

**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**

Short Title: Kernersville/Woodfin Local Act.

(Local)

Sponsors:

Referred to:

March 23, 2005

A BILL TO BE ENTITLED

1 AN ACT TO AUTHORIZE THE TOWN OF KERNERSVILLE TO CONVEY
2 CERTAIN PROPERTY BY PRIVATE SALE OR TRADE, AND TO ADD
3 CERTAIN DESCRIBED PROPERTY TO THE CORPORATE LIMITS OF THE
4 TOWN OF WOODFIN.
5

6 The General Assembly of North Carolina enacts:

7 **SECTION 1.(a)** Notwithstanding Article 12 of Chapter 160A of the General
8 Statutes, the Town of Kernersville may convey by private negotiation and sale or trade,
9 with or without monetary consideration, any or all of its right, title, and interest in the
10 following described properties:

PROPERTY I

11 That property consisting of approximately 30 acres, more or less, as described in
12 Forsyth County Registry Deed Book 764, at page 292; and more particularly described
13 as follows:
14

15 "Being all of that certain 30.028 acre tract of land lying in Abbotts Creek Township,
16 Forsyth County, North Carolina; and bounded by natural boundaries and/or lands owned
17 by and/or in possession of persons, as follows: on the north and east by Stephen E.
18 Dotson, on the south by Edith B. Schulz and Mary B. Shropshire, and on the west by
19 Arbor Development Corporation; as tract being particularly described by courses
20 (according to the North Carolina Grid System as determined by solar observations) and
21 distances according to a survey and plat prepared by the Town of Kernersville
22 Engineering Department, Division of Public Works, under the seal of H. Stephen
23 Bowers Professional Land Surveyor No. L-2455, dated May 2, 1986, and revised April
24 5, 2005, to which reference is hereby made, as follows:

25 BEGINNING at a 1" outside diameter found existing iron pipe, 3" high, the
26 northwesterly corner of Mary Ruth B. Shropshire and husband Donald G. Shropshire
27 (see Deed Book 1840 Page 622 of the Forsyth County Registry), in the easterly line of
28 Arbor Development Corporation (see Deed Book 1513 Page 806 of said Registry); said

1 iron pipe having N.C. grid coordinates of North 844,495.89 (feet) and East 1,680,885.63
2 (feet) as per the North American Datum of 1983, as taken from survey from North
3 Carolina Geodetic Station and horizontal control monument "UNION CROSS;" thence
4 with the easterly line of said Arbor Development Corporation North 1 Degrees, 27
5 Minutes, 35 Seconds East, 1387.76 feet, to a 1 ¼" outside diameter found existing iron
6 pipe, 6" high, the southwesterly corner of Stephen E. Dotson and wife Sandra C. Dotson
7 (see Deed Book 1689 Page 224 of said Registry); thence with the southerly line of said
8 Stephen E. Dotson and wife Sandra C. Dotson South 88 Degrees, 30 Minutes, 30
9 Seconds East, 923.08 feet, to a 1 ¼" outside diameter found existing iron pipe, 5" high,
10 the northwesterly corner of other lands of said Stephen E. Dotson and wife Sandra C.
11 Dotson (see now Deed Book 2452 Page 4397, "TRACT 1," of said Registry); thence
12 with the westerly line of said Stephen E. Dotson and wife Sandra C. Dotson South 1
13 Degrees, 28 Minutes, 30 Seconds West, 1446.89 feet, to a found existing stone with
14 new cut cross, 5" by 12 top, 6" high, painted yellow, the northwesterly and northeasterly
15 corner, respectively, of Donald Davis and wife Helen S. Davis (see Deed Book 1664
16 Page 981 of said Registry), and Edith B. Schulz and W. Bradford Schulz co-trustees or
17 successor trustees for the benefit of Edith B. Schulz Living Trust (see Deed Book 1961
18 Page 2962 of said Registry); thence with the northerly line of said Edith B. Schulz and
19 falling in with the northerly line of said Mary Ruth B. Shropshire and husband Donald
20 G. Shropshire North 84 Degrees, 50 Minutes, 30 Seconds West, 924.62 feet, to the
21 BEGINNING said 1" outside diameter found existing iron pipe, 3" high.

