RESOLUTION

RESOLUTION authorizing condemnation to acquire a portion of certain property in connection with the temporary and permanent easement for construction, installation, relocation, upgrade, extension and maintenance of municipal sewer lines in connection with the Weant Road 16 Inch Sewage Force Main project.

WHEREAS, the City Council of the City of Archdale hereby determines that it is necessary and in the public interest to acquire a portion of that certain property owned by Johnny M. Frye and wife, Patricia J. Frye, described as 1840 Weant Road, High Point, North Carolina, Guilford County Tax Parcel #0161731 and Randolph County Tax Parcel #7728390442 as more particularly described on Schedule A attached hereto.

WHEREAS, the proper officials or representatives of the City of Archdale have been unable to acquire the needed interest in this property by negotiated conveyance; and

WHEREAS, it is deemed in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of property and that the Director of Finance issue a draft to the Clerk of Superior Court as estimated just compensation to the owner in the amount of $16,475.00.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Archdale that:

1. The City of Archdale shall acquire by condemnation, for the purposed stated above, a Permanent Utility Easement and a Temporary Construction Easement, across the property of Johnny M. Frye and wife, Patricia J. Frye, as referenced above, which Easements are described on Exhibit B attached hereto.
2. The City Attorney of the City of Archdale is hereby directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the said portion of property.
3. The Director of Finance is hereby authorized to issue a draft in the amount of $16,475.00 to the Clerk of Superior Court as just compensation to said owner, payment to be made from Account No. 708107505.

Adopted this 24th day of July, 2018.

Bert Lance-Stone

Bert Lance-Stone, Mayor

ATTEST:

Susan T. Swaim

Susan T. Swaim, City Clerk

SCHEDULE A

TRACT I:

BEGINNING at a point in the center of Weant Road, southeast corner of C. B. Shackleford, and running from said beginning point South 04 degrees 18 minutes West 199.43 feet to a point in the center of Weant Road and the Randolph County line; thence South 84 degrees 37 minutes 40 seconds West 486.26 feet to a point in the line of D. J. Hendrix; thence North 05 degrees 53 minutes East 185.0 feet along the line of D. J. Hendrix to a stone in the corner with C. B. Shackleford; thence North 82 degrees 50 minutes East 483.89 feet to a point in the center of Weant Road, the point and place of Beginning, according to a survey of William L. Knight, Jr., RLS, of June 10, 1985; and being part of the land conveyed by Deed of J. Ray Frazier, et al, recorded in Book 2341, Page 504, Guilford County Registry.

TRACT II:

BEGINNING at a point in the center of Weant Road, said point being on the Guilford County and Randolph County line intersection, and being located South 04 degrees 18 minutes West 199.43 feet from a point in the center of Weant Road, corner with C. B. Shackleford; and proceeding from said beginning point along the center line of Weant Road South 00 degrees 43 minutes East 142.00 feet to a point; thence South 05 degrees 56 minutes East 135.02 feet to a point; thence South 14 degrees 09 minutes East 20.00 feet to a point; thence South 80 degrees 13 minutes West 548.13 feet to an iron pipe, corner with D. J. Hendrix; thence North 05 degrees 53 minutes East along the line with D. J. Hendrix 345.07 feet to a point, the Guilford County line; thence North 84 degrees 37 minutes 40 seconds East 486.26 feet along the Guilford County line to a point in the center of Weant Road, the point and place of Beginning, as shown on survey prepared by William L. Knight, RLS, dated June 10, 1985, and being part of Tract 4-A of the Subdivision entitled "Property of Robertson Estate", recorded in Plat Book 12 at Page 69 in the Randolph County Registry.

Exhibit B

Permanent Utility Easement No. 21A

To

City of Archdale
Randolph County, North Carolina

Grantor: Johnny M. Frye and wife, Patricia J. Frye
Randolph County Tax Parcel Id No. 7728390442
Guilford County PIN 7728390793
Tract I and II as recorded in
Deed Book 1323, Page 739 of Randolph County
And Deed Book 3952, Page 580 of Guilford County

Being a permanent easement 10.00 feet in width along the property's frontage with the 60-foot right-of-way of Weant Road, the same being the west side of the following described line.

Beginning in the southern line of that Tract II as described in deed book 1323, page 739 as recorded in the Randolph County Register of Deeds and deed book 3952, page 580 as recorded in the Guilford County Register of Deeds, point also being in the west margin of the Weant Road right of way, 30 feet left of centerline of Weant Road, approximate centerline station 64+48 of Plans entitled "16-inch Force Main, Weant Road" prepared by Jamestown Engineering Group, Inc., Job No. 2015004 for the City of Archdale, NC; thence along a line 30 feet west of the centerline of Weant Road approximately 297 feet, to a point in the north line of said Tract II and the south line of Tract I as described in deed book 1323, page 739 as recorded in the Randolph County Register of Deeds and deed book 3952, page 580 as recorded in the Guilford County Register of Deeds, thence continuing along the west margin of Weant Road approximately 199 feet to a point in the north line of Tract I as described in deed book 1323, page 739 as recorded in the Randolph County Register of Deeds and deed book 3952, page 580 as recorded in the Guilford County Register of Deeds, to a point also being 30 feet left of approximate centerline station 69+36 of said plans; permanent easement containing 4,965 square feet, more or less.

