

**GENERAL ASSEMBLY OF NORTH CAROLINA**  
**SESSION 2005**

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**HOUSE BILL 863**  
**Committee Substitute Favorable 5/12/05**  
**Committee Substitute #2 Reported Without Prejudice 5/19/05**  
**Committee Substitute #3 Favorable 6/2/05**

Short Title: Woodfin Annexation.

(Local)

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Sponsors:

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Referred to:

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March 23, 2005

A BILL TO BE ENTITLED

AN ACT TO ADD CERTAIN DESCRIBED PROPERTY TO THE CORPORATE  
LIMITS OF THE TOWN OF WOODFIN.

The General Assembly of North Carolina enacts:

**SECTION 1.** The following described property is added to the corporate  
limits of the Town of Woodfin:

Tract I

Beginning at a point, a corner of the existing municipal boundary established pursuant to Ordinance No. 2930 establishing the corporate limits of the City of Asheville, North Carolina, said beginning point being located North 16 Degrees, 30 Minutes, 10 Seconds West, 154.03 feet, from the Southeast corner of Ordinance No. 2930 in the center of Elk Mountain Scenic Highway, said beginning point also being the Northeast corner of phase 7 Robinhood Villas as shown in Plat Book 52, Page 150, thence from said beginning and with the limits of the City of Asheville (Ordinance No. 2930) the following twenty-three courses: North 62 Degrees, 47 Minutes, 22 Seconds, West 446.42 feet, to a point in the Eastern right-of-way of Robinhood Road, thence with said right-of-way 66.46 feet along a curve to the left of radius 430.14 feet, a chord bearing and distance of North 26 Degrees, 30 Minutes, 29 Seconds, East 66.40 feet, to a point, thence North 22 Degrees, 04 Minutes, 54 Seconds, East 112.48 feet, to a point, thence 40.88 feet along a curve to the left of radius 1225.16 feet, a chord bearing and distance of North 19 Degrees, 48 Minutes, 42 Seconds, East 40.88 feet, to a point, thence North 17 Degrees, 32 Minutes, 31 Seconds, East 15.08 feet, to a point, thence North 18 Degrees, 38 Minutes, 48 Seconds, East 102.74 feet, to a point, thence North 19 Degrees, 45 Minutes, 05 Seconds, East 46.07 feet, to a point, thence 77.55 feet along a curve to the left of radius 45.55 feet, a chord bearing and distance of North 29 Degrees, 02 Minutes, 01 Seconds, West 68.52 feet, to a point, thence 72.49 feet along a curve to the left of radius 57.61 feet, a chord bearing and distance of South 64 Degrees, 46 Minutes,

