

**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES**

TO: Transylvania Board of Education

DATE: 2/5/2019
TO: Lessee, if Applicable

TIP/PARCEL NO.: 088SR1116/003
COUNTY Transylvania
DESCRIPTION: _____

WBS ELEMENT: 47850

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$ <u>3,160.00</u>
Value of Permanent Easements to be Acquired	\$ _____
Value of Temporary Easement (Rental of Land) to be Acquired	\$ _____
Value of Improvements to be Acquired	\$ _____
Damages, if any, to Remainder	\$ _____
Benefits, if any, to Remainder	minus \$ _____
TOTAL CONTINGENT OFFER	\$ <u>3,160.00</u>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 40, page 708, Transylvania County Registry, contains approximately 33.2 acres of which 0.079 acres is being acquired as right of way, leaving 33.121 acres remaining on the right/ with access to North County Club Drive.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
N/A

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ 0.00. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was ~~handed~~/emailed, if out of state owner, to _____ on February 8th 20 19. Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 828-586-4040

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.



(Signed)

Lauren Queen - Right of Way Agent

Revenue Stamps \$ _____

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Lauren Queen CHECKED BY _____

The hereinafter described property Does Does not include the primary residence of the Grantor

RETURN TO: Frankie J Dills, Jr Division RW Agent, NCDOT
1594 E Main ST
Sylva NC 28779

NORTH CAROLINA
COUNTY OF Transylvania
TAX PARCEL 8585446723000

TIP/PARCEL NUMBER: 088SR1116 003
WBS ELEMENT: 47850
ROUTE: SR1116 N Country Club RD from
US 64 to Woodland Terrace

THIS FEE SIMPLE DEED, made and entered into this the _____ day of _____ 20 _____
by and between _____

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ _____ agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Brevard Township, Transylvania County, North Carolina, which is particularly described as follows:

Point of beginning being S 19°8'34.5" E, 31.039 feet from -L- Sta 25+00 thence along a curve 86.552 feet and having a radius of 2888.789 feet. The chord of said curve being on a bearing of S 32°21'30.0" W, a distance of 86.549 feet thence to a point on a bearing of S 33°13'0.0" W 279.724 feet thence to a point on a bearing of S 56°45'55.5" E 6.000 feet thence to a point on a bearing of N 33°13'0.0" E 122.892 feet thence to a point on a bearing of N 33°13'0.0" E 156.834 feet thence along a curve 86.732 feet and having a radius of 2894.789 feet. The chord of said curve being on a bearing of N 32°21'30.0" E, a distance of 86.729 feet thence to a point on a bearing of N 31°42'32.9" E 163.253 feet thence to a point on a bearing of N 56°44'0.0" W 18.000 feet thence to a point on a bearing of S 33°16'0.0" W 2.124 feet thence to a point on a bearing of S 13°20'53.2" W 36.789 feet thence to a point on a bearing of S 31°30'0.0" W 126.726 feet returning to the point and place of beginning.

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests: N/A

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

The undersigned property owners request that the Department enter upon our lands outside the right of way to the extent necessary for the reconnection of our driveway and we will have no further claim as a result of said reconnection.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Transylvania County Registry in Deed Book 40 Page 708

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 47850 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 47850, Transylvania County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions:
NONE

COUNTY: Transylvania WBS ELEMENT: 47850 TIP/PARCEL NO.: 088SR1116 003

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

_____ (SEAL) _____ (SEAL)

ATTEST: _____ (SEAL)

Clerk of Transylvania Board of Education

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

	North Carolina, _____ County
	I, _____, a Notary Public for _____ County, North Carolina, certify that
	_____ personally came before me this day and acknowledged that he/she is the CLERK of the _____ COUNTY BOARD OF EDUCATION, and that by authority duly given, the foregoing instrument was signed in its name by its CHAIRMAN of the _____ COUNTY BOARD OF EDUCATION, sealed with its corporate seal, and attested by _____ as its CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 _____.
	_____ Notary Public
	My commission expires: _____



NCDOT GPS MONUMENT (GPS-101)
 LOCALIZED PROJECT COORDINATES
 N= 554886.9820
 E= 884185.9250
 ELEV.= 2129.92'

