

Memorandum



City Council
City Clerk's Office

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
Tel 336-727-2224
Fax 336-727-2880
www.cityofws.org

TO: Tiffany Ladd, Engineering Department
FROM: Sandra Keeney, City Clerk
DATE: June 2, 2022
SUBJECT: Street Closing
CC:

We have received a petition to close and abandon a portion of Torrance Drive. The authorized agent is John Shipley – Carolina Forastry, Inc. located at 627 Lankashire Road, Winston-Salem, NC 27106-5427. Mr. Shipley can be reached at 336-497-0749 or on his mobile at 336-416-6384.

Please have the necessary investigations conducted on this petition for consideration and recommendation to the City Council.

Thank you.

A handwritten signature in black ink, appearing to read 'Sandra Keeney', written over a horizontal line.

Sandra Keeney, City Clerk

CityLink311

Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

NORTH CAROLINA)
)
FORSYTH COUNTY)

PETITION TO CLOSE AND ABANDON A
PORTION OF TORRANCE Drive

TO: HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WINSTON-SALEM

The undersigned respectfully petitions the Honorable Mayor and City Council of the City
of Winston-Salem as follows:

I.

Your petitioner declares that he/she is the owner of 2.2 Acres having
Parcel PIN 6817-41-1014 and
that as to other property abutting the portion of 171 TORRANCE Drive
_____ which he/she wants to have closed and
abandoned, the following are the owners:

<u>Owner</u>	<u>Address</u>
<u>Will & Julia Scheipers</u>	<u>201 Stanton Drive, W-8 27106</u>
<u>Inspired Spaces LLC</u>	<u>129 Woodbriar Rd, W-8 27106</u>
<u>Richard Rutledge, Jr.</u>	<u>600 Woodbriar Rd, W-8 27106</u>
<u>Sandra Page</u>	<u>2247 Southeast 13th St., Pompano Beach, FL 33062</u>

(If additional space is needed, please use separate sheet.)

Please state your reason / purpose for closing a portion of said street / alleyway

To restrict access to public use; private
use only

Said portion of 171 TORRANCE DRIVE was dedicated to public use upon the public records appearing in the Office of the Register of Deeds of Forsyth County, North Carolina. Its use as a street or public way is unnecessary for the normal flow of traffic through the surrounding area.

II.

Your petitioner respectfully petitions that the following described portion of said 171 TORRANCE DRIVE officially be closed and abandoned: (insert property description of the property listed above)

See PARCEL HAVING PIN 6817-41-1014

III.

No individual owning property in the vicinity of the aforesaid portion of TORRANCE DRIVE will be deprived of reasonable means of ingress to and from his property, nor is the closing thereof contrary to the public interest.

WHEREFORE, your petitioner respectfully requests the City of Winston-Salem, acting through its City Council to close and abandon for street purposes that portion of said TORRANCE DRIVE described, all as provided by law, particularly by Section 160A-299 of the General Statutes of North Carolina.

RESPECTFULLY SUBMITTED, this the 16th day of MAY, 20 22.

Andrew A. Harrison
Signature(s) of Petitioner(s)

President
Petitioner's Title (if representing an organization)

ATTESTED BY:

Kena Y. Langley
Signature of Witness

CPA
Witness' Title

NORTH CAROLINA)
)
FORSYTH COUNTY)

I (we) Andrew R. Hobson, being duly sworn, depose and say that I am (we are) the petitioner(s) in the above entitled matter; that I (we) have read the foregoing petition and know the contents thereof; that the same is true of my (our) own knowledge except as to those matters therein stated on information and belief and as to those matters, I (we) believe it to be true.

Andrew R. Hobson
Signature(s) of Petitioner(s)
336 - 339 - 4505

SWORN AND SUBSCRIBED before me, this the 16th, day of May, 20 22

[Signature]
Signature of Notary Public

My commission expires: 3-16-27

Date Petition Received in Engineering Office:

Signature of Engineering Office staff member verifying information in this petition:

DATE PETITION RECEIVED IN CITY CLERK'S OFFICE: May 26, 2022

FEE PAID: \$1400.⁰⁰

AUTHORIZED AGENT

The authorized agent may be the petitioner or another person designated by the petitioner to answer questions and to represent the petition at public hearings. All correspondence will be sent to this agent.

Name: John Shipley - Carolina Forestry, Inc

Mailing Address: 627 LANKASHIRE RD.

