SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES

TO: County of Polk, North Carolina

DATE: 5/8/25

TO: Lessee, if Applicable

TIP/PARCEL NO.: BR-0040 001
COUNTY POLK WBS ELEMENT: 67040.2.1
DESCRIPTION: REPLACE BRIDGE #37 ON NC9 OVER GREEN RIVER

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired		$ 26,625.00
Value of Permanent Easements to be Acquired		$ 4,600.00
Value of Temporary Easement (Rental of Land) to be Acquired		$ 2,125.00
Value of Improvements to be Acquired		$ 4,175.00
Damages, if any, to Remainder		$ 0
Benefits, if any, to Remainder	minus	$ 0
TOTAL CONTINGENT OFFER		**$ 37,525.00**

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 377, page 414, polk County Registry, contains approximately 29.43 acres of which 0.895 acres is being acquired as right of way, leaving 28.535 total acres remaining on the right and left with access to NC9. Also being acquired is a permanent drainage easement containing approximately 0.098 acres, a Drainage/Utility Easement (DUE) containing approximately 0.057 acres, a permanent utility easement containing approximately 0.017 acres, and a temporary construction easement 0.237.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
Gravel

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: $ N/A . Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Marche Pittman – County Manager on May 8 20 25 . Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 828-331-5355

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed) _____

NATHAN CLAPSADDLE - Right of Way Agent