BRUCE LADD
 DB 419 PG 410

ROBERT BLYTHE
 DB 72 PG 94

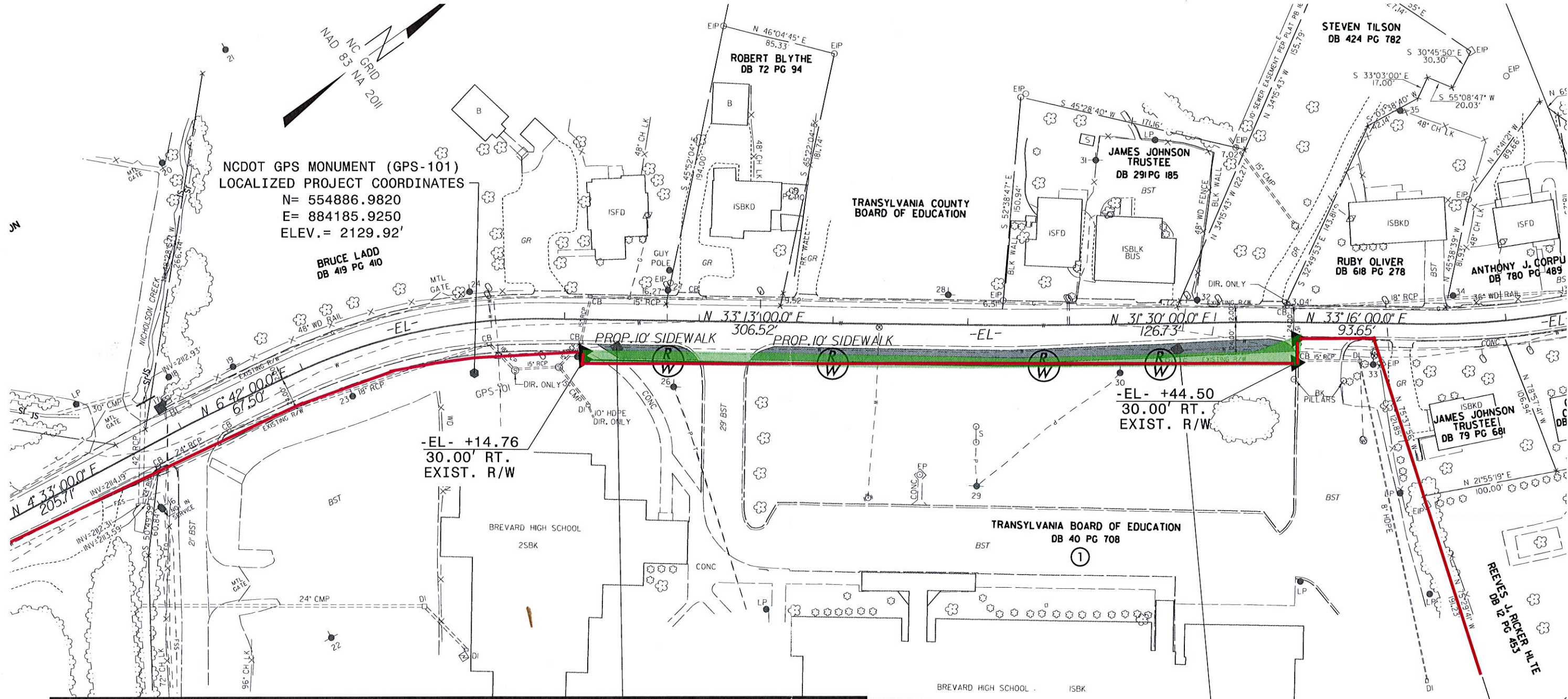
TRANSLYVANIA COUNTY
 BOARD OF EDUCATION

JAMES JOHNSON
 TRUSTEE
 DB 291 PG 185

STEVEN TILSON
 DB 424 PG 782

RUBY OLIVER
 DB 618 PG 278

ANTHONY J. CORPU
 DB 780 PG 489



 Right of Way: 0.079 Acres (3449.617 Sq Ft)

NCDOT BASELINE MONUMENT (BL-5)
 LOCALIZED PROJECT COORDINATES
 N= 555337.8710
 E= 884451.0540
 ELEV.= 2139.52'