Together with any rights, for easement purposes, of any property within the 60 foot state claimed right of way.

Together with an additional 5-foot wide temporary construction easement along the west side of the 10 foot permanent easement and running from the south line of that Tract II as described in deed book 1323, page 739 as recorded in the Randolph County Register of Deeds and deed book 3952, page 580 as recorded in the Guilford County Register of Deeds, to the north line of that Tract I as described in deed book 1323, page 739 as recorded in the Randolph County Register of Deeds and deed book 3952, page 580 as recorded in the Guilford County Register of Deeds, to exist during the period of construction only.

12/15 JEG, INC.

Guilford County, NC

REID	0161731	Total Out Building Value	
PIN	7728390793	Total Land Value	32100
Ownership History	Card Image	Total Deferred Value	0
Owner	FRYE, JOHNNY M ; FRYE, PATRICIA ANN J	Bldg Card	1
Mail Address	1840 WEANT RD	Appraisal Model Code	SFR
Mail City	HIGH POINT	Deed Date	3/31/1992
Mail State	NC	Neighborhood	7729R01
Mail Zip	27263	Property Type	RESIDENTIAL
Property Address	1840 WEANT RD	Structure Size	2034
Legal Description	Lot # 1.77AC ROBERTSON	Lot Size	1.77
Deed	003952-00580	Year Built	1970
Plat		Bedrooms	0
Condo		Bathrooms	2
Total Assessed Value	155700	Grade	C+10 110%
Total Building Value	123600		

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 167 feet
7/26/2018

Guilford County Tax Department

Bill Search **Special Assessment Search** **Delinquent Bill Search** **Personal Property Search**

Go To Abstract New Search Return

Property Tax Collections
Bill Detail

	FRYE, JOHNNY M **FRYE, PATRICIA ANN J**	**Property Tax**	**Real Property**
Description:	**1.77AC ROBERTSON**	Bill Status:	**PAID**
Location:	**1840 WEANT RD HIGH POINT NC 27263-9467**	Bill Flag: Bill #:	**0000245176-2018-2018-0000-00**
Mailing Address:	**1840 WEANT RD HIGH POINT NC 27263**	Old Bill #: Old Account #: Due Date:	**9/1/2018**
Parcel #:	**0161731**	Interest Begins:	**1/8/2019**
Lender:			

	Value
Real	$155,700
Deferred	$0
Use	$155,700
Personal	$0
Exempt & Exclusion	$0
Total Assessed Value	**$155,700**

Rate	Tax Districts	Description	Amount
.7305	GUILFORD	Tax	$1,137.39
.1000	GUIL-RAND FIRE	Tax	$155.70
.0466	GUIL-RAND FPSD	Tax	$72.56

Interest: $0.00

Total Billed: $1,365.65

Transaction History

Date	Type	Paid By	Trans #	Amount
7/26/2018	PAYMENT		10061389	$1,358.82
7/26/2018	DISCOUNT		10061389	$6.83