1 40 Seconds, West 67.80 feet, to a point, thence South 28 Degrees, 33 Minutes, 14  
2 Seconds, West 42.63 feet, to a point, thence 53.97 feet along a curve to the right of  
3 radius 98.10 feet, a chord bearing and distance of South 44 Degrees, 18 Minutes, 55  
4 Seconds, West 53.29 feet, to a point, thence South 60 Degrees, 04 minutes, 35 Seconds,  
5 West 27.04 feet, to a point, thence 92.94 feet along a curve to the right of radius 198.33  
6 feet, a chord bearing and distance of South 73 Degrees, 30 minutes, 04 Seconds, West  
7 92.09 feet, to a point, thence 61.87 feet along a curve to the left of radius 466.86 feet, a  
8 chord bearing and distance of South 83 Degrees, 07 minutes, 45 Seconds, West 61.82  
9 feet, to a point in the right-of-way of Robinhood Road, thence leaving said right-of-way  
10 and with the Eastern line of Deed Book 1470, Page 567, North 0 Degrees, 06 Minutes,  
11 02 Seconds, West 393.83 feet, to a point, the Northeast corner of Deed Book 1470, Page  
12 567, thence with the Northern line of Deed Book 1470, Page 567, South 87 Degrees, 14  
13 Minutes, 25 Seconds, West 208.58 feet, to a point, thence North 80 Degrees, 16  
14 minutes, 11 Seconds, West 79.59 feet, to a point, the Northeast corner of Plat Book 67,  
15 Page 96, thence with the North line of Plat Book 67, Page 96, North 80 Degrees, 16  
16 Minutes, 11 Seconds, West 183.64 feet, to a point, thence North 86 Degrees, 55  
17 Minutes, 36 Seconds, West 184.74 feet, to a point, the Northeast corner of Deed Book  
18 2521, Page 187, thence with the North line of Deed Book 2521, Page 187, North 86  
19 Degrees, 55 Minutes, 36 Seconds, West 84.71 feet, to a point, thence North 72 Degrees,  
20 36 Minutes, 43 Seconds, West 55.05 feet, to a point, the Northeast corner of Plat Book  
21 59, Page 118, thence with the North line of Plat Book 59, Page 118, North 72 Degrees,  
22 36 Minutes, 43 Seconds, West 195.63 feet, to a point, thence North 58 Degrees, 49  
23 Minutes, 09 Seconds, West 27.86 feet, to a point, the Northeast corner of Plat Book 95,  
24 Page 58, thence leaving the limits of the City of Asheville (Ordinance No. 2930) and  
25 with the North line of Plat Book 95, Page 58, North 58 Degrees, 49 Minutes, 09  
26 Seconds, West 272.57 feet, to a point, the Northeast corner of Plat Book 59, Page 78,  
27 thence with Plat Book 59, Page 78 the following two courses: North 50 Degrees, 11  
28 Minutes, 11 Seconds, West 164.41 feet, to a point, thence South 41 Degrees, 22  
29 Minutes, 16 Seconds, West 245.83 feet, to a point, in the Northern right-of-way of  
30 Robinhood Road and the limits of the City of Asheville (Ordinance No. 2930), thence  
31 with the Northern right-of-way of Robinhood Road and the limits of the City of  
32 Asheville (Ordinance No. 2930) the following nine courses: 94.52 feet along a curve to  
33 the left of radius 4125.62 feet, a chord bearing and distance of North 49 Degrees, 00  
34 Minutes, 29 Seconds, West 94.52 feet, to a point, thence North 49 Degrees, 39 Minutes,  
35 52 Seconds, West 15.87 feet, to a point, thence 28.97 feet along a curve to the right of  
36 radius 66.85 feet, a chord bearing and distance of North 37 Degrees, 14 Minutes, 50  
37 Seconds, West 28.75 feet, to a point, thence North 24 Degrees, 49 Minutes, 48 Seconds,  
38 West 25.63 feet, to a point, thence 63.73 feet along a curve to the left of radius 215.68  
39 feet, a chord bearing and distance of North 33 Degrees, 17 Minutes, 41 Seconds, West  
40 63.50 feet, to a point, thence North 41 Degrees, 45 Minutes, 34 Seconds, West 40.26  
41 feet, to a point, thence 18.28 feet along a curve to the right of radius 91.06 feet, a chord  
42 bearing and distance of North 36 Degrees, 00 Minutes, 31 Seconds, West 18.25 feet, to  
43 a point, thence North 30 Degrees, 15 Minutes, 29 Seconds, West 36.00 feet, to a point,  
44 thence 14.20 feet along a curve to the left of radius 125.22 feet, a chord bearing and

