

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2005**

**SENATE BILL 249
RATIFIED BILL**

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

Southridge Associates LLC South 00 degrees 20 minutes 42 seconds East – 888.69 feet to the BEGINNING. Containing 31.105 acres, more or less.

(b) LOT 4 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 southeasterly corner to Lot 3 Southridge Associates LLC Property; thence with Lot 3 Southridge Associates LLC Property North 00 degrees 20 minutes 42 seconds West – 888.69 feet to an iron rod on the line of Anthony Kushigian; thence with Anthony Kushigian three courses: (1) South 86 degrees 36 minutes 54 seconds East – 140.97 feet to an iron pipe; (2) South 31 degrees 07 minutes 34 seconds East – 258.10 feet to an iron pipe; and (3) South 83 degrees 53 minutes 06 seconds East – 251.34 feet to an iron rod on the northwesterly side of Airport Road (N.C. 280); thence with the northwesterly side of Airport Road (N.C. 280) two courses: (1) South 55 degrees 40 minutes 08 seconds West – 1.48 feet to an iron rod; and (2) Around a curve to the left (Chord South 50 degrees 17 minutes 18 seconds West – 246.10 feet, Radius 1,482.39 feet, Delta 09 degrees 31 minutes 22 seconds, Length 246.38 feet) to an iron rod, a southeasterly corner to Lot 4A Southridge Associates LLC Property; thence with Lot 4A Southridge Associates LLC Property five courses: (1) North 44 degrees 01 minutes 00 seconds West – 88.83 feet to an iron rod; (2) Around a curve to the right (Chord North 37 degrees 34 minutes 17 seconds West – 50.74 feet, Radius 226.00 feet, Delta 12 degrees 53 minutes 26 seconds, Length 50.85 feet) to an iron rod; (3) North 31 degrees 07 minutes 34 seconds West – 49.95 feet to an iron rod; (4) South 54 degrees 29 minutes 19 seconds West – 147.41 feet to an iron rod; and (5) South 09 degrees 04 minutes 44 seconds East – 295.83 feet to an iron rod on the northwesterly side of Airport Road (N.C. 280); thence with the northwesterly side of Airport Road (N.C. 280) six courses: (1) Around a curve to the left (Chord South 32 degrees 40 minutes 49 seconds West – 63.40 feet, Radius 1,482.39 feet, Delta 02 degrees 27 minutes 03 seconds, Length 63.41 feet) to a right-of-way monument; (2) South 30 degrees 30 minutes 38 seconds West – 51.60 feet to a point; (3) South 28 degrees 50 minutes 40 seconds West – 51.31 feet to a point; (4) South 27 degrees 30 minutes 40 seconds West – 51.02 feet to a point; (5) South 26 degrees 30 minutes 40 seconds West – 50.73 feet to a point; and (6) South 25 degrees 50 minutes 38 seconds West – 11.42 feet to the BEGINNING. Containing 3.379 acres, more or less.

(c) LOT 4A 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 northeasterly corner to Lot 4 Southridge Associates LLC Property; thence with the northwesterly side of Airport Road (N.C. 280) two courses: (1) South 55 degrees 40 minutes 08 seconds West – 1.48 feet to an iron rod; and (2) Around a curve to the left (Chord South 50 degrees 17 minutes 18 seconds West – 246.10 feet, Radius 1,482.39 feet, Delta 09 degrees 31 minutes 22 seconds, Length 246.38 feet) to an iron rod, the TRUE POINT OF BEGINNING. Thence with Lot 4 Southridge Associates LLC Property five courses: (1) North 44 degrees 01 minutes 00 seconds West – 88.83 feet to an iron rod; (2) Around a curve to the right (Chord North 37 degrees 34 minutes 17 seconds West – 50.74 feet, Radius 226.00 feet, Delta 12 degrees 53 minutes 26 seconds, Length 50.85 feet) to an iron rod; (3) North 31 degrees 07 minutes 34 seconds West – 49.95 feet to an iron rod; (4) South 54 degrees 29 minutes 19 seconds West – 147.41 feet to an iron rod; and (5) South 09 degrees 04 minutes 44 seconds East – 295.83 feet to an iron rod on the northwesterly side of Airport Road (N.C. 280); thence with the northwesterly side of Airport Road (N.C. 280) around a curve to the right (Chord North 39 degrees 42 minutes 59 seconds East – 300.16 feet, Radius 1,482.39 feet, Delta 11 degrees 37

minutes 16 seconds, Length 300.67 feet) to the BEGINNING. Containing 1.029 acres, more or less.

(d) LOT 5 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 an iron rod on the easterly line of Lot 2 Southridge Associates, LLC Property, said iron rod being a northwesterly corner to Lot 6 Southridge Associates, LLC Property; thence with Lot 2 North 00 degrees 20 minutes 42 seconds West – 230.78 feet to an iron rod, a westerly corner to Lot 3 Southridge Associates, LLC Property; thence with Lot 3 Southridge Associates, LLC Property three courses: (1) Around a curve to the right (Chord North 44 degrees 39 minutes 18 seconds East – 77.78 feet, Radius 55.00 feet, Delta 90 degrees 00 minutes 00 seconds, Length 86.39 feet) to an iron rod; (2) North 89 degrees 39 minutes 18 seconds East – 201.14 feet to an iron rod; and (3) South 00 degrees 20 minutes 42 seconds East – 285.78 feet to an iron rod, a northerly corner to Lot 6 Southridge Associates, LLC Property; thence with Lot 6 South 89 degrees 39 minutes 18 seconds West – 256.14 feet to the BEGINNING. Containing 1.666 acres, more or less.

