

**Town of Dallas**  
**Agenda**  
**September 14, 2021**  
**6:00 PM**  
**BOARD OF ALDERMEN**  
**Rick Coleman, Mayor**

**Allen Huggins**

**Frank Milton**

**Darlene Morrow**

**Jerry Cearley, Mayor Pro-Tem**

**E. Hoyle Withers**

<u>ITEM</u>	<u>SUBJECT</u>	<u>Page</u>
<b>1.</b>	<b>Invocation and Pledge of Allegiance to the Flag</b>	
<b>2.</b>	<b>Approval of Agenda with Additions Or Deletions</b>	
<b>3.</b>	<b>Approval of Minutes</b>	
	A. August 10 <sup>th</sup> Regular Meeting	2
<b>4.</b>	<b>Recognition of Citizens: Time set by Mayor</b>	
	A. Darrell Adams-Western NC Volunteer Officer of the Year	
<b>5.</b>	<b>Consent Agenda (to be acted on collectively, unless removed for further discussion)</b>	
	A. AIA Waste Water System Grant Application Resolution	5
	B. Written Offs	8
<b>6.</b>	<b>Public Hearings</b>	
	A.	
<b>7.</b>	<b>Old Business</b>	
	A.	
<b>8.</b>	<b>New Business</b>	
	A. Planning Board ETJ Appointment	9
	B. YFKO LLC Annexation	11
	C. McCall Annexation Request	22
	D. Huss Annexation Request	31
<b>9.</b>	<b>Manager's Report</b>	

**MINUTES FOR BOARD OF ALDERMEN MEETING**  
**August 10<sup>th</sup>, 2021**  
**6:00 PM**

The following elected officials were present: Mayor Coleman, Mayor Pro-Term Cearley, Alderman Huggins, Alderman Milton, Alderwoman Morrow, and Alderman Withers.

The following staff members were present: Maria Stroupe, Town Manager; Rob Walls, Police Chief; Nolan Groce, Development Services Director; Earl Withers, Fire Chief; Brandon Whitener, Recreation Director; Sarah Hamrick, Town Clerk/HR Director; and Town Attorney, Tom Hunn.

The Mayor Coleman called the meeting to order at 6:00 pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or deletions to the agenda. Alderman Huggins made a motion to cancel the August 24<sup>th</sup> work session meeting, seconded by Alderwoman Morrow, and carried unanimously.

Alderman Huggins made a motion to approve the minutes from the July 13<sup>th</sup>, 2021 regular meeting and the July 27<sup>th</sup>, 2021 work session; seconded by Alderwoman Morrow; and carried unanimously.

**Recognition of Citizens:**

Mr. Mike Fields, 1333 Philadelphia Church Rd., made an announcement about the Cruise-In Concert, spoke about the school supply drive, and announced about the upcoming car show that would be at First Baptist Church.

Mr. Stewart Blanton, 426 S Pine St., thanked Chief Walls for cleaning up two of the troubled houses in his neighborhood and expressed his concern about maintaining some unkept houses also in his neighborhood.

**Consent Agenda:**

Item 5A was a Resolution Requesting Participation in the CERRI Program (Exhibits 5A 1-5). Item 5B was an Enforcement of State Fire Codes Agreement (Exhibit 5B 1-4). Item 5C was the 12<sup>th</sup> Annual Sons of Confederate Veterans Memorial Service. (Exhibit 5C). Alderman Huggins made a motion to move the Agenda, seconded by Alderwoman Morrow, and carried unanimously.

**Public Hearing:**

Item 6A was a Public Hearing on the No Parking Schedule for Park Road. Complaints have been received concerning parking on Park Road. This creates hazardous conditions, particularly in areas where sight lines are limited. The Police Department has reached out to residents to voluntarily refrain from parking on the street, but the problem is still occurring. Staff recommends conferring with the NCDOT for sign allowance of No Parking signs on Park Road and Old 321 to town limits. Alderman Cearley made a motion to approve the Public Hearing, seconded by Alderman Milton and carried unanimously. Alderman Huggins made a motion to exit the Public Hearing, seconded by Alderman Cearley, and carried unanimously.

**New Business:**

Item 8A was a request for the Cotton Ginning Days Parade. Jeff Hovis of the Gaston Agriculture, Mechanical, and textile Restoration Association (GAMTRA) is requesting permission for the Annual Cotton Ginning Days Tractor Parade through the Town on Friday, October 8, 2021 (Exhibit 8A 1-5). The parade would begin at 9:00 am at Dallas Park and end at approximately at 10:00 am back at Dallas Park. Alderman Cearley made a motion to allow the parade, seconded by Alderwoman Morrow.

Item 8B was the Grievance Policy Revision (Exhibit 8B). Attached is language from the current Personnel Policy outlining responsibilities of the Town Attorney in the grievance process. Based on this language, the Town Attorney would be placed in a position that would prohibit him advising the Town in these matters. In order to protect the integrity process and free up the Town Attorney to be a resource to the Town, attached is proposed language to revise the grievance process language from Town Attorney to Mayor. Alderman Cearley made the motion to approve the change, seconded by Alderwoman Morrow and carried unanimously.

Item 8C was for the Rhyne Annexation Petition. An Annexation Petition was submitted on June 16, 2021 by Helen Rhyne, property owner of Gaston County Parcel #169184, no address assigned, located off of Dallas High Shoals Hwy (Exhibit 8C 1-6). The property is considered non-contiguous. The petitioner is requesting annexation as Conditional Zoning, CD R-5 residential, for a potential single-family detached subdivision. Alderman Milton made a motion to approve to continue to review for re-zoning, seconded by Alderman Cearley and carried unanimously.

