

EASEMENT CLOSING CASE

October 8, 2008

EASEMENT CLOSING CASE #3-08: BEING part of a 20-foot (20') utility easement as shown on a recorded map for Robert C. Bedingfield, as recorded in Plat Book 72, Page 227 Guilford County Register of Deeds and a survey for Omega Properties, LLC, dated 9/7/2001, by Joseph G. Stutts, P.A., and shown as Lot A. Jamestown Township. The resolution of intent was adopted on September 10, 2008.

STAFF COMMENT: Pursuant to NCGS 153A-241 concerning closing an easement, the Planning Board must hold a public hearing before the easement can be closed. Based upon the information presented at the hearing, the Board must find that: (1) the closing of the easement is not contrary to public interest; and, (2) that no individual owning property in the vicinity of the easement or in the subdivision in which it is located would be deprived of reasonable means of ingress and egress to their property.

Staff submits the following findings for consideration: The proposed easement closing is not contrary to public interest and will not deprive any owner access to their property. All utility providers in the area have released their interest in the easement. Staff recommends that the easement be closed.

CASE #3-08

RESOLUTION ADOPTED BY GUILFORD COUNTY PLANNING BOARD
CLOSING AND REMOVING FROM DEDICATION
AN EASEMENT

WHEREAS, a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close and remove from dedication a part of a 20-foot (20') utility easement as shown on a recorded map for Robert C. Bedingfield, as recorded in Plat Book 72, Page 227 Guilford County Register of Deeds and a survey for Omega Properties, LLC, dated 9/7/2001, by Joseph G. Stutts, P.A., and shown as Lot A, and located in Jamestown Township.

WHEREAS, pursuant to a resolution of intent to close said easement adopted by this Board on September 10, 2008, notice was published in the Greensboro Record once a week for two consecutive weeks that a hearing would be held concerning said petition on October 8, 2008 at 7:00 P.M. in the Old Guilford County Courthouse, Commissioners' Meeting Room, Second Floor, Greensboro, North Carolina; and

WHEREAS, it appears that all owners of property adjoining said easement have signed the petition or have been notified of the closing thereof; and

WHEREAS, after inquiry by the Chairman, all interested persons were provided an opportunity to be heard on the request contained in the petition; and

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board that the removal of said easement from dedication is not contrary to the public interest and that no individual owning property in the vicinity of said easement will be deprived of any reasonable means of ingress or egress to his property;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described easement in Jamestown Township is hereby closed and removed from dedication to the public use:

BEING part of a 20-foot (20') utility easement as shown on a recorded map for Robert C. Bedingfield, as recorded in Plat Book 72, Page 227 Guilford County Register of Deeds and a survey for Omega Properties, LLC, dated 9-7-2001, by Joseph G. Stutts, P.A., and shown as Lot A.

2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A MEETING HELD ON OCTOBER 8, 2008.

Secretary, Guilford County Planning Board

EASEMENT CLOSING CASE
October 8, 2008

EASEMENT CLOSING CASE #4-08: BEING all of a twenty-foot (20') utility easement as shown on a map for John P. and Helen B. Kotch, Lot 8, as recorded in Plat Book 80, Page 26, Guilford County Register of Deeds. Monroe Township. The resolution of intent was adopted on September 10, 2008.

STAFF COMMENT: Pursuant to NCGS 153A-241 concerning closing an easement, the Planning Board must hold a public hearing before the easement can be closed. Based upon the information presented at the hearing, the Board must find that: (1) the closing of the easement is not contrary to public interest; and, (2) that no individual owning property in the vicinity of the easement or in the subdivision in which it is located would be deprived of reasonable means of ingress and egress to their property.

Staff submits the following findings for consideration: The proposed easement closing is not contrary to public interest and will not deprive any owner access to their property. All utility providers in the area have released their interest in the easement. Staff recommends that the easement be closed.

CASE #4-08

RESOLUTION ADOPTED BY GUILFORD COUNTY PLANNING BOARD
CLOSING AND REMOVING FROM DEDICATION
AN EASEMENT

WHEREAS, a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close and remove from dedication BEING all of a twenty-foot (20') utility easement as shown on a map for John P. and Helen B. Kotch, Lot 8, as recorded in Plat Book 80, Page 26, Guilford County Register of Deeds, and located in Monroe Township.

WHEREAS, pursuant to a resolution of intent to close said easement adopted by this Board on September 10, 2008, notice was published in the Greensboro Record once a week for two consecutive weeks that a hearing would be held concerning said petition on October 8, 2008 at 7:00 P.M. in the Old Guilford County Courthouse, Commissioners' Meeting Room, Second Floor, Greensboro, North Carolina; and

WHEREAS, it appears that all owners of property adjoining said easement have signed the petition or have been notified of the closing thereof; and

WHEREAS, after inquiry by the Chairman, all interested persons were provided an opportunity to be heard on the request contained in the petition; and

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board that the removal of said easement from dedication is not contrary to the public interest and that no individual owning property in the vicinity of said easement will be deprived of any reasonable means of ingress or egress to his property;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described easement in Monroe Township is hereby closed and removed from dedication to the public use:

BEING all of a twenty-foot (20') utility easement as shown on a map for John P. and Helen B. Kotch, Lot 8, as recorded in Plat Book 80, Page 26, Guilford County Register of Deeds.

2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A MEETING HELD ON OCTOBER 8, 2008.

Secretary, Guilford County Planning Board