WINSTON-SALEM, NC 27106-5427

Daytime telephone number (landline and/or mobile): (336) 497-0749
(336) 416-6384 (mobile)

SURVEYOR CERTIFICATION FOR CLOSURE

I, the undersigned, certify that this plan was drawn under my supervision from an actual survey made under my supervision. (Land description recorded in Book or map, Page _____, etc.) (which) that the boundaries and acreage clearly indicated as shown from information found in Book _____, as well as that the ratio of precision as calculated by 13.02004" from this plan was prepared in accordance with G.S. 42-21.1 and 42-21.2. I am a duly licensed and qualified surveyor in the State of North Carolina and the seal and title of the State of North Carolina are hereby attested.



Surveyor: Andrew Hobson
 License Number: L-3608
 FOSTRICH COUNTY, NORTH CAROLINA

Planning Department/Review Officer

Final Subdivision Plan Approval
 This is to certify that this plan meets the requirements of the Unified Zoning Ordinance as shown on the attached map for the subdivision of the land in the City of Raleigh, North Carolina.

Approved: [Signature]
 Director of Planning/Review Officer
 This is the _____ Day of _____, 2015
 Raleigh, North Carolina

Forsyth County Register of Deeds

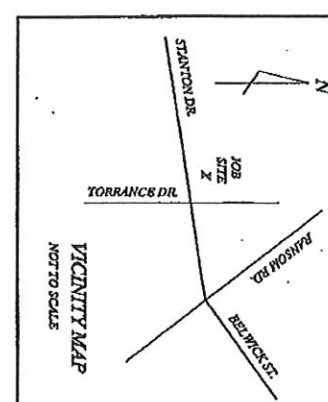
Final Registration
 Final registration of this plan is recorded in the Public Records of Forsyth County, North Carolina, on the _____ Day of _____, 2015.
 and recorded in Plan Book _____, Page _____
 \$81.00 Filing Subdivision/Plat, Register of Deeds
 By: [Signature]
 Assistant-County Administrator
 Forsyth County, North Carolina

AS PER PLAY BOOK 53 PAGE 52

LEGEND

RR	Railroad Spike
AX	Axe
AD	Arched Utility
RV	Right-of-Way
CP	City Plat
CD	County Deed
CL	Condominium
BC	Back of Club
PP	Power Pole
PK	Power Pole
XX	Address

BOOK 65 PAGE 127



Surveyor Certification for Subdivision - Forsyth County, North Carolina
 I, T. Wayne Hunter, Professional Land Surveyor, L-3608, certify to one or more of the following as indicated by an X:
 a. That this plan is of a survey that meets a Subdivision of Land within the limits of a county or municipality that has an ordinance that requires approval of land subdivision.
 b. That this plan is of a survey that is located in such portion of a county or municipality that is unincorporated as to not require that approval of land subdivision.
 c. That this plan is of a survey of an existing parcel or parcels of land and does not create a new parcel.
 d. That this plan is of a survey of another category, such as the re-establishment of existing records, a corner-located survey or other description to the satisfaction of the State Board of Surveyors.
 e. That the information available to this surveyor is such that I am unable to make a determination as to the best of my professional ability as to whether contained in a description is above.



Signature: T. Wayne Hunter
 Surveyor
 L-3608
 Registration Number

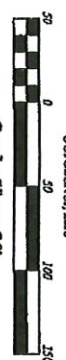
The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County and that this plan be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

