

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
2016 MAY 24 09:01:24 AM
BK:30843 PG:125-129
FEE:\$26.00
EXCISE TAX:\$14.00
INSTRUMENT # 2016063248
YISRASB



RETURNED TO CUSTOMER

EASEMENT AGREEMENT

NC Excise Tax **\$14.00**

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

PROJECT NAME: **8" San. Sewer Easement
& 6" Water Easement to serve Home Place**
PROJECT NO: **PM00115127**
PARCEL NO.: **02**

A Portion of Tax Lot Number: **227-051-30** Property Address: **1116 Home Place-**

Brief Description for the Index: **See Attached Map.**

THIS GRANT OF EASEMENT is made this **7th** day of **April, 2016** by and between **Laura Rodberg Jamieson AKA Laura Rodberg Jameson, widow** (hereinafter referred to as GRANTOR) and the CITY OF CHARLOTTE, a municipal corporation, 600 East Fourth Street, Charlotte, North Carolina 28202, Mecklenburg County, North Carolina (hereinafter referred to as GRANTEE).

The designation GRANTOR and GRANTEE, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, said Grantor owns a certain tract of land ("Tract") in or near the City of Charlotte, County of Mecklenburg, North Carolina, the same being the land conveyed to Grantor, by deed recorded in Book 12125, Page 241 in the office of the Register of Deeds of Mecklenburg County; and

NOW THEREFORE said GRANTOR for good and valuable consideration to be paid by the City of Charlotte, the GRANTOR, has bargained and sold, and by these presents does bargain, sell, and convey to said GRANTEE and its successors a non-exclusive, perpetual easement (the "Permanent Easement"), for the purpose of laying, constructing, and maintaining a sanitary sewer line(s), and/or water line(s)/meter(s) in connection with the above-referenced public project and described as follows:

THAT PORTION of land so labeled on the map attached hereto and incorporated herein by reference, said map having been prepared by or for the City of Charlotte.

And, a Temporary Construction Easement, if applicable as noted below:

N/A In addition, said GRANTOR, for good and valuable consideration, receipt of which is acknowledged, has granted, and by these presents does grant to said GRANTEE and its successors a Temporary Construction Easement ("TCE") for the purpose of laying and constructing the public project referenced above, which TCE is located in that certain portion of the Tract in or near the City of Charlotte, County of Mecklenburg and State of North Carolina, and described as follows:

THAT PORTION of the Tract labeled "Temporary Construction Easement" or "TCE" on the map attached hereto as Exhibit A and incorporated herein by reference, said map having been prepared by or for the City of Charlotte.

The TCE granted in the immediately preceding paragraph, if any, shall take effect upon the beginning of this project's construction on the above named parcel, and shall have a duration of N/A year(s); and the parties hereto further covenant and agree that upon the expiration of the TCE as herein provided, the GRANTEE or its Contractor shall have no further obligations to maintain or rights to enter upon the TCE described herein.

GRANTOR understands and agrees that the consideration amount covers and includes all improvements located within the easement area or areas unless stated otherwise.

GRANTEE shall have such right of ingress, egress, and regress over and upon any lands of the GRANTOR adjacent to or in the vicinity of the Permanent Easement as may be necessary for the purposes of locating, laying, constructing, reconstructing, inspecting, operating, extending, maintaining, and otherwise keeping open and in good repair the sanitary sewer line(s), water line(s), or meter(s) for which the Permanent Easement is granted. If adequate access is not provided by established means of approach, the GRANTOR shall be compensated for any damage resulting at any time from the exercise of the right of ingress, egress, and regress hereby granted. In the event of disagreement at any time as to the amount of any such damage, one arbitrator shall be selected by the GRANTOR, one by the GRANTEE, and a third, if necessary, by the two so selected, and that the decision in writing of two of said arbitrators shall be final and binding upon the parties hereto.

