

Item Title: Request by John P. and Myrna Schortinghouse to Correct the Deed Description for 8201 Riley Hill Road, Zebulon, NC

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the request from John P. and Myrna Schortinghouse to correct their deed description for their property at 8201 Riley Hill Road, and directs staff to begin the correction process pursuant to N.C.G.S. § 47-36.1; and**
- 2. Authorizes the Chairman to execute all documents necessary to effectuate the said exchange of property, subject to terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve the transfer of ownership for all County owned real estate.

Background: After a recent discovery by Mr. Schortinghouse that his well was located on Wake County property, he made a request of County staff to initiate correction measures to ensure the well that supplies his home with water is located on his property. Since Wake County has no use for the well on County property, the correction of the deed description seems a reasonable and mutually beneficial resolution.

Board Goal: This action supports routine County operations.

Fiscal Impact: There is no fiscal impact other than the incidental costs related to the correction and rerecording of the deed and plat map.

Additional Information:

Pursuant to an Interlocal Agreement to provide for future drinking water resources, Wake County began in 1995 to acquire certain lands in the eastern part of the County for the proposed Little River Reservoir. In 2001, Wake County acquired title to 1.026-acres of property located off of Riley Hill Road, Zebulon, NC from William Harrold Toone ("Wake Property"). This 1.026-acre tract was later recombined with about 2,000 surrounding acres to comprise the Little River Reservoir Assemblage.

In June 2019, William Harrold Toone sold an improved parcel adjacent to the Wake Property to John P. and Myrna Schortinghouse and thereafter it was discovered that in 2001 the surveyors inadvertently included the property's well in the acreage that was purchased by Wake County as future reservoir land. The well was never intended to be conveyed to Wake County and the County has no use for an existing well that services a single-family residence. At the time of discovery, the Schortinghouses contacted Wake County for assistance with correcting the property line.

In December 2019 Wake County authorized a new survey of the property to verify the current property lines, well location and the amount of acreage needed to be recombined with the original parcel in order to include the Schortinghouse's well with the rest of their property. The acreage of the area to be recombined is .22 acres, as shown on the attached Recombination Survey Map.

County staff recommends this recombination. The recombination benefits the County by removing the liability of owning and maintaining the well water supply for a private residence. The County has covered the costs associated with this correction procedure. Since the tax value of the land to be recombined is about \$1,000, this transaction conforms to similar transactions to clear up property lines that were previously completed in the Little River Watershed.

Attachments:

1. Site Map
2. Recombination Map