Item 8D was for the Finger Irrevocable Trust Annexation Petition. An Annexation Petition was submitted on June 15, 2021 by Rosemary Finger Routszong, Trustee of property owner Marilyn S. Finger Irrevocable Trust (Exhibit 8D 1-8). The petition includes three parcels, #303651, #170287, #169122, no addresses assigned, located near Shepherds Way Dr. The petitioner is requesting annexation as Conditional Zoning, CD R-5 residential, for the development of a potential single-family detached subdivision. Alderman Withers made a motion to approve to continue to review for re-zoning, seconded by Alderwoman Morrow and carried unanimously.

Ms. Stroupe gave a Manager's Report, noting there are no new mandates concerning the rising Covid numbers and would continue to monitor the situation. Ms. Stroupe also gave a report about the local ABC Store and looking into the advantages and disadvantages of the Town's involvement with the ABC Store.

Alderman Milton made a motion to exit the meeting and go into Closed Session, seconded by Alderman Clearey, and carried unanimously. (6:39)

Alderman Cearley made a motion to enter into a Closed Session, as provided for by N.C.G.S 143-318.11 (6), seconded by Alderman Milton, and carried unanimously. (6:40)

Alderman Huggins made a motion to exit the Closed Session, seconded by Alderwoman Morrow, and carried unanimously. (6:48)

No action was taken from the Closed Session.

Alderman Huggins made a motion to adjourn, seconded by Alderman Cearley, and carried unanimously. (6:49)

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

**DESCRIPTION:** Approval of a Resolution to Apply for an Asset Inventory and Assessment Grant for the Waste Water System

AGENDA ITEM NO. 5A

MEETING DATE: 09/14/2021

### BACKGROUND INFORMATION:

Currently, Dallas is in the process of an Asset Inventory and Assessment (AIA) project for our Water System; which is largely being funded by a grant received from the NC Department of Environmental Quality. This grant covers 95% of the project cost and the Town is providing a 5% match.

The opportunity to apply for another AIA grant funded project for the Waste Water System has opened up. Attached is a Resolution that must be passed by the Board in order to apply for the grant.

An assessment of the Waste Water System will help aid in managing and planning for the system that will maintain/improve our service levels to our citizens and customers, while also addressing the growth that Dallas is experiencing.

---

**MANAGER RECOMMENDATION:** Approve the resolution to apply for an Asset Inventory and Assessment Grant, as presented.

---

**BOARD ACTION TAKEN:**

Approval to Apply for State Grant Assistance for an Asset Inventory and Assessment of the Town's  
Waste Water System

---

**WHEREAS**, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS §159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of a wastewater collection system project; and

**WHEREAS**, The Town of Dallas has need for and intends to implement a **wastewater collection system** project described as an Asset Inventory and Assessment project; and

**WHEREAS**, The Town of Dallas intends to request state grant assistance for the project,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS:**

That the Town of Dallas, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award;

That the **Applicant** will provide for the efficient operation and maintenance of the project on completion thereof;

That **Maria Stroupe, Town Manager**, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above;

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application, and

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 14<sup>th</sup> day of September, 2021 at Town Board Chambers in Dallas, North Carolina.

Rick Coleman, Mayor

Attested by:

---

Sarah Hamrick, Town Clerk

---

Approval to Apply for State Grant Assistance for an Asset Inventory and Assessment of the Town's  
Waste Water System