It is further understood that the GRANTOR shall erect no permanent structure of any kind over or across this Permanent Easement. In addition, no permanent structure of any kind shall be erected over or across the TCE for so long as such TCE remains in effect. For purposes of this document, permanent structure includes, but is not limited to: buildings, tennis courts, and swimming pools. Neither may water be ponded or impounded over or across said Permanent Easement or TCE (for so long as such TCE remains in effect).

GRANTOR understands that this property is being acquired for a construction project of the GRANTEE and agrees that construction may begin on said property upon execution of this Agreement. It is further agreed that commencement of construction on said property prior to receiving compensation shall not be deemed as trespass and GRANTOR shall waive claim of trespass on said property.

GRANTOR, his heirs and assigns, hereby covenants to and with the GRANTEE that GRANTOR is the owner of the hereinabove-described property, and that GRANTOR has the right to convey these temporary and/or permanent easements.

TO HAVE AND TO HOLD the land hereinbefore described unto the GRANTEE, its successors and assigns, for the aforesaid uses and purposes and none other.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, the day and year first above written.

Laura Rodberg Jamieson (SEAL)
Laura Rodberg Jamieson AKA Laura Rodberg Jameson

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Joshua G. Frey, a Notary Public of Davidson County, State of North Carolina, do hereby certify that Laura Rodberg Jamieson AKA Laura Rodberg Jameson, Widow (the "Signatory") personally appeared before me this day and acknowledged the execution of the foregoing instrument.

I certify that the Signatory personally appeared before me this day, and

(check one of the following)

(I have personal knowledge of the identity of the Signatory); **or**
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

(check one of the following)

a driver's license *or*
 in the form of _____); **or**
 (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

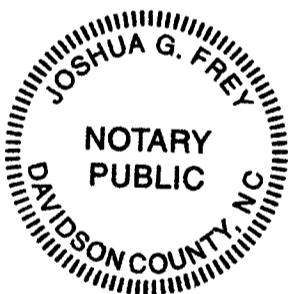
Witness my hand and official stamp or seal this 7 day of April, 2016.

Joshua G. Frey

Notary Public

Print Name: Joshua G. Frey

My Commission Expires: 01/11/2020



[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

1212
 WILLIAM M. KELSO &
 MARCIE D. OBERNDORF-KELSO
 DEED REF: 11357-337
 TAX PARCEL NO.
 227-051-29

1000
 T. RICHARD 7 ELEANOR R. MORRIS
 STUART Y. & ESTA R. WERNIKOFF
 DEED REF: 9761-675
 TAX PARCEL NO.
 227-051-31

L1
 (N84°39'00"E 129.18)

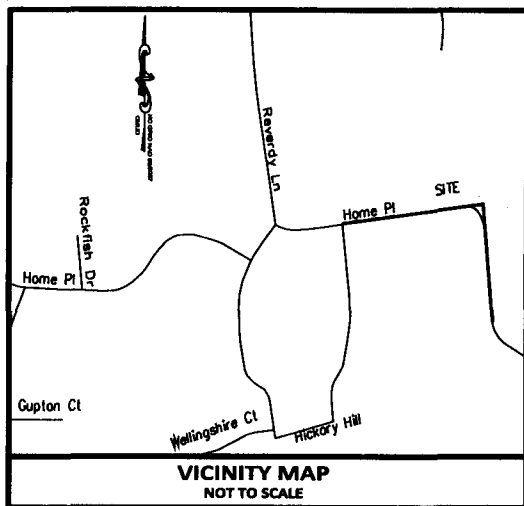
1116
 RICHARD D. DEVENZIO &
 LAURA R. JAMESON
 DEED REF: 12125-241
 TAX PARCEL NO.
 227-051-30

TIE LINE: N23°55'48"W
 DIST: 8.28' TO EXIST. MH
 EIP/NC GRID: '83/2007
 N: 496053.07
 E: 1475807.24

1115
 LESTER E. & VIRGINIA J. WRIGHT
 DEED REF: 4850-639
 TAX PARCEL NO.
 227-051-02

1115
 ALMA VIRGINIA WRIGHT
 DEED REF: 30318-90
 TAX PARCEL NO.
 227-051-34

1000
 T. RICHARD 7 ELEANOR R. MORRIS
 STUART Y. & ESTA R. WERNIKOFF
 DEED REF: 9761-675
 TAX PARCEL NO.
 227-051-31



NOTE: Property corners shown circled were located by actual survey. All distances are measured horizontal distances unless otherwise noted.

