

College Rd

Victor Sarvis
Parcel #: 0075110

Area in Proposed
5' TOL Tract =
505 Sq. Ft.

Area in Proposed
Margin Tract =
2,138 Sq. Ft.

Area in Proposed
PSE Tract =
815 Sq. Ft.

W Market St

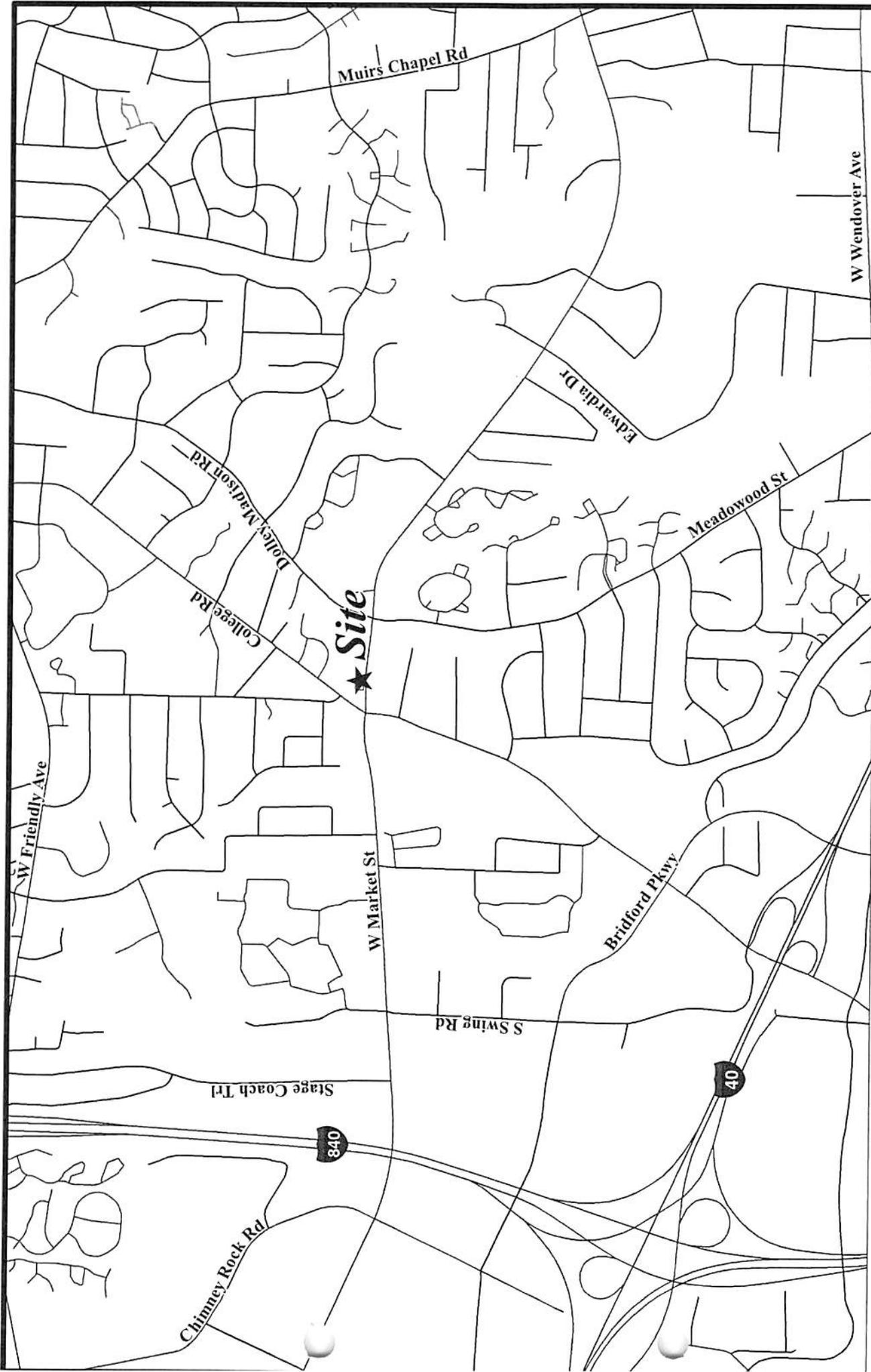
Site Map 1043

Project #: P04416-01 - W. Market St./College Rd.
Intersection/Sidewalk
Owner: Victor Sarvis
Address: 5716 West Market Street
Parcel #: 0075110



Engineering Records Map 1043

Compiled By: Brian J. Gillies
6-17-2013



Vicinity Map 1043

Project #: P04416-01 - W. Market St./College Rd.
 Intersection/Sidewalk
 Owner: Victor Sarvis
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VICTOR R. SARVIS
TO
CITY OF GREENSBORO

TMN 00-01-0030-0894N-043
(NEW PARCEL NUMBER 0075110)

A proposed tract, designated as Proposed Margin Tract 0007N-A, for the construction of West Market Street/College Road/Guilford College Road Intersection Improvement, containing an area of 2,138 square feet, being described as follows:

