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Gaston County Board of Commissioners
325 Dr. Martin Luther King, Jr. Way
Gastonia, NC 28052

June 4, 2020

To Whom It May Concern:

Lacape Real Estate Holdings, LLC (LREH) is the legal owner of real property located at 601 High Shoals Road, Gastonia, NC, which property is further known as Tax Parcel 164778.

In connection with the development of a solar project, we were informed by NCDOT that a publicly dedicated 60' right of way known as State Road 1677, aka Tennessee Trail, enters the abovementioned parcel on the Northern boundary, but does not continue through and provides no benefit to any adjacent parcels or the general public after it enters Tax Parcel 164778.

Background Information

Initially, the right of way was dedicated to serve a clubhouse formerly located on the subject parcel when it was being used as a golf course. The documentation provided by NCDOT describes a road .2 miles in length and 60' in width where it lies South of SR 1607, aka High Shoals Road, aka Cherry Street. The first 180' of this right of way serves Parcels 164730 and 164731, whereas the remaining portion running Southerly from where Parcel 164778 begins serves no member of the general public. The golf course is long closed and the clubhouse demolished.

A utility easement in favor of Rutherford Electric Co-op running parallel to this Right of Way and also serving the former clubhouse has already been released. The Release of Easement was filed with the Gaston County Register of Deeds on May 4, 2020 in Book 5119, at Pages 1743-1745.

Request for Abandonment

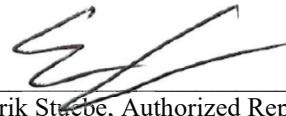
As previously stated, there is no benefit to the public from the remaining portion of the right of way located inside the boundary line of Parcel 164778.

Therefore, LREH proposes that Gaston County and NCDOT release and abandon the dedicated right of way from the point where it enters Parcel 164778 to the point where the right of way terminates at the ruins of the former clubhouse, as shown on the attached map.

Thank you for your consideration.

LACAPE REAL ESTATE HOLDINGS, LLC
a North Carolina limited liability company

By:



Erik Stuebe, Authorized Representative



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