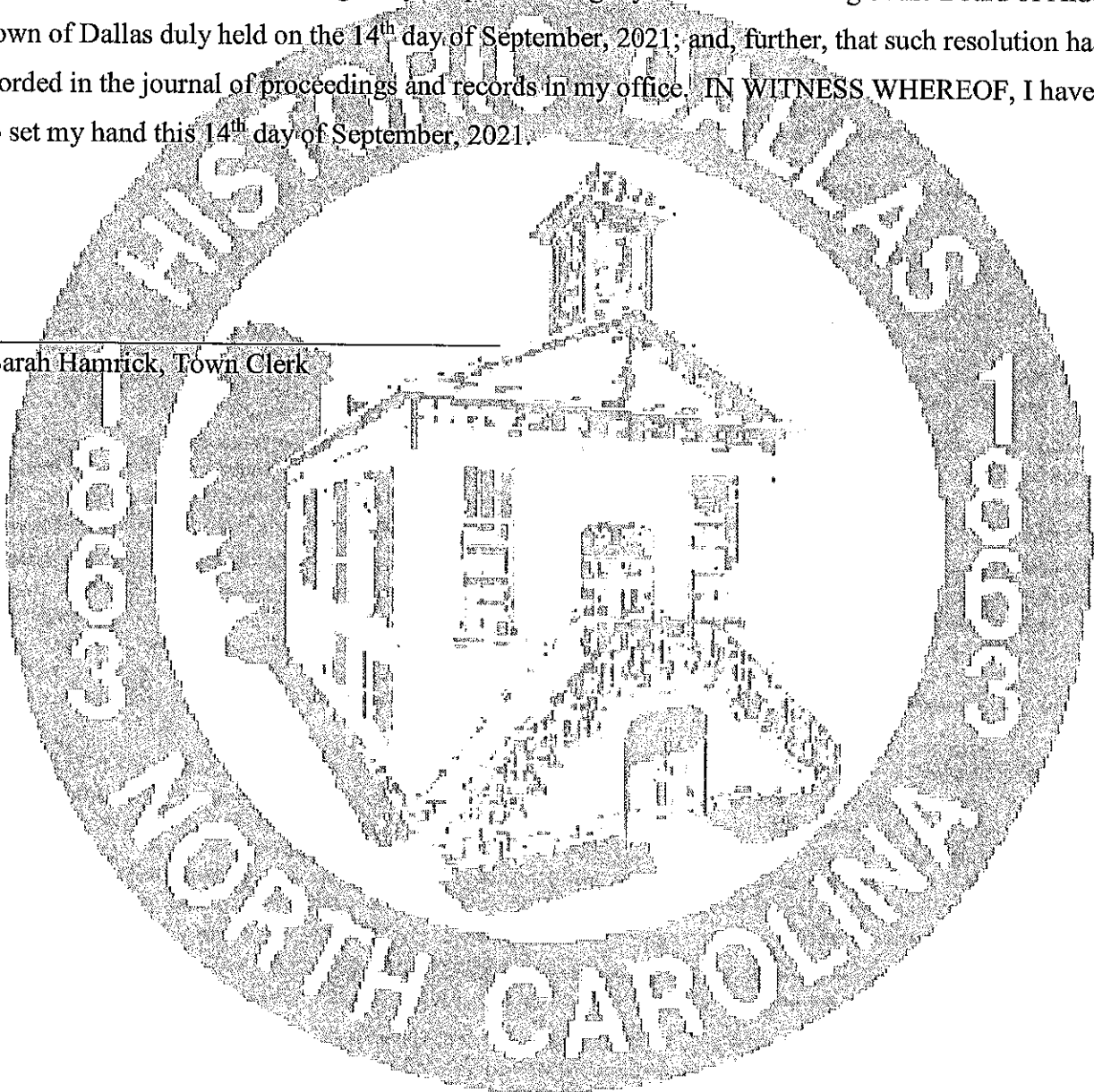
---

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Dallas does hereby certify; That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Aldermen of the Town of Dallas duly held on the 14<sup>th</sup> day of September, 2021; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 14<sup>th</sup> day of September, 2021.

---

Sarah Hamrick, Town Clerk



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Uncollectable Accounts in the Amount of \$12,711.37 to be Submitted to NC Debt Set Off

AGENDA ITEM NO. 5B

MEETING DATE: 09/14/2021

### BACKGROUND INFORMATION:

For authorization, are uncollectable accounts from the months of March 2021 – May 2021. These accounts have been notified of their outstanding status in writing that if not paid within the notified timeframe that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied.

(The individual account listing that generates the total uncollectable amount due is considered by State statute to be confidential information, and therefore is not public record.)

---

MANAGER RECOMMENDATION: Authorize uncollectable accounts totaling \$12,711.37 be submitted to the NC Debt Setoff Program.

---

BOARD ACTION TAKEN:



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Planning Board ETJ Appointment

AGENDA ITEM NO. 8A

MEETING DATE: 09/14/2021

### BACKGROUND INFORMATION:

A Planning Board application was submitted by Mr. Troy Traversie for the vacant ETJ seat on August 3, 2021. Mr. Traversie currently resides in the ETJ along Robinson Clemmer Road and is interested in serving the Dallas community. He has experience in real estate and would be a valuable member of the Planning Board.

ETJ seats are appointed by the Gaston County Board of Commissioners, on recommendation of the Dallas Board of Aldermen.

---

MANAGER RECOMMENDATION: Recommend Mr. Troy Traversie to the Gaston County Board of Commissioners for appointment to Town of Dallas Planning Board as the ETJ member.

---

BOARD ACTION TAKEN:



# PLANNING BOARD APPLICATION

## CONTACT INFORMATION

Mr.     Mrs.     Ms.     Dr.     Other: \_\_\_\_\_

Name Troy Traversie

Address 806 Robinson Clemmer Road

Email Address Troysold1@gmail.com

Work phone # \_\_\_\_\_ home # \_\_\_\_\_ cell # 704-574-4901

Live in Municipal Limits  No  Yes ETJ?  Yes  No number of years 14

Business owner in the city  No  Yes number of years \_\_\_\_\_

## QUESTIONS

1. Why are you interested in serving on the Planning Board?

To serve and give back to community.

2. Do you have special skills, experience or background which would assist you in working on this board? What is your professional and educational background?

20 years in Corporate Sales. Licensed NC Real Estate Broker and licensed in SC.

3. Does your schedule allow for a monthly evening commitment of 1-2 hours on a consistently scheduled date (currently the 3<sup>rd</sup> Thursday of each month) for a term of 3 years? **Yes**

4. Please indicate your preferred availability for Planning Board Orientation:

Weekdays between 8am-5pm     Weekday Evenings     Saturday

5. How did you hear about this board vacancy? Town of Dallas Website

Troy Traversie

Signature

8/3/21

Date

*Thank you for your interest in the Town of Dallas and in being considered for the Planning Board. You, along with other applicants, will be considered for any current and future vacancies.*

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: YFKO LLC Annexation

AGENDA ITEM NO. 8B

MEETING DATE: 09/14/2021

### BACKGROUND INFORMATION:

Annexation petition 2021-02 was submitted by Michael Dickson on behalf of YFKO LLC for Gaston County Parcel #304617, no address assigned. The parcel is located off of Robinson Clemmer Road across from the Alder Ridge subdivision.

The majority of the property is currently within Town limits and zoned R-6, multi-family residential, but approximately 0.25 acres remain in Gaston County. The petitioner is requesting annexation as Conventional R-6, multi-family residential.

At the July 13, 2021 Board of Aldermen meeting, Staff was directed to investigate the sufficiency of the request. Staff has completed the investigation and deemed the petition sufficient. The next step is for the Board of Aldermen to set a public hearing for the annexation and rezoning.

---

**MANAGER RECOMMENDATION:** Set a Public Hearing for October 12, 2021 on the annexation petition and rezoning for Gaston County Parcel #304617.

---

**BOARD ACTION TAKEN:**

2021-02

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_  Contiguous  Non-Contiguous  
DATE: \_\_\_\_\_ FEE: \$500.00

Current Property Use: R-6 Requested Zoning: R-6

Planned Property Use: SINGLE FAMILY RESIDENTIAL

**To the Board of Aldermen of the Town of Dallas:**

We, the undersigned owners of real property, respectfully request that the area described as Robinson Clemmer Rd, DALLAS, NC 28034, further identified as parcel ID # 304617, be annexed to the Town of Dallas.

