

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1999

H

1

HOUSE BILL 1561

Short Title: Mount Holly Annexation.

(Local)

Sponsors: Representatives Rayfield; Barefoot, Horn, and Kiser.

Referred to: Finance.

May 17, 2000

A BILL TO BE ENTITLED

AN ACT TO AUTHORIZE THE CITY OF MOUNT HOLLY TO ENTER INTO AN ANNEXATION AGREEMENT.

The General Assembly of North Carolina enacts:

Section 1. Notwithstanding any applicable provisions of the General Statutes or any other public or local law, the City of Mount Holly is granted certain contract powers as follows:

(1) The City of Mount Holly may, by agreement with the property owner, provide that certain property described in the agreement as the "Riverbend Steam Station Property" and as the "Mountain Island Power House and Dam" (excluding such portion of the dam as may lie in Mecklenburg County) may be voluntarily annexed by the City as set forth in the agreement, and the agreement may provide that, notwithstanding G.S. 160A-31(d) the effective date of such annexation is June 30, 2014. The City of Mount Holly shall not seek the repeal of this act.

(2) Any agreement entered into as provided in subdivision (1) of this section is deemed by this act to be proprietary and commercial in nature and is specifically determined to be consistent with the public policy of the State of North Carolina.

1 (3) Any agreement entered into as provided in subdivision (1) of this
2 section is a continuing agreement and is binding on and enforceable
3 against the current and future members of the City Council of the City
4 of Mount Holly during the full term of such agreement and any
5 extension thereof.

6 (4) The parties to any agreement entered into as provided in subdivision (1)
7 of this section may modify, amend, and extend such agreement on
8 mutual written consent, without the approval of the General Assembly,
9 provided that any such modification or amendment does not materially
10 alter the concept of the agreement.

11 Section 2. The City of Mount Holly may accept, as consideration for such
12 agreement, such monetary and nonmonetary consideration as may be set forth in said
13 agreement.

14 Section 3. The agreement under Section 1 of this act allowing for the effective
15 date of such annexation to be June 30, 2014, shall apply to the Riverbend Steam Station
16 Property as described as follows:

17 Tract One: Commencing on NC grid station "45-EG-5", with NC values based on NAD
18 83 of North 179,784.43 (meters) and East 429,640.17 (meters), and runs thence North 82-
19 13-49 East 1,017.26 feet to a #5 rebar found on the eastern margin of the right-of-way for
20 NC Highway #16; thence North 62-21-20 East 88.42 feet to a #5 rebar found on the
21 northern margin of the right-of-way for Horseshoe Bend Beach Road (S.R. 1912), thence
22 with the northern margin of Horseshoe Bend Beach Road North 37-04-00 East 77.42 feet
23 to an iron pin; thence, continuing with the northern margin of said road, North 40-00-27
24 East 174.20 feet to a mag. nail, on the north margin of S.R. 1911, thence North 40-01-19
25 East 39.92 feet to the POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
26 TRACT OF LAND; and running thence with the center of Steam Station Road (S.R.
27 1911.), North 49-53-46 West 900.22 feet to a railroad spike; thence, leaving said road and
28 running thence, North 26-18 West 900.5 feet to an iron pin; thence North 48-24 East
29 passing through an iron pin at a distance of 1,062.2 feet and continuing for a total
30 distance of 1,165.2 feet to an iron pin; thence North 16-38 East passing through an iron
31 pipe at a distance of 538 feet and continuing for a total distance of 708 feet to a point in
32 the Catawba River; thence South 82-22 East 827.1 feet to a point; thence North 38-52
33 East 1,362.6 feet to a point in the Catawba River; thence North 62-21 East 605.5 feet to a
34 point in the Catawba River; thence North 42-38 East 896.8 feet to a point on the southern
35 edge of the Catawba River; thence with the southern edge of Mountain Island Lake and
36 the boundary of Duke Power Company's Riverbend Steam Station project at contour
37 elevation 647.5 feet in a northeasterly and then a southeasterly direction as it meanders
38 6,200 feet more or less to an iron pin on the corner of Crescent Land and Timber Corp.
39 (now or formerly); thence
40 South 12-07 West 2,010.6 feet to a PK nail in the center of the right-of-way of Horseshoe
41 Bend Beach Road (S. R. 1912); thence with the center of S. R. 1912 in a generally
42 westerly direction the following bearings and distances: (1) North 67-12 West 100 feet;
43 (2) North 70-35 West 180.4 feet; (3) North 71-53 West 217.8 feet; (4) North 74-40 West