Signature: [Signature]
 Date: _____

#2016079

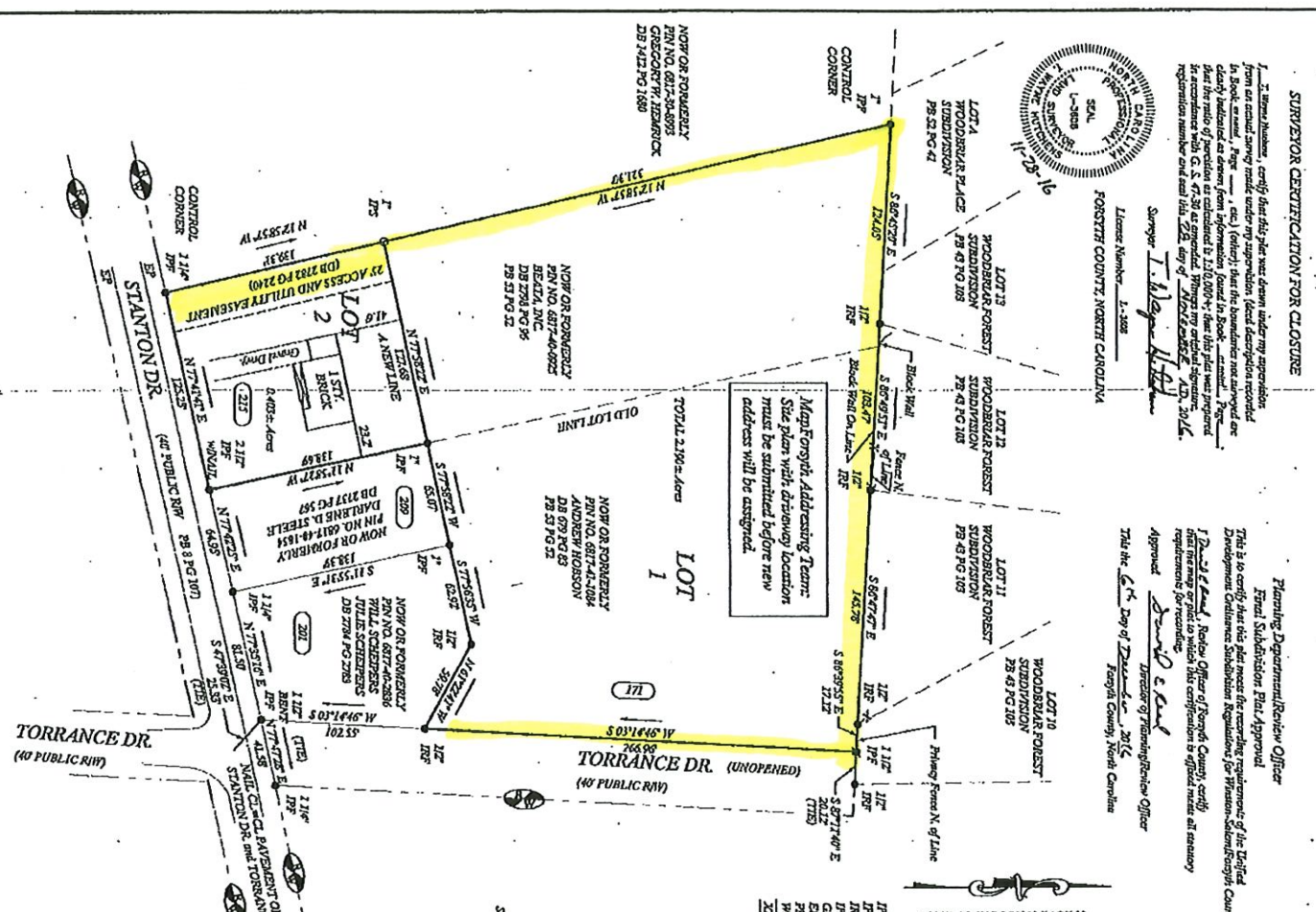
ANDREW HOBSON

REVERSE DEED BOOKS AS SHOWN
 WINSTON/TORRANCE
 FOSTRICH COUNTY, NORTH CAROLINA
 OCTOBER 31, 2015

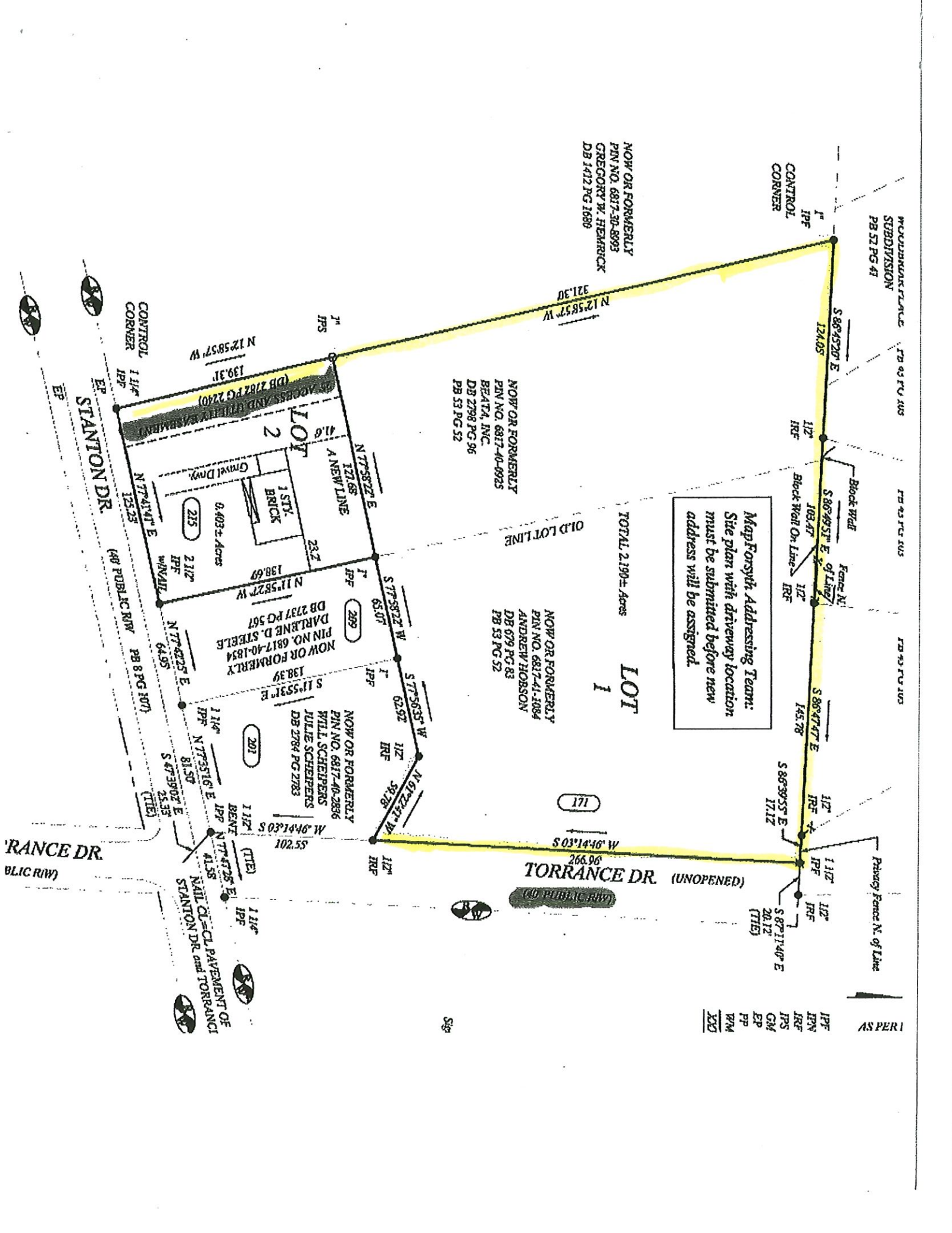


Scale 1" = 50'

MEMORIAL SURVEYING, P.L.L.C. LICENSE NO. P4012
 2401 S. PULASKI BLVD.
 CLEMATONS, N.C. 27012
 336-406-2027
 JOB NO. 16020



- NOTES:**
- This property is subject to any Easements, Rights of Way, or other encumbrances shown hereon to the date of this plan which were not visible at the time of my inspection.
 - All distances are horizontal, ground unless otherwise noted.
 - No NCS measurement found within 2,000' of property surveyed.
 - Area determined by coordinate computations.
 - Zoned RSX.



MapForsyth Addressing Team:
 Site plan with driveway location
 must be submitted before new
 address will be assigned.

TOTAL 2.190± Acres

LOT 1

NOW OR FORMERLY
 PIN NO. 6817-30-8993
 GREGORY W. HEARICK
 DB 1412 PG 1689

NOW OR FORMERLY
 PIN NO. 6817-40-6925
 BEATA, INC.
 DB 2798 PG 96
 PB 53 PG 52

NOW OR FORMERLY
 PIN NO. 6817-41-1084
 ANDREW HOBSON
 DB 679 PG 83