22 FOR REFERENCE SEE: that deed recorded in Deed Book 764 at Page 292 of the
23 Forsyth County Registry;

24 The above described 30.028 acre tract is generally known and designated as being all of
25 tax lot 1 of tax block 5629 of Forsyth County Tax Maps as presently constituted."

PROPERTY II

27 That property consisting of approximately 1.566 acres more or less and denoted as Lot
28 Two on the plat recorded in Plat Book 48, Page 116 of the Forsyth County Registry.

29 **SECTION 1.(b)** The Town of Kernersville shall use the property described
30 in subsection (a) of this section for a public purpose that stimulates the local economy
31 and promotes business in the Town of Kernersville, including the location of new or
32 expanded service or industrial facilities, manufacturing, assembly, fabrication,
33 processing, warehousing, research and development, office use or use as a shell
34 business, or a new business incubator. The Town of Kernersville may lease, subdivide,
35 mortgage, sell, trade, or convey the property for any public purpose authorized in this
36 act.

37 **SECTION 2.** The following described property is added to the corporate
38 limits of the Town of Woodfin:

Tract I

39 Beginning at a point, a corner of the existing municipal boundary established pursuant
40 to Ordinance No. 2930 establishing the corporate limits of the City of Asheville, North
41 Carolina, said beginning point being located North 16 Degrees, 30 Minutes, 10 Seconds
42 West, 154.03 feet, from the Southeast corner of Ordinance No. 2930 in the center of Elk
43 Mountain Scenic Highway, said beginning point also being the Northeast corner of
44

