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CITY OF HENDERSONVILLE

The City of Four Seasons

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City Manager
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City Attorney
JILL MURRAY
City Clerk

Mark Biberdorf
Town of Fletcher, NC
300 Old Cane Creek Rd
Fletcher, NC 28732

September 10, 2026

RE: Waterline Easement Mills Gap Road Water Main Extension

Dear Mr. Biberdorf,

The City of Hendersonville is extending a redundant water main along Mills Gap Road to improve water service reliability for the Cane Creek Industrial Park and surrounding area. This project is funded by a grant supporting infrastructure improvements following damage from Hurricane Helene in 2024 and will provide a redundant water source to reduce the risk of service disruptions during future storms and natural disasters.

The preliminary engineering design for this project shows the proposed water line crossing a portion of your property at Cane Creek near Mills Gap Rd with Parcel Identification Number (PIN) 9663016071. To construct, operate, and maintain this water main, the City respectfully requests your permission to acquire the following rights, shown on the enclosed plans prepared by WGLA Engineering.

Permanent Waterline Easement: approximately 20 ft. wide with an area of 0.08 acres allowing Hendersonville Water and Sewer to construct, access, inspect, repair, replace, and maintain the proposed water main.

In exchange for these easement rights, the City is prepared to offer $299.79, based on a valuation of the affected area consistent with current county tax land values and standard easement valuation practices. You will retain ownership of the easement area and continue to have reasonable use of it, subject to restrictions on structures, plantings, and grading.

Please contact Richard Shook at (828) 233-2888 or rshook@hvlnc.gov by October 02, 2026, to schedule a time to talk or share any concerns. Once terms are confirmed, a formal Easement Agreement and platted easement figure will follow for your review and signature.

We appreciate your cooperation as the City works to improve water service reliability for the community, and we look forward to working with you on this project.

Sincerely,
CITY OF HENDERSONVILLE

Richard Shook
Assistant City Engineer