

DRAWN BY: JoAnne Carlyle, City Attorney, City of High Point
City Attorney, P. O. Box 230, High Point, NC 27261
P/U:CHP/ROW

NORTH CAROLINA

INSTRUMENT OF COMBINATION

GUILFORD COUNTY

Combined Address: 3411 Dillon Rd.
Combined Tax Parcel: 160602

THIS INSTRUMENT OF COMBINATION, made and entered into this _____ day of _____, 2019 by the **CITY OF HIGH POINT**, a North Carolina municipal corporation, (P. O. Box 230, High Point, NC 27261)

WITNESSETH:

THAT WHEREAS, the Owner owns certain properties which were acquired by Deed(s) recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Book 220 Page 28 (a portion of) and Book 4158 Page 232 said properties having Guilford County Tax Parcel Numbers: 228590 and 160602.

WHEREAS, the Owner wishes to combine the above-mentioned properties into a single tract of land which is hereinafter described by encompassing the boundary lines pursuant to attached descriptions hereinafter described for the purpose of complying with all applicable provisions of all local and state ordinances and governmental regulations; and

WHEREAS, this is a limited special purpose instrument for the purposes specified above and is not a conveyance and does not change or modify in any manner the ownership interest in the above referenced properties; and

NOW THEREFORE, upon execution and recording of this instrument of Combination, the above-referenced properties are hereby combined into one tract

described as all that property lying and being in High Point Township, Guilford County, North Carolina, more particularly described as follows:

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

IN WITNESS WHEREOF, the owner has caused this instrument to be executed in its corporate name by its Mayor, attested by its City Clerk, and its corporate seal to be hereunto affixed, the day and year first above written.

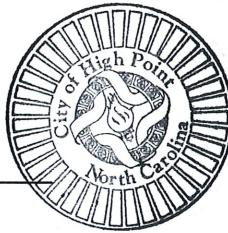
CITY OF HIGH POINT

By: 

Jay Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



NORTH CAROLINA
GUILFORD COUNTY

I, Cynthia C. Duncan-Smith, a Notary Public of the 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 21 day of October,
2019.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC


Notary Public

My commission expires:

11/18/2020

Exhibit A
Description of two parcels of land for combination

Parcel 1 of 2
A portion of the lands of
City of High Point
Address: 3411 rear Dillon Road Tax parcel # 228590
(Deed Book 220, Page 28)
High Point Township
Guilford County, North Carolina

Beginning at a 1" iron pipe found marking the southeasterly corner of Lot 1 Section 4 of Ridgecrest Subdivision (PB 28, Page 51);

thence with the easterly line of said Lot 1 Section 4 of Ridgecrest Subdivision North 06° 01' 32" West (passing over a 1-1/4" iron pipe found at 221.81 feet) a total of 232.64 feet to a point in the centerline of Glover's Branch;

thence departing said easterly line of Ridgecrest Subdivision and with the centerline of Glover's Branch and the westerly line of the lands of Bobby Ray Glover (Deed Book 1469, Page 584) the following forty five (45) courses and distances:

- 1) South 65° 32' 03" East 19.64 feet, thence
- 2) South 61° 55' 31" East 22.20 feet, thence
- 3) South 52° 35' 20" East 24.28 feet, thence
- 4) South 49° 27' 42" East 28.86 feet, thence
- 5) South 77° 28' 11" East 18.93 feet, thence
- 6) South 66° 28' 08" East 19.83 feet, thence
- 7) South 80° 53' 15" East 20.16 feet, thence
- 8) South 57° 46' 25" East 27.50 feet, thence
- 9) South 61° 31' 51" East 27.14 feet, thence
- 10) South 77° 49' 59" East 22.76 feet, thence
- 11) North 72° 04' 10" East 14.00 feet, thence
- 12) North 44° 58' 41" East 12.90 feet, thence
- 13) North 25° 32' 13" East 24.45 feet, thence
- 14) North 30° 33' 16" East 29.95 feet, thence
- 15) North 39° 22' 10" East 32.52 feet, thence
- 16) North 15° 47' 14" East 32.21 feet, thence
- 17) North 21° 50' 49" East 28.03 feet, thence
- 18) North 56° 50' 15" East 12.70 feet, thence
- 19) North 51° 02' 11" East 22.62 feet, thence
- 20) North 45° 46' 13" East 22.36 feet, thence
- 21) North 35° 39' 34" East 28.17 feet, thence
- 22) North 26° 39' 48" East 27.51 feet, thence

