



STREET CLOSING PETITION

Date March 30, 2020

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

The undersigned, being the owners of (all) majority (circle one) of the property abutting the street named below, or portion of street, request that said street, or portion of street, be permanently closed and abandoned as a public street. The street, or portion of street, being as follows:

The westernmost +/- 260 feet of the 50-foot wide Walker Avenue right-of-way west of Tate Street shall be permanently closed and abandoned as a public street, become State property allocated to UNC Greensboro, and combined with Guilford County parcel number 9325. The City of Greensboro shall retain public access utility and drainage easements as shown on the attached preliminary plat (Exhibit A) and further described on Exhibit B.

The undersigned believes that the closing and abandonment of the above described street, or portion of street, is not contrary to the public interest, and no individual or other party, owning property in the vicinity of the street, or in the subdivision in which the street is located, will be deprived of reasonable means of ingress or egress to his or its property.

Signed:

A handwritten signature in black ink, appearing to read 'Franklin D. Gilliam', written over a horizontal line.

Franklin D. Gilliam
Chancellor, The University of
North Carolina at Greensboro

Important:

Date received _____

3/8571

Received by: _____

SURVEY AND ACCURACY

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: (DEED DESCRIPTION RECORDED IN BOOK 202, PAGE 186 AND IN PLAT BOOK 2, PAGE 16); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION (AS SHOWN ON MAP); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF A.D. 2019.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5088

CERTIFICATE OF G.S. 47-30(F)(11)

I, BRADLEY D. PHILLIPS, PROFESSIONAL LAND SURVEYOR, PLS NO. L-5088, CERTIFY:

- (C) 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- (D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR DATE

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- Class of survey: A
- Positional accuracy: 0.07'
- Type of GPS field procedure: RTK
- Dates of survey: March 19, 2019
- Datum/Epoch: NAD 83 (2011)
- Published/Fixed-control use: NCVRS
- Geoid Model: 12A
- Combined grid factor(s): 0.999940013
- Units: U.S. Feet

OWNERSHIP AND DEDICATION:

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPTS THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE STREETS, PLAYGROUNDS, PARKS, DRAINAGE WAY AND OPEN SPACE, AND EASEMENTS FOREVER ALL AREA SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

SIGNED DATE

ATTEST DATE

STATEMENT THAT NO APPROVAL IS REQUIRED BY NCDOT DIVISION OF HIGHWAYS:

THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE N.C. DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6 SUBSECTION (G).

STATE OF NORTH CAROLINA COUNTY OF GUILFORD:

I, REVIEW OFFICER OF THE CITY OF GREENSBORO, GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

APPROVAL FOR RECORDATION:

APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO, NORTH CAROLINA ON THE DAY OF 2019 PURSUANT TO THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

DIRECTOR OF PLANNING & DEVELOPMENT DATE

LEGEND

ADJOINER LINE	---
UTILITY EASEMENT	--- ESMT ---
LINE SURVEYED	---
OVERHEAD POWER	--- OH --- OH
CURB & GUTTER	---
RIGHT OF WAY	---
SANITARY SEWER	--- S --- S
STORM SEWER	--- SD --- SD
BUILDING	▨

