

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005**

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**SENATE BILL 249
Finance Committee Substitute Adopted 5/18/05**

Short Title: Asheville Satellite Annexations. (Local)

Sponsors:

Referred to:

March 1, 2005

A BILL TO BE ENTITLED

AN ACT ADDING CERTAIN DESCRIBED PROPERTY TO THE CORPORATE
LIMITS OF THE CITY OF ASHEVILLE.

The General Assembly of North Carolina enacts:

SECTION 1. The following described property is added to the corporate
limits of the City of Asheville:

(a) LOT 3 OF THE REPLAT OF SOUTHRIDGE ASSOCIATES, LLC
PROPERTY: Located in Limestone Township, Buncombe County, North Carolina and
being more particularly described as follows:

BEGINNING at a point on the northwesterly side of Airport Road (N.C. 280), said
point being the southwesterly corner to Lot 4 Southridge Associates LLC Property;
thence, with the northwesterly side of Airport Road (N.C. 280) three courses: (1) South
25 degrees 50 minutes 38 seconds West – 39.02 feet to a point; (2) South 25 degrees 30
minutes 39 seconds West – 50.15 feet to a right-of-way monument; and (3) South 25
degrees 27 minutes 18 seconds West – 220.74 feet to an iron rod, a northeasterly corner
to C.E. Shope; thence, with C.E. Shope and continuing with Smith Land &
Improvement Corporation North 76 degrees 31 minutes 32 seconds West – 535.53 feet
to an iron pipe; thence, with Smith Land & Improvement Corporation South 05 degrees
17 minutes 48 seconds West – 518.24 feet to a iron pipe, a northeasterly corner to
Dennis Weaver; thence with Dennis Weaver North 72 degrees 50 minutes 27 seconds
West – 182.87 feet to an iron rod, a northeasterly corner to Rockwood Road, LLC;
thence with Rockwood Road, LLC and continuing with Lot 6 Southridge Associates
LLC Property North 65 degrees 04 minutes 25 seconds West – 431.63 feet to an iron
rod, a southeasterly corner to Lot 5 Southridge Associates LLC Property; thence with
Lot 5 Southridge Associates LLC Property three courses: (1)North 00 degrees 20
minutes 42 seconds West – 285.78 feet to an iron rod; (2)South 89 degrees 39 minutes
18 seconds West – 201.14 feet to an iron rod; and (3) Around a curve to the left (Chord
South 44 degrees 39 minutes 18 seconds West – 77.78 feet, Radius 55.00 feet, Delta 90
degrees 00 minutes 00 seconds, Length 86.39 feet) to an iron rod on the line of Lot 2

1 Southridge Associates LLC; thence with Lot 2 Southridge Associates LLC Property ten
2 courses: (1) North 00 degrees 20 minutes 42 seconds West – 73.00 feet to a railroad
3 spike; (2) North 89 degrees 39 minutes 18 seconds East – 467.34 feet to a railroad
4 spike; (3) North 00 degrees 20 minutes 42 seconds West – 67.51 feet to a railroad spike;
5 (4) Around a curve to the left (Chord North 81 degrees 53 minutes 04 seconds East –
6 79.15 feet, Radius 314.50 feet, Delta 14 degrees 27 minutes 29 seconds, Length 79.36
7 feet) to an iron rod; (5) North 74 degrees 39 minutes 18 seconds East – 16.64 feet to an
8 iron rod; (6) North 00 degrees 20 minutes 42 seconds West – 470.27 feet to an iron rod;
9 (7) South 89 degrees 39 minutes 18 seconds West – 57.86 feet to an iron rod; (8) North
10 00 degrees 20 minutes 42 seconds West – 183.56 feet to an iron rod; (9) North 89
11 degrees 39 minutes 18 seconds East – 10.19 feet to an iron rod; and (10) North 00
12 degrees 20 minutes 42 seconds West – 342.00 feet to an iron rod on the line of
13 Ovalformer, LLC; thence with Ovalformer, LLC and continuing with Jules Johnson and
14 Anthony Kushigian South 86 degrees 36 minutes 54 seconds East – 1,014.99 to an iron
15 rod, a northwesterly corner to Lot 4 Southridge Associates LLC; thence with Lot 4
16 Southridge Associates LLC South 00 degrees 20 minutes 42 seconds East – 888.69 feet
17 to the BEGINNING. Containing 31.105 acres, more or less.

