

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Acquisition of 1529 Eastchester Dr. – 174/311 Eastchester Interchange Project

**From:** JoAnne Carlyle, City Attorney

**Meeting Date:** Monday, July 20, 2020

**Public Hearing:** No

**Advertising Date:** NA

**Advertised By:** NA

**Attachments:** Maps

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### **PURPOSE:**

Request for City Council approval to purchase a 0.234 acre parcel of land and house, which is occupied, located at 1529 Eastchester Drive, Parcel No. 184299 (“Property”) needed for the I-74/311 Eastchester Interchange Project (“Project”), and the conveyance of a 0.132 portion of the Property needed by an adjoining neighbor for driveway access to a side street.

### **BACKGROUND:**

As part of the Project, the City proposed that York Ave. and Ambassador Ct. at Eastchester be aligned into a signalized intersection. NCDOT is responsible for the costs of the design and construction and the City is responsible for the purchase the right of way needed for the Project.

The value of the Property and the required replacement housing payment is \$125,900. After negotiation with the property owner the City has settled for \$135,900.

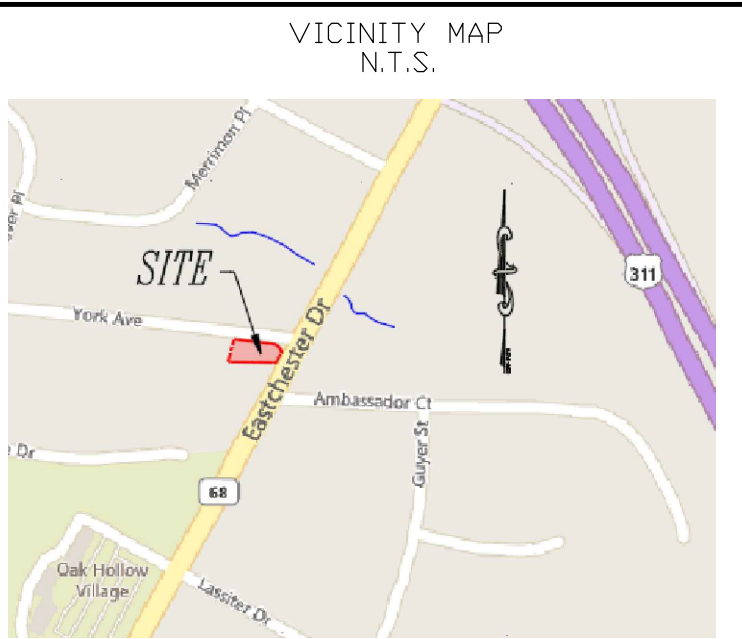
A 0.132 acre portion of the Property is needed by the adjoining property owner for a driveway due to the loss of access to Eastchester Drive. The market value of that portion needed for the driveway encumbrance is \$1,850.

### **BUDGET IMPACT:**

\$135,900 from the special project transportation account

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends approval of the purchase of 1529 Eastchester Dr. needed for the I-74/311 Eastchester Interchange Project and conveyance of the 0.132 acre portion of the Property to the adjoining property owner needed for driveway access to side street.



VICINITY MAP  
N.T.S.

**LEGEND**

 = PROPERTY BEING PURCHASED:  
1529 EASTCHESTER DRIVE

**OWNER INFORMATION:**  
 TM: 168-06-24  
 EDWARD W. & ESTHER P. CHANEY  
 DB 7614, PG 2802  
 LOT 1 PB 37 PG 20  
 GUILFORD REID NO. 0184299

