

**BRIEFING
DRAFT**

**FORSYTH COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: DECEMBER 14, 2017 AGENDA ITEM NUMBER: 10

SUBJECT: RESOLUTION AUTHORIZING THE GRANT AND EXECUTION OF AN EASEMENT TO BEAUFURN, LLC ACROSS A PORTION OF IDOLS ROAD BUSINESS PARK PROPERTY TO ACCESS LOT 1 TO CONSTRUCT A MANUFACTURING FACILITY UPON BEAUFURN'S PURCHASE OF LOT 1

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

**RESOLUTION AUTHORIZING THE GRANT AND EXECUTION OF AN EASEMENT
TO BEAUFURN, LLC ACROSS A PORTION OF IDOLS ROAD BUSINESS PARK
PROPERTY TO ACCESS LOT 1 TO CONSTRUCT A MANUFACTURING FACILITY
UPON BEAUFURN'S PURCHASE OF LOT 1**

WHEREAS, Beaufurn, LLC has entered into an Agreement to purchase Lot 1 from Forsyth County to construct a manufacturing facility in the Idols Road Business Park, which purchase is scheduled to close on January 15, 2018; and

WHEREAS, an easement across a portion of Idols Road Business Park property to access Lot 1 is required in order to file a plat of the property;

NOW, THEREFORE, BE IT RESOLVED that the Forsyth County Board of Commissioners hereby authorizes the grant and execution of an easement to Beaufurn, LLC across a portion of Idols Road Business Park property to access Lot 1 to construct a manufacturing facility upon Beaufurn's purchase of Lot 1.

Adopted this 14th day of December 2017.

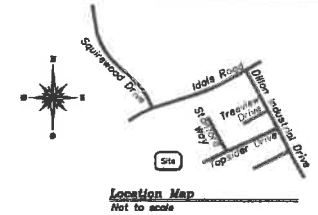
PLANNING DEPARTMENT/REVIEW OFFICER
 Final Subdivision Plat Approval
 This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County.

Director of Planning/Review Officer
 This the _____ Day of _____ 2017

SURVEYOR CERTIFICATION FOR CLOSURE
 I, Jerry W. Ellis, certify that this map was drawn under my supervision from an actual traditional and a GPS survey made under my supervision (detailed description recorded in Deed Book 2143, Page 2515 and other reference sources as shown); that the boundaries not surveyed are indicated as dashed lines and drawn from information about; that the ratio of precision or positional accuracy for the traditional survey as calculated by latitudes and departures is 1/20,000±; the following information was used to perform the GPS survey: (1) Case of survey: A (2) Positional accuracy: 0.10" (3) Type of GPS field procedure: RTK (4) Date of survey: 4-3-17 (5) Datum: NAD83(2011) (6) NGS VRS/RTN (7) Geoid model: 2012a (8) Combined grid factor(s): 0.9999148 (9) Units: US Survey Feet; that the area was calculated by coordinates; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 36.1800) and NCS 47-30 as amended.
 Witness my original hand, registration number and seal on the 4th Day of December, 2017.
 Jerry W. Ellis, PLS L-4558
 Forsyth County, North Carolina

SURVEYOR CERTIFICATION FOR SUBDIVISION
 I, Jerry W. Ellis, Professional Land Surveyor, L-4558 certify to one or more of the following as indicated by an X:
 X a. That this plat is of a survey that creates a Subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
 b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 c. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
 d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of a subdivision.
 e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in a, through d, above.

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
 Filed for registration at _____ o'clock _____ M.
 This the _____ Day of _____, 2017
 and recorded in Plat Book _____ Page _____
 Filing Fee Paid: _____
 By: _____
 DEPUTY ASSISTANT
 Forsyth County, North Carolina



