



City of Wilmington
 Engineering
 929 N Front St | P.O. Box 1810
 Wilmington, NC 28402-1810

910 341-7807
 www.wilmingtonnc.gov
 Dial 711 TTY/Voice



TRESSIE H. MASSENGILL HIERS
 5842 GREENVILLE LOOP
 WILMINGTON NC 28409
 Parcel ID: R06200-007-014-002

April 22nd, 2024

RE: Acquisitions at 5842 Greenville Loop

The City of Wilmington is proceeding with acquisition of Easements and Right-of-Way for the planned sidewalk project on Greenville Loop Road that was approved by City Council. Along the frontage of your property, the City needs to purchase 1,636 square feet (Sq.Ft.) of Temporary Construction Easement (TCE), 2,765 square feet (Sq.Ft.) of Permanent Drainage Easement (PDE), 130 square feet (Sq.Ft.) of Dual Utility Easement (DUE) and 91 square feet (Sq.Ft) of Right-of-way (ROW).

Attached is an exhibit of your property showing the size and location of the right-of-way and easements needed on your property. The updated offer amount for your property located in the R-20 Zoning District off Greenville Loop Road is \$14.00 per square foot. You have the right to compensate for the easements and Right-of-way the City needs for this project. TCEs are paid at 25% land value, PDEs and DUEs are paid at 90% land value, and ROW is paid at 100% of the land value.

The following offer is contingent upon the review by the Finance Office pursuant to the Local Government Budget and Fiscal Control Act (N.C.G.S. § 159.28)

ROW/PDE/DUE/TCE	Sq. Ft.	\$/Sq.Ft.	Total	TCE x 25%	PDE x 90%	Offer
32-TCE-1	1,581	\$14.00	\$22,134.00	\$5,534.00	-	\$5,534.00
32-TCE-2	55	\$14.00	\$770.00	\$193.00	-	\$193.00
32-PDE-1	2,735	\$14.00	\$38,290.00	-	\$34,461.00	\$34,461.00
32-PDE-2	30	\$14.00	\$420.00	-	\$378.00	\$378.00
32-DUE-1	130	\$14.00	\$1,820.00	-	\$1,638.00	\$1,638.00
32-ROW-1	86	\$14.00	\$1,204.00	-	-	\$1,204.00
32-ROW-2	5	\$14.00	\$70.00	-	-	\$70.00
Total						\$43,478.00

OPTIONAL TCE 12 MONTH EXTENSION TO BE USED ONLY IF NEEDED:

Optional extension 12-month period	\$191.00/Month for 12 months	\$2,292.00
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The TCE will be used only during construction to allow for grading, planting, and movement of equipment. The TCE will expire 30 months after it is recorded with the New Hanover County Register of Deeds. The City also wishes to acquire an option to extend this TCE for an additional 12 months in the event an extension is needed. The offer amount for the initial TCE is shown below and is the compensation you will receive at closing if you sign the attached acceptance. The optional extension offer amount is a prorated amount you will receive if the City elects to exercise its optional 12-month extension.

If we are purchasing a right-of-way and there is a mortgage on the property, a mortgage release may be required at the City's expense before closing can be scheduled.

Enclosed is an ACCEPTANCE OF OFFER that states your acceptance of the terms. Also, enclosed is the GRANTOR INFORMATION FORM, GRANTOR RELEASE FORM (only required, if there is a mortgage on the property) and W-9 form. Please complete the forms per the enclosed instructions. Electronic signatures are accepted.

This acceptance is contingent upon the review by the Finance Office pursuant to the Local Government Budget and Fiscal Control Act (N.C.G.S. § 159.28).

Time is of the essence, so please take advantage of any following methods to return the enclosed documents to us. Documents can be returned via email with "**protected**" in the subject line, in the enclosed self-addressed stamped envelope, or I can pick them up. Once you have signed and returned the documents, the legal department will proceed with preparing documentation for closing.

If you are interested in learning more about the specifics of this project, the project scope, website link, and engineer's contact information is listed on the following page.

Best regards,

Courtney Salgado

Courtney Salgado
Property Acquisitions Specialist
City of Wilmington, Engineering Division
P.O. Box 1810
Wilmington, NC 28402-1810
Phone: 910-341-1008
Email: Courtney.Salgado@wilmingtonnc.gov

Project Scope:

The Greenville Loop Trail is part of the rapidly expanding network of multiuse trails being planned and constructed in the City of Wilmington. It will make a connection from the recently constructed Central College Trail at the intersection of South College Road and Holly Tree Road then head east along Holly Tree Road, Pine Grove Drive, Greenville Loop Road, and Greenville Avenue to the River to the Sea Bikeway at the intersection of Greenville Avenue and Park Avenue. The River To The Sea Bikeway runs from downtown Wilmington to Wrightsville Beach. The Greenville Loop Trail will cover approximately 4.4 miles providing connections between schools, parks, shopping centers, and residential neighborhoods in the southeast quadrant of Wilmington.