CITY OF GREENSBORO
STREET CLOSING AND
CITY OF GREENSBORO
UTILITY EASEMENT

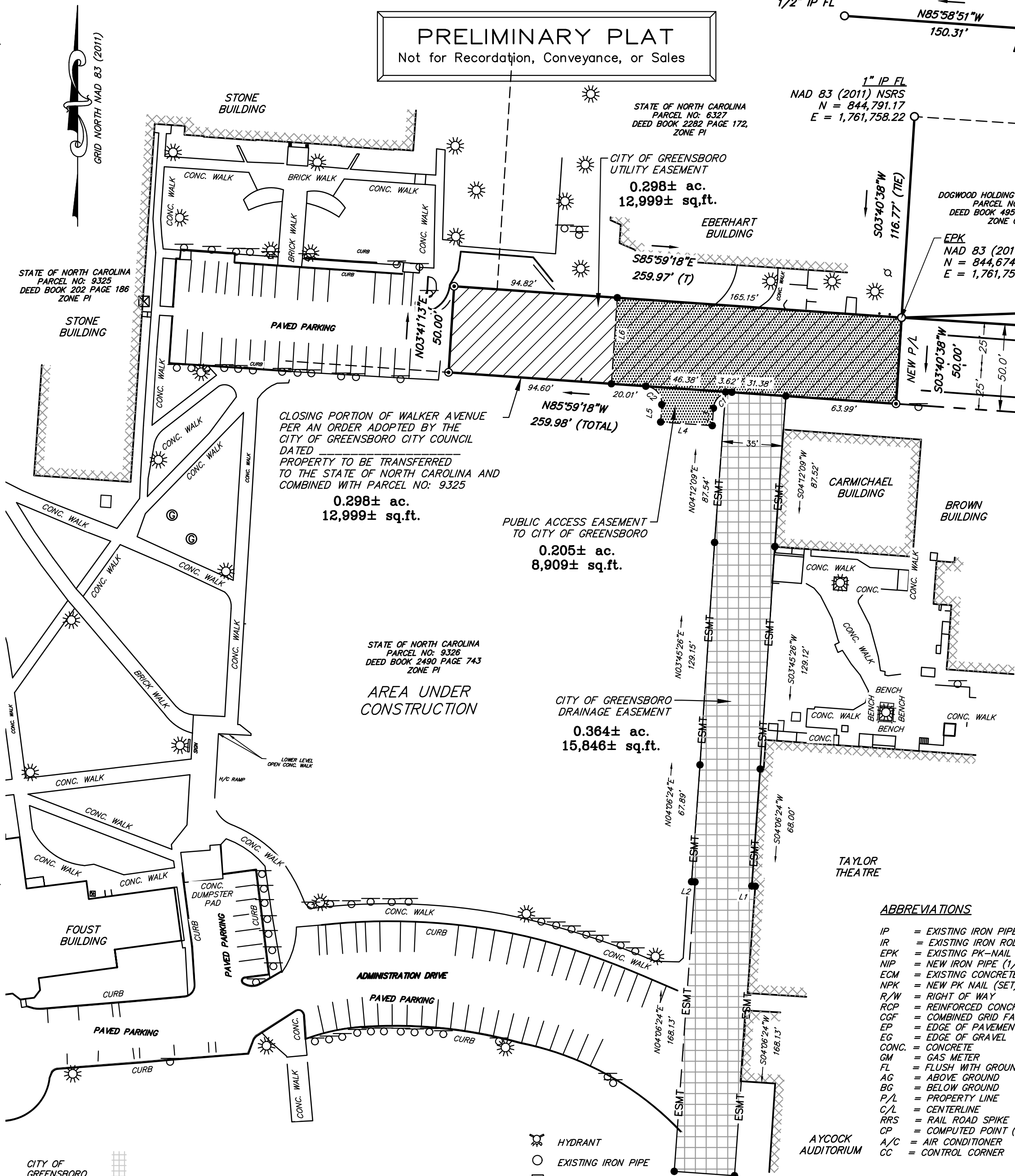
CITY OF GREENSBORO
PUBLIC ACCESS EASEMENT

STANDARD EASEMENT NOTE

EASEMENT SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	15.72	10.00	S48°58'43"W	14.15
C2	15.70	10.00	N41°01'17"W	14.13

PRELIMINARY PLAT
Not for Recordation, Conveyance, or Sales



CLOSING PORTION OF WALKER AVENUE
PER AN ORDER ADOPTED BY THE
CITY OF GREENSBORO CITY COUNCIL
DATED
PROPERTY TO BE TRANSFERRED
TO THE STATE OF NORTH CAROLINA AND
COMBINED WITH PARCEL NO: 9325
0.298± ac.
12,999± sq.ft.

STATE OF NORTH CAROLINA
PARCEL NO: 9326
DEED BOOK 2490 PAGE 743
ZONE PI
AREA UNDER
CONSTRUCTION

CITY OF GREENSBORO
DRAINAGE EASEMENT
0.364± ac.
15,846± sq.ft.

PUBLIC ACCESS EASEMENT
TO CITY OF GREENSBORO
0.205± ac.
8,909± sq.ft.

STATE OF NORTH CAROLINA
PARCEL NO: 6327
DEED BOOK 2282 PAGE 172
ZONE PI

CITY OF GREENSBORO
UTILITY EASEMENT
0.298± ac.
12,999± sq.ft.

