

J-T PROPERTIES, LLC, A NC LLC
TO
CITY OF GREENSBORO

GUILFORD COUNTY PARCEL NUMBER 0097996

PROPOSED PERMANENT UTILITY EASEMENT TRACT

A proposed permanent utility easement designated as PUE Tract 0042-D, containing an area of 1,780 square feet, being described as follows:

Beginning at an existing rebar & R/W cap, being the southeast property corner of herein described Grantor, as described and recorded in Deed Book 6350, Page 142 in the Office of the Register of Deeds of Guilford County, NC; said beginning point lying northwest of the intersection of W Market Street and N Regional Road, being the southeast corner of herein described proposed permanent utility easement tract 0042-D; said beginning point also lying South 01°51'19" West 446.10 feet from an existing concrete monument, lying in the western margin of above said N Regional Road; thence from said beginning point, along the northern margin of W Market Street North 83°55'32" West 56.20 feet to a new 12 inch landscape spike; thence continuing along above said northern margin North 80°36'18" West 20.00 feet to a new 12 inch landscape spike, being the southwest corner of herein described proposed permanent utility easement tract 0042-D; thence leaving above said northern margin North 09°23'42" East 25.00 feet to a new 12 inch landscape spike, being the northwest corner of herein described proposed permanent utility easement tract 0042-D; thence South 80°36'18" East 73.23 feet to a new 12 inch landscape spike, lying in the western margin of above said N Regional Road and being the northeast corner of herein described proposed permanent utility easement tract 0042-D; thence along above said western margin of above said N Regional Road South 01°51'19" West 21.93 feet back to the point of beginning.

For further reference, see Drawing G-1267J on file with the City of Greensboro's Engineering and Inspections Department, Records Section.

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JAN 28 2021

J-T PROPERTIES, A NORTH CAROLINA LIMITED LIABILITY COMPANY
TO
CITY OF GREENSBORO

GUILFORD COUNTY PARCEL NUMBER 0097996

Beginning at a rebar and right of way cap in the northern margin of West Market Street, said rebar being the southeastern property corner of Grantor (now or formerly J-T Properties, a North Carolina Limited Liability Company as described and recorded in Deed Book 6350, Page 142, in the Office of the Register of Deeds of Guilford County, N.C.); thence along said northern margin of West Market Street the following two (2) courses and distances: 1) North 83°55'32" West 56.20 feet to point; thence 2) North 80°36'18" West 114.95 feet to a point at the southwestern corner of Grantor, said point being the southeastern corner of Bellsouth Telecommunications, Inc. as described and recorded in Deed Book 5575, Page 1153 in said Guilford County Registry; thence along the western property line of Grantor, the eastern line of Bellsouth the following two (2) courses and distances: 1) North 10°12'59" East 343.13 feet to a point; thence 2) North 10°10'28" East 159.06 feet to the northwestern corner of Grantor, said point being in the southern property line of J-T Properties, a North Carolina Limited Liability Company as described and recorded in Deed Book 4306, Page 1591 in said Guilford County Registry; thence along the northern property line of Grantor South 79°54'20" East 131.97 feet to a point at a northeastern corner of Grantor, said point being in the western margin of north Regional Road; thence along the eastern property line of Grantor the following three (3) courses and distances: 1) South 02°40'01" West 51.43 feet to a rebar and cap; thence 2) North 87°32'06" West 32.79 feet to a right of way monument; thence 3) South 01°51'19" West 446.10 feet to the point of beginning, containing an area of 67,476 square feet (1.55 acres), more or less.

For further reference, see Drawing G-1267I on file with the City of Greensboro's Engineering and Inspections Department, Records Section.

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Initials: RVH

Date: 1/28/2021

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