**Print owner name(s) and information:** YFKO L.L.C.

Name William Gillespie Jr Phone 704-868-9703

Address PO BOX 550442 GASTONIA, NC 28055-0442

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**CONTACT:**  
Name MICHAEL DICKSON Phone 704-678-5658

Address 548 DEERWOOD DR. GASTONIA, N.C. 28054

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: [Signature] Manager Date: 3-30-2021

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: [Signature] Nolan Grace Date: 5-6-2021

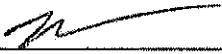
Reasons for Request of Annexation of PID# 304617

To whom it may concern:

The subject parcel has been *recombined and currently has approximately .25 (point two five) acres* outside and approximately 2.5 (two point five) acres inside the town limits of Dallas. Our desire is to have the portion currently located outside of the towns jurisdiction to be annexed in so that zoning will run concurrent to the larger portion of the subject parcel. Our intention is to be able to work exclusively with Town of Dallas for future development of this parcel. Our overall goal at this time is to have the subject parcel annexed and zoned for single family detached dwellings.

Best Regards,

YFKO LLC

By: 

Title: Manager

Date: 3-30-2021

BK 5186 PG 1698 - 1700

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 140.00

Parcel Identifier No. 225234 & 225231 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street, Gaston, NC 28052 (280-571)

Brief description for the Index: NO TITLE SEARCH REQUESTED OR PERFORMED.

THIS DEED made this 29th day of December, 2020, by and between  
GRANTOR | GRANTEE

Alders Ridge, LLC  
a NC limited liability company  
936 Dr. Martin Luther King Jr Way STE 1D  
Gaston, NC 28054

YFKO, LLC  
a NC limited liability company  
936 Dr. Martin Luther King Jr Way STE 1D  
Gaston, NC 28054

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_  
All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 85 page 41.

Page 1 of 2

EXHIBIT "A"

**BEGINNING** at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-57-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a 1/2" rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 250.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alders Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

The foregoing is a combination of that parcel conveyed to Alders Ridge, LLC by deed recorded in Book 4913 at Page 215 and the remainder of that tract conveyed to Alders Ridge, LLC by deed recorded in Book 4731 at Page 1706, all in the Gaston County Public Registry.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Alders Ridge, LLC (Entity Name) (SEAL) Print/Type Name:

Print/Type Name & Title: William W. Gillespie, Jr. (SEAL) Print/Type Name:  
Manager

By: \_\_\_\_\_ (SEAL) Print/Type Name:

By: \_\_\_\_\_ (SEAL) Print/Type Name:

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

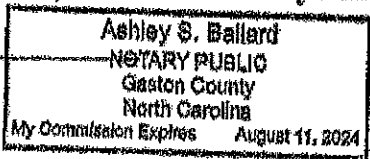
My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of this foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

State of North Carolina - County or City of Gaston  
I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that William W. Gillespie, Jr. personally came before me this day and acknowledged that he is the Manager of Alders Ridge, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29 day of December, 2020.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name



Ashley S. Ballard  
Ashley S. Ballard Notary Public  
Notary's Printed or Typed Name



The first legal description is of the new parcel PID 304617 which has been recombined as a single parcel.

I believe that the second description is of only the old, smaller parcel that was and is still located outside of the city limits even though it is now a portion of a parcel inside the city limits.

**BEGINNING** at an iron set in the southern margin of Robinson Clemmer Road, the same being the northwestern corner of Lot 1, Block D, of Briarwood Subdivision as the same is shown in Plat Book 25 at Page 45 in the Gaston County Public Registry; thence with the western lines of Lots 1-4 of said subdivision, the following eight (8) courses and distances: 1) S 30-38-18 W 33.84 feet; 2) S 34-20-10 W 43.51 feet; 3) S 36-57-36 W 53.72 feet; 4) S 40-29-29 W 52.94 feet; 5) S 43-26-59 W 53.52 feet; 6) S 46-29-59 W 53.52 feet; 7) S 49-51-30 W 52.68 feet; 8) S 53-26-56 W 56.68 feet to a point, a common corner with Sowell (Deed Book 4747 at Page 2104); thence with the line of Sowell, N 56-44-03 W 42.30 feet to a ½" rebar found; thence, N 56-44-03 W 96.76 feet to an iron set; thence N 71-04-57 W 267.34 feet to an iron set; thence N 13-21-55 W 96.48 feet to an iron set; thence N 29-45-36 E 74.56 feet to an iron set in the southern margin of Robinson Clemmer Road; thence with the margin of the road, with the arc of a curve to the left having a radius of 984.67 feet, an arc distance of 250.79 feet, a chord bearing of S 79-57-51 E 216.22 feet to a point in the margin of the road; thence N 89-18-25 E 193.18 feet to a point in the margin of the road; thence N 88-34-17 E 218.36 feet to the point and place of beginning and containing 2.75 acres, more or less, according to a survey for Alder Ridge, LLC by Ledford & West dated July 6, 2016, the same being recorded in Plat Book 85 at Page 41 in the Gaston County Public Registry.

#### Old Parcel:

Beginning at an iron pin set, located in the southern margin of the right of way of Robinson-Clemmer Road, said iron being located directly south +/- and across Robinson-Clemmer Road from the center line of Alder Ridge Way in Alder Ridge Subdivision, as it intersects with Robinson-Clemmer Road, as shown on PB 75 page 65 in the Gaston County Register of Deeds and thence from said iron S 29-45-36 W 74.56' to a new iron pin set, said iron pin being the beginning point of this description; thence S 56-44-03 E 329.15 to an iron pin set; thence N 71-04-57 W 267.34 to an iron pin set; thence N 13-21-55 W 96.48' to the place of beginning, containing 0.25 acres.