1 phase 7 Robinhood Villas as shown in Plat Book 52, Page 150, thence from said
2 beginning and with the limits of the City of Asheville (Ordinance No. 2930) the
3 following twenty-three courses: North 62 Degrees, 47 Minutes, 22 Seconds, West
4 446.42 feet, to a point in the Eastern right-of-way of Robinhood Road, thence with said
5 right-of-way 66.46 feet along a curve to the left of radius 430.14 feet, a chord bearing
6 and distance of North 26 Degrees, 30 Minutes, 29 Seconds, East 66.40 feet, to a point,
7 thence North 22 Degrees, 04 Minutes, 54 Seconds, East 112.48 feet, to a point, thence
8 40.88 feet along a curve to the left of radius 1225.16 feet, a chord bearing and distance
9 of North 19 Degrees, 48 Minutes, 42 Seconds, East 40.88 feet, to a point, thence North
10 17 Degrees, 32 Minutes, 31 Seconds, East 15.08 feet, to a point, thence North 18
11 Degrees, 38 Minutes, 48 Seconds, East 102.74 feet, to a point, thence North 19 Degrees,
12 45 Minutes, 05 Seconds, East 46.07 feet, to a point, thence 77.55 feet along a curve to
13 the left of radius 45.55 feet, a chord bearing and distance of North 29 Degrees, 02
14 Minutes, 01 Seconds, West 68.52 feet, to a point, thence 72.49 feet along a curve to the
15 left of radius 57.61 feet, a chord bearing and distance of South 64 Degrees, 46 Minutes,
16 40 Seconds, West 67.80 feet, to a point, thence South 28 Degrees, 33 Minutes, 14
17 Seconds, West 42.63 feet, to a point, thence 53.97 feet along a curve to the right of
18 radius 98.10 feet, a chord bearing and distance of South 44 Degrees, 18 Minutes, 55
19 Seconds, West 53.29 feet, to a point, thence South 60 Degrees, 04 minutes, 35 Seconds,
20 West 27.04 feet, to a point, thence 92.94 feet along a curve to the right of radius 198.33
21 feet, a chord bearing and distance of South 73 Degrees, 30 minutes, 04 Seconds, West
22 92.09 feet, to a point, thence 61.87 feet along a curve to the left of radius 466.86 feet, a
23 chord bearing and distance of South 83 Degrees, 07 minutes, 45 Seconds, West 61.82
24 feet, to a point in the right-of-way of Robinhood Road, thence leaving said right-of-way
25 and with the Eastern line of Deed Book 1470, Page 567, North 0 Degrees, 06 Minutes,
26 02 Seconds, West 393.83 feet, to a point, the Northeast corner of Deed Book 1470, Page
27 567, thence with the Northern line of Deed Book 1470, Page 567, South 87 Degrees, 14
28 Minutes, 25 Seconds, West 208.58 feet, to a point, thence North 80 Degrees, 16
29 minutes, 11 Seconds, West 79.59 feet, to a point, the Northeast corner of Plat Book 67,
30 Page 96, thence with the North line of Plat Book 67, Page 96, North 80 Degrees, 16
31 Minutes, 11 Seconds, West 183.64 feet, to a point, thence North 86 Degrees, 55
32 Minutes, 36 Seconds, West 184.74 feet, to a point, the Northeast corner of Deed Book
33 2521, Page 187, thence with the North line of Deed Book 2521, Page 187, North 86
34 Degrees, 55 Minutes, 36 Seconds, West 84.71 feet, to a point, thence North 72 Degrees,
35 36 Minutes, 43 Seconds, West 55.05 feet, to a point, the Northeast corner of Plat Book
36 59, Page 118, thence with the North line of Plat Book 59, Page 118, North 72 Degrees,
37 36 Minutes, 43 Seconds, West 195.63 feet, to a point, thence North 58 Degrees, 49
38 Minutes, 09 Seconds, West 27.86 feet, to a point, the Northeast corner of Plat Book 95,
39 Page 58, thence leaving the limits of the City of Asheville (Ordinance No. 2930) and
40 with the North line of Plat Book 95, Page 58, North 58 Degrees, 49 Minutes, 09
41 Seconds, West 272.57 feet, to a point, the Northeast corner of Plat Book 59, Page 78,
42 thence with Plat Book 59, Page 78 the following two courses: North 50 Degrees, 11
43 Minutes, 11 Seconds, West 164.41 feet, to a point, thence South 41 Degrees, 22
44 Minutes, 16 Seconds, West 245.83 feet, to a point, in the Northern right-of-way of

1 Robinhood Road and the limits of the City of Asheville (Ordinance No. 2930), thence
2 with the Northern right-of-way of Robinhood Road and the limits of the City of
3 Asheville (Ordinance No. 2930) the following nine courses: 94.52 feet along a curve to
4 the left of radius 4125.62 feet, a chord bearing and distance of North 49 Degrees, 00
5 Minutes, 29 Seconds, West 94.52 feet, to a point, thence North 49 Degrees, 39 Minutes,
6 52 Seconds, West 15.87 feet, to a point, thence 28.97 feet along a curve to the right of
7 radius 66.85 feet, a chord bearing and distance of North 37 Degrees, 14 Minutes, 50
8 Seconds, West 28.75 feet, to a point, thence North 24 Degrees, 49 Minutes, 48 Seconds,
9 West 25.63 feet, to a point, thence 63.73 feet along a curve to the left of radius 215.68
10 feet, a chord bearing and distance of North 33 Degrees, 17 Minutes, 41 Seconds, West
11 63.50 feet, to a point, thence North 41 Degrees, 45 Minutes, 34 Seconds, West 40.26
12 feet, to a point, thence 18.28 feet along a curve to the right of radius 91.06 feet, a chord
13 bearing and distance of North 36 Degrees, 00 Minutes, 31 Seconds, West 18.25 feet, to
14 a point, thence North 30 Degrees, 15 Minutes, 29 Seconds, West 36.00 feet, to a point,
15 thence 14.20 feet along a curve to the left of radius 125.22 feet, a chord bearing and
16 distance of North 33 Degrees, 30 Minutes, 26 Seconds, West 14.20 feet, to a point,
17 thence leaving the Northern right-of-way of Robinhood Road and continuing with the
18 limits of the City of Asheville (Ordinance No. 2930) and the East line of Plat Book 77,
19 Page 45 the following three courses: North 31 Degrees, 54 Minutes, 01 Seconds, East
20 156.98 feet, to a point, thence North 29 Degrees, 37 Minutes, 00 Seconds, West 115.00
21 feet, to a point, thence North 5 Degrees, 13 Minutes, 00 Seconds, East 205.35 feet, to a
22 point, the Southwest corner of Plat Book 46, Page 191, thence leaving the limits of the
23 City of Asheville (Ordinance No. 2930) and with the Southern line of Plat Book 46,
24 Page 191 the following three courses: South 87 Degrees, 37 Minutes, 09 Seconds, East
25 791.53 feet, to a point, thence South 87 Degrees, 52 Minutes, 18 Seconds, East 100.07
26 feet, to a point, thence South 87 Degrees, 42 Minutes, 59 Seconds, East 880.32 feet, to a
27 point, the Southeast corner of Plat Book 46, Page 191, thence with the East line of Deed
28 Book 1137, Page 454, South 16 Degrees, 31 minutes, 03 Seconds, East 1761.69 feet, to
29 the point, and place of the Beginning. Containing 37.57 acres, more or less.