1 distance of North 33 Degrees, 30 Minutes, 26 Seconds, West 14.20 feet, to a point,  
2 thence leaving the Northern right-of-way of Robinhood Road and continuing with the  
3 limits of the City of Asheville (Ordinance No. 2930) and the East line of Plat Book 77,  
4 Page 45 the following three courses: North 31 Degrees, 54 Minutes, 01 Seconds, East  
5 156.98 feet, to a point, thence North 29 Degrees, 37 Minutes, 00 Seconds, West 115.00  
6 feet, to a point, thence North 5 Degrees, 13 Minutes, 00 Seconds, East 205.35 feet, to a  
7 point, the Southwest corner of Plat Book 46, Page 191, thence leaving the limits of the  
8 City of Asheville (Ordinance No. 2930) and with the Southern line of Plat Book 46,  
9 Page 191 the following three courses: South 87 Degrees, 37 Minutes, 09 Seconds, East  
10 791.53 feet, to a point, thence South 87 Degrees, 52 Minutes, 18 Seconds, East 100.07  
11 feet, to a point, thence South 87 Degrees, 42 Minutes, 59 Seconds, East 880.32 feet, to a  
12 point, the Southeast corner of Plat Book 46, Page 191, thence with the East line of Deed  
13 Book 1137, Page 454, South 16 Degrees, 31 minutes, 03 Seconds, East 1761.69 feet, to  
14 the point, and place of the Beginning. Containing 37.57 acres, more or less.

15 Tract II

16 Beginning at a point, the most Northern corner of the existing municipal boundary  
17 established pursuant to City of Asheville Ordinance No. 2930 establishing the corporate  
18 limits of the City of Asheville, North Carolina, said beginning point also being the most  
19 Northern corner of Plat Book 77, Page 45, said beginning point being located North 29  
20 Degrees, 54 Minutes, 25 Seconds, West 97.65 feet from the Northwest corner of the  
21 property described in Tract I (Sherwood Heights Annexation Area One), thence from  
22 said Beginning and with the limits of the City of Asheville (Ordinance No. 2930) and  
23 Plat Book 77, Page 45 the following nine courses: South 78 Degrees, 23 Minutes, 00  
24 Seconds, West 38.98 feet, to a point, thence South 84 Degrees, 12 Minutes, 00 Seconds,  
25 West 192.26 feet, to a point, thence South 56 Degrees, 03 Minutes, 00 Seconds, West  
26 79.19 feet, to a point, thence North 83 Degrees, 31 Minutes, 12 Seconds, West 79.08  
27 feet, to a point, thence North 73 Degrees, 31 Minutes, 46 Seconds, West 90.00 feet, to a  
28 point, thence South 16 Degrees, 00 Minutes, 52 Seconds, West 130.00 feet, to a point,  
29 thence South 22 Degrees, 07 minutes, 32 Seconds, East 272.24 feet, to a point, thence  
30 South 27 Degrees, 12 Minutes, 12 Seconds, East 130.33 feet, to a point, thence South 82  
31 Degrees, 43 Minutes, 22 Seconds, East 55.00 feet, to a point in the Western  
32 right-of-way of Robinhood Road, thence continuing with the limits of the City of  
33 Asheville (Ordinance No. 2930) and the Western right-of-way of Robinhood Road the  
34 following eleven courses: 54.07 feet along a curve to the left of radius 68.81 feet, a  
35 chord bearing and distance of South 15 Degrees, 13 Minutes, 54 Seconds, East 52.69  
36 feet, to a point, thence South 37 Degrees, 44 Minutes, 21 Seconds, East 43.66 feet, to a  
37 point, thence 109.33 feet along a curve to the right of radius 366.14 feet a chord bearing  
38 and distance of South 29 Degrees, 11 Minutes, 12 Seconds, East 108.92 feet, to a point,  
39 thence South 20 Degrees, 37 Minutes, 58 Seconds, East 12.65 feet, to a point, thence  
40 106.23 feet along a curve to the right of radius 407.52 feet, a chord bearing and distance  
41 of South 13 Degrees, 09 Minutes, 54 Seconds, East 105.93 feet, to a point, thence South  
42 5 Degrees, 41 Minutes, 49 Seconds, East 54.43 feet, to a point, thence 99.16 feet along a  
43 curve to the right of radius 2073.47 feet, a chord bearing and distance of South 4  
44 Degrees, 19 Minutes, 37 Seconds, East 99.15 feet, to a point, thence South 2 Degrees,

