RESOLUTION 2026-005

RESOLUTION AUTHORIZING CONVEYANCE OF COUNTY-OWNED REAL PROPERTY TO SKINNERSVILLE CIVIC CENTER, INC.

WHEREAS, Washington County is the owner of a certain tract of real property used primarily for outdoor recreational purposes (the "Rec Property") generally located in the Skinnersville Township lying between Pritchards Loop Rd (SR1317) and NC Hwy 32 N/NC Hwy 94N and consisting of approximately 15.64 +/- acres as more particularly described within the deeds dated September 12th, 1978 and June 15th, 1979 recorded respectively in Book 269 at Page 353 and Book 273 at Page 637 of the Washington County Register of Deeds Office (hereinafter referred to as the "1978 Deed" and "1979 Deed" respectively); and

WHEREAS, the Skinnersville Civic Center, Inc. (the "SCC") is a nonprofit corporation organized and operating under the laws of the State of North Carolina since approximately 1964 for civic and community engagement purposes with a mission statement as follows: "*to provide opportunities for social, educational, health, and moral development with a special emphasis on this disadvantaged community in a high poverty and rural neighborhood within Washington County. We, the community are committed to enhancing, inspiring, supporting, and providing opportunities for our community center to flourish. Our goal is to improve community involvement, build a stronger sense of self-worth, social skills, and the ability to work as a part of a team by employing best modeling and community involvement skills.*"; and

WHEREAS, a corrective deed dated February 5th, 2026 was recorded on February 6, 2026 in Book 562, Page 941 of the Washington County Register of Deeds Office by the SCC to clarify that any reference within the 1978 Deed to the Skinnersville Civic Center was inaccurate and should have been more accurately stated as its full official name of Skinnersville Civic Center, Inc.; and

WHEREAS, Washington County originally acquired the Rec Property from the SCC in 1978 to establish a park for outdoor recreational purposes, and subsequently made substantial improvements using financial assistance from the National Park Service requiring the future use of the Rec Property to be permanently restricted to public outdoor recreational uses as more particularly described in a Resolution adopted January 22nd, 1986 by the Washington County Board of Commissioners and a Notice of Limitation of Use dated January 28th, 1986 recorded in Book 304 at Page 627 of the Washington County Register of Deeds Office; and

WHEREAS, when the SCC conveyed the Rec Property to Washington County in 1978, it retained by expressly excepting from that conveyance a small tract of real property as described in the 1978 Deed consisting of approximately 0.32 acres (the "Retained SCC Property") upon which a community building was and/or is now situated which is commonly referred to as the Skinnersville Civic Center (the "SCC Building"); and

WHEREAS, the SCC requested that Washington County convey approximately 3.55 acres of the Rec Property surrounding the Retained SCC Property and SCC Building back to the SCC for a variety of reasons outlined in a formal request letter dated February 20th, 2023 which include increasing the inadequately small setback distances between the SCC Building perimeter and adjoining property lines of the Rec Property and expanding the parking area; and

WHEREAS, county staff and various board members have met with SCC representatives on multiple occasions in recent years to gather information and discuss the SCC's request along with the history and intent of prior related property conveyances, and the potential terms and conditions of a potential transfer of additional Rec Property to the SCC; and

WHEREAS, during this process SCC representatives have represented that part of the intended use for the additional property would likely include making additional outdoor meeting or public recreational gathering space improvements; and

WHEREAS, Washington County is committed to working together with the SCC to improve the overall useability of the Rec Property for public outdoor recreational purposes; and

WHEREAS, the SCC requested the Washington County Board of Commissioners at a December 2, 2024 public meeting investigate and confirm the validity of the 1978 Deed, as no resolutions could be found regarding the acquisition of the property by Washington County; and

WHEREAS, the SCC believes the metes and bounds description of the Retained SCC Property described in the 1978 Deed contains certain ambiguities or inconsistencies with current on-the-ground conditions and county mapping; and the parties desire to resolve any such discrepancies and establish clear, mutually agreeable boundaries through the conveyances and lot exchange authorized herein; and