Please visit the website below to see how the Greenville Loop Trail fits in to the overall infrastructure improvements and maximizes the use of public dollars by complementing and expanding upon existing trails.

<https://www.wilmingtonnc.gov/departments/major-projects/transportation-bond/greenville-loop-trail>

Project Manager:

Chad Eichelberger will be happy to speak with you regarding the technical aspects of this project's construction plans and the possible impact to your property. He can be reached by phone at 910-765-0619 or via email: Chad.Eichelberger@wilmingtonnc.gov

I have reviewed the terms set forth in the letter from Courtney Salgado with the City of Wilmington dated April 22nd, 2024, and accept same. I request that the City of Wilmington proceed with the terms and conditions and accept the updated offer of **\$43,478.00** for the Easements and Right-of-way. This acceptance is contingent upon the review by the Finance Office pursuant to the Local Government Budget and Fiscal Control Act (N.C.G.S. § 159.28).

Property Address: 5842 Greenville Loop Rd

Parcel ID #: R06200-007-014-002

Easement Description: 32-TCE-1 1581, 32-TCE-2 55 Sq.Ft., 32-PDE-1 2,735 Sq.Ft., 32-PDE-2 30 Sq.Ft., 32-DUE-1 130 Sq.Ft., 32-ROW-1 86 Sq.Ft., 32-ROW-2 5 Sq.Ft.

Easement Interest: Temporary and Permanent

Property Owner to Complete the Following:

Individual (choose one)

<input type="checkbox"/> I am Married to _____ and we were married on: _____ in the county of: _____ state of: _____. <input type="checkbox"/> I am unmarried, having never been married. <input type="checkbox"/> I am divorced from _____, pursuant to decree dated: _____, issued by the _____ of _____ County, State of _____ and have never remarried. <input type="checkbox"/> I am a widow/widower, having been married to _____ who died on _____, a resident of _____ County, State of _____ and have never remarried.

Executor

I am administrator/ executor, of the Estate of _____ recorded in Estate file number _____, a resident of _____ County, State of _____.

Trustee

I am the Trustee of the _____, dated _____, recorded in Deed Book _____ at Page _____ in the Office of Register of Deeds of _____ County, State of _____.

LLC/Corp

I, _____ (Name), am _____ (Title), of _____ (Affiant) a North Carolina (Corporation/LLC/Partnership/Nonprofit) and have been authorized by the aforementioned to execute all documents on behalf of entity.

ALL PARTIES MENTIONED IN THE DEED MUST SIGN THE ACCEPTANCE OF OFFER

Signed: _____ **Date** _____

Signed: _____ **Date** _____



LEGEND

- △ COMPUTED POINT
- PKF PK NAIL FOUND
- EIP EXISTING IRON PIPE
- IRON REBAR SET
- ECM EXISTING CONCRETE MONUMENT

PROPOSED RIGHT OF WAY (R/W)
 PROPOSED TEMPORARY CONSTRUCTION EASEMENT (TCE)
 PROPOSED PERMANENT DRAINAGE EASEMENT (PDE)
 PROPOSED PERMANENT DRAINAGE UTILITY EASEMENT (DUE)

EXISTING PROPERTY LINES NOT SURVEYED

EXISTING RIGHT OF WAY LINE

EXISTING PROPERTY LINES

PROPOSED RIGHT OF WAY (R/W)

PROPOSED TEMPORARY CONSTRUCTION EASEMENT (TCE)

EXISTING EASEMENT

PROPOSED PERMANENT DRAINAGE EASEMENT (PDE)