Bearing and distance shown in () parentheses are based on record deed information. Those not in parentheses () are project information. Bearing are based on:

NAD 83 (2007)

This map was prepared for the purpose of right-of-way or easement acquisition only, and is not intended to be a boundary survey of the property shown.

I, Geo. Lyle Pace, certify that this map was drawn under my supervision from an actual field survey made by the Charlotte-Mecklenburg Utility Department.

Professional Land Surveyor
 12/15/15
 N.E. Professional Land Surveyor of L-32172

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 Kim Kelly S. Gallo REVIEW OFFICER OF MECKLENBURG COUNTY. CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIRMED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 Kimberly Blair 4/26/16 DATE REVIEW OFFICER

LEGEND

	MON - R/W MONUMENT
	EIP - EXISTING IRON PIN
	PERMANENT WATER EASEMENT
	PERMANENT SEWER EASEMENT
	R/W RIGHT-OF-WAY
	PROPERTY LINE
	PERM. SEWER EASE.
	PERM. WATER EASE.

Line #	Length	Direction
L1	143.16	N84° 33' 00"E
L2	134.77	S34° 05' 28"E
L3	330.78	S03° 46' 59"E
L4	125.99	N67° 35' 53"W
L5	34.26	N05° 24' 07"W
L6	98.08	N67° 48' 26"W
L7	310.30	N05° 25' 46"W