30 Tract II

31 Beginning at a point, the most Northern corner of the existing municipal boundary
32 established pursuant to City of Asheville Ordinance No. 2930 establishing the corporate
33 limits of the City of Asheville, North Carolina, said beginning point also being the most
34 Northern corner of Plat Book 77, Page 45, said beginning point being located North 29
35 Degrees, 54 Minutes, 25 Seconds, West 97.65 feet from the Northwest corner of the
36 property described in Tract I (Sherwood Heights Annexation Area One), thence from
37 said Beginning and with the limits of the City of Asheville (Ordinance No. 2930) and
38 Plat Book 77, Page 45 the following nine courses: South 78 Degrees, 23 Minutes, 00
39 Seconds, West 38.98 feet, to a point, thence South 84 Degrees, 12 Minutes, 00 Seconds,
40 West 192.26 feet, to a point, thence South 56 Degrees, 03 Minutes, 00 Seconds, West
41 79.19 feet, to a point, thence North 83 Degrees, 31 Minutes, 12 Seconds, West 79.08
42 feet, to a point, thence North 73 Degrees, 31 Minutes, 46 Seconds, West 90.00 feet, to a
43 point, thence South 16 Degrees, 00 Minutes, 52 Seconds, West 130.00 feet, to a point,
44 thence South 22 Degrees, 07 minutes, 32 Seconds, East 272.24 feet, to a point, thence