- 23) North 28° 52' 36" East 31.02 feet, thence
- 24) North 59° 13' 20" East 27.24 feet, thence
- 25) North 35° 45' 47" East 35.18 feet, thence
- 26) North 39° 17' 32" East 28.89 feet, thence
- 27) North 31° 58' 45" East 33.66 feet, thence
- 28) North 26° 40' 33" East 27.83 feet, thence
- 29) North 24° 24' 29" East 30.30 feet, thence
- 30) North 23° 37' 52" East 28.19 feet, thence
- 31) North 17° 45' 30" East 32.70 feet, thence
- 32) North 20° 16' 47" East 28.88 feet, thence
- 33) North 55° 34' 43" East 40.14 feet, thence
- 34) North 50° 46' 52" East 32.20 feet, thence
- 35) North 02° 48' 20" East 20.25 feet, thence
- 36) North 37° 50' 15" East 11.14 feet, thence
- 37) North 37° 30' 58" East 52.29 feet, thence
- 38) North 12° 56' 04" East 51.58 feet, thence
- 39) North 14° 34' 44" West 27.06 feet, thence
- 40) North 20° 56' 13" West 28.38 feet, thence
- 41) North 21° 46' 05" West 29.16 feet, thence
- 42) North 35° 09' 18" West 27.34 feet, thence
- 43) North 23° 47' 02" West 27.53 feet, thence
- 44) North 18° 20' 20" West 26.24 feet, and thence
- 45) North 22° 52' 59" West 25.61 feet, to a point;

thence departing said centerline of Glover's Branch and with the northerly line of the aforementioned Bobby Ray Glover North 78° 40' 54" West (passing over a 2-1/2" iron pipe found at 9.33 feet) a total of 513.85 feet to a point on the eastern right of way of the lands of North Carolina Railroad, said point lying South 78° 40' 54" East 2.18 feet from a 3/4" iron pipe found;

thence departing the lands of said Glover and with said eastern right of way of the lands of the North Carolina Railroad and 100 feet east of the northbound tracks 182.21 feet along the arc of a curve to the left having a radius of 2,744.58 feet, a central angle of 03° 48' 13", and a chord bearing and chord of North 28° 31' 32" East and 182.17 feet, respectively, to a point of tangency;

thence North 26° 37' 26" East 510.88 feet to the southwesterly corner of lands of the North Carolina Department of Transportation (Deed Book 8087, Page 694), purchased for the Jamestown Bypass;

thence departing the easterly line of said lands of the North Carolina Railroad and with the southerly line of said lands of the North Carolina Department of Transportation 406.43 feet along the arc to the left having a radius of 3,099.83 feet, a central angle of 07° 30' 44", and a chord bearing and chord of South 87° 24' 13" East and 406.14 feet, respectively, to a point;

thence continuing with southerly line of said lands of the North Carolina Department of Transportation the following three (3) courses and distances:

- 1) South 53° 30' 56" East 72.81 feet, thence
- 2) North 71° 54' 03" East 182.54 feet, and thence

3) South 81° 51' 30" East 18.19 feet to a point on the westerly line of the lands of Nancy T. Guiton (Deed Book 3324, Page 182);
thence with said westerly line of the lands of Guiton South 03° 49' 39" West 300.07 feet to a 7/8" iron pipe found marking the northwesterly corner of the lands of Terry R. Nall (Deed Book 5672, Page 1212);
thence with the westerly line of said lands of Nall South 03° 49' 38" West 589.37 feet to a 7/8" iron pipe found marking the northwesterly corner of other lands of the City of High Point (Deed Book 4158, Page 232);
thence with the westerly line of said other lands of the City of High Point South 02° 29' 00" West 272.76 feet to a 1" rebar and South 04° 40' 02" West 414.83 feet to a 2-1/2" iron pipe found marking the southwesterly corner of said other lands of the City of High Point and the northwesterly corner of the lands of North Carolina Remodel Masters, Inc (Deed Book 7651, Page 566);
thence with said westerly line of the lands of North Carolina Remodel Masters South 05° 02' 05" West 99.09 feet to a 1" iron pipe found marking the northwesterly corner of the lands of Debre Mehret Medhane Alem (Deed Book 7444, Page 2932);
thence with the westerly line of said lands of Alem South 0° 56' 12" East 40.94 feet to a point on the northerly line of the lands of Robert L. Austin Jr (Deed Book 3231, Page 678), being Lot 7 Section 2 of Meadowview Acres (PB 32, Pg 80), said point lying North 86° 57' 38" West 5.55 feet from the northeast corner of said Lot 7;
thence with the northerly line of said lands of Austin and continuing with the northerly line of the lands of Russell Anthony Greeson et ux (Deed Book 4324, Page 2116), being Lot 6 Section 2 of Meadowview Acres (PB 32, Pg 80) and the lands of Ronald D. Russell et ux (Deed Book 2366, Page 649), being Lot 1 Section 1 of Meadow-View Acres (PB 28, Pg 52) North 86° 57' 38" West 885.15 feet to the Point of Beginning and containing 25.00020 Acres of land.

Parcel 2 of 2
Lands of City of High Point
Address: 3411 Dillon Road Tax parcel # 160602
(Deed Book 4158, Page 232)
(Plat Book 12, Page 31)
High Point Township
Guilford County, North Carolina

BEING all of lots nos. 6, 7 and 8 of Mary Dillon Estates, a map of which is recorded in Plat Book 12 at Page 31 in the Office of the Register of Deeds of Guilford County, North Carolina.

Subject to an 8 feet easement along the southern property line of said property for ingress, egress and regress from Dillon Road to property. (See Book 555 Page 660)