## Abutting Parcels

PID# 225233 & 225232

James R. Sowell & Theresa V. Howell

209 Robinson Clemmer Rd

Dallas, NC 28034

PID# 172404

Rhonda R. Hughes

303 Briarwood Circle

Dallas, NC 28034

PID# 172405

Jaclyn P. Zapf

1107 Larkspur Lane

Dallas, NC 28034

PID# 172406

Katie H. Peeler

1109 Larkspur Lane

Dallas, NC 28034

PID# 172407

Karen Van Pelt & Others

2818 Tryon Courthouse Rd.

Bessemer City, NC 28016

PID# 206754

Sean Simpkins & Simone Hutton

1115 Larkspur Lane

Dallas, NC 28034

## PARCELS ACROSS ROBINSON CLEMMER

PID# 216068  
Donna Baldwin  
5000 Broadleaf Ct.  
Dallas, NC 28034

PID# 216069  
Progress Residential Borrower 11 llc  
PO Box 4090  
Scottsdale, AZ 85261

PID# 216070  
Progress Residential Borrower 6 llc  
PO Box 4090  
Scottsdale, AZ 85261

PID# 216071  
Progress Residential Borrower 6 llc  
PO Box 4090  
Scottsdale, AZ 85261

PID# 216072  
2018-4 IH Borrower LP  
C/O Invitation Homes  
1717 Main St. STE 2000  
Dallas, TX 75201

PID# 216073  
David Scott Hannah II  
5020 Broadleaf Ct.  
Dallas, NC 28034

PID# 220505  
James Hill  
5044 Broadleaf Ct  
Dallas, NC 28034



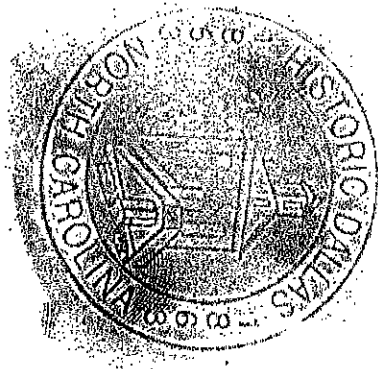
**CERTIFICATE OF SUFFICIENCY**

To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 31<sup>st</sup> Day of August 2021.

SEAL



*Sarah Hamrick*  
Town Clerk

Re: YFKO, LLC Annexation- PID 304617

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: McCall Annexation

AGENDA ITEM NO. 8C

MEETING DATE: 09/14/2021

### BACKGROUND INFORMATION:

Annexation petition 2021-07 was submitted on August 5, 2021 by Santee Land Group, Inc. on behalf of property owner Colleen T. McCall for 3565 Dallas High Shoals Highway, further identified as Gaston County Parcel #170097. The parcel is approximately 3.82 acres and is currently located in Gaston County. The parcel is considered contiguous to Town limits.

The parcel is part of a Conditional Rezoning application that was submitted in conjunction with the annexation request, requesting CD-R-5 for the development of single-family detached homes.

In order to move forward, staff must be directed to investigate the sufficiency of the petition.

---

**MANAGER RECOMMENDATION:** Direct Staff to investigate the sufficiency of the annexation petition and rezoning for Gaston County Parcel #170097.

---

**BOARD ACTION TAKEN:**

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: 2021-07

Contiguous

Non-Contiguous

DATE: 8/5/2021

FEE: \$500.00

Current Property Use: Residential R-1 Requested Zoning: \_\_\_\_\_

Conditional R-5 Planned Property Use: Single Family Residential

**To the Board of Aldermen of the Town of Dallas:**

We, the undersigned owners of real property, respectfully request that the area described as

3565 Dallas High Shoals, DALLAS, NC 28034, further identified as

parcel ID # 3548413268, be annexed to the Town of Dallas.

**Print owner name(s) and information:**

Name Colleen T. McCall Phone 704-400-9883

Address P.O. Box 977 Dallas, NC 28034

Name Thomas McCall Phone 704-400-9883

Address P.O. Box 977 Dallas, NC 28034

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: *Colleen McCall* Date: 7/13/2021 | 11:30 AM PDT

DocuSigned by:  
33DF4DBCBE174A0...  
DocuSigned by:  
4982B84EB5314BA...

Owner's Signature: *[Signature]* Date: 7/14/2021 | 5:33 AM CDT

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: *Nolan Sizemore* Date: 8/5/2021

July 12, 2021

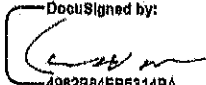
Town of Dallas  
Attn: Nolan Groce  
210 N. Holland Street  
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548210130

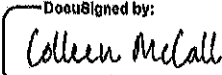
Good afternoon Nolan,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:  
  
4982B84EB6314BA  
Thomas McCall

7/14/2021 | 5:33 AM CDT

DocuSigned by:  
  
93DF4DBCBCE174A0  
Colleen McCall

7/13/2021 | 11:30 AM PDT



BOOK 3806  
PAGES 973 - 975  
Gaston County, NC  
Recorded 08/25/2003 10:14:56am  
No 9999-00102357 1 of 3 pages  
Alice B. Brown, Register of Deeds

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 4.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Thomas J. Wilson, PA

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 21st day of August, 2003, by and between

GRANTOR

GRANTEE

THOMAS K. MCCALL

COLLEEN T. MCCALL

3565 Dallas High Shoals Rd.  
Dallas, NC 28034

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas, Dallas Township, Gaston County, North Carolina and more particularly described as follows:

SEE ATTACHED A.

