

Item Title: Easement Modification to a Sanitary Sewer Easement Previously Conveyed to the Town of Holly Springs for the Carolina Springs Development

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the conveyance of an additional 200 square feet of permanent sewer easement to the Town of Holly Springs.**
- 2. Authorizes the Chair to execute the appropriate easement modification document (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve all property and easement conveyances by the County. NC General Statute 160A-274 authorizes the Board of Commissioners to convey any interest in real property to other governmental agencies.

Background: On January 19th, 2021, the Board of Commissioners approved the conveyance of right-of-way and multiple easements to Duke Energy, NCDOT and The Town of Holly Springs at the request of Lennar Carolinas, LLC for the Carolina Springs planned housing development. The impacted Wake County properties were located at 3705 & 3921 Old Holly Springs Apex Road, Holly Springs, NC. The conveyance of this additional 200 sq. ft. of permanent sewer easement only impacts 3921 Old Holly Springs Apex Road.

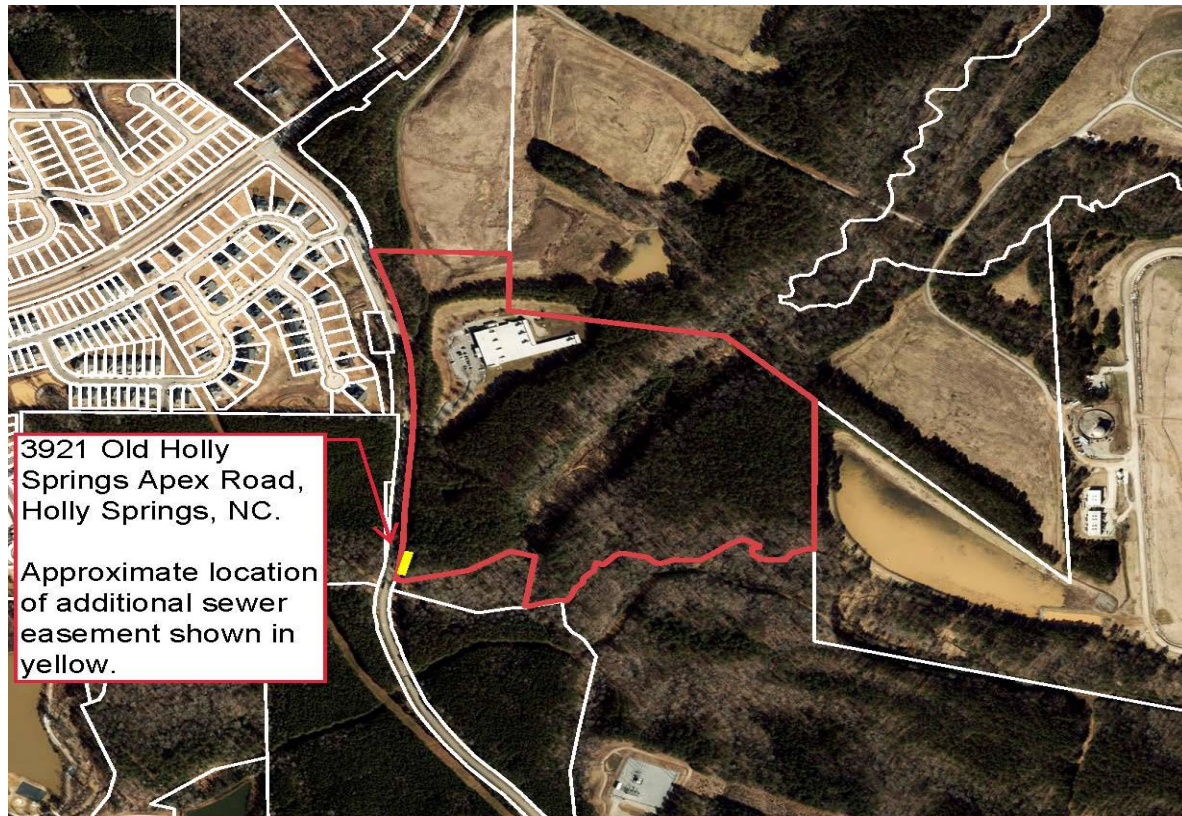
Strategic Plan: This action supports routine County operations.

Fiscal Impact: There is no fiscal impact associated with this item.

Additional Information:

On January 19th, 2021, the Board of Commissioners approved the conveyance of 40,252 sq. ft. of permanent sewer easement to the Town of Holly Springs for construction of a public sewer line to serve a Lennar Carolinas, LLC planned housing development, Carolina Springs. After recordation of the Deed of Easement and during the construction phase of the sewer line installation the contractor was forced to make a field adjustment to the planned route due to rock formations located in the boring path. This agenda item is necessary to approve the additional 200 sq. ft. of permanent sewer easement (for a total easement area of 40,452 sq. ft.) to correct the Deed of Easement on record so it reflects the exact location of the installed sewer line and easement area on Wake County's property.

The map below displays the Wake County property and approximate location of the additional easement area in yellow.



The sewer line has already been installed within the additional easement area and this conveyance has no impact on the future use of this property due to the previously conveyed easement and the minor area impact of this additional easement conveyance. Staff recommends approval of the conveyance subject to terms and conditions acceptable to the County Attorney.

Attachments:

1. Property Map
2. Easement Exhibit
3. Easement Modification Document