



TOWN of WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

Homeowners of Thorn Rose Subdivision

Re: Greenway expansion and connection to Thorn Rose

Dear Homeowner,

The Town of Wake Forest is asking for your help and approval as it continues the expansion of its greenway system to better serve the residents of the Town. As the Town began the planning process for the Smith and Sanford Creek Greenway System, representatives of the Thorn Rose Homeowners Association approached the Town about the possibility of connecting the greenway system to the Thorn Rose neighborhood. After discussing the request and reviewing proposed site plans, the Town determined it would be beneficial for all involved to provide the residents of Thorn Rose with direct access to the greenway system. The proposed greenway project will add almost two and a half miles of greenway trail and over one mile of sidewalk and multi-use paths for the enjoyment of the Thorn Rose neighborhood and residents of the Town. Additionally, the greenway project will provide safer, more convenient routes for pedestrians to and from the neighborhood and the Heritage Elementary, Middle and High Schools.

To make the Smith and Sanford Creek Greenway Project a reality, the Town requires designated greenway easements to be located within two discrete portions of the Thorn Rose Homeowners Association's common area, both of which are shown on the drawings included on the website linked below. The first area is located along Forestville Road near the southeast corner of the Heritage High School Park property and will serve to accommodate pedestrian access to the future greenway trails on the east side of Forestville Road. The underpass created as part of this project will increase safety and eliminate the need for those traveling along the greenway to cross traffic on Forestville Road. The second area is located along Song Sparrow Drive and will serve provide Thorn Rose residents direct access to the greenway system trails surrounding Heritage High School Park and west towards Smith Creek. When asked by representatives of the Thorn Rose Homeowners Association to connect Thorn Rose to the greenway system, the Town sought to connect the trail at an area near the center of the neighborhood, ensuring the least amount of outside traffic, parking, and disruption to residents. The area selected would not otherwise allow for any future improvement due to the power lines running through the middle of the parcel, and given the well worn path currently used regularly by Thorn Rose residents, it represents the perfect place for a greenway trail. Given the landscaping and amenities the Town will add to this already used path, as shown on the enclosed drawings, the Town believes it is not

only providing the requested connection of Thorn Rose to the greenway system but also upgrading and improving the existing use of this parcel.

For the Town to receive the requested greenway easements from Thorn Rose Homeowners Association, the Association's governing documents require 80% of the homeowners to approve the grant of the easement. The Town has prepared the enclosed "Consent to Dedication of Easement" for your execution, consenting to the grant of the two requested easements to the Town. If you approve the grant of these easements, please print and sign your name, including your address on the signature page, and return to Candace Davis by mail at 301 S. Brooks Street, Wake Forest, NC 27587-2901 or by e-mail at cdavis@wakeforestnc.gov.

For more information about the Smith and Sanford Creek Greenway Project and to view maps of the proposed greenway system, please visit: <http://www.wakeforestnc.gov/smith-sanford-creek-greenway-project.aspx> and <http://www.wakeforestnc.gov/proposed-thornrose-greenway-trail.aspx>. Should you have any questions or concerns, please contact Ms. Davis or a board member of Thorn Rose Homeowners Association. **PLEASE deliver signed Consent to Dedication of Easement on or before May 22, 2015.** Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Candace R. Davis". The signature is written in a cursive style with a large, looped initial "C".

Candace R. Davis
Transportation Planning Manager
Town of Wake Forest

CONSENT TO DEDICATION OF EASEMENT

WHEREAS, the undersigned owns a lot in the Thorn Rose Subdivision (the "Subdivision"), Wake County, North Carolina;

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Thorn Rose Subdivision recorded in Book 11006 Page 1, Wake County Registry, as amended (the "Declaration");

WHEREAS, the undersigned is a Member (as defined in the Declaration) of the Thorn Rose Homeowners Association, Inc. (the "Association");

WHEREAS, the Town of Wake Forest (the "Town") has requested that the Association dedicate that portion of property identified on Exhibit A (the "Easement Property") to the Town as a greenway easement so that the town can install a greenway path and related landscaping on the Easement Property;

WHEREAS, the Easement Property is in the Common Area of the Subdivision and is owned by the Association;

WHEREAS, the Board of Directors (the "Board") of the Association desires to dedicate the Easement Property to the Town;

WHEREAS, for the dedication of the Easement Property to be effective, the Declaration requires 80% of the Members of the Association to consent in writing; and

WHEREAS, the undersigned desires to consent to the dedication of the Easement Property to the Town.

NOW THEREFORE, the undersigned, as a Member of the Association, hereby acknowledges, agrees to, and expressly consents to the dedication of the Easement Property to the Town as a greenway easement on such terms and conditions as the Board deems appropriate.

Remainder of Page Left Intentionally Blank. Signature Page to Follow.

