

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

PERMANENT UTILITY EASEMENT
TOTAL = 8,799 SF / 0.202 AC

TEMPORARY CONSTRUCTION EASEMENT
TOTAL = 11,198 SF / 0.257 AC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°03'32"E	21.60'
L2	N00°03'32"E	28.03'
L3	N00°03'32"E	22.02'
L4	N87°26'29"E	30.97'
L5	N87°39'32"E	368.98'
L6	S00°06'16"W	22.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S87°39'32"W	368.00'
L8	S87°26'29"W	31.94'
L9	N87°26'29"E	33.16'
L10	N87°39'32"E	366.75'
L11	N00°06'16"E	28.03'
L12	N00°06'16"E	21.86'

CHATHAM COUNTY
DB 618, PG 365
PB 93, PG 208
PID 68839
2855 OLD US 1

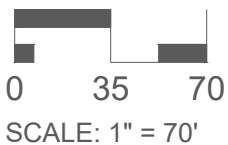
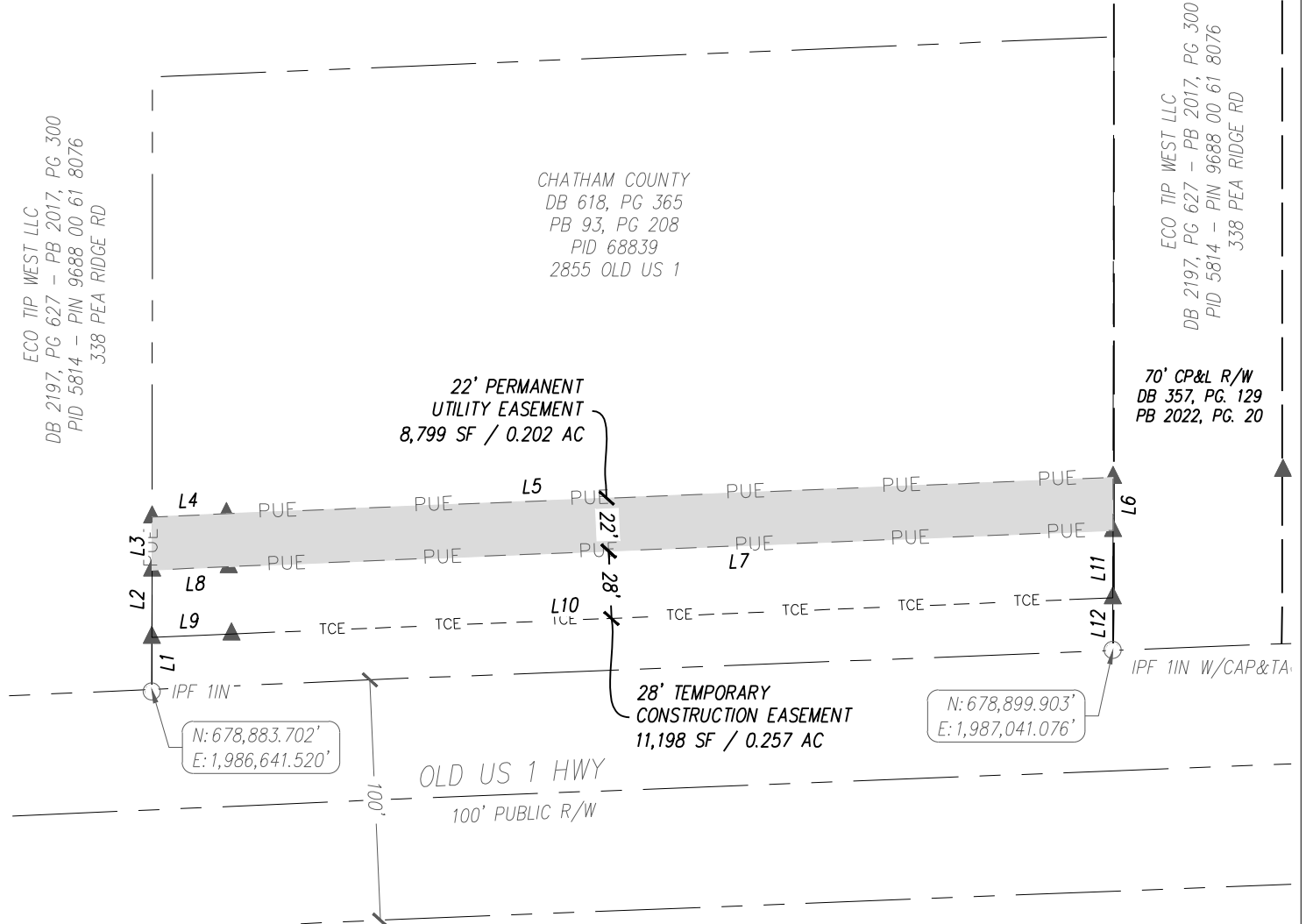
ECO TIP WEST LLC
DB 2197, PG 627 - PB 2017, PG 300
PID 5814 - PIN 9688 00 61 8076
338 PEA RIDGE RD

ECO TIP WEST LLC
DB 2197, PG 627 - PB 2017, PG 300
PID 5814 - PIN 9688 00 61 8076
338 PEA RIDGE RD

70' CP&L R/W
DB 357, PG. 129
PB 2022, PG. 20

22' PERMANENT
UTILITY EASEMENT
8,799 SF / 0.202 AC

28' TEMPORARY
CONSTRUCTION EASEMENT
11,198 SF / 0.257 AC



LEGEND

- IPF ○ IRON PIPE FOUND
- RWM □ R/W MON. FOUND
- ▲ COMPUTED POINT
- TCE --- NEW TEMPORARY CONSTRUCTION EASEMENT
- PUE --- NEW UTILITY EASEMENT
- --- PROPERTY LINE COMPILATION

