



6 August 2019

Wake County Attorney's Office
P.O. Box 550
Raleigh, N.C. 27602-0550

Re: Olive Chapel Road Multiuse Path Connection to American Tobacco Trail

Dear Sir/Madam:

The Town of Apex is planning a critical bike/pedestrian connection to the American Tobacco Trail along Olive Chapel Rd. In recent years Saddlebrook subdivision, a residential development, installed a 10' paved multiuse trail on the south side of Olive Chapel Rd. The existing trail currently terminates at the eastern property line of the Wake County property located at 2925 Olive Chapel Rd. The Town is now proposing to construct a 10' wide multi-use trail extension from its existing terminus, to the American Tobacco Trail. The total length of the new extension will be approximately 650 feet. This project will provide numerous residential developments immediate connection to the American Tobacco Trail. In the future this trail will connect with the Town's Beaver Creek Corridor providing connection to multiple other neighborhoods, along with three town parks and Downtown Apex.

The Town of Apex has designed the trail in a manner that provides maximum future development of the future trailhead, limits environmental impacts, and meets the NCDOT Rail Preservation plans. The proposed location of the future trail crosses the road frontage of two Wake County owned parcels. One of the Wake County owned parcels is PIN#0721095966, which is the location of a future Wake County Trailhead. The second County parcel is located at 2925 Olive Chapel Rd. and is subject to a life estate interest in favor of Rachel B. Price.

For the project to be constructed, the Town will need Multiuse easements on both County parcels. Easement exhibits are enclosed to show the location and size of these proposed easements. Due to the Life Estate interest of Rachel B. Price in the County owned property at 2925 Olive Chapel Road, the Town has obtained an appraisal of the before and after value of the proposed easements. The appraiser determined the total impact of the easements on this smaller second parcel to be \$2,400.00

Apex staff has discussed the project and proposed easements with County staff and Attorneys Linda F. Johnson, the Guardian Ad Litem and Paul Stam whom is assisting Ms. Johnson in the negotiations for Ms. Price. Ms. Johnson and Mr. Stam advised the Town she is willing to execute an easement on behalf of Ms. Price, for the negotiated amount of \$4,000.00 and make this inclusive of her the appropriate portion of the appraised value for the life estate interest of Ms. Price when based on IRS Actuary Tables is \$ 1,275.00



Ms. Johnson advised the Town she will need to apply to the Wake County Clerk of Court for permission to receive this compensation and convey the interest required. She estimates this process may take a few weeks to complete. Ms. Johnson Additional to this process, the Town of Apex is requesting Wake County dedicate the easements for the project due to the public benefit related to the nature and scope of this project. Town staff understands the easement conveyance is subject to consideration and approval from the Wake County's Board of Commissioners.

For your review and consideration, please find the enclosed Town of Apex Multi-Use easement document. If you have questions or need additional information related to this project, please contact me at (919) 249-3397 or by email at steve.adams@apexnc.org.

Sincerely,

Steve Adams
Town of Apex
Real Estate & Public Utilities

cc (via email): Chris Snow, Director Wake County Parks, Recreation & Open Space
Ricky Campbell, Wake County Real Estate Project Manager