\*\*This is a corrective deed taking Thomas K. McCall's name off of the deed dated January 12, 2001 and recorded in Book 3177, Page 611, Gaston County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3177 page 611.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002  
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.  
www.JamesWilliams.com

RECORDING FEE 20  
EXCISE TAX PAID 0.00

9999-00102357

## EXHIBIT A

BEGINNING at an existing iron pin set on the western margin of the right of way of the High Shoals-Dallas Road (N.C. Highway 155), said iron marking the northeasternmost corner of the property of Yallam; running: thence along a common boundary line with the lands of Yallam, Book 2910, Page 884, South 73 deg. 11 min. 2 sec. West 886.09 feet to an existing iron marking the rear corner of Lot No. 29 and Lot No. 30; running thence along a common boundary with the lands of Finger, Book 1050, page 750, North 35 deg. 59 min. 4 sec. West 200.13 feet to an existing iron pin, a control corner; and running thence along a common boundary with the lands of Summey, 96-B-149, North 73 deg. 17 min. 51 sec. East 885.32 feet to an existing iron pin set on the western margin of the right of way of the High Shoals-Dallas Road; running thence along the western margin of said road right of way South 36 deg. 21 min. 38 sec. East 198.37 feet to the point and place of Beginning, containing 3.82 acres, more or less, according to a plat of survey by Robert T. Kelso, dated August 9, 1999.

Being a portion of Lot 28 and a portion of Lot 29 of the D. D. and L. d. Summey land shown on plat dated July 25, 1940 and recorded in Plat Book 5, page 92, Gaston County Registry.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
Thomas K. McCall (SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

USE BLACK INK ONLY



SEAL-STAMP State of North Carolina - County of Lincoln  
I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas K. McCall personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21st day of August, 2003  
My Commission Expires: 6-9-07  
Casey R. Deal  
Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in his name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of Casey R. Deal, Notary Public, Lincoln Co., NC is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
By: Allen B. Brown Register of Deeds for Carter County  
James R. Johnson Deputy/Assistant - Register of Deeds

## Abutting Properties

Parcel #170097  
Colleen McCall  
PO BOX 977  
Dallas, NC 28034

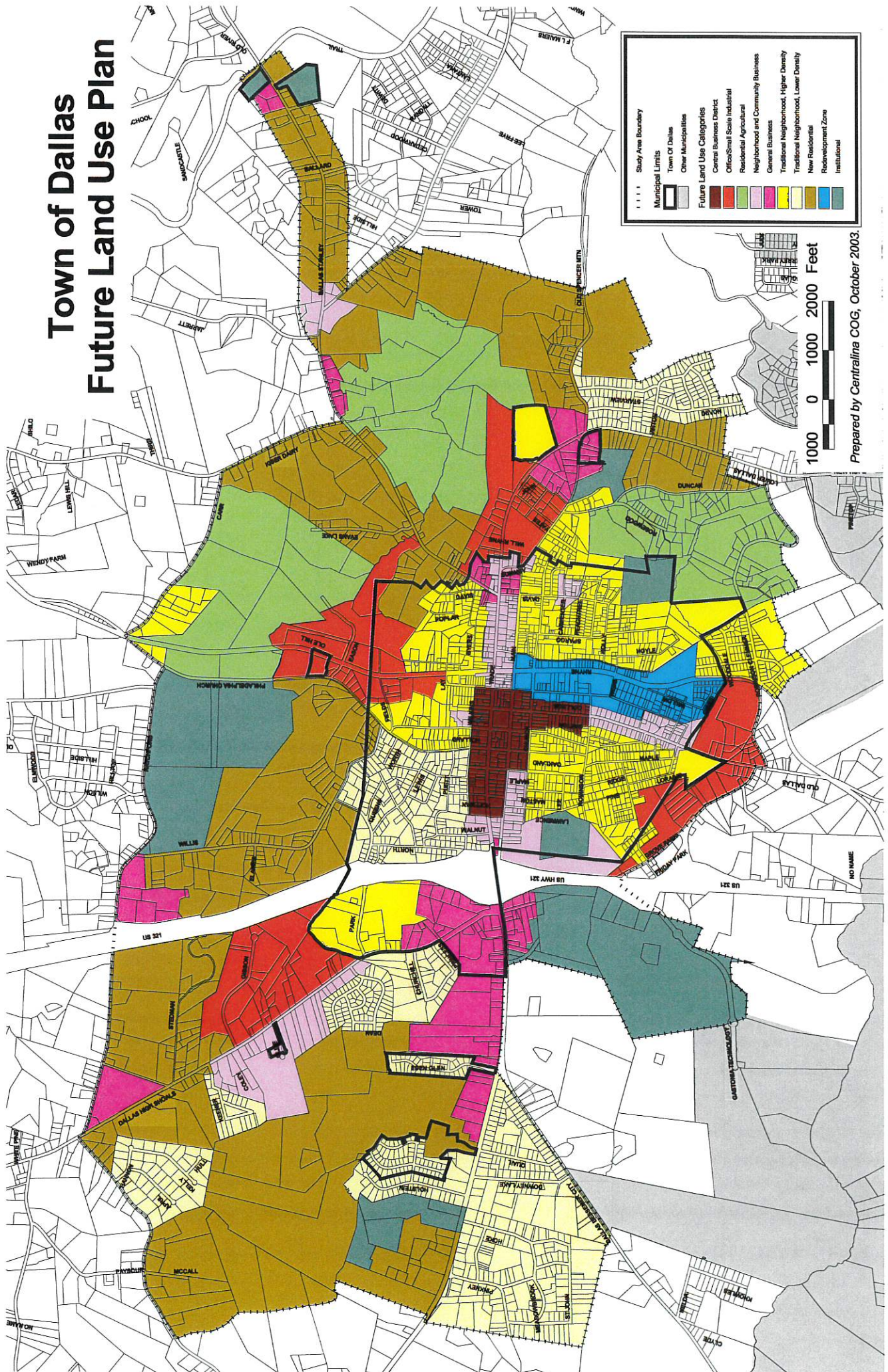
Parcel #214259  
Gaston Area Lutheran FND INC  
916 S Marietta St  
Gastonia, NC 28054