1 57 Minutes, 26 Seconds, East 164.83 feet, to a point, thence 79.36 feet along a curve to  
2 the right of radius 462.40 feet, a chord bearing and distance of South 1 Degree, 57  
3 Minutes, 34 Seconds, West 79.26 feet, to a point, thence South 6 Degrees, 52 minutes,  
4 34 Seconds, West 70.23 feet, to a point, thence 113.38 feet along a curve to the left of  
5 radius 275.40 feet, a chord bearing and distance of South 4 Degrees, 55 Minutes, 03  
6 Seconds, East 112.58 feet, to a point, the Northeast corner of Plat Book 59, Page 50,  
7 thence leaving the Western right-of-way of Robinhood Road and continuing with the  
8 limits of the City of Asheville (Ordinance No. 2930) the following eight courses: South  
9 82 Degrees, 52 Minutes, 31 Seconds, West 246.33 feet, to a point, the Northwest corner  
10 of Plat Book 59, Page 50, thence South 6 Degrees, 47 Minutes, 9 Seconds, East 21.01  
11 feet, to a point, thence South 2 Degrees, 31 Minutes, 51 Seconds, East 86.43 feet, to a  
12 point, thence South 17 Degrees, 02 Minutes, 18 Seconds, West 106.33 feet, to a point,  
13 the Northwest corner of Plat Book 59, Page 28, thence South 17 Degrees, 02 Minutes,  
14 18 Seconds, West 111.92 feet, to a point, thence South 2 Degrees, 29 Minutes, 06  
15 Seconds, East 214.73 feet, to a point, the Southwest corner of Plat Book 59, Page 28  
16 and the Northwest corner of lot 19 Plat Book, 51 Page 65, thence South 13 Degrees, 12  
17 Minutes, 37 Seconds, East 64.05 feet, to a point, in the West line of lot 19 Plat Book 51,  
18 Page 65 and in the existing municipal boundary line established pursuant to Chapter 840  
19 of the 1959 Session Laws establishing the corporate limits of the City of Asheville,  
20 thence with the municipal boundary of the corporate limits of the City of Asheville  
21 (Chapter 840 of the 1959 Session Laws) the following two courses: Due West 526.49  
22 feet, to a point within the property described in Deed Book 1756, Page 537, thence Due  
23 South 1218.35 feet, to a point in the Northern right-of-way of Beaverbrook Road,  
24 thence leaving said limits of the City of Asheville and with the Northern right-of-way of  
25 Beaverbrook Road the following eight courses: North 58 Degrees, 00 Minutes, 44  
26 Seconds, West 70.14 feet, to a point, thence 98.41 feet along a curve to the right of  
27 radius 154.05 feet, a chord bearing and distance of North 39 Degrees, 42 Minutes, 44  
28 Seconds, West 96.74 feet, to a point, thence North 22 Degrees, 15 Minutes, 38 Seconds,  
29 West 106.36 feet, to a point, thence North 10 Degrees, 22 Minutes, 32 Seconds, East  
30 5.84 feet, to a point, thence 52.15 feet along a curve to the left of radius 66.12 feet, a  
31 chord bearing and distance of North 68 Degrees, 55 Minutes, 20 Seconds, West 50.89  
32 feet, to a point, thence 88.53 feet along a curve to the left of radius 83.67 feet, a chord  
33 bearing and distance of South 45 Degrees, 11 Minutes, 56 Seconds, West 84.45 feet, to  
34 a point, thence South 14 Degrees, 53 Minutes, 16 Seconds, West 156.84 feet, to a point,  
35 thence 29.96 feet along a curve to the left of radius 502.49 feet, a chord bearing and  
36 distance of South 13 Degrees, 10 Minutes, 47 Seconds, West 29.96 feet, to a point, the  
37 Northeast Corner of Deed Book 1046, Page 617, thence leaving the right-of-way of  
38 Beaverbrook Road and with the Northern boundaries of Deed Book 1046, Page 617,  
39 Deed Book 2200, Page 316 (Plat Book 41, Page 3), and Deed Book 1630, Page 99,  
40 North 81 Degrees, 07 Minutes, 19 Seconds, West 418.38 feet, to a point, thence  
41 continuing with Deed Book 1630, Page 99 the following three courses: 23.62 feet along  
42 a curve to the left of radius 15.03 feet, a chord bearing and distance of South 53  
43 Degrees, 51 Minutes, 27 Seconds, West 21.27 feet, to a point, thence South 8 Degrees,  
44 52 Minutes, 00 Seconds, West 144.92 feet, to a point, thence 23.62 feet along a curve to