1 South 27 Degrees, 12 Minutes, 12 Seconds, East 130.33 feet, to a point, thence South 82
2 Degrees, 43 Minutes, 22 Seconds, East 55.00 feet, to a point in the Western
3 right-of-way of Robinhood Road, thence continuing with the limits of the City of
4 Asheville (Ordinance No. 2930) and the Western right-of-way of Robinhood Road the
5 following eleven courses: 54.07 feet along a curve to the left of radius 68.81 feet, a
6 chord bearing and distance of South 15 Degrees, 13 Minutes, 54 Seconds, East 52.69
7 feet, to a point, thence South 37 Degrees, 44 Minutes, 21 Seconds, East 43.66 feet, to a
8 point, thence 109.33 feet along a curve to the right of radius 366.14 feet a chord bearing
9 and distance of South 29 Degrees, 11 Minutes, 12 Seconds, East 108.92 feet, to a point,
10 thence South 20 Degrees, 37 Minutes, 58 Seconds, East 12.65 feet, to a point, thence
11 106.23 feet along a curve to the right of radius 407.52 feet, a chord bearing and distance
12 of South 13 Degrees, 09 Minutes, 54 Seconds, East 105.93 feet, to a point, thence South
13 5 Degrees, 41 Minutes, 49 Seconds, East 54.43 feet, to a point, thence 99.16 feet along a
14 curve to the right of radius 2073.47 feet, a chord bearing and distance of South 4
15 Degrees, 19 Minutes, 37 Seconds, East 99.15 feet, to a point, thence South 2 Degrees,
16 57 Minutes, 26 Seconds, East 164.83 feet, to a point, thence 79.36 feet along a curve to
17 the right of radius 462.40 feet, a chord bearing and distance of South 1 Degree, 57
18 Minutes, 34 Seconds, West 79.26 feet, to a point, thence South 6 Degrees, 52 minutes,
19 34 Seconds, West 70.23 feet, to a point, thence 113.38 feet along a curve to the left of
20 radius 275.40 feet, a chord bearing and distance of South 4 Degrees, 55 Minutes, 03
21 Seconds, East 112.58 feet, to a point, the Northeast corner of Plat Book 59, Page 50,
22 thence leaving the Western right-of-way of Robinhood Road and continuing with the
23 limits of the City of Asheville (Ordinance No. 2930) the following eight courses: South
24 82 Degrees, 52 Minutes, 31 Seconds, West 246.33 feet, to a point, the Northwest corner
25 of Plat Book 59, Page 50, thence South 6 Degrees, 47 Minutes, 9 Seconds, East 21.01
26 feet, to a point, thence South 2 Degrees, 31 Minutes, 51 Seconds, East 86.43 feet, to a
27 point, thence South 17 Degrees, 02 Minutes, 18 Seconds, West 106.33 feet, to a point,
28 the Northwest corner of Plat Book 59, Page 28, thence South 17 Degrees, 02 Minutes,
29 18 Seconds, West 111.92 feet, to a point, thence South 2 Degrees, 29 Minutes, 06
30 Seconds, East 214.73 feet, to a point, the Southwest corner of Plat Book 59, Page 28
31 and the Northwest corner of lot 19 Plat Book, 51 Page 65, thence South 13 Degrees, 12
32 Minutes, 37 Seconds, East 64.05 feet, to a point, in the West line of lot 19 Plat Book 51,
33 Page 65 and in the existing municipal boundary line established pursuant to Chapter 840
34 of the 1959 Session Laws establishing the corporate limits of the City of Asheville,
35 thence with the municipal boundary of the corporate limits of the City of Asheville
36 (Chapter 840 of the 1959 Session Laws) the following two courses: Due West 526.49
37 feet, to a point within the property described in Deed Book 1756, Page 537, thence Due
38 South 1218.35 feet, to a point in the Northern right-of-way of Beaverbrook Road,
39 thence leaving said limits of the City of Asheville and with the Northern right-of-way of
40 Beaverbrook Road the following eight courses: North 58 Degrees, 00 Minutes, 44
41 Seconds, West 70.14 feet, to a point, thence 98.41 feet along a curve to the right of
42 radius 154.05 feet, a chord bearing and distance of North 39 Degrees, 42 Minutes, 44
43 Seconds, West 96.74 feet, to a point, thence North 22 Degrees, 15 Minutes, 38 Seconds,
44 West 106.36 feet, to a point, thence North 10 Degrees, 22 Minutes, 32 Seconds, East