18
19 (b) LOT 4 OF THE REPLAT OF SOUTHRIDGE ASSOCIATES, LLC
20 PROPERTY: Located in Limestone Township, Buncombe County, North Carolina and
21 being more particularly described as follows: BEGINNING at a point on the
22 northwesterly side of Airport Road (N.C. 280), said point being the southeasterly corner
23 to Lot 3 Southridge Associates LLC Property; thence with Lot 3 Southridge Associates
24 LLC Property North 00 degrees 20 minutes 42 seconds West – 888.69 feet to an iron
25 rod on the line of Anthony Kushigian; thence with Anthony Kushigian three courses:
26 (1) South 86 degrees 36 minutes 54 seconds East – 140.97 feet to an iron pipe; (2) South
27 31 degrees 07 minutes 34 seconds East – 258.10 feet to an iron pipe; and (3) South 83
28 degrees 53 minutes 06 seconds East – 251.34 feet to an iron rod on the northwesterly
29 side of Airport Road (N.C. 280); thence with the northwesterly side of Airport Road
30 (N.C. 280) two courses: (1) South 55 degrees 40 minutes 08 seconds West – 1.48 feet to
31 an iron rod; and (2) Around a curve to the left (Chord South 50 degrees 17 minutes 18
32 seconds West – 246.10 feet, Radius 1,482.39 feet, Delta 09 degrees 31 minutes 22
33 seconds, Length 246.38 feet) to an iron rod, a southeasterly corner to Lot 4A Southridge
34 Associates LLC Property; thence with Lot 4A Southridge Associates LLC Property five
35 courses: (1) North 44 degrees 01 minutes 00 seconds West – 88.83 feet to an iron rod;
36 (2) Around a curve to the right (Chord North 37 degrees 34 minutes 17 seconds West –
37 50.74 feet, Radius 226.00 feet, Delta 12 degrees 53 minutes 26 seconds, Length 50.85
38 feet) to an iron rod; (3) North 31 degrees 07 minutes 34 seconds West – 49.95 feet to an
39 iron rod; (4) South 54 degrees 29 minutes 19 seconds West – 147.41 feet to an iron rod;
40 and (5) South 09 degrees 04 minutes 44 seconds East – 295.83 feet to an iron rod on the
41 northwesterly side of Airport Road (N.C. 280); thence with the northwesterly side of
42 Airport Road (N.C. 280) six courses: (1) Around a curve to the left (Chord South 32
43 degrees 40 minutes 49 seconds West – 63.40 feet, Radius 1,482.39 feet, Delta 02
44 degrees 27 minutes 03 seconds, Length 63.41 feet) to a right-of-way monument; (2)

1 South 30 degrees 30 minutes 38 seconds West – 51.60 feet to a point; (3) South 28
2 degrees 50 minutes 40 seconds West – 51.31 feet to a point; (4) South 27 degrees 30
3 minutes 40 seconds West – 51.02 feet to a point; (5) South 26 degrees 30 minutes 40
4 seconds West – 50.73 feet to a point; and (6) South 25 degrees 50 minutes 38 seconds
5 West – 11.42 feet to the BEGINNING. Containing 3.379 acres, more or less.
6

7 (c) LOT 4A OF THE REPLAT OF SOUTHRIDGE ASSOCIATES, LLC
8 PROPERTY: Located in Limestone Township, Buncombe County, North Carolina, and
9 being more particularly described as follows: BEGINNING at a point on the
10 northwesterly side of Airport Road (N.C. 280), said point being the northeasterly corner
11 to Lot 4 Southridge Associates LLC Property; thence with the northwesterly side of
12 Airport Road (N.C. 280) two courses: (1) South 55 degrees 40 minutes 08 seconds West
13 – 1.48 feet to an iron rod; and (2) Around a curve to the left (Chord South 50 degrees 17
14 minutes 18 seconds West – 246.10 feet, Radius 1,482.39 feet, Delta 09 degrees 31
15 minutes 22 seconds, Length 246.38 feet) to an iron rod, the TRUE POINT OF
16 BEGINNING. Thence with Lot 4 Southridge Associates LLC Property five courses: (1)
17 North 44 degrees 01 minutes 00 seconds West – 88.83 feet to an iron rod; (2) Around a
18 curve to the right (Chord North 37 degrees 34 minutes 17 seconds West – 50.74 feet,
19 Radius 226.00 feet, Delta 12 degrees 53 minutes 26 seconds, Length 50.85 feet) to an
20 iron rod; (3) North 31 degrees 07 minutes 34 seconds West – 49.95 feet to an iron rod;
21 (4) South 54 degrees 29 minutes 19 seconds West – 147.41 feet to an iron rod; and (5)
22 South 09 degrees 04 minutes 44 seconds East – 295.83 feet to an iron rod on the
23 northwesterly side of Airport Road (N.C. 280); thence with the northwesterly side of
24 Airport Road (N.C. 280) around a curve to the right (Chord North 39 degrees 42
25 minutes 59 seconds East – 300.16 feet, Radius 1,482.39 feet, Delta 11 degrees 37
26 minutes 16 seconds, Length 300.67 feet) to the BEGINNING. Containing 1.029 acres,
27 more or less.
28

