

NOTICE OF PROPOSED LOCAL IMPROVEMENTS

FIELDCREST ROAD WIDENING FROM PATTON AVENUE TO THE END OF
FIELDCREST ROAD WITH CURB AND GUTTER ON BOTH SIDES

1. There has been filed with the City Attorney a petition for the making of the local improvements hereinafter generally described. The petition has been found to be sufficient and has been so certified to the City Council.

2. The local improvements proposed to be made on the street or streets set out above are as follows:

(a) Roadway Paving Improvements. The street or streets hereinabove named within the limits defined to be paved with stone base asphaltic concrete surface, the paving to include grading, laying of concrete curbs and gutters, and all other work incidental to the paving.

3. If the local improvements are ordered made, the proportion of the cost thereof to be specially assessed and the terms of payment will be as follows:

(a) Roadway Improvements. The total cost of the roadway paving improvements, exclusive of so much of the cost as is incurred at street intersection, will be assessed against the lots and parcels of land abutting on both sides of the street or streets hereinabove proposed to be improved, according to the extent of their respective frontages thereon by an equal rate per foot of such frontage; provided, that the maximum amount which shall be assessed against abutting property for the improvements, including storm sewers, shall be \$23.00 per foot of such frontage plus the cost of laterals if any are installed; and, provided further, that in case of a corner lot, used as a single lot, the proportion of such cost of paving improvements to be assessed against abutting property zoned for residential uses shall be in accordance with the following formula:

(1) In the event that neither of the streets abutting a corner lot, used as a single lot, has ever been paved, such lot shall be exempt from assessment for the paving improvements along side of such lot to the extent of 20 percent of the first 150 feet or 30 feet, whichever is less. Thereafter, upon the paving of the intersecting street on which such lot abuts, such lot shall be exempt from assessments for the paving of such street to the extent of 50 percent of the frontage on such street or 30 feet, whichever is less.

(2) In the event that the street along side of a corner lot, used as a single lot, is paved and the intersecting street is to be paved, such lot shall be exempt from assessment for the paving of said intersecting street to the extent of 50 percent of the frontage thereon or 30 feet, whichever is less.

(3) In the event a street in front of a corner lot, used as a single lot, has been paved and the street along side of such lot is to be paved, such lot shall be exempt from assessment for the paving improvements along side of such lot to the extent of 40 percent of the frontage on such street or 60 feet, whichever is less.

(4) Paved streets referred to in this section will mean streets that are completely paved with curbs, gutters, and asphaltic or concrete-wearing surface. In the event the existing pavement is not complete with curbs and gutters, or if the street has curbs and gutters and is not completely paved with standard asphaltic or concrete-wearing surface, then one-half of the exemption as hereinabove specified shall apply.

(c) Terms of Payment. The assessments will be payable in ten equal annual installments, which installments will bear interest at the rate of six percent per annum from the date of confirmation of the assessment roll; provided, that any such

assessment may be paid in full in cash without the addition of interest within thirty days from the date of publication of the notice of the confirmation of the assessment roll.

4. That a public hearing will be held by the City Council at 5:30 p.m. on September 17, 2019, in the Council Chamber in the Municipal Office Building to determine finally whether the improvements shall be made.

5. All objections to the legality of the making of the improvements shall be made in writing, signed in person or by attorney, and filed with the City Clerk at or before the time of the public hearing. Any such objections not so made will be waived.

If you have questions or concerns regarding the assessment rates mentioned herein or concerns involving assessment charges please call:

373-2874

PROJECT

**Fieldcrest Rd – Fieldcrest Rd widening from Patton Ave
to the end of Fieldcrest Rd with curb and gutter on both sides.
Petition 19-02 Page 1**

PIN/Parcel No.	Owner’s name, address and deed reference	Frontage (in feet)
East Side of Fieldcrest Rd PIN #7863945769 Parcel #0092995	KB NC Holdings, Property Address: 502 Patton Avenue LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 M & B - .49 acres Patton Avenue	228.00 ± Signed
East Side of Fieldcrest Rd PIN #7863958003 Parcel #0056413	FMO Real Estate, Property Address: 2507 Fieldcrest Road LLC, a DE LLC Registered Agent: Deed Book 7169, Page 2739 Capitol Corporate Services, Inc. 120 Penmarc Dr – Suite 118 Raleigh, NC 27603 M & B - Part of Lots 13 & 14, Gillespie Heights. PB 13-83	147.00 ±
East Side of Fieldcrest Rd PIN #7863958272 Parcel #0056412	Jerome Burke Property Address: 2501 Fieldcrest Road Leroy Burke as T/I/C 149 Bradford Place Ln Deed Book 3435, Page 1987 Lewisville, NC 27023 M & B - Part of Lots 40-44, Gillespie Heights. PB 13-83	282.00 ± Signed
West Side of Fieldcrest Rd PIN #7863953085 Parcel #0056415	KB NC Holdings, Property Address: 503 Patton Avenue LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 Lot 2, Four Seasons Environmental. PB 127-98	119.00± Signed
West Side of Fieldcrest Rd PIN #7863945977 Parcel #0056416	KB NC Holdings, Property Address: 519 Patton Avenue LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 M & B - Lots 8-12 & part of Lot 7, Gillespie Heights. PB 13-83	435.00 ± Signed
West Side of Fieldcrest Rd PIN #7863956135 Parcel #0056417	KB NC Holdings, Property Address: 2506 Fieldcrest Road LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 M & B - Lots 37-39, Gillespie Heights. PB 13-83	158.00 ± Signed
	Continued on next page.	

PROJECT

**Fieldcrest Rd – Fieldcrest Rd widening from Patton Ave
to the end of Fieldcrest Rd with curb and gutter on both sides.
Petition 19-02 Page 2**

PIN/Parcel No.	Owner’s name, address and deed reference	Frontage (in feet)
West Side of Fieldcrest Rd PIN #7863956381 Parcel #0056418	KB NC Holdings, Property Address: 2504 Fieldcrest Road LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 M & B - Lots 34-36, Gillespie Heights. PB 13-83	150.00 ± Signed
West Side of Fieldcrest Rd PIN #7863957359 Parcel #0056419	KB NC Holdings, Property Address: 2500 Fieldcrest Road LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 M & B - Lot 33, Gillespie Heights. PB 13-83	50.00 ± Signed
West Side of Fieldcrest Rd PIN #7863958580 Parcel #0056410	KB NC Holdings, Property Address: 607 Mariner Road LLC, a NC LLC Registered Agent: Deed Book 8018, Page 2469 Desmond Sheridan 804 Green Valley Rd – Suite 200 Greensboro, NC 27408 M & B - Lots 29-31, Gillespie Heights. PB 13-83	165.00 ± Signed