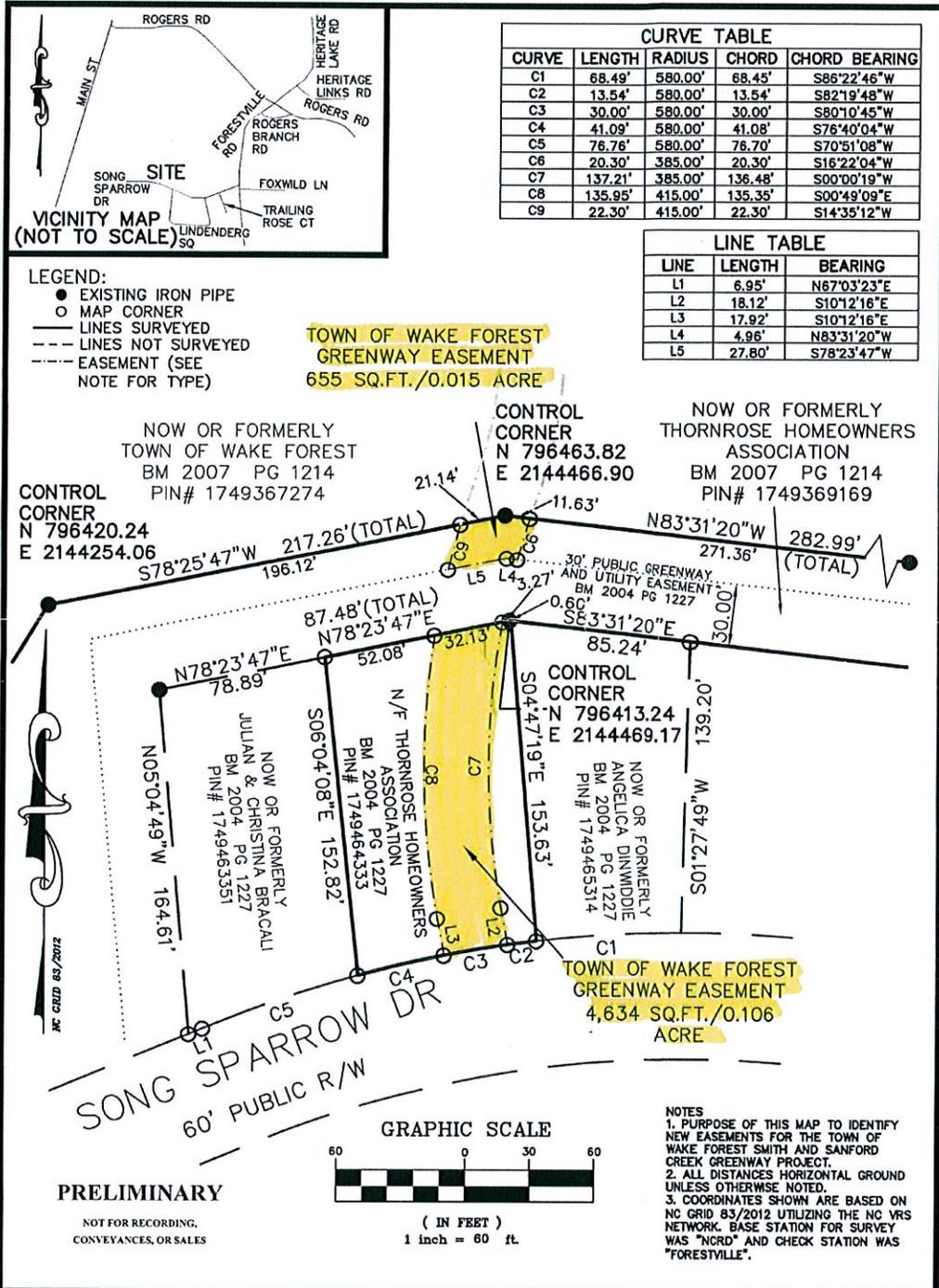
IN WITNESS WHEREOF, the undersigned Member has caused this document to be executed as of this _____ day of _____, 2015.

By execution of this document the undersigned confirms that he/she/they are the current owners of the property located at: _____
_____ [print address]

_____ [sign here]
By: _____ [print name]

_____ [sign here]
By: _____ [print name]

Exhibit A



I Richard W. Tarby, Hereby certify that this survey made under my supervision correctly shows the relation of buildings and other structures to the property lines of the land indicated herein; and that the ratio of precision as calculated is 1: 10,000



