

**RESOLUTION AUTHORIZING AN EXCHANGE OF PROPERTY BETWEEN THE
CITY OF WINSTON-SALEM AND HUBBARD REALTY OF
WINSTON-SALEM, INC. PURSUANT TO N.C.G.S. 160A-271
AND ACCEPTANCE OF A GIFT DEED OF LAND
FROM THE CONSERVATION FUND**

WHEREAS, one of the golf course holes at the former Long Creek Golf Course, with an appraised value of \$10,750 and containing 1.79 acres, is entirely surrounded by property owned by Hubbard Realty of Winston-Salem, Inc. (Hubbard Realty), with access only by way of a 10' easement; and

WHEREAS, due to the configuration, this parcel has very limited future potential use by the City; and

WHEREAS, Hubbard Realty owns a vacant lot on the west side of Muddy Creek adjacent to the Long Creek Golf Course property; and

WHEREAS, the lot is identified as Tax PIN 6809-54-3806, contains 2.90 acres, and it has an appraised value of \$13,050; and

WHEREAS; this lot does not abut other Hubbard Realty property; however, it would be desirable to the City as a future portion of the Mountain to the Sea Trail; and

WHEREAS, it is proposed that these two parcels be exchanged and this exchange is permitted in N.C.G.S. 160A-271 if the City receives full and fair consideration, and based on the appraised value of the parcels, the City would receive full and fair consideration; and

WHEREAS, there are two areas at Long Creek, also on Hubbard Realty, where timbering would expose the City's park area at Long Creek to future development; and

WHEREAS, the Conservation Fund has proposed to purchase a 1.374 acre tree buffer zone and a 1.721 acre tree buffer zone for \$6,400 to protect these old growth trees and would

then gift deed these two parcels to the City, contingent upon their successful purchase from Hubbard Realty; and

WHEREAS, the Recreation and Parks Director and the Recreation and Parks Commission have recommended the proposed land exchange and the acceptance of the gift deed.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Council of the City of Winston-Salem, upon the recommendation of the Finance Committee, authorize an exchange, as permitted in N.C.G.S. 160A-271, of 1.79 acres of land identified as Tax PIN 6809-64-4721 and owned by the City of Winston-Salem for 2.90 acres of land identified as Tax PIN 6809-54-3806 and owned by Hubbard Realty of Winston-Salem, Inc.

BE IT FURTHER RESOLVED that a gift deed from the Conservation Fund of a 1.374 acre and a 1.721 acre portion of Tax PIN 6809-65-4016 is hereby accepted, contingent upon successful purchase of the two parcels from Hubbard Realty and subject to the City Attorney's approval of the title to said property.

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized to take the necessary action and to execute instruments required to complete the exchange of property and the acceptance of the gift deed herein set forth.