the point of beginning, thence N 69° 31' 13" E 1000 feet to a corner in a
22 common line with the now or formally property of Louis R. Hairston, thence S 20° 09'
23 E 150.30 feet to an existing iron stake, thence N 68° 40'23" E along the before
24 mentioned Hairston property and the south line of Spray Water Power and Land Co. lot,
25 676.96 feet to a corner on Sharpe Road, thence S 19° 40'36" E 188.68 feet, thence N 64°
26 08'32" E 50-26 feet, thence running with branch S 73° 36'19" E 542.35 feet, N 81°
27 31'36" E 192.25 feet, thence and leaving branch N 86° 14'16" E 261.97 feet to a
28 common corner with "Merrimon St. Addition", thence S 35° 54'44" E 1255.62 feet,
29 thence along the W. A. Johnson, Jr. property S 34° 37'15" E 719.71 feet, S 01° 03'35" E
30 520.54 feet S 8° 52'30" W 1105.71 feet to a point and continuing 30.13 feet to the center
31 line of a ditch, thence along the center line of the ditch N 64° 34'30" E 215.10 feet, N
32 67° 35'30" E 588.80 feet, N 60° 54'30" E 320.0 feet, thence leaving said ditch S 15°
33 40'54" E 7.0 feet, 356.52 feet, 459.26 feet, 577.37 feet, and 24.84 feet (total 1425.00
34 feet) to a point on the bank of Dan River, thence along the river S 40° 26'58" W 519.63
35 feet, thence S 38° 49'46" W 248.49 feet, S 37° 43'50" W 331.86 feet, S 38° 23'37" W
36 411.56 feet, S 49° 07'19" W 285.36 feet, corners thence N 30° 07" W 35 feet, thence N
37 23° 56'27" W 2248.43 feet crossing a branch to a point, thence N 60° 27'22" W 526.57
38 feet, N 8° 35'43" W 896.77 feet, N 59° 20'13" W 338.95 feet, crossing branch N 12°
39 29'07" W 778.91 feet, thence N 47° 22'51" W 1065.71 feet, N 89° 14'33" W 995.43 feet,
40 plus 50.50 feet to a point in the east line of Proposed Road Extension (New Street),
41 thence N 20° 28'44" W 429.85 feet to the point of beginning and containing 214.311
42 acres as shown on Plat of Survey for Fieldcrest Mills, Inc. by C. E. Robertson and
43 Associates registered land surveyors and dated 1/27/86, revised 2/10/87 and 2/14/91.

44

MILLER BREWING COMPANY

EXHIBIT A
TRACT I

1
2
3 Being a tract of land 1357.79 acres, more or less, in Leaksville Township, Rockingham
4 County, North Carolina, bounded by Meadow Road (NC State Road #770) and property
5 owned by Spray Cotton Mills, Inc., on the South; Summit Road, property owned by
6 Powell, Henry Raefield on the West; property owned by Herbert Hopper, Joe Scales,
7 and the Virginia State line on the North; and, Main Street, property owned by Lawson,
8 Lacy Hall, Herman Patterson, Slayton and Cedrick Willard on the East; and more
9 specifically described as follows:

10
11 BEGINNING at an iron stake in the North Margin of the right of way of Eastern Street
12 (State Road #1774) at the Southwest corner of property owned by W. Smart, said
13 beginning point also being situate at the Easternmost corner of property conveyed to
14 Spray Cotton Mills, Inc., in Deed Book 694, Page 902, Rockingham County Public
15 Registry; running thence from said beginning point the following calls along the East
16 line of the Spray Cotton Mills property: North 23° 53' West 133.01 feet; North 37° 21'
17 West 159.23 feet; North 23° 19' West 154.10 feet; and, North 9° 52' West 394.73 feet to
18 a point situated at the Northeast corner of the Spray Cotton Mills, Inc. property; thence
19 with the North line of the Spray Cotton Mills, Inc. property, South 78° 53' West 792.12
20 feet and South 85° 26' West 1,281.15 feet to the Northwest corner of the Spray Cotton
21 Mills, Inc. property; thence continuing with the Spray Cotton Mills, Inc. West line,
22 South 0° 52' West 867.34 feet to a point; thence South 73° 15' West 415.79 feet to a
23 point; thence South 16° 45' East 1300 feet to a point in the northern margin of Meadow
24 Road (N.C. State Road 770); thence with the northern margin of Meadow Road the
25 following courses and distances: South 73° 14' 40" West 2362.50 feet; South 74° 26'
26 10" West 186.96 feet; South 80° 5' 20" West 210.67 feet; South 84° 16' 30" West
27 646.55 feet; and, South 83° 53' West 336.01 feet to an iron in the North margin of the
28 right of way of said Meadow Road; thence leaving the North margin of the right of way
29 of Meadow Road and turning in a northern direction, North 3° 37' 20" West 605.50 feet
30 to an iron stake in the East line of Jarrett; thence continuing with Jarrett's East line,
31 North 4° 38' 50" East 470 feet to an iron; thence North 5° 58' 20" East 591 feet to an
32 iron at the Northeast corner of property owned by Jarrett; thence with Jarrett's North
33 line, North 89° 22' 50" West 974.50 feet to an iron in the East margin of the right of
34 way of Summit Road, Jarrett's Northwest corner; thence with the East right of way line
35 of Summit Road, North 10° 1' 20" West 239.45 feet and North 26° 45' 50" West 99.93
36 feet to a point in the East margin of the right of way of Summit Road at Pulliam's
37 Southwest corner; thence with Pulliam's South line, North 63° 13' 10' East 300 feet to an
38 iron stake at Pulliam's Southeast corner; thence with Pulliam's East line, North 26° 46'
39 West 129.71 feet to a point at the Southwest corner of property conveyed to
40 Northwestern Engineering Corporation in Book 694, Page 772; thence with the South
41 line of Northwestern Engineering Corporation, North 46° 15' 51" East 280 feet to a
42 point; thence with Northwestern Engineering Corporation's East line, North 38° 20'
43 West 300 feet to a point in the South right of way of an unnamed street dedicated in
44 Book 685, Page 840, Rockingham County Public Registry; thence with the South right

1 of way line of said unnamed street and with the North line of Northwestern Engineering
2 Corporation, South 47° 6' 34" West 280 feet to the northwest corner of the
3 Northwestern Engineering Corporation; thence along the western line of Northwestern
4 Engineering Corporation, South 38° 33' East 224.32 feet to a point, corner with Pulliam;
5 thence with the line of Pulliam, South 51° 54' West 299.77 feet to a point in the eastern
6 margin of Summit Road; thence with the eastern margin of Summit Road, North 38° 22'
7 West 199.30 feet to a point in the southern margin of the unnamed street referred to
8 above; thence continuing along the eastern margin of Summit Road across said
9 unnamed street, North 44° 10' West 60.01 feet to a point; thence still with the eastern
10 margin of Summit Road, North 47° 2' West 199.18 feet to a point, corner with Powell;
11 thence with the line of Powell, North 44° 38' 50" East 293.38 feet to a point, the
12 northwest corner of the property conveyed to Southeastern Warehousing Distribution
13 Center by deed recorded in the Rockingham County Registry in Book 685, Page 841;
14 thence with the line of Southeastern Warehousing Distribution Center, South 46° 51'
15 East 211.7 feet to a point in the northern margin of said unnamed street; thence with the
16 northern margin of said unnamed street, North 47° 6' 34" East 637.67 feet to a point, the
17 southeast corner of Southeastern Warehousing Distribution Center; thence North 43° 53'
18 26" West 397.68 feet with the East line of the Southeastern Warehousing property to a
19 point; thence North 88° 23' 10" West 442.49 feet with the North line of the Southeastern
20 Warehousing property to a point in the East line of property owned by Powell; thence
21 with Powell's East line, North 8° 45' West 859.33 feet to an old set stone, corner with
22 property formerly owned by W. B. Light; thence with Light's East line, North 16° 30'
23 10" West 1230.19 feet to an iron & monument; thence North 14° 50' 40" West 1082.81
24 feet to an iron & monument found, corner with Henry Raefield; thence with Raefield's
25 East line, North 16° 01' 50" West 336.06 feet to an iron stake; thence turning in an
26 easterly direction, North 80° 33' 30" East 317.69 feet to an iron stake; North 80° 48' 10"
27 East 267.03 feet to an iron stake; South 87° 59' East 265.93 feet to an iron; thence North
28 2° 1' East 581.28 feet to an iron within the right of way line of N.C. State Road #1715;
29 thence a line within the right of way of N.C. State Road #1715, South 87° 58' East
30 520.71 feet to a point and South 81° 3' East 203.10 feet to an iron; thence North 81° 47'
31 East 508.30 feet to an iron, corner with Herbert Hopper; thence with Hopper's South
32 line, South 40° 59' East 242.22 feet to an iron and North 77° 26' East 669.10 feet to an
33 iron; thence continuing with Hopper's south line, North 30° East 600.70 feet to an iron
34 stake, Hopper's Southeast corner and Joe Scales' Southwest corner; thence with Scales'
35 South line, North 80° 28' 10" East 657.76 feet to a post oak and North 73° 36' 40" East
36 1874.50 feet to an iron stake, corner with Joe Scales; thence with Scales' East line,
37 North 4° 58' 20" East 589.17 feet to a white oak; thence North 64° 0' 40" East 544 feet
38 to an iron stake; thence North 8° 5' 30" West 532 feet to an iron stake, corner with Joe
39 Scales in the North Carolina - Virginia State Line; thence with the North Carolina -
40 Virginia State Line, South 86° 39' 10" East 3654.49 feet to an iron stake in said State
41 Line, corner with property owned by Cedrick and Maria P. Willard; thence with
42 Willard's West line, South 4° 27' East 1756.47 feet to an iron stake, Slayton's Northeast
43 corner; thence with Slayton and Herman Patterson's North lines, South 85° 33' 20" West
44 497.30 feet to an iron stake; thence South 3° 23' 30" West with Herman Patterson's

