

Drawn By: JoAnne Carlyle, City Attorney
City Attorney, P. O. Box 230, High Point, NC 27261
P/U: CHP/ROW

NORTH CAROLINA
GUILFORD COUNTY

**RIGHT OF WAY DEED with
Permanent Drainage Easement & Temporary
Construction Easement**
PROJECT: U5169-56
TAX PARCEL #: 184299
ADDRESS: 1529 Eastchester Dr., High Point

THIS RIGHT OF WAY DEED, made and entered into this ____ day of _____, 2020, by and between **CITY OF HIGH POINT**, (P O Box 230, High Point, NC 27261), hereinafter referred to as Grantor, and the **CITY OF HIGH POINT**, a North Carolina municipal corporation (P. O. Box 230, High Point, NC 27261), hereinafter referred to as Grantee;

WITNESSETH:

That for and in consideration of the covenants and agreements and the sum of One dollar and No/100's (\$1.00), and other good and valuable considerations, the Grantor have bargained and sold, and by these presents, do bargain, sell and convey unto the Grantee, its successors and assigns, fee simple street right of way, a permanent drainage easement and a temporary construction easement for highway purposes across the following described property:

FOR A COMPLETE DESCRIPTION SEE EXHIBIT "A" ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property containing the area described in Exhibit "A" was acquired by the Grantor(s) by instrument(s) recorded in the Guilford County Registry in Deed Book 8311, Page 732 and located in High Point Township, North Carolina.

SPECIAL PROVISIONS: None

It is understood and agreed that a temporary construction easement referred to on the attached Exhibit "A" is of a temporary nature and will expire at the completion of the construction of the project. Any disturbed areas will be restored to a condition substantially equal to its original condition. There are no conditions to this easement not expressed herein.

Said easement widths, station numbers, survey lines and additional areas being delineated on that set of plans, are on file in the office of NCDOT, to which plans reference is hereby made for greater certainty of description on the areas herein conveyed and for no other purpose.

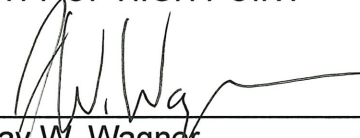
The Grantor by the execution of this instrument acknowledge(s) that the plans for the aforesaid project as they affect their property have been fully explained to them or their authorized representative.


TO HAVE AND TO HOLD the aforesaid right of way and appurtenances thereunto belonging to the Grantee, its successors and assigns forever and the said Grantor do covenant and agree that they are seized of the premises in fee and have the right to convey the same in fee simple subject to all encumbrances of record.

IN WITNESS WHEREOF, Grantor hereunto has set their hand the day and year first above written.

Signature appears on next page

CITY OF HIGH POINT

By: 
Jay W. Wagner
Mayor of the City of High Point

Attest: 
Lisa B. Vierling
City Clerk



NORTH CAROLINA
GUILFORD COUNTY

I, Mary S. Brooks, a Notary Public of Guilford County and State aforesaid, do hereby certify that Lisa B. Vierling personally appeared before me this day and acknowledged that she is City Clerk of the City of High Point, and that by authority duly given and as an act of the said City, the foregoing instrument was signed in its name by its Mayor, and attested by herself as its City Clerk.

WITNESS my hand and official seal, this the 4th day of August, 2020.


Notary Public

My commission expires:
7-26-2023

MARY S BROOKS
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires 7-26-2023

EXHIBIT "A"

**Fee Simple Right of Way and Permanent Drainage Easement
and Temporary Construction Easement
NCDOT Project U5169 Parcel # 56
on the lands of: City of High Point
Deed Book 8311 Page 732
as recorded in the Guilford County Register of Deeds
Address: 1529 Eastchester Dr., High Point, North Carolina
Guilford County Tax Parcel # 184299**

Fee Simple Right of Way

Point of beginning being N 63°19'5.4" W, 55.532 feet from -Y- Sta 14+00 thence along a curve 39.339 feet and having a radius of 20.000 feet. The chord of said curve being on a bearing of N 27°33'56.3" W, a distance of 33.297 feet thence to a point on a bearing of N 83°48'49.3" W 133.541 feet thence to a point on a bearing of S 4°21'58.9" W 1.039 feet thence along a curve 107.406 feet and having a radius of 295.000 feet. The chord of said curve being on a bearing of S 64°18'22.6" E, a distance of 106.814 feet thence to a point on a bearing of S 18°0'32.9" E 33.934 feet thence to a point on a bearing of S 87°1'36.3" E 21.743 feet thence to a point on a bearing of N 28°14'58.9" E 41.819 feet returning to the point and place of beginning. Having an area of 4425.893 Sqr feet being 0.102 acres.

Permanent Drainage Easement

Point of beginning being N 71°5'2.7" W, 209.165 feet from -Y- Sta 14+00 thence to a point on a bearing of S 4°21'58.9" W 6.491 feet thence to a point on a bearing of S 68°50'23.4" E 68.458 feet thence to a point on a bearing of N 29°5'36.4" E 5.000 feet thence along a curve 71.207 feet and having a radius of 295.000 feet. The chord of said curve being on a bearing of N 67°49'17.8" W, a distance of 71.035 feet returning to the point and place of beginning. Having an area of 490.705 Sqr feet being 0.011 acres.

Temporary Construction Easement

Point of beginning being N 78°3'19.0" W, 103.865 feet from -Y- Sta 14+00 thence along a curve 36.199 feet and having a radius of 295.000 feet. The chord of said curve being on a bearing of N 57°23'28.4" W, a distance of 36.176 feet thence to a point on a bearing of S 29°5'36.4" W 5.000 feet thence to a point on a bearing of N 68°50'23.4" W 68.458 feet thence to a point on a bearing of S 4°21'58.9" W 7.105 feet thence to a point on a bearing of S 75°0'36.5" E 39.759 feet thence to a point on a bearing of S 25°25'0.7" E 58.052 feet thence to a point on a bearing of S 87°1'36.3" E 44.517 feet thence to a point on a bearing of N 18°0'32.9" W 33.934 feet returning to the point and place of beginning. Having an area of 2373.614 Sqr feet being 0.054 acres.