
Fwd: Watkins Pond Inc Waterline Easement

1 message

Brenda Tyner <btyner01@gmail.com>
To: Russellwatkins01@gmail.com, barcof@hpw.com

Mon, Apr 20, 2026 at 2:57 PM

Sent from my iPhone

Begin forwarded message:

From: James Classen <jamie@thescgrp.com>
Date: April 20, 2026 at 2:42:40 PM EDT
To: btyner01@gmail.com
Subject: Watkins Pond Inc Waterline Easement

Hi Brenda,

It was a pleasure speaking with you this morning. As I mentioned, DOT will acquire a portion of Watkins Pond Inc property for additional right-of-way as a part of their bridge improvement, BR-0198. We also have a project in the area that requires us to improve a waterline in Mitchel Mill Road. City of Raleigh and DOT require the waterline to be located in the future ROW of BR-0198. DOT told us in a meeting last week that they expect to acquire the additional ROW by November 2026, but we could get an easement prior to their acquisition to satisfy the City of Raleigh. I have attached a PDF that shows the easement that would be within the area DOT will acquire. We would like to pay \$2,000 for this.

I understand that there are many parties involved here and that they may have different objectives or timelines. I propose aligning all of our interests to help accelerate our goals. Watkins Pond Inc's goal is to sell their property as you told me. One area you should discuss with its broker, Floyd Barco, is disclosure of material facts. I specifically bring this up because if DOT requires property for a project they will get it. When landowners fight the acquisition, DOT can file a Memorandum of Action detailing a Complaint and Declaration of Taking in the applicable Register of Deeds. A real estate attorney could opine on whether you can convey clear title at this point. They could also tell you about penalties and legal consequences for failure to disclose material facts. As a company who buys land, this would turn us off until the situation is resolved. I have seen issues like this drag out.

Please forward my emails to any of the other members of Watkins Pond Inc. If you or they have any questions, I will do my best to answer them.

Respectfully,
Jamie

Jamie Classen
Director
The CSC Group
919-818-9032
[Jamie@thescgrp.com](mailto:jamie@thescgrp.com)



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