WHEREAS, during this process Washington County caused a survey by Hood Richardson, P.A. dated April 18th, 2024 (the "Survey") (which was subsequently revised on September 6th, 2024 and again on November 15, 2024) to be prepared of the Retained SCC Property and of certain additional surrounding portions of the Rec Property, which Survey is attached hereto and incorporated herein by reference, and more particularly shows the boundaries of the Retained SCC Property (shown as lots C1 & C2) and additionally proposed lots B and D; and

WHEREAS, NCGS § 160A-279 provides in relevant part: "*(a) Whenever a county is authorized to appropriate funds to any public or private entity which carries out a public purpose, the county may, in lieu of or in addition to the appropriation of funds, convey by private sale to such an entity any real or personal property which it owns... provided that no such conveyance may be made to a for-profit corporation. The city or county shall attach to any such conveyance covenants or conditions which assure that the property will be put to a public use by the recipient entity. The procedural provisions of G.S. 160A-267 shall apply...*"; and

WHEREAS, NCGS § 160A-267 provides in relevant part: "*When the council proposes to dispose of property by private sale, it shall at a regular council meeting adopt a resolution or order authorizing an appropriate city official to dispose of the property by private sale at a negotiated price. The resolution or order shall identify the property to be sold and may, but need not, specify a minimum price. A notice summarizing the contents of the resolution or order shall be published once after its adoption, and no sale shall be consummated thereunder until 10 days after its publication.*"; and

WHEREAS, after careful thought and much deliberation, the Board of Commissioners of Washington County has determined pursuant to its authority cited hereinabove that a conditional conveyance of a portion of the Rec Property requested by the SCC for its continued use by the SCC for public outdoor recreational purposes will serve a legitimate public purpose and is in the best interest of the citizens of Washington County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Washington County, North Carolina as follows:

1) **Conditional Conveyance Authorized:** The conditional conveyance of 0.88 acres of the Rec Property shown in the Preliminary Survey referenced above as Lots "B" and "D" to the SCC (to permit their combination with that portion of the Retained SCC Property shown as Lot "C1" thereby enlarging the total SCC owned property) is hereby authorized subject to the following terms and conditions:

   a) The Survey attached to and presented with this resolution shall be finalized by a licensed North Carolina professional land surveyor, in substantially the same form as attached and presented, provided however:

      i) A notation that the Survey is recorded subject to the terms and conditions of this Resolution and shall be added;

      ii) Historical references to previous/historical deeds in the relevant chain of title (including specifically but without limitation an additional reference to Deed Book 562, Page 941 being added for Lot C1 together with Book 269, Page 353) may be added;

      iii) The "*Preliminary Not For Recordation, Conveyances or Sales*" stamp shall be removed; and

      iv) To expedite and better facilitate the conveyance of property described herein, the County Attorney is further authorized to approve any additional minor final Survey revisions on behalf of the County which are deemed necessary or appropriate if requested and/or approved by the SCC without further Board consent being required, provided however no modification in the sizes or locations of any of the lot lines or boundary lines already depicted and described by metes and bounds measurement calls within the attached Survey shall be made without additional Board approval.

   b) The finalized survey plat shall be submitted to the County Planning Department for plat review and certification before it shall then be recorded in the Register of Deeds Office. It shall not operate as an independent instrument of conveyance. It shall operate instead as an instrument of reference to legally describe (by the metes and bounds measurement calls depicted within the Survey itself) the locations of the specific lots to be conveyed between the parties. Actual conveyance of all such lots shall only be accomplished by recording a subsequent deed instrument referencing the appropriate lot(s) as depicted and described by metes and bounds measurement calls within the finalized recorded Survey.

   c) Lot "C2" shall be conveyed by the SCC to Washington County as consideration, and to create a uniformly straight property line running along the ditch shown within the Survey.

   d) No further monetary consideration shall be required.

e) Pursuant to NCGS § 160A-267 no conveyance shall be consummated until the passage of 10 days after the publication of a notice summarizing the contents of this Resolution.

f) The conveyances authorized above shall be made by non-warranty deed, and

i) The deed to the 0.88 acres referenced above (Lots "B" and "D") shall include a provision or restriction(s) determined appropriate by the County Attorney restricting the future use of the property to its intended public purpose of facilitating public recreational use to protect the County's interest therein.

