

Town of Sylva, NC – Town Manager: Attn: Paige Dowling

83 Allen Street, Sylva, NC 28779

828-586-2719

Dear Mrs. Dowling,

In reference to our property on HWY 107 we are asking for your assistance in the following. See attached maps A, B and C. Map A is outlined in black our property lines.

See attached map A. DOT per condemnation has purchase a section of the 2 front lots that front HWY 107. As you are aware Path Finder Lane is not owned by anyone. We understand about an old right of way leading from Walter Ashe Rd across our land and dead ends. There is no road that continues on the West Side through UPS property. There is a huge ditch, and we believe drainage would make it almost impossible to build a road. The right of way continues however but without ownership. We are asking for the Town of Sylva to dissolve this right of way in just the colored area of Path Finder Lane on Map A. The property owners of Path Finder Lane have access to go to Walter Ashe Rd to a redlight, however they cut through as you see on the map Hallie Manor Ct and north to HWY 107. Which is **not anyone's** right of way. The property owner in the back (Dowdy Bradly) south of our property has been cutting through our property as well. No one keeps up this road and it is going to cost us a lot of money to redo this road because of unlawful use through Hallie Manor Ct. Dowdy Bradley was given permission to use, however no longer has permission. Dowdy Bradley's right of way is an old right of way road without a name, but his right of way is clearly Walter Ashe Rd, and his address is Walter Ashe Rd.

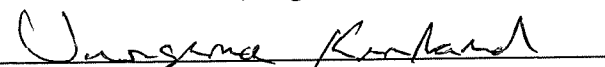
UPS also does not have a right of way across Hallie Manor Ct. Since we understand that there will be some sort of area in the middle of HWY 107 UPS will not be able to turn left, we are offering a possible solution for them. UPS owns to Walter Ashe Rd to the South of their property. See maps B and C. They would have access to Walter Ashe Rd to a red light and turn left or right. This is a solution for UPS. However, if UPS opens Path Finder Lane, they will definitely devalue our property and our property has already been devalued with the purchase from DOT.

We want this to be clear maps B and C is just a solution and we are not asking for the UPS property. We are just asking for our property on map A.

Please contact us via our Real Estate Broker of a date and time for we would like to speak to the Town Commissions when they can schedule. Ina Sams, NC Mountain Real Estate, LLC, 23 Hensley Circle, Sylva, NC 28779. Cell# 828-269-1904. Our Real Estate Broker has also listed the 2 parcels owned by Misty Taylor on Path Finder Way and will convey to a buyer your decision.

We look forward to our meeting.

Alvin N Kinkaid Trust, Virginia Kinkaid Trustee ETAL



Date: 2-10-23

Virginia Kinkaid



Date: 2-10-23

Robert Kinkaid

**RESOLUTION OF INTENT  
2023-01**

**A RESOLUTION DECLARING THE INTENTION OF THE  
BOARD OF COMMISSIONERS OF THE TOWN OF SYLVA  
TO CONSIDER THE PARTIAL CLOSING OF PATHFINDER LANE**

**WHEREAS**, N.C.G.S. §160A-299 authorizes the Board of Commissioners to close public streets and alleys; and

**WHEREAS**, by recording of a plat by Southern Land Auction Company, Plat Book 2, Page 6 of the Jackson County Public Registry, a copy of which is attached hereto as Exhibit A and incorporated by reference, certain streets were established; and

**WHEREAS**, a portion of Pathfinder Lane has not previously been opened nor accepted by the Town of Sylva; and

**WHEREAS**, the Board of Commissioners considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of a portion of Pathfinder Lane, the same being that street shaded on the attached Exhibit A.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Sylva that;

- (1) A public hearing will be held at 5:30 pm on the 11th day of May, 2023, at Sylva Municipal Hall to consider a resolution closing the following street that bisects the property owned by SOCOL Company Inc. (United Parcel Service, PIN# 7641-75-1740) as follows:
  - a. That portion of the platted but unopened street known as Pathfinder Lane that extends across the northwest corner of the lands of SOCOL Company, Inc. from current Hwy 107 in a southwesterly direction an approximate 280' and thence in a northwesterly direction an approximate 50' as more particularly depicted as the area shaded in red on the attached Exhibit A.
- (2) The Town Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Sylva Herald.
- (3) The Town Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon said streets a copy of this Resolution of Intent.
- (4) The Town Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by N.C.G.S. §160A-299.
- (5) In the event that such resolution is adopted, all right, title and interest in the previously dedicated right of way shall be presumed to vested in those persons

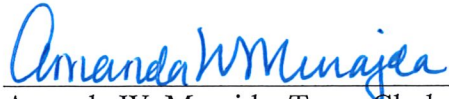
owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street in accordance with N.C.G.S. §160A-299(c),

This the 23<sup>rd</sup> day of March, 2023.



