

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: JANUARY 23, 2017 AGENDA ITEM NUMBER: 13


**SUBJECT: RESOLUTION AUTHORIZING THE GRANT AND EXECUTION OF AN EASEMENT TO DUKE ENERGY CAROLINAS, LLC TO ACCESS ELECTRIC AND COMMUNICATION FACILITIES ON 3.49 ACRES LOCATED AT 650 HIGHLAND AVENUE, WINSTON-SALEM, N.C.**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** Recommend Approval

**SUMMARY OF INFORMATION:**

See attached

ATTACHMENTS:  YES  NO

SIGNATURE:  COUNTY MANAGER DATE: January 18, 2017

**RESOLUTION AUTHORIZING THE GRANT AND EXECUTION OF AN  
EASEMENT TO DUKE ENERGY CAROLINAS, LLC TO ACCESS ELECTRIC AND  
COMMUNICATION FACILITIES ON 3.49 ACRES LOCATED AT  
650 HIGHLAND AVENUE, WINSTON-SALEM, N.C.**

**WHEREAS**, Duke Energy Carolinas, LLC requests an easement to access 3.49 acres of Forsyth County property located at 650 Highland Avenue, Winston-Salem, N.C. to construct, operate and maintain electric and communication facilities within a portion of the designated easement area for consideration of One Dollar (\$1.00); and

**WHEREAS**, Forsyth County is authorized pursuant to the provisions of N.C.G.S. 153A-176 and 160A-273 to grant easements under these circumstances; and County staff has determined that the proposed consideration and other terms negotiated between parties are reasonable.

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby authorizes the grant of an easement to access 3.49 acres of Forsyth County property located at 650 Highland Avenue, Winston-Salem, N.C. to construct, operate and maintain electric and communication facilities within a portion of the designated easement area for consideration of One Dollar (\$1.00).

**BE IT FURTHER RESOLVED** that the Forsyth County Board of Commissioners hereby approves the proposed consideration, outlined herein, to be paid to Forsyth County for the requested access easement.

**BE IT FURTHER RESOLVED** by the Forsyth County Board of Commissioners that the Chairman or County Manager and Clerk to the Board are hereby authorized to execute, on behalf of Forsyth County, the attached Easement document and any other necessary documents to grant the above-described access easement to Duke Energy Carolinas, LLC, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

Adopted this the 23<sup>rd</sup> day of January 2017.

EASEMENT

NORTH CAROLINA  
FORSYTH COUNTY

Prepared By: R. Pringle for R. Tilley  
Return To: Duke Energy Carolinas  
Attn: R. Pringle  
1045 HWY 66 South  
Kemersville, NC 27285

THIS EASEMENT ("Easement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
("Effective Date"), from FORSYTH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NORTH CAROLINA  
("GRANTOR," whether one or more), to Duke Energy Carolinas, LLC, a North Carolina limited liability company ("DEC");  
its successors, licensees, and assigns.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto DEC, its successors, lessees, licensees, transferees, permittees, apportionees, and assigns, the perpetual right, privilege, and easement to go in and upon the land of GRANTOR situated in Winston Township, described as follows: 650 Highland Avenue, Winston-Salem, North Carolina, 27101; Parcel ID (PIN) 6835-58-4084.00; containing 3.49 acres, more or less, and being the land described in a deed from City of Winston-Salem, a municipal corporation to Forsyth County, a political subdivision of the State of North Carolina, dated November 5, 1976, and recorded in Deed Book 1187, Page 1600; Forsyth County Registry (the "Property"), LESS AND EXCEPT any prior out-conveyances, and to construct, reconstruct, operate, patrol, maintain, inspect, repair, replace, relocate, add to, modify and remove electric and/or communication facilities thereon including but not limited to, supporting structures such as poles, cables, wires, underground conduits, enclosures/transformers, vaults and manholes and other appurtenant apparatus and equipment (the "Facilities") within an easement area being twenty (20) feet wide, together with an area ten (10) feet wide on all sides of the foundation of any DEC enclosure/transformer, vault or manhole (the "Easement Area"), for the purpose of transmitting and distributing electrical energy and for communication purposes of DEC and Incumbent Local Exchange Carriers. The centerline of the Facilities shall be the center line of the Easement Area.

The right, privilege and easement shall include the following rights granted to DEC: (a) ingress and egress over the Easement Area and over adjoining portions of the Property (using lanes, driveways and paved areas where practical as determined by DEC); (b) to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening or improvement; (c) to trim and keep clear from the Easement Area, now or at any time in the future, trees, limbs, undergrowth, structures or other obstructions, and to trim or clear dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of DEC, might interfere with or fall upon the Facilities; and (d) all other rights and privileges reasonably necessary or convenient for DEC's safe, reliable and efficient installation,

operation, and maintenance of the Facilities and for the enjoyment and use of the Easement Area for the purposes described herein.

TO HAVE AND TO HOLD said rights, privilege, and easement unto DEC, its successors, licensees, and assigns, forever, and GRANTOR, for itself, its heirs, executors, administrators, successors, and assigns, covenants to and with DEC that GRANTOR is the lawful owner of the Property and the Easement Area in fee and has the right to convey said rights and Easement.

IN WITNESS WHEREOF, this EASEMENT has been executed by GRANTOR and is effective as of the Effective Date herein.

FORSYTH COUNTY

By: \_\_\_\_\_  
J. Dudley Watts, Jr., County Manager

ATTEST:

\_\_\_\_\_  
Carla D. Holt, Clerk to the Board of Commissioners

(Affix Official Seal)

\_\_\_\_\_  
NORTH CAROLINA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_ (print), a Notary Public of \_\_\_\_\_ County, North Carolina, certify that Carla D. Holt personally appeared before me this day and acknowledged that she is Clerk to the Board of Commissioners of FORSYTH COUNTY, and that by authority duly given and as the act of said COUNTY, the foregoing EASEMENT was signed in its name by J. Dudley Watts, Jr., its County Manager, sealed with its official seal, and attested by Carla D. Holt as its Clerk.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_