

1246 West Main Street
Sylva, NC 28779

MEMORANDUM

FROM: Dan Harbaugh *DH*
Executive Director

TO: Don Adams, Jackson County Manager

DATE: 5 February, 2019

REF: February 12, 2019 Jackson County Commissioners Work Session
Whittier Sanitary District- Sewer System
Waste Water Treatment Plant Site
Request for Transfer of Ownership

As per discussions between TWSA and Jackson County staff, the proposed transfer of ownership of the Whittier Sanitary District Sewer System to Tuckasegee Water and Sewer Authority (TWSA) is making progress and is anticipated to be ready for final approvals in March 2019. As part of that process we've been verifying the status of the assets that are proposed to be transferred, and have been working "Due Diligence" to clear up any questions or concerns on property ownership, easements or right of ways.

One issue which has been identified to be resolved is the ownership of Waste Water Treatment Plant (WWTP) site. This plant was constructed on land owned by Jackson County as depicted on the attached maps. Ownership of the land underlying the WWTP was intended to be transferred by Jackson County to TWSA as demonstrated by a plat prepared by surveyor Joel Johnson dated November 2008. The survey indicates that the intent was for the dedication of the easements shown and two tracts of land to Tuckasegee Water and Sewer Authority. The two tracts are shown as:

Tract B- Archeological Site- 0.73 Acres.

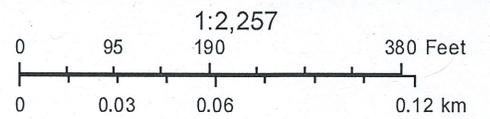
Tract C- Wastewater Treatment Plant Site- 3.46 Acres.

REQUEST: TWSA requests that the Jackson County Commissioners consider taking action to approve this transfer of land ownership, contingent upon the finalization of the pending ownership transfer of the Whittier Sanitary District Sewer System to Tuckasegee Water and Sewer Authority. This is requested so clear title to the WWTP Site is in place.

WDS WWTP SITE LAND ISSUE



August 17, 2018

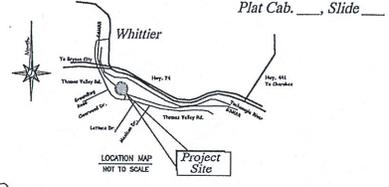


- NOTES:**
1. SURVEY IS BASED ON RECORD AND EXISTING ADJACENT SURVEYS.
 2. FIELDS MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND ENCUMBRANCES.
 3. THE CERTIFICATION APPROXIMATES IS NOT A GUARANTEE OF ACCURACY.
 4. THIS SURVEY WAS PERFORMED WITHOUT RECOVERY OF ALTERNATE TITLES AND ALL RIGHTS OF THESE RECORDS ARE REFERRED TO THE ORIGINAL RECORDS.
 5. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
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 7. TRAVELERS ADVISED BY COMPASS RETURN TO 11-07-2008.
 8. Property has not been inspected for WETLANDS or FLOOD HAZARDS.
 9. ALL ADJACENT PROPERTY INFORMATION WAS TAKEN FROM COUNTY LAND RECORDS UNLESS OTHERWISE NOTED. ANY NOT BE CURRENT OR UP TO DATE.
 10. Field Record and Base Field Information was taken from FPLA Files (Field Record Book No. 1000000000, Page # 100, Effective Date: April 19, 2010).

REVISIONS:
 Revised 2-4-2014 to correct reference and acreage.
 Revised 2-4-2014 to show FPLA Field Record and base field information, to show 80% horizontal accuracy and 80% accuracy, to show Plan Error (PE) of which most of the old clearance plan.