DOGWOOD HOLDING COMPANY L.L.C.
PARCEL NO: 6318
DEED BOOK 4959 PAGE 1667
ZONE C-M

EPK
NAD 83 (2011) NSRS
N = 844,674.64
E = 1,761,750.73

CITY OF GREENSBORO
MONUMENT
NAD 83 (2011) NSRS
N = 844,708.46
E = 1,762,687.84

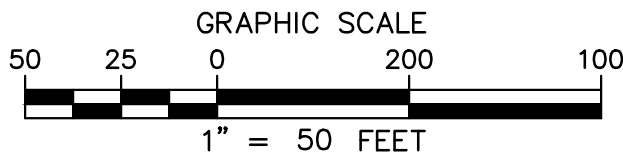
- GENERAL NOTES:
- IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
 - THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO DAVIS-MARTIN-POWELL ENGINEERS & SURVEYORS. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
 - THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
 - FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM. SUBJECT TO VERIFICATION BY DETAILED JUNE 18, 2002 FLOOD MAP STUDY. SEE COMMUNITY PANEL No. J2107864001.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 - THIS SURVEY SHOWS EXISTING SITE CONDITIONS AS PER MARCH 19, 2019. COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011) AND WERE OBTAINED USING THE NCVRS SYSTEM.
 - ZONING: PI, USE: SCHOOL/COLLEGE

Line Table		
Line #	Direction	Length
L1	S85°53'36"E	2.00
L2	N85°53'36"W	2.00
L3	S03°56'43"W	10.08
L4	N86°03'17"W	30.00
L5	N03°56'43"E	10.13
L6	N03°56'43"E	50.00

ABBREVIATIONS

IP	= EXISTING IRON PIPE/PIN
IR	= EXISTING IRON ROD/PIN
EPK	= EXISTING PK-NAIL
NIP	= NEW IRON PIPE (1/2" SET)
ECM	= EXISTING CONCRETE MONUMENT
NPK	= NEW PK NAIL (SET)
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
CGF	= COMBINED GRID FACTOR
EP	= EDGE OF PAVEMENT
EG	= EDGE OF GRAVEL
CONC.	= CONCRETE
GM	= GAS METER
FL	= FLUSH WITH GROUND
AG	= ABOVE GROUND
BG	= BELOW GROUND
P/L	= PROPERTY LINE
C/L	= CENTERLINE
RRS	= RAIL ROAD SPIKE
CP	= COMPUTED POINT (NOT SET)
A/C	= AIR CONDITIONER
CC	= CONTROL CORNER

OWNER:
STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
MAIL SERVICE CENTER 1321
RALEIGH N.C. 27699-1321



PRELIMINARY PLAT FOR
CLOSING A PORTION OF
WALKER AVENUE
PROPERTY OF
THE STATE OF NORTH CAROLINA
PARCEL NO. 9326
DEED BOOK 2490, PAGE 743
PARCEL NO. 6327
DEED BOOK 2282, PAGE 172
1000 DD SPRING GARDEN STREET
325 MCIVER STREET
GREENSBORO, NORTH CAROLINA
MOREHEAD TOWNSHIP, GUILFORD COUNTY

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 3-13-19 SCALE: 1" = 50' PROJECT: 190018
SURVEYED BY: JP DRAWN BY: DRW CHECKED BY: BDP