29 (d) LOT 5 OF THE REPLAT OF SOUTHRIDGE ASSOCIATES, LLC
30 PROPERTY: Located in Limestone Township, Buncombe County, North Carolina, and
31 being more particularly described as follows: BEGINNING at an iron rod on the
32 easterly line of Lot 2 Southridge Associates, LLC Property, said iron rod being a
33 northwesterly corner to Lot 6 Southridge Associates, LLC Property; thence with Lot 2
34 North 00 degrees 20 minutes 42 seconds West – 230.78 feet to an iron rod, a westerly
35 corner to Lot 3 Southridge Associates, LLC Property; thence with Lot 3 Southridge
36 Associates, LLC Property three courses: (1) Around a curve to the right (Chord North
37 44 degrees 39 minutes 18 seconds East – 77.78 feet, Radius 55.00 feet, Delta 90 degrees
38 00 minutes 00 seconds, Length 86.39 feet) to an iron rod; (2) North 89 degrees 39
39 minutes 18 seconds East – 201.14 feet to an iron rod; and (3) South 00 degrees 20
40 minutes 42 seconds East – 285.78 feet to an iron rod, a northerly corner to Lot 6
41 Southridge Associates, LLC Property; thence with Lot 6 South 89 degrees 39 minutes
42 18 seconds West – 256.14 feet to the BEGINNING. Containing 1.666 acres, more or
43 less.
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1 (e) LOT 6 OF THE REPLAT OF SOUTHRIDGE ASSOCIATES, LLC
2 PROPERTY: Located in Limestone Township, Buncombe County, North Carolina, and
3 being more particularly described as follows: BEGINNING at an iron rod on the
4 northerly side of Rockwood Road (S.R. 3568), said iron rod being a southeasterly
5 corner to Lot 2 Southridge Associates, LLC Property; thence with Lot 2 three courses:
6 (1) Around a curve to the right (North 15 degrees 14 minutes 09 seconds East – 42.25
7 feet, Radius 50.00 feet, Delta 49 degrees 59 minutes 25 seconds, Length 43.63 feet) to a
8 mag nail; (2) Around a curve to the left (Chord North 19 degrees 56 minutes 31 seconds
9 East – 81.83 feet, Radius 118.00 feet, Delta 40 degrees 34 minutes 26 seconds, Length
10 83.56 feet) to a mag nail; and (3) North 00 degrees 20 minutes 42 seconds West – 88.47
11 feet to an iron rod, a southwesterly corner to Lot 5 Southridge Associates, LLC
12 Property; thence with Lot 5 Southridge Associates, LLC Property North 89 degrees 39
13 minutes 18 seconds East – 256.14 feet to an iron rod, a southwesterly corner to Lot 3
14 Southridge Associates, LLC Property; thence with Lot 3 South 65 degrees 04 minutes
15 25 seconds East – 12.64 feet to a iron pipe, a northwesterly corner to Rockwood Road,
16 LLC; thence with Rockwood Road, LLC South 12 degrees 15 minutes 00 seconds West
17 – 374.37 feet to an iron rod on the northerly side of Rockwood Road; thence with the
18 northerly side of Rockwood Road two courses: (1) North 57 degrees 41 minutes 58
19 seconds West – 161.39 feet to an iron rod; and (2) North 49 degrees 26 minutes 20
20 seconds West – 118.77 feet to the BEGINNING. Containing 1.740 acres, more or less.