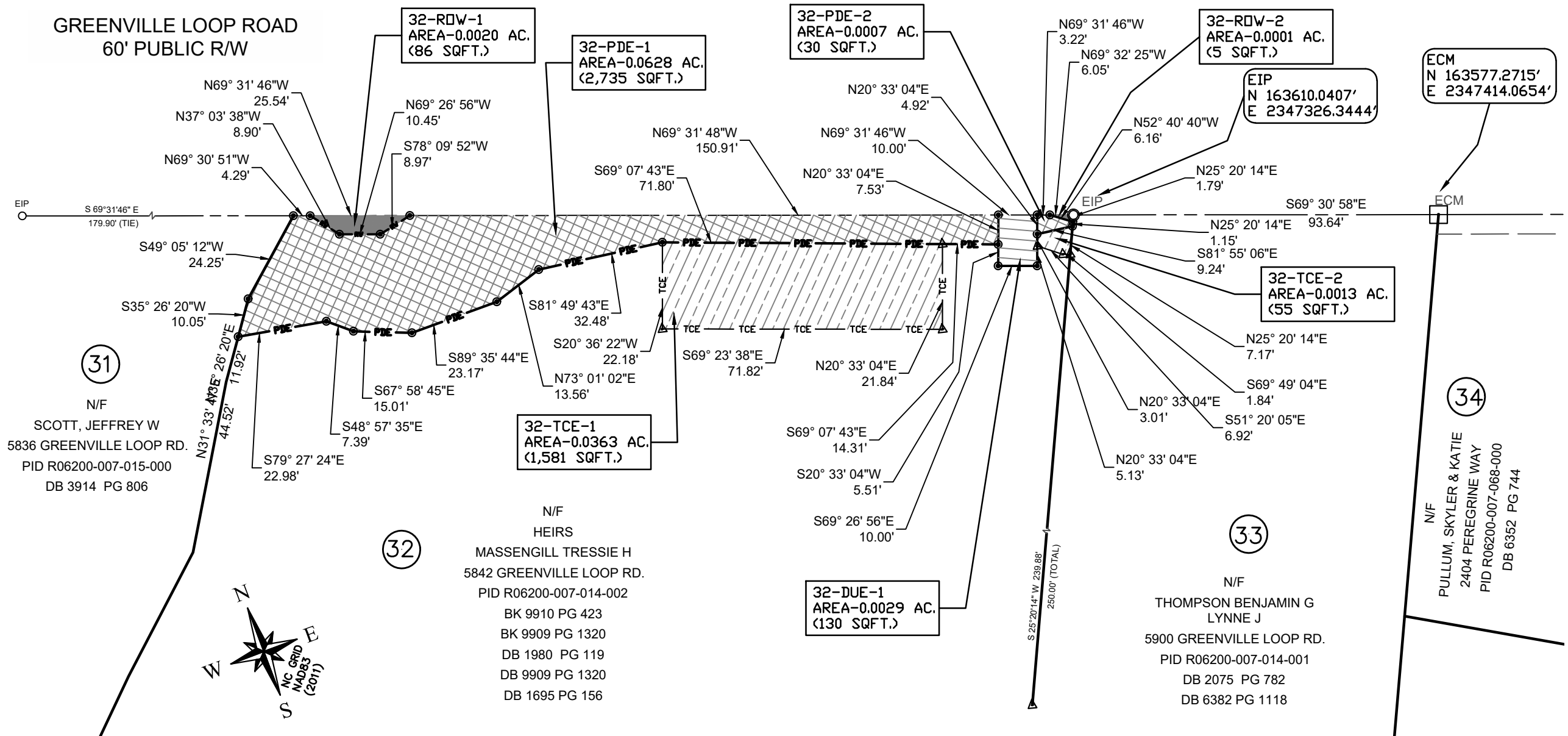
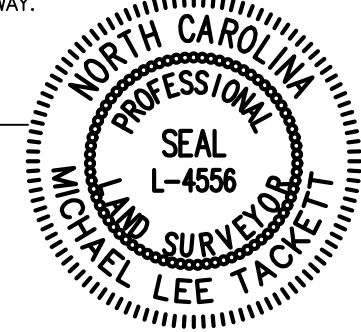
PROPOSED PERMANENT DRAINAGE UTILITY EASEMENT (DUE)

NOTES:

1. DEED AND PLAT REFERENCES AS NOTED HEREON.
2. HORIZONTAL CONTROL NC GRID NAD83(2011) GEOID 12B, AND IS BASED ON THE NC RTN NETWORK (RTK PERFORMED).
3. CLASS A SURVEY, POSITIONAL ACCURACY +/- 0.10FT.
4. COORDINATES SHOWN ARE N.C. GRID COORDINATES.
5. ALL BEARINGS ARE N.C. GRID BEARINGS UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
7. AREAS ARE COMPUTED BY COORDINATE METHOD.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED AND MAP REFERENCES SHOWN HEREON AND THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM THE INFORMATION FOUND HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:14,827+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 27th DAY OF MARCH 2024. THAT THE SURVEY IS OF PROPOSED EASEMENT AND RIGHT OF WAY.

DocuSigned by:
Michael Tackett
 934473ED33E94E0
 MICHAEL LEE TACKETT,
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4556



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 101 AUTUMN HALL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA - 910.523.5715
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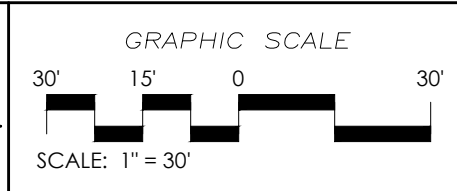
DRAWN BY:
MLT

DATE:
03/27/24

JOB NO:
SE21.026.02

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

PREPARED FOR:
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
212 OPERATIONS CENTER DR.
WILMINGTON, NC 28412



ORIGINAL SHEET SIZE 11"x17".
MAY NOT BE TO SCALE IF PLOTTED ON DIFFERENT SIZE SHEET..

PROPOSED EASEMENT & RIGHT OF WAY
 GREENVILLE LOOP TRAIL SECTION 2
 PID R06200-007-014-002
 BK 9909 PG 1320
 DB 1980 PG 119
 CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

SCALE
1" = 30'

SHEET
1 OF 1