Current Due: $0.00

Correct if paid by Select A Date Recalculate Interest

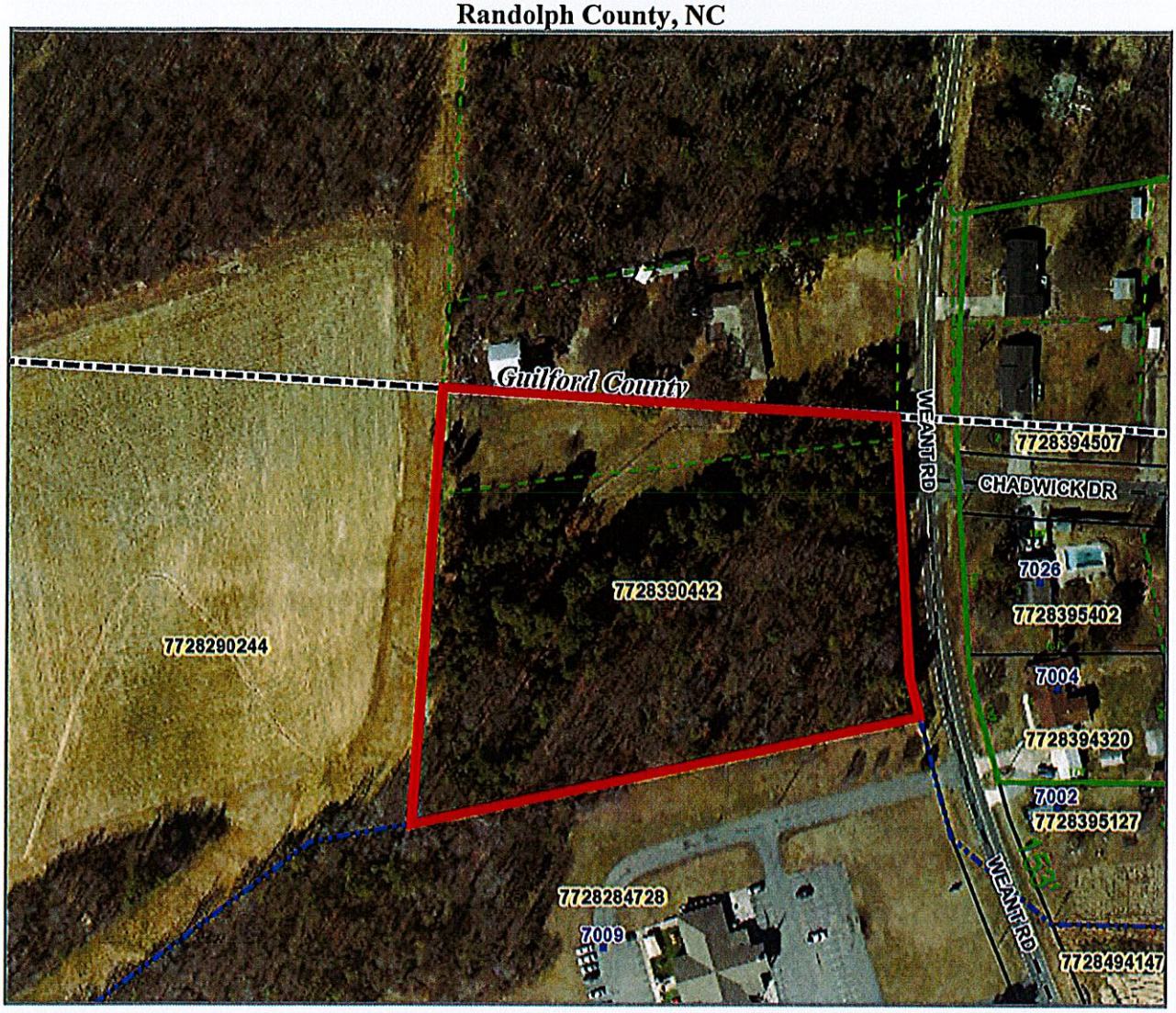
Pay Tax On-line

All information contained within this portion of the Guilford County website is Public Record and is maintained and provided in accordance with North Carolina General Statute 132. View Statute

Location: 400 West Market St, Greensboro, North Carolina 27401 & 325 E. Russell Ave., High Point, North Carolina 27260
Phone:(336) 641-3363
Email the Tax Director: taxdir@guilfordcountync.gov

The Billing & Collections records provided herein represent information as it currently exists in the Guilford County tax system. This data is subject to change daily. Guilford County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

Randolph County, NC



REID	32901	OWNER ADDRESS2	C/O JULIE ALGIERE
PIN	7728390442	OWNER CITY	HIGH POINT
TAXED ACREAGE	4.04	OWNER STATE	NC
PROPERTY DESCRIPTION	R1916;W	OWNER ZIP	27263
DEED BOOK & PAGE	001323/00739	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	Not available	LOCATION ZIP	No ZIP
OWNER	FRYE, JOHNNY M (FRYE, PATRICIA J)	DATA REFRESHED	7/22/2018
OWNER ADDRESS	1840 WEANT RD		

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 167 feet
7/26/2018

Randolph County Tax Department

Property Tax Collections
Bill Detail

	FRYE, JOHNNY M FRYE, PATRICIA J	**Property Tax**	**Real Property**
Description:	R1916;W	Bill Status:	PAID
Location:	0 WEANT RD ARCHDALE NC 27263	Bill Flag: Bill #:	0001651616-2018-2018-0000-00
Mailing Address:	1840 WEANT RD C/O JULIE ALGIERE HIGH POINT NC 27263	Old Bill #: Old Account #:	
Parcel #:	7728390442	Due Date: Interest Begins:	9/1/2018 1/8/2019
Lender:			

	Value
Real	$51,050
Deferred	$0
Use	$51,050
Personal	$0
Exempt & Exclusion	$0
Total Assessed Value	**$51,050**

Rate	Tax Districts	Description	Amount
.6525	RANDOLPH	Tax	$333.10
.1500	GUIL RAND FIRE	Tax	$76.58
.0954	TRINITY SCHOOL	Tax	$48.70

Interest: $0.00

Total Billed: $458.38

Transaction History

Date	Type	Paid By	Trans #	Amount
7/24/2018	PAYMENT	FRYE, JOHNNY M	2978209	$449.22
7/24/2018	DISCOUNT	FRYE, JOHNNY M	2978209	$9.16

Current Due: $0.00

Correct if paid by Select A Date Recalculate Interest

Contact Municipality directly for outstanding municipal fee, lien, or assessment.

All information contained within this portion of the Randolph County website is Public Record and is maintained and provided in accordance with North Carolina General Statute 132. View Statute

Location: 725 McDowell Road, Asheboro, North Carolina 27205 * Map * Phone:(336) 318-6500