1 100 feet; (5) North 81-40 West 100 feet; (6) North 86-20 West 109.5 feet; (7) North 87-
2 08 West 364.4 feet; (8) North 87-37 West 820.5 feet; (9) South 86-57 west 201.4 feet;
3 (10) South 79-42 West 322.8 feet to a point; thence leaving the center of said road and
4 running thence around the edge of Henderson Cemetery the following bearings and
5 distances: (1) North 5-00 West 221.2 feet; (2) North 5-01 West 117 feet; (3) South 86-00
6 West 150 feet to an iron pin; (4) South 5-00 East passing through an iron at 192.5 feet
7 and continuing for a total distance of 343.4 feet to a point in the center of the right-of-
8 way of S. R. 1912; thence with the center of S. R. 1912 the following bearings and
9 distances: (1) North 88-22 West 231.8 feet to a point; (2) with the centerline of said S. R.
10 1912 as it meanders in a westerly direction 1,950 feet to PK nail found being the corner
11 of StoneWater Bay Properties, LLC(Deed Book 2920 at Page 296); thence leaving the
12 centerline of said road North 59-38-41 East 38-86 feet to an iron pin set; thence with the
13 northern edge of the right-of-way for Horseshoe Bend Beach Road (S. R. 1912) the
14 following courses and distances: (1) North 80-17-32 West 177.48 feet to an iron pin set;
15 (2) North 80-32-11 West 50.39 feet to an iron pin; (3) North 82-02-01 West 51.13 feet to
16 an iron pin set; (4) North 86-02-08 West 52.3 feet to an iron pin set; (5) South 87-07-14
17 West 53.62 feet; (6) South 77-28-52 West 54.29 feet; (7) South 67-06-31 West 54.46
18 feet; (8) South 57-02-33 West 53.66 feet; (9) South 50-14-46 West 52.58 feet; (10) South
19 45-03-23 West 51.59 feet; (11) South 42-43-08 West 50.81 feet; (12) South 41-19-06
20 West 100.34 feet; (13) South 40-01-19 West 2,120.87 feet to the POINT OF
21 BEGINNING. This description taken from a Duke Power Company plat of property
22 entitled "Riverbend Steam Station" Gaston County, North Carolina, dated April 14, 1997,
23 reference Mountain Island File No. 187. Further reference is made to the plat of
24 StoneWater Bay Properties, LLC recorded in Plat Book 55 at Pages 51 and 52 of the
25 Gaston County Registry and an unrecorded survey by CBS Surveying and Mapping dated
26 April 26, 2000.

27 Tract Two: Mountain Island Power House and Dam (excluding such portion as may lie
28 in Mecklenburg County)

29 That land upon which is located the Mountain Island Power House and the Mountain
30 Island Dam Facility, excluding such portion of the same which may be located in
31 Mecklenburg County.

32 Section 4. No portion of the Riverbend Steam Station Property as described in
33 Section 3 of this act and no portion of the Mountain Island Power House and Dam
34 described in Section 3 of this act shall be subject to involuntary annexation, or
35 designation as an urban tax district or otherwise subjected to the power of a municipal
36 taxing authority by the City of Mount Holly or any other town or municipality or
37 consolidated government, if provided under the terms of said agreement as referred to in
38 Section 1 of this act.

39 Section 5. This act is effective when it becomes law.