\_\_\_\_\_  
David Nestler, Mayor

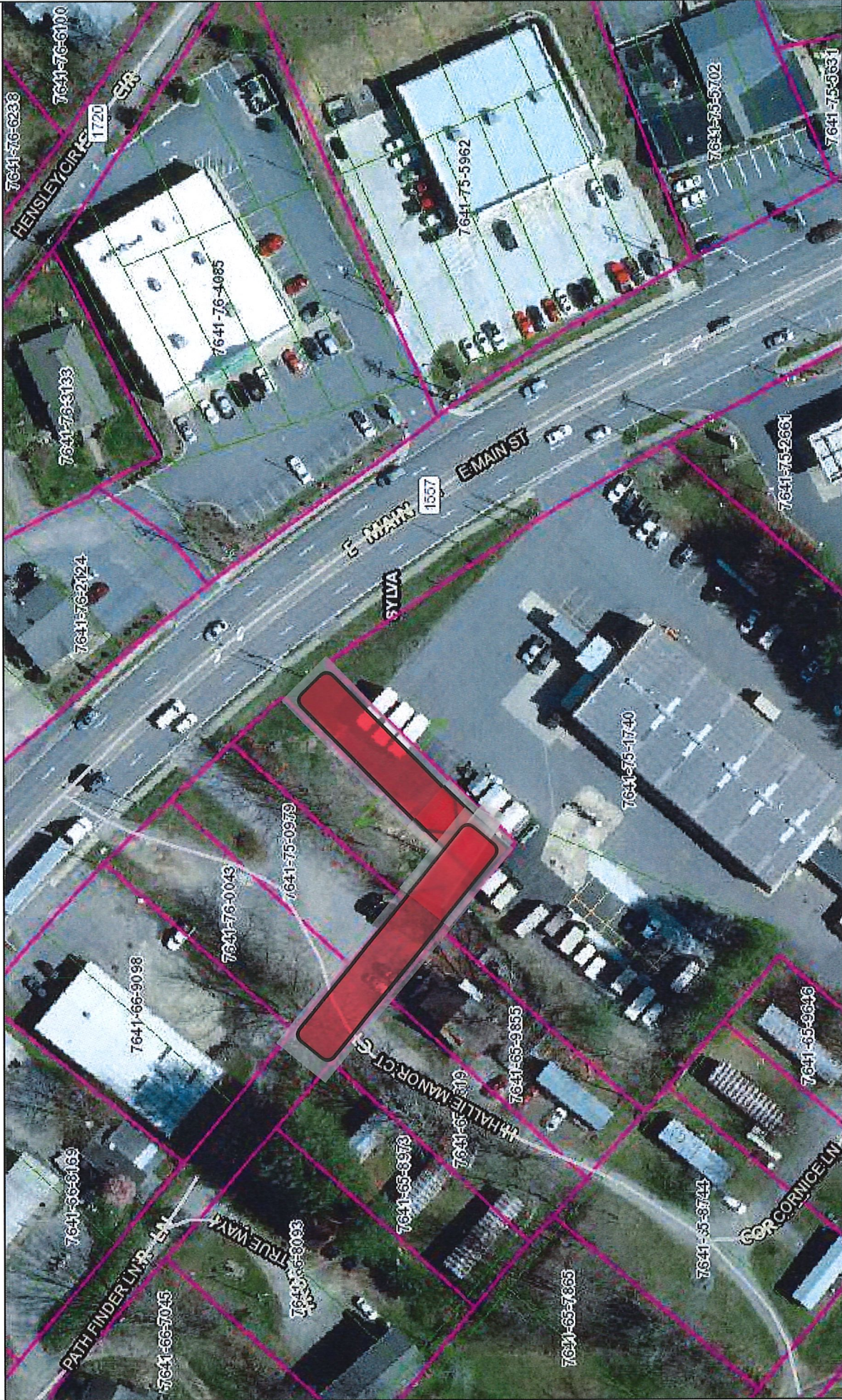
ATTESTED BY:



\_\_\_\_\_  
Amanda W. Murajda, Town Clerk



# Custom Jackson County, NC Property Map



**\*WARNING: THIS IS NOT A SURVEY!\***  
 This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification, Jackson County or any County representative assumes no legal responsibility for the contents of this map.

- Centerlines
- Parcel Lines
- Easement
- Hooks
- Leader Line
- Lot Line
- Subdivision
- ROW
- Parcels