EASEMENT MAP
TOWN OF WAKE FOREST
C-5164
SMITH & SANFORD CREEK GREENWAY
PROPERTIES OF
THORNROSE HOMEOWNERS ASSOCIATION

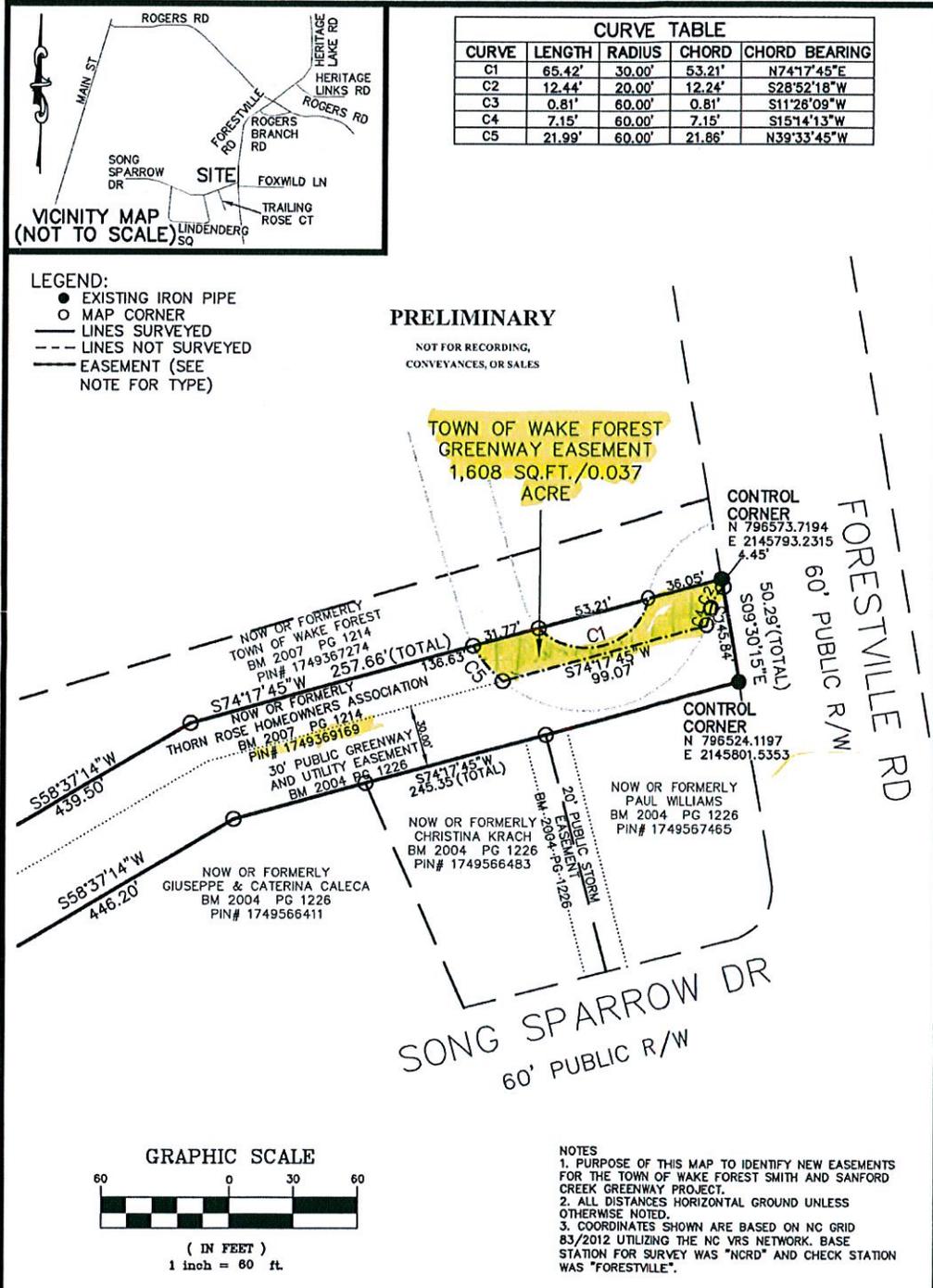
STREET ADDRESS: 3821 SONG SPARROW DR
WAKE FOREST WAKE CO. NORTH CAROLINA
REF: WAKE COUNTY B.O.M. 2004 ,PAGE 116 .
B.O.M. 2007 ,PAGE 1214.

DATE: 9/12/13 SCALE: 1" = 60'
DRAWN BY: RWT FILE NO.: KHA005.000

BBM ASSOCIATES, INC. EST. 1999
C-1889
ENGINEERS SURVEYORS
DESIGNERS PLANNERS

1011 Schaub Dr., Suite 102
Raleigh, North Carolina 27606
919-833-7336 Fax: 919-833-7337
www.bbmassociates.com

Exhibit A



I Richard W. Tarby _____, Hereby certify that this survey made under my supervision correctly shows the relation of buildings and other structures to the property lines of the land indicated hereon; and that the ratio of precision as calculated is 1: 10,000



EASEMENT MAP
TOWN OF WAKE FOREST
C-5164
SMITH & SANFORD CREEK GREENWAY
PROPERTIES OF
THORNROSE HOMEOWNERS ASSOCIATION

STREET ADDRESS: 0 SONG SPARROW DR	
WAKE FOREST	WAKE CO. NORTH CAROLINA
REF: WAKE COUNTY B.O.M. 2007, PAGE 1214.	
DATE: 10/11/13	SCALE: 1" = 60'
DRAWN BY: RWT	FILE NO.: KHA005.000

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