Beginning at an existing iron rod in the northern margin of West Market Street, said rod being the southeastern corner of Grantor (now or formerly Victor R. Sarvis as described and recorded in Deed Book 6339, Page 1999, in the Office of the Register of Deeds of Guilford County, N.C.), said rod also being the southwestern corner of Charles P. Kennedy, and wife Elizabeth Kennedy, M. Andrew Kennedy and wife Susan P. Kennedy as described and recorded in Deed Book 4445, Page 1521 in said Guilford County Registry; thence, along said northern margin of West Market Street, being the southern property line of Grantor, North $89^{\circ}42'22''$ West 101.56 feet to an existing iron rod at the southwestern corner of Grantor, said rod being the southeastern corner of Betty G. Sarvis as described and recorded in Deed Book 4341, Page 50 and Deed Book 5951, Page 1264 in said Guilford County Registry; thence, along the western property line of Grantor, the eastern property line of Betty G. Sarvis, North $08^{\circ}04'13''$ East 23.90 feet to a new iron pipe at the proposed southwestern corner of Grantor; thence, along the proposed northern margin of West Market Street, Grantor's proposed southern boundary, the following six (6) courses and distances: 1) South $88^{\circ}33'46''$ East 13.24 feet to a new iron pipe; thence, 2) along a curve to the right having a radius of 2051.50 feet, an arc distance of 15.92 feet to a new iron pipe, said curve having a chord bearing and distance of South $88^{\circ}20'26''$ East 15.92 feet; thence, 3) South $88^{\circ}20'25''$ East 19.32 feet to a new iron pipe; thence, 4) along a curve to the right having a radius of 2041.02 feet, an arc distance of 23.43 feet to a new iron pipe, said curve having a chord bearing and distance of South $81^{\circ}40'57''$ East 23.43 feet; thence, 5) South $83^{\circ}23'55''$ East 24.05 feet to a new iron pipe; thence, 6) along a curve to the right having a radius of 2037.27 feet, an arc distance of 4.81 feet to a new iron pipe in Grantor's eastern property line, said pipe marking Grantor's proposed southeastern corner, said curve having a chord bearing and distance of South $80^{\circ}36'38''$ East 4.81 feet; thence, along Grantor's eastern property line, a western property line of Kennedys', South $07^{\circ}28'39''$ West 16.03 feet to the point of beginning.

PROPOSED PERMANENT SLOPE EASEMENT

A proposed permanent slope easement, designated as PSE Tract 0007N-B, containing an area of 815 square feet, being described as follows:

Beginning at a new iron pipe marking the proposed southeastern corner of Grantor, as described above in Proposed Margin Tract 0007N-A; thence, along the proposed northern margin of West Market Street, Grantor's proposed southern boundary, the following the following six (6) courses and distances: 1) along a curve to the left having a radius of 2037.27 feet, an arc distance of 4.81 feet to a new iron pipe, said curve having a chord bearing and distance of North $80^{\circ}36'38''$ West 4.81 feet; thence, 2) North $83^{\circ}23'55''$ West 24.05 feet to a new iron pipe; thence, 3) along a curve to the left having a radius of 2041.02 feet, an arc distance of 23.43 feet to a new iron pipe, said curve having a chord bearing and distance of North $81^{\circ}40'57''$ West 23.43 feet; thence, 4) North $88^{\circ}20'25''$ West 19.32 feet to a new iron pipe; thence, 5) along a curve to the left having a radius 2051.50 feet, an arc distance of 15.92 feet to a new iron pipe, said curve having a chord bearing and distance

of North 88°20'26" West 15.92 feet; thence, 6) North 88°33'46" West 13.24 feet to a new iron pipe in Grantor's western property line, said pipe being Grantor's proposed southwestern corner; thence, along Grantor's western property line, being the eastern property line of Betty G. Sarvis as referenced above in Tract 0007N-A, North 08°04'13" East 6.59 feet to a point at the northwestern corner of the herein described easement; thence, along the northern margin of said herein described easement, the following three (3) courses and distances: 1) North 86°24'07" East 21.23 feet to a point; thence, 2) South 86°13'53" East 51.50 feet to a point; thence, 3) South 79°27'16" East 28.27 feet to a point in Grantor's eastern property line, said point being the northeastern corner of said herein described easement; thence, along Grantor's eastern property line, a western boundary line of Kennedys', South 07°28'39" West 7.66 feet to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT

A proposed 5 foot temporary construction easement, designated as TCE Tract 0007N-C for the construction of City of Greensboro, Engineering Division Project Number P04416 titled "West Market St./College Rd./Guilford College Rd.", containing an area of 505 square feet, being 5 feet north of and parallel to the proposed northern margin of the above described proposed permanent slope easement, PSE Tract 0007N-B, to exist during the period of construction only.

The proposed margins, of the above described temporary construction easement, extend from the western property line of Grantor to the eastern property line of Grantor.

For further reference, see Drawing G-993B on file with the City of Greensboro's Engineering and Inspections Department, Records Section.

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G-993B

rvh

6/17/13

BZ

RELEASED TO REAL ESTATE

JUN 28 2013