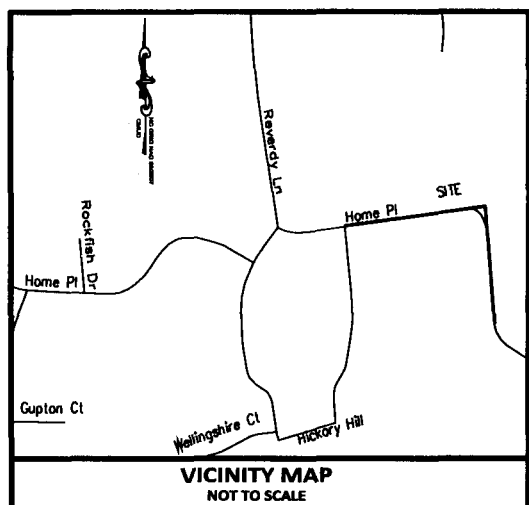
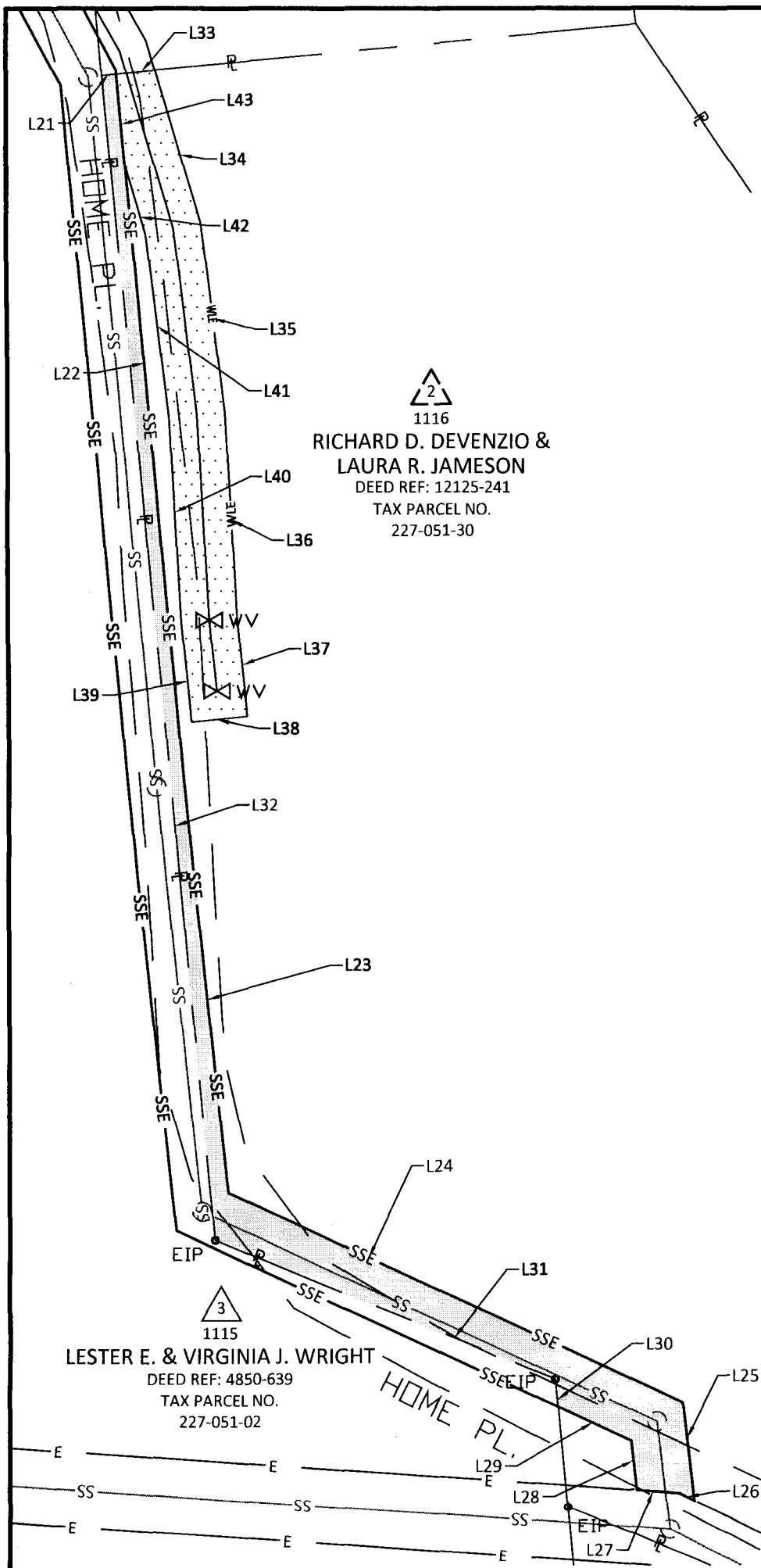
AREA TABLE		
	S.F.	ACRE
TOTAL AREA:	74546	1.71
AREA REMAINING:	74546	1.71
PERMANENT SEWER EASEMENT:	2972	0.07
PERMANENT WATER EASEMENT:	2550	0.06
TOTAL PERMANENT EASEMENT:	5522	0.13

No.	Date	By	Revision




CHARLOTTE WATER
 CHARLOTTE, NORTH CAROLINA

7030300001-15-527 448 Job No. File No.		8" SAN. SEWER EASE. & 6" WATER EASE. TO SERVE HOME PLACE	
Scales PLAN 1" = 60' PROFILE Hor. N/A Vert. N/A			
As Built Date		OWNER RICHARD D. DEVENZIO & LAURA R. JAMESON TAX PARCEL 227-051-30	
EKJ Surveyed By	- Designed By	JAG Drawn By	- Project-Engr
Approved By		Date	
Sheet 1		Of 2	