2) **Execution of Documents.**
The Board hereby authorizes the execution and delivery of all deeds, agreements, certificates, and other instruments, and the taking of all actions, necessary or incidental to the consummation of the approved transfer of the property.

3) **Effective Date.**
This resolution shall be effective upon its adoption.

ADOPTED this the 8th day of June, 2026.

John C. Spruill, Chair
Washington County Board of Commissioners

ATTEST:

Julie J. Bennett, MMC, NCMCC
Clerk to the Board

PLYMOUTH · ROPER · CRESWELL
Board of Commissioners
Washington County, NC
BEAR-OLINA

I, HOOD RICHARDSON, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL LAND SURVEY USING DOCUMENTS OF RECORD AS SHOWN ON THIS MAP AND THAT THE ERROR OF CLOSURE IS 1:10,000 AS CALCULATED BY LATITUDES AND DEPARTURES, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, NO DETERMINATION OTHER THAN AS IS SHOWN ON THIS MAP HAS BEEN MADE ABOUT G.S. 47-30, SECTION 3, (F), (11), DASHED LINES WITHOUT NOTATION ARE NOT SURVEYED. WITNESS MY HAND AND SEAL ON THIS 15TH DAY OF NOVEMBER, 2024.

HOOD L. RICHARDSON, P.L.S L-2522 PROFESSIONAL CORP C-576

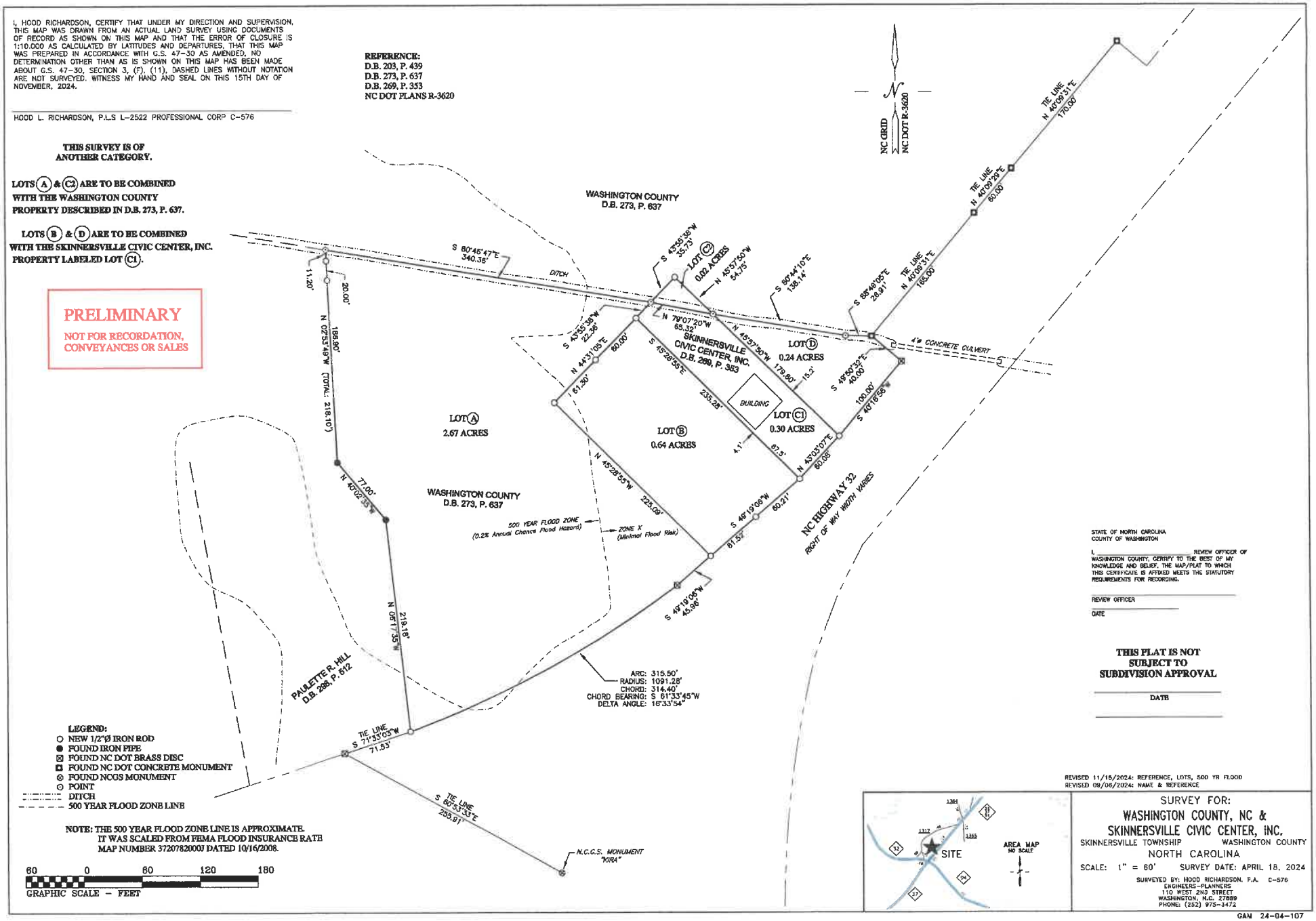
THIS SURVEY IS OF ANOTHER CATEGORY.