21
22 (f) LOT 7 OF THE REPLAT OF SOUTHRIDGE ASSOCIATES, LLC
23 PROPERTY: Located in Limestone Township, Buncombe County, North Carolina, and
24 being more particularly described as follows: BEGINNING at a mag nail in Rockwood
25 Road (S.R. 3568), said mag nail being a southwesterly corner to Lot 1 Southridge
26 Associates, LLC Property; thence down Rockwood Road (S.R. 3568) five courses: (1)
27 North 49 degrees 26 minutes 20 seconds West – 70.89 feet to a pk nail; (2) North 04
28 degrees 11 minutes 40 seconds East – 14.55 feet to a pk nail; (3) North 35 degrees 44
29 minutes 47 seconds West – 141.78 feet to a pk nail; (4) North 40 degrees 10 minutes 37
30 seconds West – 68.52 feet to a pk nail; and (5) North 43 degrees 32 minutes 08 seconds
31 West – 364.75 feet to a pk nail; thence North 03 degrees 51 minutes 25 seconds East –
32 28.26 feet to an iron rod; thence North 46 degrees 16 minutes 25 seconds East – 10.61
33 feet to an iron rod on the northerly side of Rockwood Road (S.R. 3568); thence with the
34 northerly side of Rockwood Road (S.R. 3568) five courses: (1) North 43 degrees 43
35 minutes 35 seconds West – 203.79 feet to an iron rod; (2) Around a curve to the right
36 (Chord North 31 degrees 30 minutes 04 seconds West – 100.54 feet, Radius 288.31 feet,
37 Delta 20 degrees 04 minutes 59 seconds, Length 101.06 feet) to an iron rod; (3) North
38 28 degrees 06 minutes 00 seconds West – 53.85 feet to an iron rod; (4) North 22 degrees
39 44 minutes 00 seconds West – 356.99 feet to an iron rod; and (5) North 21 degrees 21
40 minutes 00 seconds West – 44.52 feet to a right-of-way monument; thence with Able
41 Outdoor, Inc. North 10 degrees 09 minutes 30 seconds East – 409.62 feet to an iron rod;
42 thence with Rita Bullman, ETAL South 89 degrees 09 minutes 39 seconds East –
43 216.19 feet to an iron rod, a northwest corner to Lot 1 Southridge Associates, LLC
44 Property; thence with Lot 1 Southridge Associates, LLC Property twelve courses: (1)

1 South 00 degrees 20 minutes 42 seconds East – 339.36 feet to an iron rod; (2) North 89
2 degrees 39 minutes 18 seconds East – 47.00 feet to an iron rod; (3) South 00 degrees 20
3 minutes 42 seconds East – 420.00 feet to an iron rod; (4) South 30 degrees 20 minutes
4 42 seconds East – 257.34 feet to an iron rod; (5) North 59 degrees 19 minutes 51
5 seconds East – 18.01 feet to an iron rod; (6) Around a curve to the left (Chord South 60
6 degrees 30 minutes 27 seconds East – 348.28 feet, Radius 350.00 feet, Delta 59 degrees
7 40 minutes 30 seconds, Length 364.53 feet) to an iron rod; (7) North 89 degrees 39
8 minutes 18 seconds East – 16.38 feet to an iron rod; (8) Around a curve to the right
9 (Chord South 45 degrees 20 minutes 42 seconds East – 77.78 feet, Radius 55.00 feet,
10 Delta 90 degrees 00 minutes 00 seconds, Length 86.39 feet) to an iron rod; (9) South 00
11 degrees 20 minutes 42 seconds East – 319.26 feet to an iron rod; (10) Around a curve to
12 the right (Chord South 23 degrees 47 minutes 48 seconds West – 67.08 feet, Radius
13 82.00 feet, Delta 48 degrees 17 minutes 01 seconds, Length 69.10 feet) to an iron rod;
14 (11) Around a curve to the right (Chord North 84 degrees 14 minutes 55 seconds West –
15 37.05 feet, Radius 25.00 feet, Delta 95 degrees 37 minutes 31 seconds, Length 41.72
16 feet) to an iron rod; and (12) South 40 degrees 33 minutes 40 seconds West – 4.65 feet
17 to the BEGINNING. Containing 8.817 acres, more or less.

18 **SECTION 2.** Paragraph (e) of Section 1 of this act becomes effective
19 October 31, 2005. Paragraphs (a), (b), (c), (d) and (f) of Section 1 of this act become
20 effective October 31, 2006.