

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: 21 August 2019
SUBJECT: Approval of Exchange Public Property
PRESENTER: Charles Russell Burrell
ATTACHMENTS: Notice as Published

SUMMARY OF REQUEST:

The Board is requested to approve the exchange as noticed.

SUGGESTED MOTION:

I move that the Board approve the exchange of public property as set out in the published notice of this matter.

**NORTH CAROLINA
HENDERSON COUNTY**

NOTICE OF INTENT TO EXCHANGE PUBLIC PROPERTY

TAKE NOTICE THAT: Pursuant to N.C.G.S. §160A-271, Henderson County proposes to exchange the following described 0.19-acre portion of the Hendersonville Elementary School property for the consideration described below, said portion being described as follows:

BEING a portion of those lands, easements, privileges, and appurtenances as described in and conveyed by that deed dated the 28th day of December, 2009, from the Henderson County Board of Public Education to the County of Henderson, as recorded in the Office of the Register of Deeds for Henderson County, North Carolina, in Deed Book 1417 at page 233. The said property is depicted on a survey plat to be recorded upon completion of the exchange, and is more particularly described on the said plat as follows:

Being the "Recombination Parcel 0.19 Acre" as shown on that preliminary plat by survey dated April, 2019 by Hill and Associates Surveyors, PA, drawing # 2019019, and being described thereon as follows: BEGINNING at an existing u-post, the same being a point located in the northern boundary of the property described in the deed referenced above and being the southwestern corner of the property of Thomas F. Ramer, as described in Deed Book 742, page 041 in the Office of the Register of Deeds for Henderson County; thence a new divisional line, South 03°46'14" West, 40.78 feet to a #4 rebar set; thence a divisional line North 82°26'54" East 232.81 feet to a #4 rebar set; thence a divisional line North 11°49'37" East, passing an existing u-post at 2.06 feet, whole distance 14.42 feet to an existing bent axle, the same being the southeastern corner of the Ramer tract as described above; thence with the southern boundary of the Ramer tract, North 83°59'52" West 133.64 feet to a point; thence South 79°36'47" West, passing a point in the center line of a proposed 20-foot wide easement for a sewer line at 56.07 feet, whole distance 99.79 feet the point of BEGINNING. Being and containing 0.19 acres, more or less.

In consideration whereof, the County shall receive the proposed 20-foot wide easement for a sewer line as shown on the plat referenced above, more particularly described as follows:

Being an easement for the construction, maintenance, and replacement of a sanitary sewer line, and for ingress, egress, and regress across the property of Thomas F. Ramer, described Deed Book 742, page 041 in the Office of the Register of Deeds for Henderson County, being 20 feet in width and centered on a line described as follows:

BEGINNING at a point in the second divisional line described above, and runs thence North 38°39'44" West 49.23 feet to a point, said point being located North 79°36'47" East 43.72 feet from an existing u-post, formerly the southwestern corner of the Ramer tract; runs thence on the same bearing North 38°38'44" West, 10.19 feet to a point; thence North 09°41'11" West 136.01 feet to a point at the intersection of the southern margin of Forest Hill Drive, a public street, and an existing asphalt driveway, said point further being the location of a sanitary sewer manhole.

The estimated value of the parcel of property that the County is to receive as above described is at least \$22,800.00. The estimated value of the parcel of property that Thomas F. Ramer and wife Brenda J. Ramer are to receive as above described is \$22,800.00.

The Board of Commissioners intends to authorize the exchange of property at its next regular meeting, which will be held on Wednesday, August 21, 2019, beginning at 9:00 o'clock a.m., in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

This the 5th day of August, 2019.