Parcel #170057  
Frances Kirby & Samuel Summey  
212 Whiteoaks Circle  
Bluffton, NC 29910

Parcel #170090  
Jerry Brooks  
PO BOX 980  
Dallas, NC 28034

Parcel #170092  
James Huffman  
9021 Meredith Leigh Ln  
Cherryville, NC 28021

# Town of Dallas Future Land Use Plan





# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Huss Annexation

AGENDA ITEM NO. 8D

MEETING DATE: 09/14/2021

### BACKGROUND INFORMATION:

Annexation petition 2021-06 was submitted on August 5, 2021 by Santee Land Group, Inc. on behalf of property owner Todd M. Huss for 3623 and 3615 Dallas High Shoals Highway, further identified as Gaston County Parcels #170059 and 170071. The two parcels total approximately 2.50 acres and are currently located in Gaston County. The two parcels are considered contiguous to Town limits.

The parcels are part of a Conditional Rezoning application that was submitted in conjunction with the annexation request, requesting CD-R-5 for the development of single-family detached homes.

In order to move forward, staff must be directed to investigate the sufficiency of the petitions.

---

**MANAGER RECOMMENDATION:** Direct Staff to investigate the sufficiency of the annexation petition and rezoning for Gaston County Parcels #170059 and #170071.

---

**BOARD ACTION TAKEN:**

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: 2021-06

Contiguous

Non-Contiguous

DATE: 8/5/2021

FEE: \$500.00

Current Property Use: Residential R-1 Requested Zoning: \_\_\_\_\_

Conditional R-5 Planned Property Use: Single Family Residential

**To the Board of Aldermen of the Town of Dallas:**

We, the undersigned owners of real property, respectfully request that the area described as

3615 and 3623 Dallas High Shoals, DALLAS, NC 28034, further identified as parcel

ID # 3548412915 & 3548421028, be annexed to the Town of Dallas.

**Print owner name(s) and information:**

Name Todd M. Huss Phone 704-860-0354

Address 325 Louise Drive, Stanley, NC 28164

Name Gail Huss Phone 704-860-0354

Address 325 Louise Drive, Stanley, NC 28164

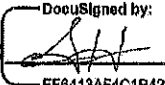
Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

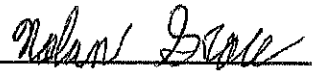
**Attachments included with Petition:**

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature:  Date: 7/13/2021 | 12:51 PM PDT

Owner's Signature:  Date: 7/13/2021 | 9:43 AM PDT

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received By:  Date: 8/5/2021



July 12, 2021


Town of Dallas  
Attn: Nolan Groce  
210 N. Holland Street  
Dallas, NC 28034

RE: Annexation Petition for Parcel 3548421028 and 3548412915

Good afternoon Nolan,

The adjacent property was recently annexed and rezoned into the Town of Dallas. We would like to include the subject property as part of the overall development and would need to annex and rezone to accomplish this.

Thank you in advance,

DocuSigned by:  
  
095034D3E8A44F2...  
Todd M. Huss

7/13/2021 | 12:51 PM PDT

DocuSigned by:  
  
EF6413AF4C1B421...  
Gail Huss

7/13/2021 | 9:43 AM PDT

8

BK 3159PG839

11/27/00 10:40AM 000000#2725  
\*X17 Cheryl

DEED	\$10.00
REVENUE FEES	\$50.00
***TOTAL	\$60.00
CHECK	\$88.00
CHANGE	\$28.00

Excise Tax \$50.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
 Verified by ..... County on the ..... day of .....,  
 by .....

Mail after recording to 3019 Riverchase Drive, Apt. H, Mt. Holly, NC 28120  
Grantor 3623 Dallas High School Rd., Dallas, NC 75234  
 This instrument was prepared by L. Keith Hance, Hance & Hance, P.A.  
 Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of November, 2000, by and between

GRANTOR

GRANTEE

DANNY A. HUSS, Divorced  
 PO Box 304  
 Dallas, NC 28034

TODD MICHAEL HUSS, Single  
 3019 Riverchase Drive, Apt. H  
 Mt. Holly, NC 28120

Enter in appropriate block for each party name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Township, Gaston County, North Carolina and more particularly described as follows:

BEGINNING at a (cut cross) in the center of U.S. Highway 321, John S. Huss corner and runs with Huss' Northerly line South 59-11 West 336 feet to a stake, Huss' corner in the old Jenkins-Summeys line; thence with the old Jenkins-Summeys line North 23-13 West 140 feet to a stake a new corner; thence a new line North 59-28 East 311.87 feet to a point in the center of U.S. Highway 321; thence with center of said Highway, South 32.26 East 134 feet to the point of Beginning.

Being the identical property conveyed to Danny A. Huss by Deed dated February 23, 1999 and recorded in Deed Book 2939 at Page 030 of the Gaston County Public Registry.

#17

RECORDING FEE 10.00  
 EXCISE TAX PAID 50.00

BK 3159PG840

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2939 at Page 30

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Agreement for use of well recorded in Deed Book 2940 at Page 407 of the Gaston County Public Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) DANNY A. HUSS (SEAL)

By: President (SEAL)

ATTEST: (SEAL)

Secretary (Corporate Seal) (SEAL)

NORTH CAROLINA, Gaston County.

I, a Notary Public of the County and State aforesaid, certify that Danny A. Huss Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21 day of November, 2000.