1 West line, 1313.85 feet to an iron stake; thence with Lacy Hall's West line, South 3° 0'
2 10" West 759.38 feet to an iron stake, Lacy Hall's Southwest corner and Lawson's
3 Northwest corner; thence with Lawson's West line, South 0° 25' 20" West 1069.67 feet
4 to an iron stake, Lawson's Southwest corner and Harris' Northwest corner; thence with
5 Harris' West line, South 4° 21' 10" East 267 feet to an iron stake in the North right of
6 way line of Findowrie Street; thence with the Northern terminus line of Main Street,
7 South 85° 38' 50" West 63.16 feet to a point; thence continuing with the West right of
8 way line of Main Street, South 4° 21' 10" East 840.03 feet to an iron stake; thence
9 leaving the West right of way line of Main Street, South 85° 34' 40" West 300 feet to an
10 iron stake and South 4° 25' 20" East 150.23 feet to an iron stake; thence South 85° 34'
11 40" West 125 feet to a point and South 4° 25' 20" East 400 feet to an iron stake at W.
12 Smart's Northeast corner; thence with Smart's North line, South 85° 34' 10" West 821
13 feet to an iron stake at Smart's Northwest corner; thence with Smart's West line, South
14 4° 25' 20" East 350 feet to an iron stake in the North right of way line of Eastern Street
15 at the easternmost corner of property conveyed to Spray Cotton Mills, Inc., in Book
16 694, Page 902, Rockingham County Public Registry, the point and place of
17 BEGINNING, containing 1357.79 acres, more or less, as shown on plat of survey by
18 Shanks and Wilmarth, Engineers & Surveyors, dated December 2, 1975, File No. C-
19 1034, and revised on May 20, 1976, and being the same property shown on Map Book
20 13, Page 28, Rockingham County Public Registry.

21

22 SAVE AND EXCEPT THEREFROM the 5.175 acres conveyed by Miller Brewing
23 Company to Evan Warehouse, Inc. by deed recorded in Book 840, Page 2264, in the
24 Rockingham County Public Registry.