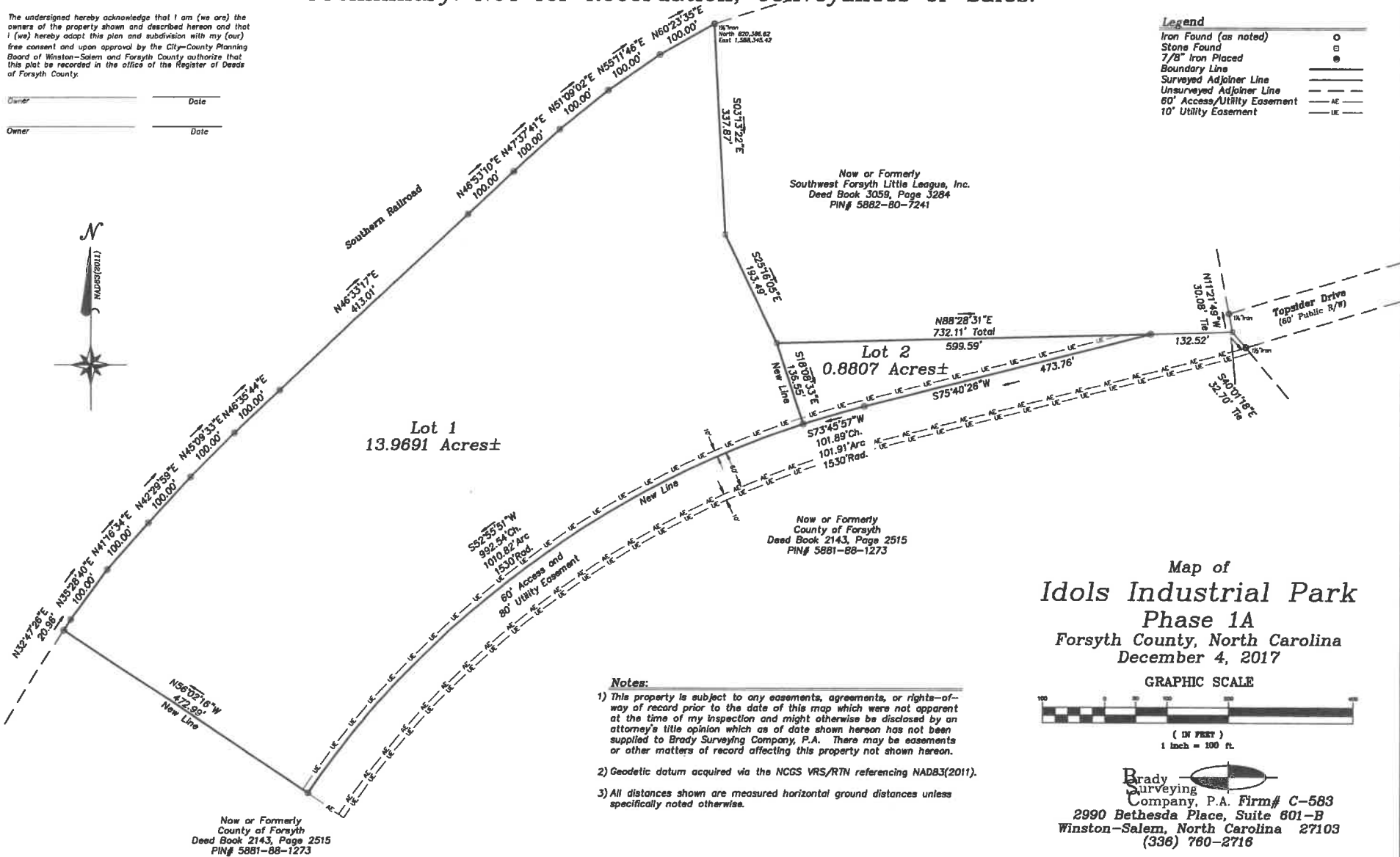
Preliminary: NOT for Recordation, Conveyances or Sales.

The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorize that this plat be recorded in the office of the Register of Deeds of Forsyth County.

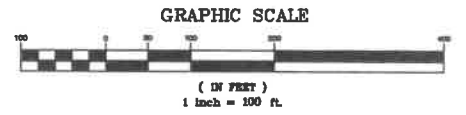
Owner _____ Date _____
 Owner _____ Date _____

Legend

Iron Found (as noted)	○
Stone Found	□
7/8" Iron Placed	●
Boundary Line	—
Surveyed Adjoiner Line	—
Unsurveyed Adjoiner Line	- - -
60' Access/Utility Easement	AE
10' Utility Easement	UE



**Map of
 Idols Industrial Park
 Phase 1A
 Forsyth County, North Carolina
 December 4, 2017**



- Notes:**
- 1) This property is subject to any easements, agreements, or rights-of-way of record prior to the date of this map which were not apparent at the time of my inspection and might otherwise be disclosed by an attorney's title opinion which as of date shown hereon has not been supplied to Brady Surveying Company, P.A. There may be assessments or other matters of record affecting this property not shown hereon.
 - 2) Geodetic datum acquired via the NCGS VRS/RTN referencing NAD83(2011).
 - 3) All distances shown are measured horizontal ground distances unless specifically noted otherwise.

Brady Surveying Company, P.A. Firm# C-583
 2990 Bethesda Place, Suite 601-B
 Winston-Salem, North Carolina 27103
 (336) 760-2716

S:\17\Idols Industrial Park\17048 Lot 1 Plat.dwg