LOTS (A) & (C2) ARE TO BE COMBINED WITH THE WASHINGTON COUNTY PROPERTY DESCRIBED IN D.B. 273, P. 637.

LOTS (B) & (D) ARE TO BE COMBINED WITH THE SKINNERSVILLE CIVIC CENTER, INC. PROPERTY LABELED LOT (C1).

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

REFERENCE:
D.B. 203, P. 439
D.B. 273, P. 637
D.B. 269, P. 353
NC DOT PLANS R-3620



LEGEND:
- NEW 1/2"Ø IRON ROD
- FOUND IRON PIPE
- FOUND NC DOT BRASS DISC
- FOUND NC DOT CONCRETE MONUMENT
- FOUND NCGS MONUMENT
- POINT
- DITCH
- 500 YEAR FLOOD ZONE LINE

NOTE: THE 500 YEAR FLOOD ZONE LINE IS APPROXIMATE. IT WAS SCALED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 3720782000J DATED 10/16/2008.

60 0 60 120 180
GRAPHIC SCALE – FEET

STATE OF NORTH CAROLINA
COUNTY OF WASHINGTON

I, _____ REVIEW OFFICER OF WASHINGTON COUNTY, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE MAP/PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

THIS PLAT IS NOT SUBJECT TO SUBDIVISION APPROVAL

DATE

REVISED 11/15/2024: REFERENCE, LOTS, 500 YR FLOOD
REVISED 09/06/2024: NAME & REFERENCE

SURVEY FOR:
WASHINGTON COUNTY, NC & SKINNERSVILLE CIVIC CENTER, INC.
SKINNERSVILLE TOWNSHIP WASHINGTON COUNTY
NORTH CAROLINA
SCALE: 1" = 60' SURVEY DATE: APRIL 18, 2024

SURVEYED BY: HOOD RICHARDSON, P.A. C-576
ENGINEERS-PLANNERS
110 WEST 2ND STREET
WASHINGTON, N.C. 27889
PHONE: (252) 975-3472

GAM 24-04-107