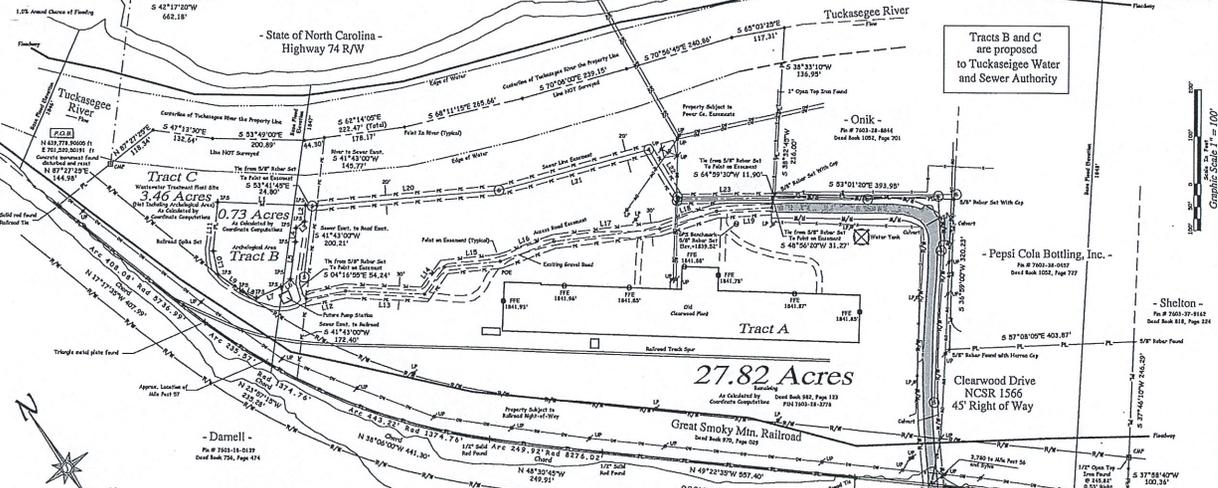
Curve Along Centerline of the Proposed 30' Access Road

Course	Bearing	Distance
L12	S 05°48'11" E	35.42'
L13	S 29°45'55" E	173.71'
L14	N 71°15'35" E	171.92'
L15	S 60°18'30" E	123.90'
L16	S 74°40'00" E	185.41'
L17	S 61°13'30" E	235.51'
L18	S 71°15'30" E	172.40'
L19	S 50°41'50" E	121.42'



Curve Along the Centerline of the 30' Permanent Sewer Line Extension

Course	Bearing	Distance
L20	S 29°31'30" E	402.31'
L21	S 25°39'30" E	311.44'
L22	S 03°11'30" W	123.91'
L23	S 50°13'30" E	208.91'



Curve Along Arched Area

Course	Bearing	Distance
L1	S 58°50'20" E	132.10'
L2	S 38°44'30" W	34.47'
L3	S 87°11'30" W	23.87'
L4	S 28°04'40" W	23.83'
L5	S 42°45'20" W	20.50'
L6	S 58°17'20" W	23.83'
L7	N 74°45'20" W	20.50'
L8	N 23°18'20" W	23.83'
L9	N 11°17'10" W	20.50'
L10	N 23°18'20" W	23.83'
L11	N 40°30'20" E	124.53'

- LEGEND:**
- Property Line
 - Right of Way
 - Alpha Road
 - Beta Road
 - Editing Couch
 - The Line
 - Adjoining Property Line
 - Overlaid Line
 - Setback Fence Line
 - Setback Line
 - Easement
 - 30' Right of Way
 - Property Corner Found
 - Light Pole
 - POC
 - POB
 - POA
 - POD
 - POE
 - POF
 - POG
 - POH
 - POI
 - POJ
 - POK
 - POL
 - POM
 - PON
 - POO
 - POP
 - POQ
 - POR
 - POS
 - POT
 - POU
 - POV
 - POW
 - POX
 - POY
 - POZ

Certificate of Approval for Recording

I certify that this plat does not violate any applicable laws, ordinances, rules and regulations, and is approved for recording in the Register of Deeds Office.

Date: _____

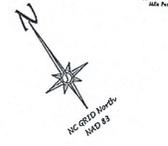
Notary Public for North Carolina

Notary Public for the State of North Carolina

STATE OF NORTH CAROLINA
 COUNTY OF JACKSON

Filed for registration at _____ o'clock _____ day of _____, 2014 and recorded in PLAT BOOK _____ at _____ o'clock _____ day of _____, 2014.

Notary Public for the State of North Carolina
 COUNTY OF JACKSON



I, the undersigned, certify that this plat was prepared under my supervision from an actual survey made under my supervision in accordance with the laws of the State of North Carolina and that I am a duly licensed and qualified surveyor in the State of North Carolina. I also certify that the ratio of precision as calculated is 1:12,500 and that this plat meets the requirements for a class C survey. I also certify that the survey was made in accordance with the laws of the State of North Carolina and that I am a duly licensed and qualified surveyor in the State of North Carolina. I also certify that this plat was prepared under my supervision from an actual survey made under my supervision in accordance with the laws of the State of North Carolina and that I am a duly licensed and qualified surveyor in the State of North Carolina.

This document originally issued and sealed by: _____
 Notary Public for the State of North Carolina
 This media shall not be considered a certified document.

Plat of Survey for: **Jackson County**

Showing: _____
 Scale: _____
 Prepared By: _____
 Date: _____

Prepared By: _____
 Date: _____
 Notary Public for the State of North Carolina
 COUNTY OF JACKSON

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