 PB 53 PG 52

NOW OR FORMERLY
 PIN NO. 6817-40-1854
 DARLENE D. STEEL
 DB 2737 PG 567

NOW OR FORMERLY
 PIN NO. 6817-40-2836
 WILL SCHEPERS
 JULIE SCHEPERS
 DB 2784 PG 2783

CONTROL CORNER

CONTROL CORNER

WROUNMARK PLACE
 SUBDIVISION
 PB 52 PG 41

FB 93 FC 105

FB 93 FC 105

FB 93 FC 105

Priority Fence N. of Line

AS PER 1

IPF
 IPN
 IRF
 IPS
 GM
 EP
 PP
 W/M
 X/D

TORRANCE DR. (UNOPENED)

STANTON DR.

TORRANCE DR. (PUBLIC ROW)

NAIL CL. PAVEMENT OF STANTON DR. and TORRANCE DR.

Sp

Beginning at the southwest corner of Tax PIN 6817-40-4908 and the northern right-of-way of Stanton Drive, thence west, crossing Torrance Drive, 44' to a point at the southeast corner of Tax PIN 6817-40-2836; thence north, with the eastern property line of Tax PIN's 6817-40-2836, and 6817-41-1014, 370' to a point on the southern property line of Tax PIN 6817-41-2244, said point also being the northeast corner of Tax PIN 6817-41-1014; thence east, 42' to a point on the western property line of Tax PIN 6817-41-4105; thence south, with the western property line of Tax PIN's 6817-41-4105, and 6817-40-4908, 352' to the point and place of Beginning.