

TITLE

..Title

APPROVAL OF CONVEYANCES BY THE PIEDMONT TRIAD AIRPORT AUTHORITY
TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

..end

SPONSOR

..Sponsor

[Enter Department Director Name]

..end

BACKGROUND

..Background

Section 3(d)(6) of the Enabling Act of the Piedmont Triad Airport Authority (the "Authority") authorizes the Authority to sell or convey real property that it owns, but the Act requires that any sale or conveyance by the Authority be first approved by the Board of Commissioners of Guilford County. The Authority has agreed, subject to the approval of the Commissioners and the FAA, to convey to the North Carolina Department of Transportation (the "NCDOT") three parcels of land that the agency needs in order to complete two road construction projects. The first parcel is a 0.744 acre tract that is to be incorporated into the I-73 project. The NCDOT will pay the Authority the sum of \$134,375.00 for this tract. The remaining parcels are a .059 acre parcel and a .020 acre parcel that are to be incorporated into a project to re-align Stage Coach Trail. The Authority has agreed to convey these tracts to the NCDOT without compensation.

..end

BUDGET IMPACT

..Budget Impact

No County funds are required.

..end

REQUESTED ACTION

..Requested Action

The Authority requests that the County Commissioners approve the conveyance by the Authority to the NCDOT of the parcels discussed above.

..end

COOKE & COOKE, L.L.P.

ATTORNEYS AT LAW

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7 February 2017

VIA E-MAIL

Ms. Robin Keller
Clerk of the Board of
County Commissioners
301 West Market Street
Greensboro, NC 27401

Re: Transfer of Property by
Piedmont Triad Airport Authority

Dear Ms. Keller:

Our firm represents the Piedmont Triad Airport Authority. Recently, the Authority agreed to convey to the North Carolina Department of Transportation several parcels of land that are to be incorporated into various highway projects in the vicinity of the Airport. Section 3(d)(6) of the Enabling Act of the Authority authorizes it to sell or dispose of real property that belongs to it, but the Act requires that any sale of real property be first approved by the Board of County Commissioners of Guilford County. Thus, the proposed conveyances are subject to the approval of the County Commissioners.

On behalf of the Authority, we hereby request that consideration of this matter be added to the agenda of the meeting of Commissioners scheduled for February 23, 2017. In addition to the approval of the County Commissioners, the property transfers must be approved by the Federal Aviation Administration. The proposed conveyances are as follows:

Pleasant Ridge Road Property

The Authority recently agreed to sell to the NCDOT a 0.744 acre tract of land located on Pleasant Ridge Road for the sum of \$134,375.00. The NCDOT desires to acquire this tract from the Authority for the construction of the I-73 project. In July, 2014, the Authority conveyed to the NCDOT a 0.463 acre tract along Pleasant Ridge Road for this project. As a result of a

Ms. Robin Keller
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re-design of the road alignment, NCDOT needs the 0.744 acre tract that it now seeks to acquire. Upon completion of the I-73 project, a portion of the 0.463 acre tract previously conveyed to NCDOT will be re-conveyed to the Authority.

The 0.744 acre tract is described by metes and bounds on Exhibit A which is attached to this letter. In addition, we are attaching a map, designated as Exhibit B, upon which the tract to be conveyed is shown. The 0.744 acre tract to be conveyed is shown in yellow on Exhibit B, and the 0.463 acre tract previously conveyed is shown in blue.

Stage Coach Trail Property

The NCDOT desires to acquire two parcels of land, a .059 acre parcel and a .020 acre parcel, in connection with its efforts to re-align Stage Coach Trail. Given various benefits that the Authority will derive from the re-alignment of the road, it will transfer these parcels to the NCDOT without compensation. The parcels that are to be transferred are described by metes and bounds on Exhibit C which is attached hereto. We are also attaching a map, designated as Exhibit D, upon which the tracts to be conveyed are shown in red.

