

DRAWN BY: JoAnne Carlyle, City Attorney
RETURN TO: City Attorney, P. O. Box 230, High Point, NC 27261

NORTH CAROLINA
GUILFORD COUNTY

**PERMANENT SANITARY SEWER and
TEMPORARY CONSTRUCTION EASEMENT**

PROJECT: ADKINS ROAD SEWER
IMPROVEMENTS PHASE 2

TAX PARCEL:0171078

ADDRESS: 920 Open Sam Court

THIS EASEMENT, made and entered into this _____ day of _____ 2016, by and between **GUILFORD COUNTY**, (P.O. Box 3427, Greensboro, NC 27402), hereinafter referred to as Grantor(s), and the **CITY OF HIGH POINT**, (P.O. Box 230 High Point, NC 27261), a municipal corporation existing under the laws of the State of North Carolina, hereinafter referred to as Grantee;

WITNESSETH:

THAT the Grantor(s) for themselves, their heirs, successors and assigns, for and in consideration of the sum of One dollar and No/100's (\$1.00), do hereby, grant and convey unto the Grantee, its successors and assigns, a permanent sanitary sewer utility easement, and a temporary construction easement, as shown on Exhibit "A", with the right of ingress and egress on, over and across the land of the Grantor to construct, repair, maintain, inspect, operate, replace, and protect the sewer lines and pipes, and for any other purpose useful or necessary for the proper and adequate functioning of the sanitary sewer system, on property located in High Point Township, Guilford County, North Carolina, more particularly described as follows:

FOR A COMPLETE DESCRIPTION SEE EXHIBIT "A" ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property containing the area described in Exhibit "A" was acquired by the Grantor(s) by instrument recorded in the Guilford County Register of Deeds in Plat 108, Page 49 (dedication).

Said widths, station numbers, survey lines and additional areas being delineated on that set of plans are on file in the office of the City of High Point Central Engineering Department to which plans reference is hereby made for greater certainty of description of the areas herein conveyed and for no other purpose.

SPECIAL PROVISIONS: This easement is subject to the following provisions only:

It is understood and agreed that the temporary construction easement referred to on the attached Exhibit "A" is of a temporary nature and will expire at the completion of the construction of the project. There are no conditions to this easement not expressed herein.

The Grantor(s) by the execution of this instrument, acknowledge(s) that the plans for the aforesaid project as they affect their property have been fully explained to them or their authorized representative.

TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances thereunto belonging to the Grantee in perpetuity. The undersigned hereby covenant and warrant that they are the sole owners of said property; that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set its hand and seal the day and year first above-written.

By: _____

ATTEST:

Chairman to the Board of County Commissioners

Clerk to Board

STATE OF NORTH CAROLINA
COUNTY OF

I, _____, the undersigned Notary Public, do hereby certify that _____ personally came before me this day and acknowledged that _____ is the Clerk to the Board of County Commissioners of Guilford County, a body politic and corporate, and that, by authority duly given and as an act of the said County, the foregoing instrument was signed in its name by _____, Chairman to the Board of County Commissioners of said County, and attested by _____ as the Clerk to said Board and that the instrument is the act and deed of Guilford County.

WITNESS my hand and official stamp or seal, this the _____ day of _____, 2016.

Notary Public

My commission expires: _____

EXHIBIT "A"
Permanent Sanitary Sewer Easement
With Temporary Construction Easement
On the lands of
Guilford County
920 Open Sam Court
Guilford County Parcel No: 0171078
Plat Book 108 & Page 49
Colfax, North Carolina

PERMANENT SANITARY SEWER EASEMENT

A permanent sanitary sewer easement having a total width of 30 feet, 15.0 feet to the left and 15.0 feet to the right of its centerline, said centerline being a proposed gravity sanitary sewer line as shown on plan "Adkins Road Sewer Improvement Phase 2 Project Number 110078" prepared for the City of High Point Municipality and being more particularly described below:

Commencing at an existing iron pipe, said iron pipe being the southeast corner of Jonathan D. & Teresa M. Johnson (D.B. 6091, PG. 1810, Guilford County Registry); and the southwest corner of said Guilford County Property, thence from said iron pipe North 00°40'28" East 213.85 feet to the intersection of the centerline of the proposed gravity sanitary sewer line at the Property Station 28+42.10 the point of **BEGINNING**; thence running with said centerline, North 42°39'43" East 51.91 feet to the intersection of said centerline with the northern property line of said Guilford County Property and the southern property of Lester R. Gorrell (D.B. 6297, PG. 162, Guilford County Registry); at Property Station 28+94.01 said point being located North 89°06'33" West 163.00 feet from an existing axle being the common corners of the foresaid Gorrell and Guilford County parcels.

Containing 1,557± Sq. Ft.

Temporary Construction Easement

The above described having a temporary construction easement 20 feet to the left of the Proposed Permanent Sanitary Sewer Easement from Property Station 28+42.10 to Property Station 28+94.01 and shall exist for the duration of the construction contract.

Containing 119± Sq. Ft.