1 the left of radius 15.03 feet, a chord bearing and distance of South 36 Degrees, 08  
2 Minutes, 33 Seconds, East 21.27 feet, to a point in the Northern right-of-way of  
3 Beaverbrook Road, thence crossing Beaverbrook Road, South 2 Degrees, 18 Minutes,  
4 19 Seconds, West 50.33 feet, to a point in the Southern right-of-way Beaverbrook Road  
5 and the Northwest corner of Plat Book 35, Page 109, thence with Plat Book 35, Page  
6 109 the following two courses: South 12 Degrees, 49 Minutes, 59 Seconds, East 220.29  
7 feet, to a point, thence North 80 Degrees, 21 Minutes, 01 Seconds, East 52.71 feet, to a  
8 point in the right-of-way of Beaverbrook Place, thence with the right-of-way of  
9 Beaverbrook Place the following seven courses: South 9 Degrees, 20 Minutes, 25  
10 Seconds, East 111.69 feet, to a point, thence 78.69 feet along a curve to the left of radius  
11 30.00 feet, a chord bearing and distance of South 24 Degrees, 32 Minutes, 13 Seconds,  
12 East 57.91 feet, to a point, thence 78.69 feet along a curve to the left of radius 30.00  
13 feet, a chord bearing and distance of North 5 Degrees, 27 Minutes, 49 Seconds, East  
14 57.99 feet, to a point, thence North 9 Degrees, 40 Minutes, 55 Seconds, West 116.58  
15 feet, to a point, thence 81.92 feet along a curve to the right of radius 64.31 feet, a chord  
16 bearing and distance of North 26 Degrees, 48 Minutes, 33 Seconds, East 76.49 feet, to a  
17 point, thence North 65 Degrees, 23 Minutes, 42 Seconds, East 52.11 feet, to a point,  
18 thence North 65 Degrees, 23 Minutes, 42 Seconds, East 146.88 feet, to a point, the  
19 Northwest corner of Plat Book 39, Page 88, thence leaving the right-of-way of  
20 Beaverbrook Place and with Plat Book 39, Page 88 the following two courses: South 26  
21 Degrees, 49 Minutes, 06 Seconds, East 190.65 feet, to a point, thence North 67 Degrees,  
22 25 Minutes, 30 Seconds, East 164.18 feet, to a point, the Southwest corner of Deed  
23 Book 3972, Page 664, thence with Deed Book 3972, Page 664 and Deed Book 1416,  
24 Page 76 (Plat Book 28, Page 7), North 67 Degrees, 27 Minutes, 21 Seconds, East  
25 165.80 feet, to a point, the Southeast corner of Plat Book 28, Page 7, thence with Deed  
26 Book 922, Page 377, South 9 Degrees, 55 Minutes, 18 Seconds, East 110.44 feet, to a  
27 point in the existing municipal boundary established pursuant to Chapter 840 of the  
28 1959 Session Laws establishing the corporate limits of the City of Asheville, thence  
29 with the municipal boundary of the corporate limits of the City of Asheville (Chapter  
30 840 of the 1959 Session Laws), Due South 192.02 feet, to a point in said municipal  
31 boundary, thence leaving said municipal boundary and with Deed Book 922, Page 377,  
32 South 80 Degrees, 41 Minutes, 21 Seconds, West 798 feet more or less, to a point, the  
33 Southwest corner of Deed Book 922, Page 377 and in the East line of Plat Book 32,  
34 Page 137 and in the existing municipal boundary line established pursuant to Chapter  
35 840 of the 1959 Session Laws establishing the corporate limits of the City of Asheville,  
36 thence with the existing municipal boundary line established pursuant to Chapter 840 of  
37 the 1959 Session Laws and Plat Book 32, Page 137, North 9 Degrees, 06 Minutes, 16  
38 Seconds, West 1190 feet more or less, to a point, the Northeast corner of Plat Book 32,  
39 Page 137 and in the existing municipal boundary established pursuant to City of  
40 Asheville Ordinance No. 2924 establishing the corporate limits of the City of Asheville,  
41 thence with the limits of the City of Asheville (Ordinance No. 2924) and Deed Book  
42 922, Page 377, the following four courses: North 58 Degrees, 28 Minutes, 48 Seconds,  
43 East 362.28 feet, to a point, thence North 6 Degrees, 40 minutes, 40 Seconds, East 62.89  
44 feet, to a point, thence North 16 Degrees, 28 Minutes, 56 Seconds, East 1485.66 feet, to