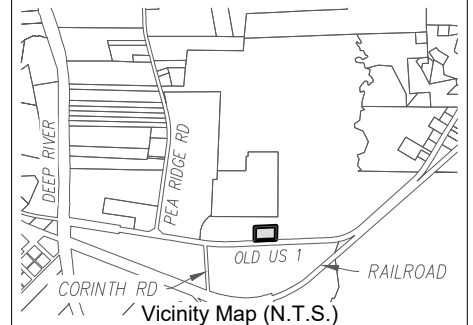
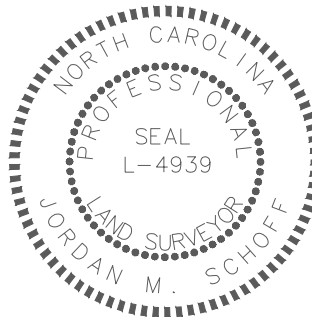
GENERAL NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. AREAS COMPUTED USING THE COORDINATE METHOD.
4. THE EASEMENT AREA IS NOT LOCATED INSIDE OF A FLOODPLAIN PER MAP 3710968700L DATED 11-17-2017. www.rfris.nc.gov

I, JORDAN M. SCHOFF, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13TH DAY OF APRIL, A.D., 2023.

... d. THAT THE SURVEY IS A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED G.S. 62.-3.

DocuSigned by:
Jordan M. Schoff
JORDAN M. SCHOFF
REGISTERED SURVEYOR
LICENSE NUMBER L-4939



5410 Old Poole Rd
Raleigh, NC 27610
T 919.380.8750

Firm License # C-1051
www.stewartinc.com
Project # G22083

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF:
CHATHAM COUNTY
PID 68839 - PIN 9687 00 68 6973
CAPE FEAR TOWNSHIP, CHATHAM COUNTY
SANFORD TIP WATER & SEWER IMPROVEMENT PROJECT

Project No:	G22083	Ref No:	FNI-C08 & T000
Scale:	1" = 70'	Date:	02-24-2023
Drawn By:	NMH	Revision 01:	04-13-2023
Checked By:	JMS	Drawing No.	1 of 1

**PREPARED UNDER THE
SUPERVISION OF**
M. Andrew Lucas

MAIL TO: Engineering Division
City of Sanford
P.O. Box 3729
Sanford, NC 27331-3729

CHATHAM COUNTY
NORTH CAROLINA

PERMANENT NON-EXCLUSIVE UTILITY EASEMENT

THIS DEED OF EASEMENT dated this 3rd day of May, 2023 between Chatham County, NC (hereinafter called "Grantors"), and the City of Sanford, a municipal corporation located in Lee County, State of North Carolina (hereinafter called "Grantee").

THAT WHEREAS, Grantor is the owner of a tract of land situated in the City/Town of New Hill, Cape Fear Township, Chatham County, North Carolina, which is described in a certain deed recorded in Book 618, Page 365, Chatham County Registry; and

WHEREAS, Grantee has requested and Grantors have agreed to grant to the Grantee both a temporary and a permanent utility easement over the lands of Grantor for the installation of utilities and water and/or sewer transmission lines, and for ingress, egress, and regress to said lines.

NOW, THEREFORE, Grantor, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby give, grant, sell, and convey to Grantee, its successors and assigns, an easement for the inspection, maintenance, and repair of said line described as follows; **Said easement being the proposed utility easement and/or proposed waterline/sewer line easement as shown on EXHIBIT A attached hereto and incorporated herein together with a temporary construction easement as shown on EXHIBIT A. The temporary easement shall terminate thirty (30) days after project construction completion.**

SAID EASEMENT is to be used and enjoyed by the City of Sanford, its successors and assigns, to keep up, construct, repair, and maintain said utilities, and use the same so far as may be necessary, for said purpose with right of ingress and egress, thereto thereon at all times. The City of Sanford shall have the right to cut and remove such trees and growth in, upon, and along said utilities as may interfere with the installation, laying, upkeep, and maintenance of said utilities for the purpose herein stated.

TO HAVE AND TO HOLD said permanent right and easement hereby granted to the Grantee, its successors and assigns, forever.

The designation Grantor and Grantee, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, GRANROR, pursuant to a resolution dated May 1, 2023, has caused this instrument to be signed in its corporate name by its **CHAIRMAN OF THE CHATHAM COUNTY BOARD OF COMMISSIONERS**, its corporate seal hereto affixed, and attested by it **CLERK OF THE CHATHAM COUNTY BOARD OF COMMISSIONERS**, by order of the **CHATHAM COUNTY COMMISSIONERS**, this the day and year first above written.

Chatham County

Karen A. Howard (SEAL)
(Chair Karen Howard), Chairman of Chatham
County Board of Commissioners

Lindsay K. Ray
(Lindsay K. Ray) Clerk of Chatham County Board
of Commissioners

	North Carolina, <u>Chatham</u> County I, <u>Lacey Lea George</u> , a Notary Public for <u>Alamance</u> County, North Carolina, certify that <u>Lindsay K. Ray</u> personally came before me this day and acknowledged that he/she is the CLERK of the Chatham County Board Of Commissioners, and that by authority duly given, the foregoing instrument was signed in its name by <u>Karen Howard</u> , its CHAIRMAN of the Chatham COUNTY BOARD OF COMMISSIONERS, sealed with its corporate seal, and attested by <u>Lindsay K. Ray</u> as its CLERK. Witness my hand and official seal this <u>3rd</u> day of the
	<u>May</u> , 20 <u>23</u> . <u>Lacey Lea George</u> Notary Public My commission expires: <u>10/03/2027</u>