

RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE a portion of an alleyway off of W. Palmer Street the City of Charlotte, Mecklenburg County, North Carolina

Whereas, **Metrolina Properties of Charlotte, LLC** has filed a petition to close a portion of an alleyway off of W. Palmer Street in the City of Charlotte; and

Whereas, a portion of an alleyway off of W. Palmer Street is a 10-foot wide right-of-way within a block bound by W. Palmer Street, South Mint Street, Penman Street, and South Graham Street, beginning at its intersecting point with W. Palmer Street and continuing in a southwestward direction approximately 250+/- feet to its terminus, and consisting of 2,085 square feet, as shown in the map marked "Exhibit A" and are more particularly described by metes and bounds in the document marked "Exhibit B" all of which are available for inspection in the office of the City Clerk, City Hall, Charlotte, North Carolina; and

Whereas, the procedure for closing streets and alleys as outlined in North Carolina General Statutes, Section 160A-299, requires that City Council first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for two successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or alley.

Now, therefore, be it resolved, by the City Council of the City of Charlotte, at its regularly scheduled session of July 23, 2018, that it intends to close a portion of an alleyway off of W. Palmer Street and that the said street (or portion thereof) being more particularly described on a map and calls a public hearing on the question to be held at 7:00pm on Monday, the 27th day of August, 2018, in CMGC meeting chamber, 600 East 4th Street, Charlotte, North Carolina.

The City Clerk is hereby directed to publish a copy of this resolution in the Mecklenburg Times once a week for two successive weeks next preceding the date fixed here for such hearing as required by N.C.G.S. 160A-299.

Exhibit "A"

THIS IS TO CERTIFY THAT ON THE 6th DAY OF FEBRUARY, 2018 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *C. Clark Neilson*

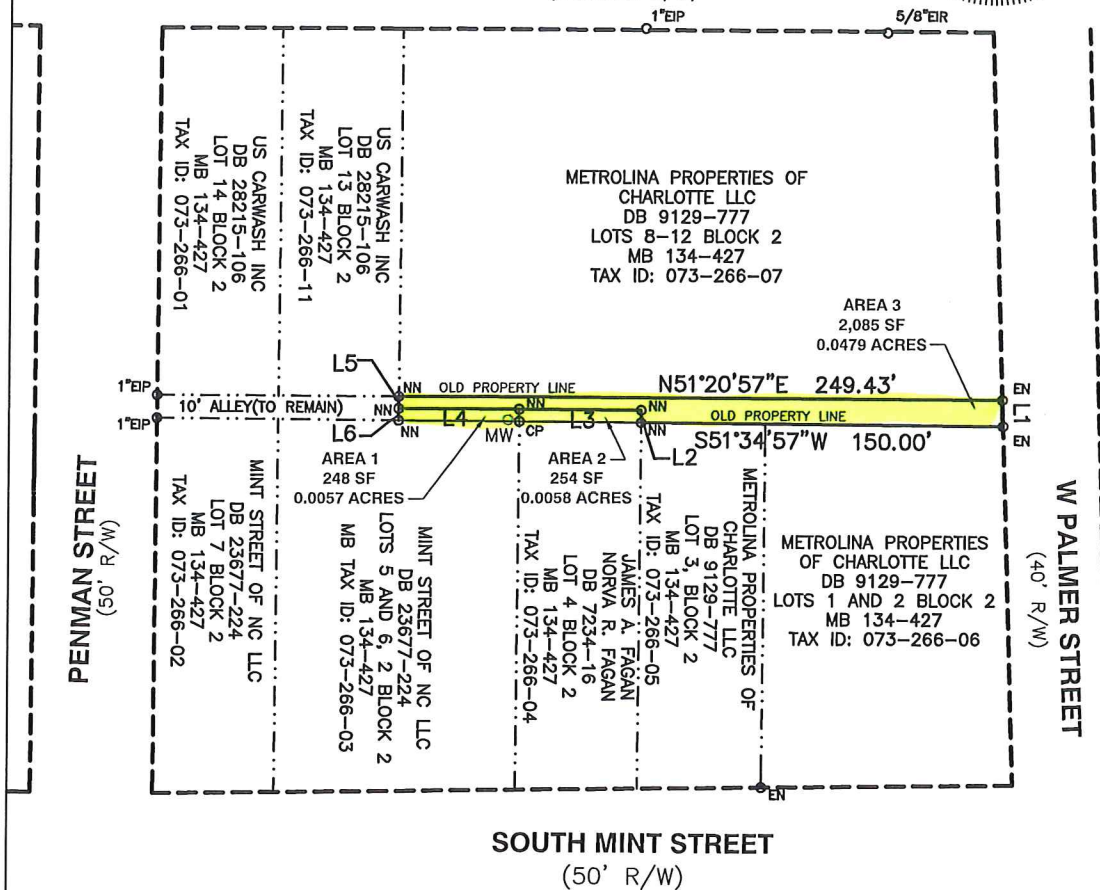
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
COMMUNITY PANEL NO: 3710454400K



VICINITY MAP - NTS

SOUTH GRAHAM STREET (VARIABLE R/W)



SOUTH MINT STREET (50' R/W)

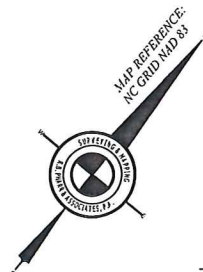
NOTES:

1. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

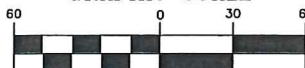
AREAS:

AREA 1: 248 SQ. FT. OR 0.0057 ACRES
AREA 2: 254 SQ. FT. OR 0.0058 ACRES
AREA 3: 2,085 SQ. FT. OR 0.0479 ACRES
TOTAL: 2,587 SQ. FT. OR 0.0594 ACRES

LINE	BEARING	DISTANCE
L1	S40°43'31"E	10.88'
L2	S38°39'03"E	5.13'
L3	S51°27'57"W	50.00'
L4	S51°27'57"W	49.84'
L5	S38°25'03"E	4.93'
L6	S38°25'03"E	4.93'



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND:

CP - CALCULATED POINT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
M.B. - MAP BOOK
MW - MONITORING WELL
NN - NEW NAIL
PG. - PAGE
R/W - RIGHT-OF-WAY
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

BOUNDARY AND PHYSICAL SURVEY:

ABANDONMENT OF A PORTION OF 10' ALLEY

1201 S. GRAHAM STREET AND ADJOINING ADDRESSES
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 9129-777, 7234-16 & 23677-224
MAP REFERENCE: 134-427
TAX PARCEL: 073-266-07, -06, -05, -04, -03

R.B. PHARR AND ASSOCIATES, P.A. SURVEYING AND MAPPING

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186

CREW: PR	DRAWN: TH	REVISED:	SCALE: 1" = 60'	DATE: FEB 6, 2018	JOB NO. 88015
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EXHIBIT "B"

That certain parcel or tract of land situated, lying and being in the City of Charlotte, Mecklenburg County, NC and being more particularly described as follows:

AREA 1

COMMENCING at an existing nail marking intersection of the southern right of way of W. Palmer Street (40' Public right-of-way) and the northwestern side of the 10' alley; thence along the southerly right of way line of W. Palmer Street S40°43'31" E a distance of 10.88 feet to an existing nail located at the northwest corner of the Metrolina Properties of Charlotte, LLC as recorded in Deed Book 9129 Page 777 of the Mecklenburg County Public Registry; thence with the aforesaid Metrolina property along the 10' alleyway to a new nail located at the northwest corner of James A. and Nora R. Fagan property as recorded in Deed Book 7234, Page 16 of said registry to point S51°34'57" W a distance of 150.00 feet to a new nail; thence with the aforesaid Fagan property; thence S51°34'57" W a distance of 50.00 feet to a calculated point to point and place of **BEGINNING**; thence the following four (4) courses: 1) S51°34'57" W a distance of 49.86 feet to a new nail; 2) S38°25'03" E a distance of 4.93 feet to a new nail; 3) N 51°27'57" E a distance of 49.84 feet to a new nail; 4) N 38°39'03" W a distance of 5.03 feet to a new nail to the point and place of **BEGINNING**. Containing 248 square feet or 0.0057 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A., dated February 6, 2018. Job No. 88015.

AREA 2

COMMENCING at an existing nail marking intersection of the southern right of way of W. Palmer Street (40' Public right-of-way) and the northwestern side of the 10' alley; thence along the southerly right of way line of W. Palmer Street S40°43'31" E a distance of 10.88 feet to an existing nail located at the northwest corner of the Metrolina Properties of Charlotte, LLC as recorded in Deed Book 9129 Page 777 of the Mecklenburg County Public Registry; thence with the aforesaid Metrolina property along the 10' alleyway to a new nail located at the northwest corner of James A. and Nora R. Fagan property as recorded in Deed Book 7234, Page 16 of said registry S51°34'57" W a distance of 150.00 feet to a new nail to point and place of **BEGINNING**; thence with the aforesaid Fagan property N38°39'03" W a distance of 5.03 feet to a new nail; 3) N51°27'57" E a distance of 50.00 feet to a new nail; 4) S 38°39'03" E a distance of 5.13 feet to a new nail to the point and place of **BEGINNING**. Containing 254 square feet or 0.0058 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A., dated February 6, 2018. Job No. 88015.

AREA 3

BEGINNING at an existing nail marking intersection of the southern right of way of W. Palmer Street Street (40' Public right-of-way) and the northwestern side of the 10' alley; thence along the southerly right of way line of W. Palmer Street S40°43'31" E a distance of 10.88 feet to an existing nail located at the northwest corner of the Metrolina Properties of Charlotte, LLC as recorded in Deed Book 9129 Page 777 of the Mecklenburg County Public Registry; thence with the aforesaid Metrolina property along the 10' alleyway the following five (5) courses: 1) S51°34'57" W a distance of 150.00 feet to a new nail located at the northwest corner of James A. and Nora R. Fagan property as recorded in Deed Book 7234, Page 16 of said registry; thence with the aforesaid Fagan property 2) N 38°39'03" W a distance of 5.13 feet to a new nail; 3) S51°27'57" W a distance of 50.00 feet to a new nail; 4) S51°27'57" W a distance of 49.84 feet to a new nail located where 10' alley will remain; 5) N 38°25'03" W a distance of 4.93 feet to a new nail; 5) N 51°20'57" E a distance of 249.43 feet to an existing nail to the point and place of **BEGINNING**. Containing 2,085 square feet or 0.0479 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A., dated February 6, 2018. Job No. 88015.



C. Clark Neilson
3.13.18