1 a point, thence North 84 Degrees, 56 Minutes, 43 Seconds, West 366.95 feet, to a point,  
2 the most Southern corner of Plat Book 46, Page 191, thence leaving the existing  
3 municipal boundary established pursuant to City of Asheville Ordinance No. 2924  
4 establishing the corporate limits of the City of Asheville and with Plat Book 46, Page  
5 191 and Deed Book 922, Page 377 the following eleven courses: North 6 Degrees, 49  
6 Minutes, 20 Seconds, East 355.63 feet, to a point, thence North 20 Degrees, 32 Minutes,  
7 28 Seconds, East 342.51 feet, to a point, thence North 19 Degrees, 10 Minutes, 28  
8 Seconds, East 1218.19 feet, to a point, thence North 79 Degrees, 25 Minutes, 51  
9 Seconds, East 215.30 feet, to a point, thence South 55 Degrees, 18 Minutes, 09 Seconds,  
10 East 242.00 feet, to a point, thence South 36 Degrees, 06 Minutes, 17 Seconds, East  
11 301.60 feet, to a point, thence North 79 Degrees, 30 Minutes, 55 Seconds, East 195.99  
12 feet, to a point, thence South 0 Degrees, 55 Minutes, 41 Seconds, West 197.99 feet, to a  
13 point, thence South 72 Degrees, 03 Minutes, 57 Seconds, East 148.49 feet, to a point,  
14 thence South 12 Degrees, 04 Minutes, 23 Seconds, East 148.00 feet, to a point, thence  
15 South 29 Degrees, 54 Minutes, 23 Seconds, East 66.13 feet, to a point, and place of  
16 Beginning. Containing 91.16 acres, more or less.

17 The orientation of the directions described in this section is True North and the  
18 distances described are horizontal ground lengths in feet. Any directions in recorded  
19 documents that are used in this description that were not oriented to True North have  
20 been rotated for consistency with other record documents that are oriented to True  
21 North. It is the intent of this description to describe the property described in Deed Book  
22 760, Page 275, Deed Book 922, Page 377, and Deed Book 1137, Page 454 (conveyed to  
23 Sherwood Heights Incorporated) and in Deed Book 1756, Page 537 (conveyed to  
24 Thomas W. Coleman) and located outside the corporate limits of the City of Asheville,  
25 North Carolina.

26 All deed book and plat book references in the descriptions in this section refer to  
27 documents recorded in the Buncombe County Register of Deeds Office.

28 **SECTION 2.** This act applies only to the Town of Woodfin.

29 **SECTION 3.** This act is effective when it becomes law.