1 5.84 feet, to a point, thence 52.15 feet along a curve to the left of radius 66.12 feet, a
2 chord bearing and distance of North 68 Degrees, 55 Minutes, 20 Seconds, West 50.89
3 feet, to a point, thence 88.53 feet along a curve to the left of radius 83.67 feet, a chord
4 bearing and distance of South 45 Degrees, 11 Minutes, 56 Seconds, West 84.45 feet, to
5 a point, thence South 14 Degrees, 53 Minutes, 16 Seconds, West 156.84 feet, to a point,
6 thence 29.96 feet along a curve to the left of radius 502.49 feet, a chord bearing and
7 distance of South 13 Degrees, 10 Minutes, 47 Seconds, West 29.96 feet, to a point, the
8 Northeast Corner of Deed Book 1046, Page 617, thence leaving the right-of-way of
9 Beaverbrook Road and with the Northern boundaries of Deed Book 1046, Page 617,
10 Deed Book 2200, Page 316 (Plat Book 41, Page 3), and Deed Book 1630, Page 99,
11 North 81 Degrees, 07 Minutes, 19 Seconds, West 418.38 feet, to a point, thence
12 continuing with Deed Book 1630, Page 99 the following three courses: 23.62 feet along
13 a curve to the left of radius 15.03 feet, a chord bearing and distance of South 53
14 Degrees, 51 Minutes, 27 Seconds, West 21.27 feet, to a point, thence South 8 Degrees,
15 52 Minutes, 00 Seconds, West 144.92 feet, to a point, thence 23.62 feet along a curve to
16 the left of radius 15.03 feet, a chord bearing and distance of South 36 Degrees, 08
17 Minutes, 33 Seconds, East 21.27 feet, to a point in the Northern right-of-way of
18 Beaverbrook Road, thence crossing Beaverbrook Road, South 2 Degrees, 18 Minutes,
19 19 Seconds, West 50.33 feet, to a point in the Southern right-of-way Beaverbrook Road
20 and the Northwest corner of Plat Book 35, Page 109, thence with Plat Book 35, Page
21 109 the following two courses: South 12 Degrees, 49 Minutes, 59 Seconds, East 220.29
22 feet, to a point, thence North 80 Degrees, 21 Minutes, 01 Seconds, East 52.71 feet, to a
23 point in the right-of-way of Beaverbrook Place, thence with the right-of-way of
24 Beaverbrook Place the following seven courses: South 9 Degrees, 20 Minutes, 25
25 Seconds, East 111.69 feet, to a point, thence 78.69 feet along a curve to the left of radius
26 30.00 feet, a chord bearing and distance of South 24 Degrees, 32 Minutes, 13 Seconds,
27 East 57.91 feet, to a point, thence 78.69 feet along a curve to the left of radius 30.00
28 feet, a chord bearing and distance of North 5 Degrees, 27 Minutes, 49 Seconds, East
29 57.99 feet, to a point, thence North 9 Degrees, 40 Minutes, 55 Seconds, West 116.58
30 feet, to a point, thence 81.92 feet along a curve to the right of radius 64.31 feet, a chord
31 bearing and distance of North 26 Degrees, 48 Minutes, 33 Seconds, East 76.49 feet, to a
32 point, thence North 65 Degrees, 23 Minutes, 42 Seconds, East 52.11 feet, to a point,
33 thence North 65 Degrees, 23 Minutes, 42 Seconds, East 146.88 feet, to a point, the
34 Northwest corner of Plat Book 39, Page 88, thence leaving the right-of-way of
35 Beaverbrook Place and with Plat Book 39, Page 88 the following two courses: South 26
36 Degrees, 49 Minutes, 06 Seconds, East 190.65 feet, to a point, thence North 67 Degrees,
37 25 Minutes, 30 Seconds, East 164.18 feet, to a point, the Southwest corner of Deed
38 Book 3972, Page 664, thence with Deed Book 3972, Page 664 and Deed Book 1416,
39 Page 76 (Plat Book 28, Page 7), North 67 Degrees, 27 Minutes, 21 Seconds, East
40 165.80 feet, to a point, the Southeast corner of Plat Book 28, Page 7, thence with Deed
41 Book 922, Page 377, South 9 Degrees, 55 Minutes, 18 Seconds, East 110.44 feet, to a
42 point in the existing municipal boundary established pursuant to Chapter 840 of the
43 1959 Session Laws establishing the corporate limits of the City of Asheville, thence
44 with the municipal boundary of the corporate limits of the City of Asheville (Chapter