The Authority will retain some control over the use of the parcels conveyed by the inclusion in the deed transferring the tracts various restrictions required by the FAA, including restrictions on height of any structures that may be constructed on the property and the reservation of various aviation easements over the property. With the use of the parcels regulated in this manner, it will no longer be necessary for the Authority to retain actual ownership and possession of them.

Representatives of the Authority will be in attendance at the February 23rd meeting of the County Commissioners in order to provide any further information with regard to these transactions as the Commissioners may request. In the meantime, if additional information is required, please feel free to contact our office.

Yours very truly,



Barden W. Cooke

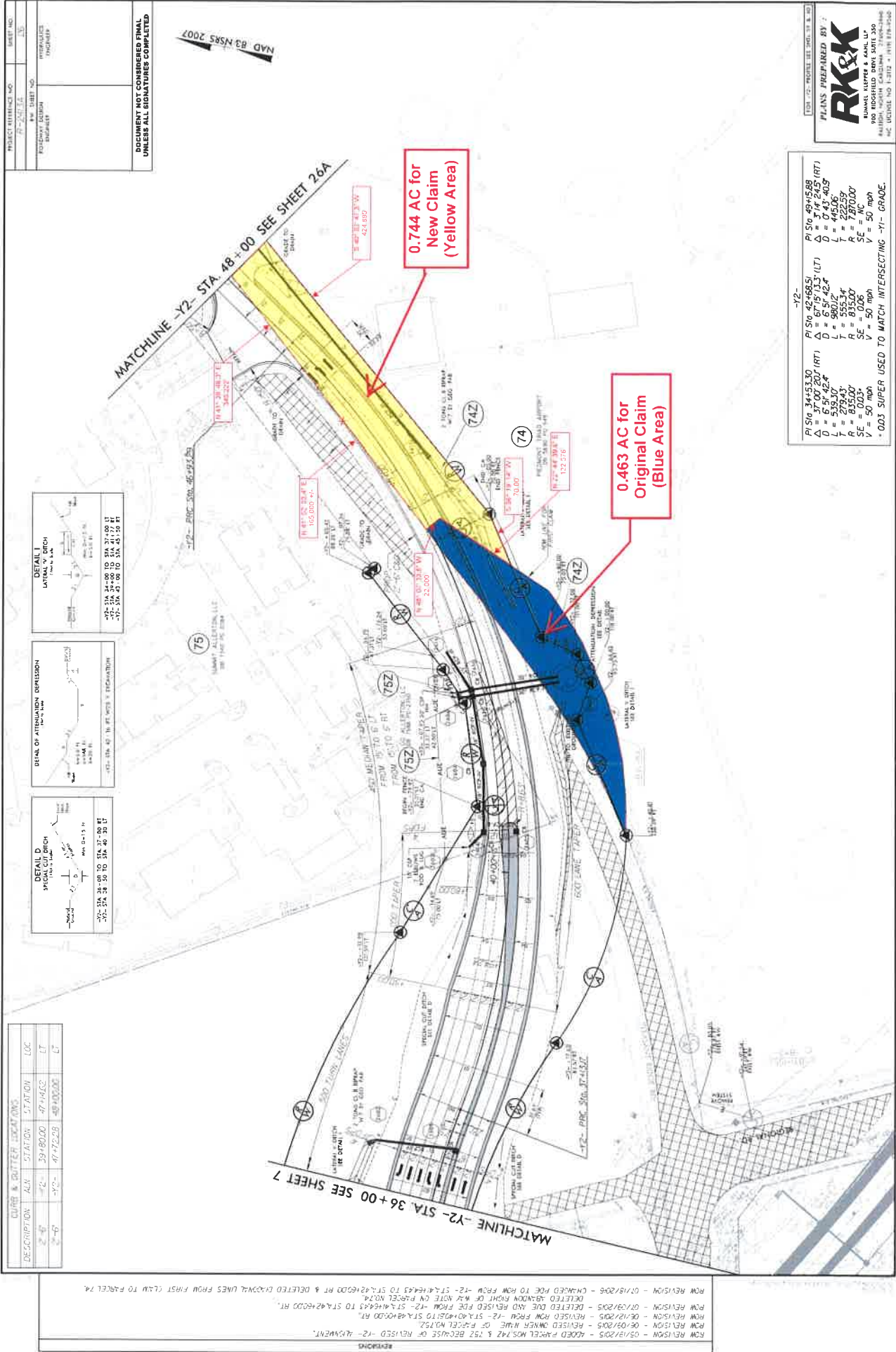
BWC:ge
Attachments

cc: Alex Rosser

EXHIBIT A

Those premises located in the City of Greensboro, Morehead Township, Guilford County, North Carolina, that are described as follows:

Beginning at a point on the proposed southern right of way boundary of Survey Line -Y2- located 68.800 feet southeasterly of and normal to Survey Station 43+43.11, Survey Line -Y2-; thence, to a point on a bearing of N 22°44' 39.6" East, 122.576 feet; thence, along a bearing of N 48° 07' 33.8"W, 20.000 feet; thence ,to a point on a bearing of N41°52' 03.4 " E, 165.000 feet , more or less; Thence ,to a point on a bearing of N 41°39'48.3" E, 345.222 feet; Thence, along a curve to the left having a radius of 1230.000', and a chord bearing of N 39°18'48.8" E and a chord distance of 100.863', and an arc length of 100.892' ; thence, to a point on a bearing of N 36°57'49.3" E, 40.622 feet; Thence , to a point on a bearing of S 31°47'33.8" W, 169.609 feet; Thence, to a point on a bearing of S18°56'33.0" W, 92.829 feet; Thence ,to a point on a bearing of S 40°02'47.3" W, 424.895 feet; Thence ,to a point on a bearing of S 56°19'14.7" W, 70.000 feet to the point and place of beginning.



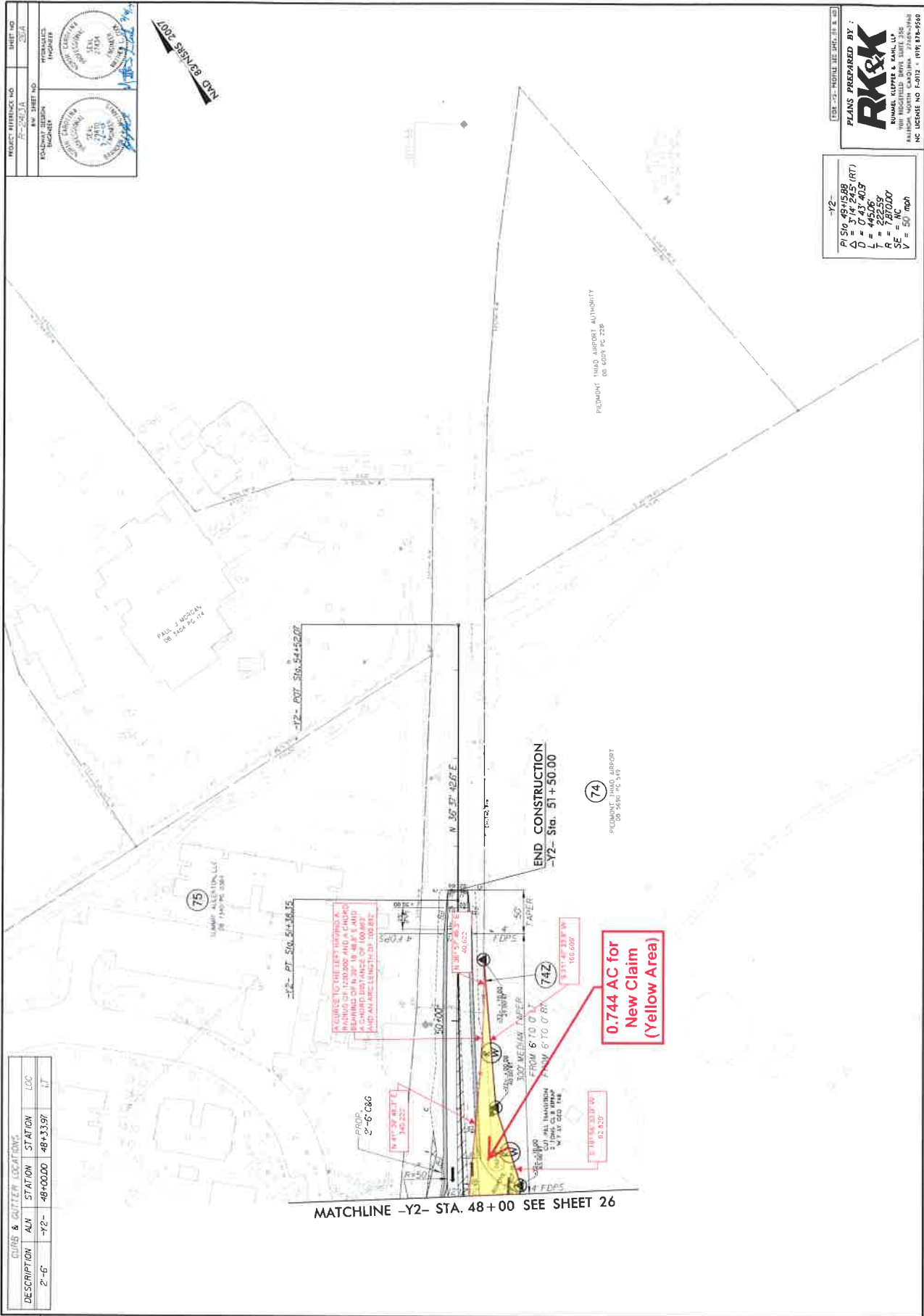
PROJECT REFERENCE NO.	2017-001	SHEET NO.	26A
DESIGNER	W. J. MOORE	DATE	07/01/2015
DESIGNER	W. J. MOORE	DATE	07/01/2015
DESIGNER	W. J. MOORE	DATE	07/01/2015