25

26

EXHIBIT A

27

TRACT II

28

29 Being a tract of 7.489 acres, more or less, in Leaksville Township, Rockingham County,
30 North Carolina, and more specifically described as follows:

31

32 Commencing at an iron in the easterly margin of Summit Road, which iron is the
33 Southwest corner of Powell and the Northwest corner of Lot 1 as shown on map
34 hereinafter referred to; thence with the said margin of Summit Road South 47° 01' 51"
35 East 199.18 ft. to an iron where said Summit Road is intersected by the northerly
36 margin of a 60-ft.-wide unnamed street; thence with said margin of said unnamed street
37 North 47° 06' 34" East 300 ft. to a point, the POINT OF BEGINNING; thence leaving
38 the said unnamed street North 46° 54' 39" West 220.39 ft., more or less, to Powell's line;
39 thence with Powell's line North 08° 45' West 589.63 feet to an iron; thence leaving
40 Powell South 88° 23' 10" East 442.49 ft. to an iron; thence South 42° 53' 26" East
41 397.68 ft. to an iron in the northerly margin of the aforementioned unnamed street;
42 thence with the said margin of the said unnamed street, South 47° 06' 34" West 631.05
43 ft. more or less to the point of beginning, containing 7.489 acres, more or less, and
44 being a portion of Lot 2 as shown on Plat of Survey for Homer E. Wright, Jr., dated

1 September 20, 1972, by E. L. Wilmarth, the said survey being recorded with a certain
2 deed from W. P. Bickham, Trustee, et als. to Thomas S. Harrington, Trustee, dated
3 February 6, 1973, which deed was recorded in the office of the Register of Deeds for
4 Rockingham County. 297(1-18)

5

6

UNIFI, INC.

7

EXHIBIT A

8 Township of Leaksville

9 County of Rockingham

10

11 BEGINNING at an existing iron stake located within the right of way of NC Highway
12 87, said beginning point marking the northeast corner of Beatrice W. Austin (Book 596,
13 page 249); thence leaving NC Highway 87 South 50° 16' 46" West 199.18 feet to an
14 existing iron stake, South 50° 7' 39" West 133.34 feet to an existing iron stake, South
15 50° 14' 49" West 90.14 feet to an existing iron stake, South 50° 13' 58" West 150.16 feet
16 to an existing iron stake, South 50° 21' 28" West 199.29 feet to an iron stake in old pine
17 stump (control corner), South 48° 15' West 1411.70 feet to an iron stake (control
18 corner), and South 47° 54' 17" West 279.24 feet to an existing iron stake on the north
19 right of way margin of SR 1560 and marking the southeast corner of Milton L. Overby
20 (Book 781, page 435); thence leaving SR 1560 and along the east line of Overby and
21 Gordon C. Pruitt (Book 787, page 790) North 31° 48' 51" West 1397.10 feet to an
22 existing iron stake; thence North 55° 35' 25" East 323.76 feet to an existing iron stake;
23 thence North 55° 36' 9" East 223.96 feet to an existing iron stake; thence North 54° 59'
24 28" East 348.35 feet to an existing iron stake; thence North 55° 32' 12" East 530.77 feet
25 to an existing iron stake; thence North 55° 20' 38" East 630.59 feet to an existing iron
26 stake; thence North 55° 24' 3" East 218.0 feet to an oak tree; thence North 35° 12' 29"
27 West 95.25 feet to an existing iron stake; thence North 55° 23' 34" East 39.98 feet to an
28 existing iron stake within the right of way of NC Highway 87; thence within the right of
29 way of NC Highway 87 South 36° 21' 6" East 93.12 feet to an iron; thence South 36°
30 26' 53" East 607.32 feet to an iron; thence South 39° 17' 59" East 511.0 feet to an
31 existing iron stake, THE POINT OF BEGINNING. This description as per as-built
32 survey for Vintage Yarns by C. E. Robertson and Associates, RLS, dated May 28, 1990,
33 to which reference is made for more specific description. Being the same property
34 described in Deed Book 787, page 790.

35

Sec. 5. Rockingham County may expend nontax revenue to assist in the
36 redevelopment of an abandoned or closed school or other public facility.

37

Sec. 6. This act is effective upon ratification.