 1116
**RICHARD D. DEVENZIO &
 LAURA R. JAMESON**
 DEED REF: 12125-241
 TAX PARCEL NO.
 227-051-30


 1115
LESTER E. & VIRGINIA J. WRIGHT
 DEED REF: 4850-639
 TAX PARCEL NO.
 227-051-02

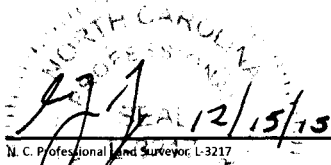
NOTE: Property corners shown circled were located by actual survey. All distances are measured horizontal distances unless otherwise noted.
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 Bearing are based on:

NAD 83 (2007)

This map was prepared for the purpose of right-of-way or easement acquisition only, and is not intended to be a boundary survey of the property shown.

I, Geo. Lyle Pace, certify that this map was drawn under my supervision from an actual field survey made by the Charlotte-Mecklenburg Utility Department.

NC GRID NAD 83/2007
 CMUD


 N. C. Professional Land Surveyor L-3217

The Surveyor's signature and seal must be in green to be original. If the signature and seal are not in green, this map is a copy that may be presumed to contain unauthorized alterations.

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
Kimberly S. Galt REVIEW OFFICER OF
 MECKLENBURG COUNTY, CERTIFY THAT THIS MAP OR
 PLATT TO WHICH THIS CERTIFICATION IS AFFIRMED,
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Kimberly S. Galt 4/26/16 DATE
 REVIEW OFFICER

LEGEND

	MON - R/W MONUMENT
	EIP - EXISTING IRON PIN
	PERMANENT WATER EASEMENT
	PERMANENT SEWER EASEMENT
	R/W RIGHT-OF-WAY
	PROPERTY LINE
	PERM. SEWER EASE.
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TOTAL PERMANENT EASEMENT:	5522	0.13

Line Table		
Line #	Length	Direction
L21	3.87	N84° 33' 00"E
L22	189.17	S05° 20' 24"E
L23	108.94	S06° 05' 11"E
L24	133.41	S65° 14' 28"E
L25	26.28	S06° 49' 15"E
L26	4.37	N62° 59' 32"W
L27	11.57	N86° 04' 08"W
L28	13.31	N06° 49' 15"W
L29	21.35	N65° 14' 28"W
L30	7.43	N05° 24' 07"W

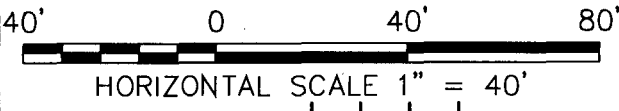
Line Table		
Line #	Length	Direction
L31	98.08	N67° 48' 26"W
L32	310.30	N05° 25' 46"W
L33	10.43	S84° 33' 00"W
L34	42.67	N16° 30' 01"W
L35	50.72	N07° 07' 35"W
L36	54.26	N03° 21' 09"W
L37	26.23	N05° 49' 24"W
L38	15.00	N84° 10' 36"E
L39	26.55	S05° 49' 24"E
L40	54.08	S03° 21' 09"E

Line Table		
Line #	Length	Direction
L41	49.00	S07° 07' 35"E
L42	19.27	S16° 30' 01"E
L43	24.63	S05° 20' 24"E

CHARLOTTE WATER
CHARLOTTE WATER
 CHARLOTTE, NORTH CAROLINA

7030300001-15-527	448
Job No.	File No.
Scales 1" = 40'	
PLAN	
PROFILE	
Hor.	N/A
Vert.	N/A
As Built	Date
EJK	
Surveyed By	Designed By
JAG	
Drawn By	Project Engr
	Approved By
	Date

8" SAN. SEWER EASE. & 6" WATER EASE.
 TO SERVE
HOME PLACE
 OWNER
**RICHARD D. DEVENZIO &
 LAURA R. JAMESON**
TAX PARCEL 227-051-30



No.	Date	By	Revision

Sheet	2	of	2
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