THE INFORMATION ON THIS MAP WAS  
PREPARED USING DATA FROM THE  
CITY OF HIGH POINT GIS SYSTEM

CITY OF HIGH POINT  
NORTH CAROLINA  
ENGINEERING SERVICES DEPARTMENT

PROPERTY PURCHASE FOR ROADWAY PROJECT  
1529 EASTCHESTER DRIVE

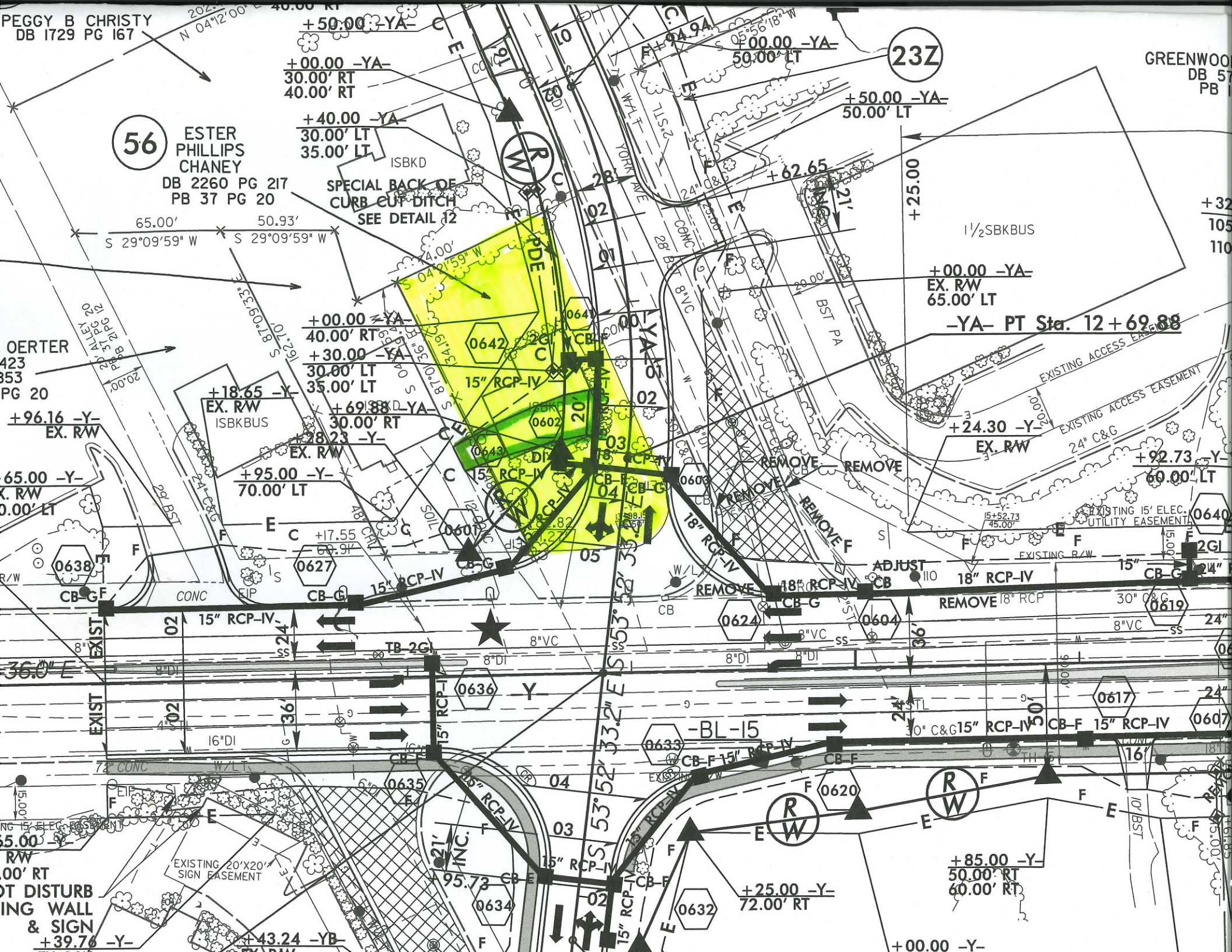
SCALE: N.T.S. BY: JKF

PROJECT: 2552 DATE: MAY 2020



**56**  
ESTER PHILLIPS  
CHANEY  
DB 2260 PG 217  
PB 37 PG 20

**23Z**



+50.00 -YA-

+00.00 -YA-  
30.00' RT  
40.00' RT

+40.00 -YA-  
30.00' LT  
35.00' LT

+00.00 -YA-  
50.00' LT

+50.00 -YA-  
50.00' LT

SPECIAL BACK OF  
CURB CUT DITCH  
SEE DETAIL 12

65.00' S 29°09'59" W  
50.93' S 29°09'59" W

+62.65

+25.00  
1 1/2 SBK BUS

+00.00 -YA-  
EX. RW  
65.00' LT

-YA- PT Sta. 12 + 69.88

+00.00 -YA-  
40.00' RT  
30.00' LT  
35.00' LT

+18.65 -Y-  
EX. RW  
ISBK BUS

+69.88 -YA-  
30.00' RT  
28.23 -Y-  
EX. RW

+95.00 -Y-  
70.00' LT

+24.30 -Y-  
EX. RW

+92.73 -Y-  