My commission expires: 12/09/2002 Rebecca Lysek Notary Public

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of

a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of

My commission expires: Notary Public

The foregoing Certificate(s) of Rebecca Lysek, NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Alice B. Brown REGISTER OF DEEDS FOR Gaston COUNTY By Cheryl J. Kirkamp Deputy/Assistant - Register of Deeds

Doc ID: 016669600003 Type: CRP  
Recorded: 07/29/2015 at 03:52:09 PM  
Fee Amt: \$26.00 Page 1 of 3  
Revenue Tax: \$0.00  
Instr# 201500003918  
Gaston, NC  
Susan S. Lockridge Register of Deeds  
BK 4798 PG 1320-1322

3 RECORDING FEE 26.00  
EXCISE TAX PAID 0

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 170071 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Hance & Hance, 317 South Street, Gastonia, NC 28052

Brief description for the Index: NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 9th day of July, 2015 by and between

GRANTOR  
Lisa Dawn Huss, unmarried  
231 Bud Black Rd.  
Crouse, NC 28033

GRANTEE  
Todd Michael Huss  
3812 Edgewater Dr.  
Gastonia, NC 28052

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Dallas Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

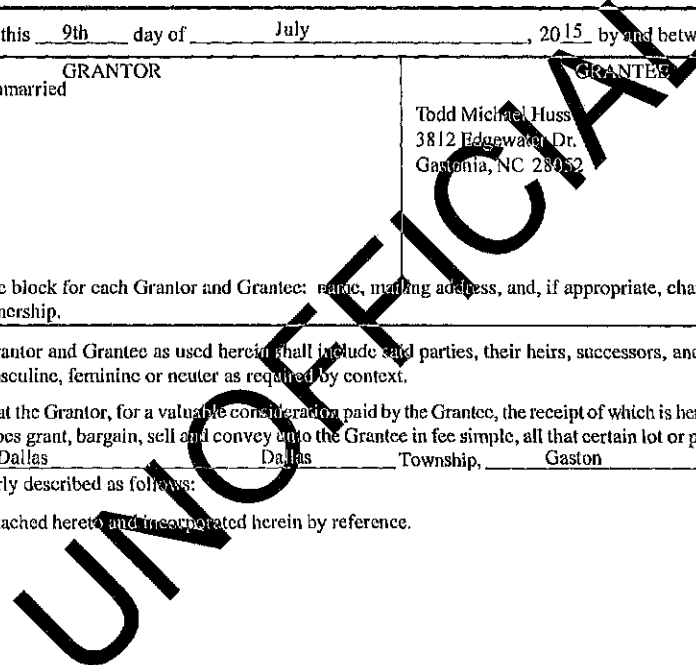


Exhibit "A"

BEGINNING at an iron stake, Grady Houser's Northwesterly corner in Grover Summey's line, designated as the old Jenkins and Summey line on the map hereinafter referred to, said stake being North 23-13 East 277.7 feet from a stone, old Jenkins and Summey corner, and running thence from said stake with Grady Houser's Northerly line, North 75-32 East 384.1 feet to a cross cut in the center of the pavement of the Dallas-Lincolnton Highway, U.S. Highway No. 321; thence with the center of said Highway North 34-40 West 237.6 feet to a cross cut in the center of the pavement; thence South 59-11 West 336 feet to a stake in the old Jenkins and Summey line; thence with the old Jenkins and Summey line South 23-13 East 129 feet to the BEGINNING.

The above description is according to a map and survey of property now or formerly belonging to Troy J. Burgin and wife in Gaston County, NC by J.C. Burrell, Registered Surveyor, dated July 26, 1948. The above being a description of that portion shown on said map as "Sold to John S. Huss".

Being the identical property conveyed to Johnny Lee Huss by deed recorded in Book 4363 at Page 1292 in the Gaston County Public Registry. Johnny Lee Huss died intestate, see estate file 11-E-988 in the Office of the Gaston County Clerk of Court. Grantor and Grantee are the only heirs of Johnny Lee Huss.

UNOFFICIAL

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Easements, Restrictions and Right of Way of Record. Ad Valorem Taxes for Current Year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Lisa Dawn Huss (SEAL)  
 By: \_\_\_\_\_ Print/Type Name: Lisa Dawn Huss  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Gaston  
 I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that \_\_\_\_\_  
Lisa Dawn Huss personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or  
 seal this 28<sup>th</sup> day of July, 2015.

My Commission Expires: 3/12/18  
 (Affix Seal)

Julie Moser Hance Notary Public  
Julie Moser Hance Notary Public  
 Gaston County, North Carolina Notary's Printed or Typed Name  
 My commission expires 3-12-2018

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the  
 \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_  
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority  
 duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness  
 my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name \_\_\_\_\_

## Abutting Properties

Parcel #170059, 170071  
Michael Huss  
9036 Wagon Trail  
Lincolnton, NC 28092

Parcel #170072  
Robin Starnes  
1110 Baxter Rd  
Cherryville, NC 28021

Parcel #170058  
Town of Dallas  
210 N Holland Street  
Dallas, NC 28034

Parcel #170057  
Frances Kirby & Samuel Summey  
212 Whiteoaks Circle  
Bluffton, SC 29910

Parcel #170060  
Carl Mills  
3627 Dallas High Shoals HWY  
Dallas, NC 28034

Parcel #305050  
David & Dana Bolding  
PO BOX 1673  
Gastonia, NC 28053

Parcel #170074  
Robert & Jo Ann Propst  
PO BOX 1143  
Dallas, NC 28034

Parcel #170070  
Rebecca Lane  
3618 Dallas High Shoals HWY  
Dallas, NC 28034

Parcel # 170073  
Terry & Cathy Allen  
1540 S New Hope Rd.  
Gastonia, NC 28054



# Town of Dallas Future Land Use Plan