(e) LOT 6 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 an iron rod on the northerly side of Rockwood Road (S.R. 3568), said iron rod being a southeasterly corner to Lot 2 Southridge Associates, LLC Property; thence with Lot 2 three courses: (1) Around a curve to the right (North 15 degrees 14 minutes 09 seconds East – 42.25 feet, Radius 50.00 feet, Delta 49 degrees 59 minutes 25 seconds, Length 43.63 feet) to a mag nail; (2) Around a curve to the left (Chord North 19 degrees 56 minutes 31 seconds East – 81.83 feet, Radius 118.00 feet, Delta 40 degrees 34 minutes 26 seconds, Length 83.56 feet) to a mag nail; and (3) North 00 degrees 20 minutes 42 seconds West – 88.47 feet to an iron rod, a southwesterly corner to Lot 5 Southridge Associates, LLC Property; thence with Lot 5 Southridge Associates, LLC Property North 89 degrees 39 minutes 18 seconds East – 256.14 feet to an iron rod, a southwesterly corner to Lot 3 Southridge Associates, LLC Property; thence with Lot 3 South 65 degrees 04 minutes 25 seconds East – 12.64 feet to a iron pipe, a northwesterly corner to Rockwood Road, LLC; thence with Rockwood Road, LLC South 12 degrees 15 minutes 00 seconds West – 374.37 feet to an iron rod on the northerly side of Rockwood Road; thence with the northerly side of Rockwood Road two courses: (1) North 57 degrees 41 minutes 58 seconds West – 161.39 feet to an iron rod; and (2) North 49 degrees 26 minutes 20 seconds West – 118.77 feet to the BEGINNING. Containing 1.740 acres, more or less.

(f) LOT 7 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 mag nail in Rockwood Road (S.R. 3568), said mag nail being a southwesterly corner to Lot 1 Southridge Associates, LLC Property; thence down Rockwood Road (S.R. 3568) five courses: (1) North 49 degrees 26 minutes 20 seconds West – 70.89 feet to a pk nail; (2) North 04 degrees 11 minutes 40 seconds East – 14.55 feet to a pk nail; (3) North 35 degrees 44 minutes 47 seconds West – 141.78 feet to a pk nail; (4) North 40 degrees 10 minutes 37 seconds West – 68.52 feet to a pk nail; and (5) North 43 degrees 32 minutes 08 seconds West – 364.75 feet to a pk nail; thence North 03 degrees 51 minutes 25 seconds East – 28.26 feet to an iron rod; thence North 46 degrees 16 minutes 25 seconds East – 10.61 feet to an iron rod on the northerly side of Rockwood Road (S.R. 3568); thence with the northerly side of Rockwood Road (S.R. 3568) five courses: (1) North 43 degrees 43 minutes 35 seconds West – 203.79 feet to an iron rod; (2) Around a curve to the right (Chord North 31 degrees 30 minutes 04 seconds West – 100.54 feet, Radius 288.31 feet,

Delta 20 degrees 04 minutes 59 seconds, Length 101.06 feet) to an iron rod; (3) North 28 degrees 06 minutes 00 seconds West – 53.85 feet to an iron rod; (4) North 22 degrees 44 minutes 00 seconds West – 356.99 feet to an iron rod; and (5) North 21 degrees 21 minutes 00 seconds West – 44.52 feet to a right-of-way monument; thence with Able Outdoor, Inc. North 10 degrees 09 minutes 30 seconds East – 409.62 feet to an iron rod; thence with Rita Bullman, ETAL South 89 degrees 09 minutes 39 seconds East – 216.19 feet to an iron rod, a northwest corner to Lot 1 Southridge Associates, LLC Property; thence with Lot 1 Southridge Associates, LLC Property twelve courses: (1) South 00 degrees 20 minutes 42 seconds East – 339.36 feet to an iron rod; (2) North 89 degrees 39 minutes 18 seconds East – 47.00 feet to an iron rod; (3) South 00 degrees 20 minutes 42 seconds East – 420.00 feet to an iron rod; (4) South 30 degrees 20 minutes 42 seconds East – 257.34 feet to an iron rod; (5) North 59 degrees 19 minutes 51 seconds East – 18.01 feet to an iron rod; (6) Around a curve to the left (Chord South 60 degrees 30 minutes 27 seconds East – 348.28 feet, Radius 350.00 feet, Delta 59 degrees 40 minutes 30 seconds, Length 364.53 feet) to an iron rod; (7) North 89 degrees 39 minutes 18 seconds East – 16.38 feet to an iron rod; (8) Around a curve to the right (Chord South 45 degrees 20 minutes 42 seconds East – 77.78 feet, Radius 55.00 feet, Delta 90 degrees 00 minutes 00 seconds, Length 86.39 feet) to an iron rod; (9) South 00 degrees 20 minutes 42 seconds East – 319.26 feet to an iron rod; (10) Around a curve to the right (Chord South 23 degrees 47 minutes 48 seconds West – 67.08 feet, Radius 82.00 feet, Delta 48 degrees 17 minutes 01 seconds, Length 69.10 feet) to an iron rod; (11) Around a curve to the right (Chord North 84 degrees 14 minutes 55 seconds West – 37.05 feet, Radius 25.00 feet, Delta 95 degrees 37 minutes 31 seconds, Length 41.72 feet) to an iron rod; and (12) South 40 degrees 33 minutes 40 seconds West – 4.65 feet to the BEGINNING. Containing 8.817 acres, more or less.

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

In the General Assembly read three times and ratified this the 15th day of June, 2005.

Beverly E. Perdue
President of the Senate

James B. Black
Speaker of the House of Representatives