NAAD 80/NSR 3007

DESCRIPTION	ALN	STATION	LOC
2'-6"	-Y2-	48+00.00	48+33.97

CURB & GUTTER LOCATIONS

REVISIONS
CONST. REVISION - 07/01/2015 - ADDED SHEET 26A DUE TO REVISED -Y2- ALIGNMENT EXTENDING LIMITS OF CONSTRUCTION



-Y2-
PI 50.49+15.88
Q = 14.255 (RT)
D = 0.47703
L = 445.06
T = 222.59
R = 1.0000
V = 50' 00"

PLANS PREPARED BY :
RK&K
RUMBLE, KLEPPER & KAHN, LLP
1000 BROADVIEW DRIVE, SUITE 300
FARMINGTON, CT 06031
NC LICENSE NO. F-2012-1197874-5549

EXHIBIT C

Those premises located in the City of Greensboro, Morehead Township, Guilford County, North Carolina, that are described as follows:

Right of way Tract I - Point of beginning being N $28^{\circ}23'25.6''$ W, 70.366 feet from -L-, Sta. 14+00; thence to a point on a bearing of N $44^{\circ}18'8.0''$ E, 6.372 feet; thence along a curve 176.472 feet and having a radius of 2520.000 feet. The chord of said curve being on a bearing of N $50^{\circ}46'27.2''$ W, a distance of 176.436 feet; thence to a point on a bearing of N $52^{\circ}46'49.4''$ W, 60.000 feet; thence to a point on a bearing of S $37^{\circ}13'10.6''$ W, 12.500 feet; thence to a point on a bearing of S $52^{\circ}46'49.4''$ E, 235.542 feet; returning to the point and place of beginning. Being approximately .059 acres.

Right of way Tract II - Point of beginning being S $52^{\circ}09'47.9''$ E, 384.174 feet from -L-, Sta. 14+00; thence to a point on a bearing of S $40^{\circ}48'58.8''$ E, 57.472 feet; thence to a point on a bearing of N $62^{\circ}10'54.8''$ E, 31.742 feet; thence to a point on a bearing of N $66^{\circ}23'45.6''$ W, 71.633 feet; returning to the point and place of beginning. Being approximately .020 acres