1 840 of the 1959 Session Laws), Due South 192.02 feet, to a point in said municipal
2 boundary, thence leaving said municipal boundary and with Deed Book 922, Page 377,
3 South 80 Degrees, 41 Minutes, 21 Seconds, West 798 feet more or less, to a point, the
4 Southwest corner of Deed Book 922, Page 377 and in the East line of Plat Book 32,
5 Page 137 and in the existing municipal boundary line established pursuant to Chapter
6 840 of the 1959 Session Laws establishing the corporate limits of the City of Asheville,
7 thence with the existing municipal boundary line established pursuant to Chapter 840 of
8 the 1959 Session Laws and Plat Book 32, Page 137, North 9 Degrees, 06 Minutes, 16
9 Seconds, West 1190 feet more or less, to a point, the Northeast corner of Plat Book 32,
10 Page 137 and in the existing municipal boundary established pursuant to City of
11 Asheville Ordinance No. 2924 establishing the corporate limits of the City of Asheville,
12 thence with the limits of the City of Asheville (Ordinance No. 2924) and Deed Book
13 922, Page 377, the following four courses: North 58 Degrees, 28 Minutes, 48 Seconds,
14 East 362.28 feet, to a point, thence North 6 Degrees, 40 minutes, 40 Seconds, East 62.89
15 feet, to a point, thence North 16 Degrees, 28 Minutes, 56 Seconds, East 1485.66 feet, to
16 a point, thence North 84 Degrees, 56 Minutes, 43 Seconds, West 366.95 feet, to a point,
17 the most Southern corner of Plat Book 46, Page 191, thence leaving the existing
18 municipal boundary established pursuant to City of Asheville Ordinance No. 2924
19 establishing the corporate limits of the City of Asheville and with Plat Book 46, Page
20 191 and Deed Book 922, Page 377 the following eleven courses: North 6 Degrees, 49
21 Minutes, 20 Seconds, East 355.63 feet, to a point, thence North 20 Degrees, 32 Minutes,
22 28 Seconds, East 342.51 feet, to a point, thence North 19 Degrees, 10 Minutes, 28
23 Seconds, East 1218.19 feet, to a point, thence North 79 Degrees, 25 Minutes, 51
24 Seconds, East 215.30 feet, to a point, thence South 55 Degrees, 18 Minutes, 09 Seconds,
25 East 242.00 feet, to a point, thence South 36 Degrees, 06 Minutes, 17 Seconds, East
26 301.60 feet, to a point, thence North 79 Degrees, 30 Minutes, 55 Seconds, East 195.99
27 feet, to a point, thence South 0 Degrees, 55 Minutes, 41 Seconds, West 197.99 feet, to a
28 point, thence South 72 Degrees, 03 Minutes, 57 Seconds, East 148.49 feet, to a point,
29 thence South 12 Degrees, 04 Minutes, 23 Seconds, East 148.00 feet, to a point, thence
30 South 29 Degrees, 54 Minutes, 23 Seconds, East 66.13 feet, to a point, and place of
31 Beginning. Containing 91.16 acres, more or less.

32 The orientation of the directions described in this section is True North and the
33 distances described are horizontal ground lengths in feet. Any directions in recorded
34 documents that are used in this description that were not oriented to True North have
35 been rotated for consistency with other record documents that are oriented to True
36 North. It is the intent of this description to describe the property described in Deed Book
37 760, Page 275, Deed Book 922, Page 377, and Deed Book 1137, Page 454 (conveyed to
38 Sherwood Heights Incorporated) and in Deed Book 1756, Page 537 (conveyed to
39 Thomas W. Coleman) and located outside the corporate limits of the City of Asheville,
40 North Carolina.

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

43 **SECTION 3.** Section 1 of this act shall apply only to the Town of
44 Kernersville. Section 2 of this act shall apply only to the Town of Woodfin.

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SECTION 4. This act is effective when it becomes law.