Exhibit B: Legal Descriptions

Land Acquisition from Walker Avenue Closure Containing 0.298± Acres

Commencing from an existing NCGS Monument "City Monument", said monument having NAD 83 (2011) coordinates of N: 844,708.46 and E: 1,762,687.84, S 87°56'01" W 937.72 feet to an existing PK Nail, said PK Nail being the southwest corner of Dogwood Holding Company, L.L.C., Parcel No: 6318 (Deed Book 4959, Page 1667), being the southeastern most corner of State of North Carolina, Parcel No: 6327 (Deed Book 2282, Page 172), being located in the northern right-of-way of Walker Avenue (50' Public right-of-way) and being the Point of **Beginning**; Thence leaving said Dogwood Holding Company, L.L.C. and crossing said Walker Avenue, S 03°40'38" W 50.00 feet to a new 1/2" iron pipe, said iron pipe being located in the southern right-of-way of said Walker Avenue and being in the northern property line of State of North Carolina, Parcel No: 9326 (Deed Book 2490, Page 743); Thence along said southern right-of-way of Walker Avenue and the northern property line of said State of North Carolina (Parcel No: 9326), N 85°59'18" W 259.98 feet to a new 1/2" iron pipe, said iron pipe being the southeastern most corner of State of North Carolina, Parcel No: 9325 (Deed Book 202, Page 186), and being a point in the northern property line of said State of North Carolina (Parcel No: 9326), Thence leaving said State of North Carolina (Parcel No: 9326) northern property line, crossing said Walker Avenue and along the eastern property line of said State of North Carolina (Parcel No: 9325), N 03°41'13" E 50.00 feet to a new 1/2" iron pipe, said iron pipe being a point in the eastern property line of said State of North Carolina (Parcel No: 9325), being located on the northern right-of-way of said Walker Avenue and being the southwest corner of said State of North Carolina (Parcel No: 6327); Thence leaving the eastern property line of said University of North Carolina (Parcel No: 9325) and along the northern right-of-way line of said Walker Avenue and the southern property line of said State of North Carolina (Parcel No: 6327), S 85°59'18" E 259.98 feet to the Point of **Beginning**.

Exhibit B: Legal Descriptions

Real Property Disposition: Utility Easement Containing 0.298± Acres

Commencing from an existing NCGS Monument "City Monument", said monument having NAD 83 (2011) coordinates of N: 844,708.46 and E: 1,762,687.84, S 87°56'01" W 937.72 feet to an existing PK Nail, said PK Nail being the southwest corner of Dogwood Holding Company, L.L.C., Parcel No: 6318 (Deed Book 4959, Page 1667), being the southeastern most corner of State of North Carolina, Parcel No: 6327 (Deed Book 2282, Page 172), being located in the northern right-of-way of Walker Avenue (50' Public right-of-way) and being the Point of **Beginning**; Thence leaving said Dogwood Holding Company, L.L.C. and crossing said Walker Avenue, S 03°40'38" W 50.00 feet to a new 1/2" iron pipe, said iron pipe being located in the southern right-of-way of said Walker Avenue and being in the northern property line of State of North Carolina, Parcel No: 9326 (Deed Book 2490, Page 743); Thence along said southern right-of-way of Walker Avenue and the northern property line of said State of North Carolina (Parcel No: 9326), N 85°59'18" W 259.98 feet to a new 1/2" iron pipe, said iron pipe being the southeastern most corner of State of North Carolina, Parcel No: 9325 (Deed Book 202, Page 186), and being a point in the northern property line of said State of North Carolina (Parcel No: 9326), Thence leaving said State of North Carolina (Parcel No: 9326) northern property line, crossing said Walker Avenue and along the eastern property line of said State of North Carolina (Parcel No: 9325), N 03°41'13" E 50.00 feet to a new 1/2" iron pipe, said iron pipe being a point in the eastern property line of said State of North Carolina (Parcel No: 9325), being located on the northern right-of-way of said Walker Avenue and being the southwest corner of said State of North Carolina (Parcel No: 6327); Thence leaving the eastern property line of said University of North Carolina (Parcel No: 9325) and along the northern right-of-way line of said Walker Avenue and the southern property line of said State of North Carolina (Parcel No: 6327), S 85°59'18" E 259.98 feet to the Point of **Beginning**.