60.00' LT

+17.55 -Y-  
60.94

ADJUST

REMOVE 18" RCP

REMOVE 18" RCP

36.0' L

15" RCP-IV

TB 2GI

15" RCP-IV

REMOVE 18" RCP

REMOVE 18" RCP

REMOVE 18" RCP

5.00' RT

EXISTING 20'X20'  
SIGN EASEMENT

15" RCP-IV

+25.00 -Y-  
72.00' RT

+85.00 -Y-  
50.00' RT  
60.00' RT

+39.76 -Y-

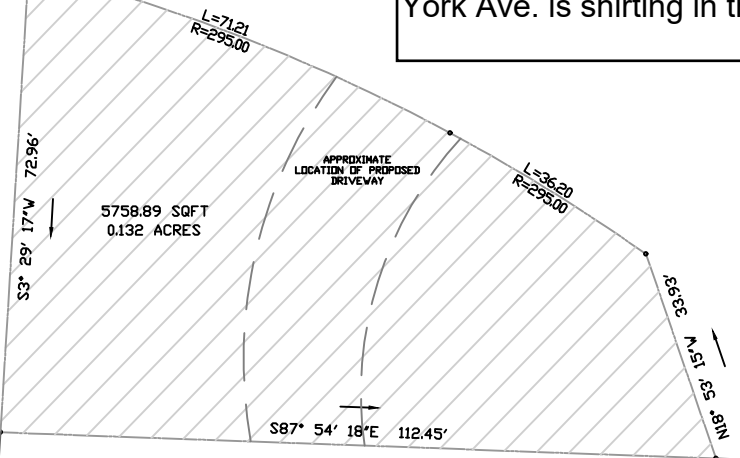
+43.24 -YB

+00.00 -Y-



YORK AVENUE

York Ave. is shirting in this direction



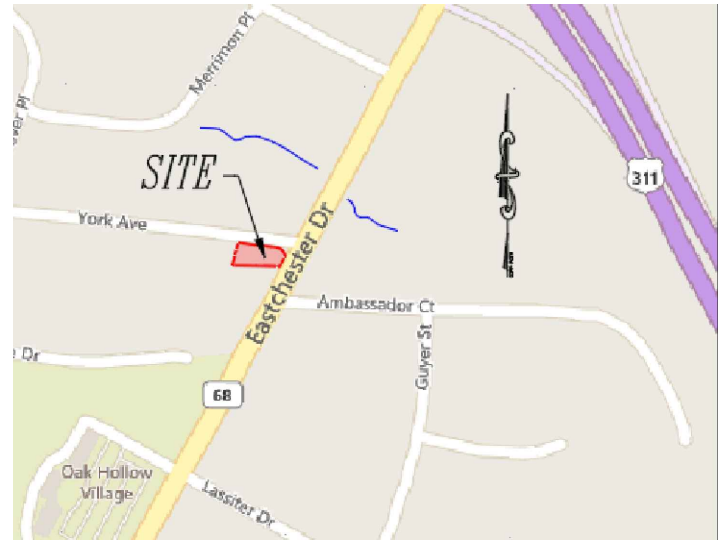
5758.89 SQFT  
0.132 ACRES

APPROXIMATE  
LOCATION OF PROPOSED  
DRIVEWAY

HITZ01, LLC  
DEED BOOK-7711 PAGE-1962  
PLAT BOOK-37 PAGE-20  
GUILFORD COUNTY  
PARCEL-0184298

EASTCHESTER

VICINITY MAP  
N.T.S.



**LEGEND**

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CITY OF HIGH POINT  
NORTH CAROLINA  
ENGINEERING SERVICES DEPARTMENT

SECTION OF LAND MEETS AND BOUNDS  
1529 EASTCHESTER DRIVE

SCALE: N.T.S.

BY: MSB

PROJECT: 20021

DATE: MAY 2020