Real Property Disposition: Drainage Easement Containing 0.364± Acres

Commencing from an existing NCGS Monument "City Monument", said monument having NAD 83 (2011) coordinates of N: 844,708.46 and E: 1,762,687.84, S 87°56'01" W 937.72 feet to an existing PK Nail, said PK Nail being the southwest corner of Dogwood Holding Company, L.L.C., Parcel No: 6318 (Deed Book 4959, Page 1667), being a point in the eastern property line of State of North Carolina, Parcel No: 6327 (Deed Book 2282, Page 172), and being located in the northern right-of-way of Walker Avenue (50' Public right-of-way); Thence leaving said Dogwood Holding Company, L.L.C. and crossing said Walker Avenue, S 03°40'38" W 50.00 feet to a new 1/2" iron pipe, said iron pipe being located in the southern right-of-way of said Walker Avenue, being in the southern property line of said State of North Carolina (Parcel No: 6327) and being in the northern property line of State of North Carolina, Parcel No: 9326 (Deed Book 2490, Page 743); Thence leaving said Walker Avenue southern right-of-way and along said State of North Carolina (Parcel No: 9326) northern property line and said State of North Carolina (Parcel No: 6327) southern property line, N 85°59'18" W 63.99 feet to a computed point, said computed point being the Point of **Beginning**; Thence leaving said State of North Carolina (Parcel No: 6327) southern line and crossing into said State of North Carolina (Parcel no: 9326) the following Twelve (12) courses and distances: 1) S 04°12'09" W 87.52 feet to a computed point; 2) S 03°45'26" W 129.12 feet to a computed point; 3) S 04°06'24" W 68.00 feet to a computed point; 4) S 85°53'36" E 2.00 feet to a computed point; 5) S 04°06'24" W 168.13 feet to a computed point; 6) N 85°53'36" W 35.00 feet to a computed point; 7) N 04°06'24" E 168.13 feet to a computed point; 8) N 85°53'36" W 2.00 feet to a computed point; 9) N 04°06'24" E 67.89 feet to a computed point; 10) N 03°45'26" E 129.15 feet to a computed point; 11) N 04°12'09" E 87.54 feet to a computed point, said computed point being in the southern property line of said State of North Carolina (Parcel No: 6327) and the northern property line of said State of North Carolina (Parcel No: 9326); 12) S 85°59'18" E 35.00 feet to the Point of **Beginning**.

Exhibit B: Legal Descriptions

Real Property Disposition: Public Access Easement Containing 0.205± Acres

Commencing from an existing NCGS Monument "City Monument", said monument having NAD 83 (2011) coordinates of N: 844,708.46 and E: 1,762,687.84, S 87°56'01" W 937.72 feet to an existing PK Nail, said PK Nail being the southwest corner of Dogwood Holding Company, L.L.C, Parcel No: 6318 (Deed Book 4959, Page 1667), being a point in the eastern property line of State of North Carolina, Parcel No" 6327 (Deed Book 2282, Page 172), being located in the northern right-of-way of Walker Avenue (50' Public right-of-way) and being the Point of **Beginning**; Thence leaving said Dogwood Holding Company, L.L.C and said Walker Avenue northern right-of-way and along the eastern property line of said State of North Carolina (Parcel No: 6327) the following two (2) courses and distances: 1) S 03°40'38" W 50.00 feet to a new 1/2" iron pipe, said iron pipe being located in the southern right-of-way of said Walker Avenue, being in the northern property line of State of North Carolina, Parcel No: 9326 (Deed Book 2490, Page 743) and being the southeastern most corner of said State of North Carolina (Parcel No: 6327); 2) N 85°59'18" W 95.37 feet to a computed point, said computed point being in the southern property line of said State of North Carolina (Parcel No: 6327) and in the northern property line of said State of North Carolina (Parcel No: 9326); Thence crossing into said State of North Carolina (Parcel No: 9326) the following five (5) courses and distances: 1) with a curve to the right, having an arc length of 15.72 feet, a radius of 10.00 feet and a chord bearing and distance of S 48°58'43" W 14.15 feet to a computed point; 2) S 03°56'43" W 10.08 feet to a computed point; 3) N 86°03'17" W 30.00 feet to a computed point; 4) N 03°56'43" E 10.13 feet to a computed point; 5) with a curve to the left, having an arc length of 15.70, a radius of 10.00 feet and a chord bearing and distance of N 41°01'17" W 14.13 feet to a computed point, said computed point being located on the northern property line of said State of North Carolina (Parcel No: 9326) and being located in the southern property line of said State of North Carolina (Parcel No: 6327); Thence along said State of North Carolina (Parcel No: 9326) northern property line and said State of North Carolina (Parcel No: 6327) southern property line, N 85°59'18" W 20.01 feet to a computed point; Thence leaving said State of North Carolina (Parcel No: 9326) northern property line and crossing into said State of North Carolina (Parcel No: 6327) the following two (2) courses and distances: 1) N 03°56'43" E 50.00 feet to a computed point; 2) S 85°59'18" E 165.15 feet to the Point of **Beginning**.