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 GUILFORD CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT X
\$12.00
PRESENTED & RECORDED
 04-30-2013 09:21:13 AM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JUDY BURGESS
DEPUTY/CLERK
BK: R 7476
PG: 899-903

GRANTEE ADDRESS: City of Greensboro - Property Management
 P.O. Box 3136, Greensboro, N.C. 27402
DRAWN BY: Office of the City Attorney
 P.O. Box 3136, Greensboro, N.C. 27402

Dec 2013
#12
City Pl - KR

DEED OF EASEMENT

PERMANENT UTILITY AND TEMPORARY CONSTRUCTION

EXCLUSIVE TO THE CITY OF GREENSBORO

JTB

THIS EASEMENT made and entered into this the 29th day of April, 2013 by and between James Paskalides and wife, Elizabeth Paskalides, and Erik Paskalides, a minor child, party of the first part, hereinafter referred to as Grantor, and the City of Greensboro, a municipal corporation of the State of North Carolina, party of the second part, hereinafter referred to as Grantee.

WITNESSETH

THAT WHEREAS, in serving the best interest, safety and welfare of the general public, upon recommendation from the Greensboro Department of Water Resources, the Engineering and Inspections Department's Director has approved and duly authorized as of 07-19-2004, the improvement of "Lynwood Lakes Water & Sewer Improvements - County Project"; with limits from North of Liberty Rd., Northwest of Williams Dairy Rd. (Charolais Dr., Lynwood Dr., Ledford Rd., Ventura Dr., Lucien St., Whiteley Pl., Mockingbird Rd., Melissa Laine Rd., Van Noppen Rd.); in the nature of Sanitary Sewer and Water Line improvements; being City of Greensboro, Engineering Division, Project Number (s) P04356 and,

WHEREAS, the City of Greensboro proposes to construct improvements to its sewage collection system and/or plans for future expansion of its water delivery system and for those purposes requires both permanent utility and temporary construction easements, exclusive to the City of Greensboro, for public utility lines across and upon the lands of the Grantor;

NOW, THEREFORE, in consideration of the sum of Five Thousand Seven Hundred Dollars no/100 (\$5,700.00) and other good and valuable considerations paid to the Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby give, grant, bargain and convey unto the Grantee, its successors and assigns, permanent utility and temporary construction easements, exclusive to the City of Greensboro, across, over, under, through, and upon lands owned by the Grantor, lying and being in the County of Guilford and State of North Carolina, in Fentress Township, being an easement(s) burdening a portion of the property identified as follows:

Street Address:	Current Guilford County Tax Map Number:	Recording Information:
2901-2905 Charolais Drive	ACL 09-09-0583-R-0473-00-007 Parcel # 0134456	Deed Book 6640 Page 104 Plat Book 46 Page 55

Referenced deeds are recorded in the office of the Register of Deeds of Guilford County, North Carolina, and adjoining the lands of others and more particularly described as follows:

PERMANENT UTILITY EASEMENT(S)

The same being permanent utility easement(s) designated as Permanent Utility Easement(s), exclusive to the City of Greensboro, Tract(s) 0018-D, containing an area of 9,932 square feet, as shown on a property map entitled "Lynwood Lakes Water & Sewer Improvements – County Project", drawing number G-1100G, prepared for the City of Greensboro, by Withers & Ravenel, dated 03/26/10. The proposed margins, of the herein described Permanent Utility Easement, exclusive to the City of Greensboro, Tract 0018-D, extend from a southwestern boundary of Grantor, being the northeastern margin of Charolais Drive, and the northwestern boundary of Grantor, being a southeastern boundary of James A. Taylor and wife, Carolyn L. Taylor, and Paul C. Durham, Jr. and wife, Lokeel F. Durham as described and recorded in Deed Book 6487, Page 1928 and in Deed Book 3754, Page 1997 in said Guilford County Registry, to southeastern boundary of Grantor, being the northwestern boundary of Verma B. Byerly as described and recorded in Deed Book 6757, Page 857 in said Guilford County registry, and to said northeastern margin of Charolais Drive being said southwestern boundary of Grantor. For further reference see attached EXHIBIT(S), which description and designation is incorporated herein by reference.

TEMPORARY CONSTRUCTION EASEMENT(S)

The same being temporary construction easement(s) designated as Temporary Construction Easement Tract(s) 0018-C1, containing an area of 5,197 square feet, as shown on said map referenced above. The proposed margins, of the herein described Temporary Construction Easement Tract 0018-C1, extend from the southwestern boundary line of Grantor to the southwestern boundary line of Grantor. For further reference see attached EXHIBIT(S), which description and designation is incorporated herein by reference.

The same being temporary construction easement(s) designated as Temporary Construction Easement Tract(s) 0018-C2, containing an area of 511 square feet, as shown on said map referenced above. The proposed margins, of the herein described Temporary Construction Easement Tract 0018-C2, extend from the southeastern boundary line of Grantor to the southwestern boundary line of Grantor. For further reference see attached EXHIBIT(S), which description and designation is incorporated herein by reference.

The same being temporary construction easement(s) designated as Temporary Construction Easement Tract(s) 0018-C3, containing an area of 1,578 square feet, as shown on said map referenced above. The proposed margins, of the herein described Temporary Construction Easement Tract 0018-C3, extend from the northwestern boundary line of Grantor, being said southeastern boundary of James A. Taylor and wife, Carolyn L. Taylor as referenced above, to the southeastern boundary line of Grantor. For further reference see attached EXHIBIT(S), which description and designation is incorporated herein by reference.

TOGETHER WITH the perpetual rights and easements to go in and upon the aforesaid Permanent Utility Easement(s), exclusive to the City of Greensboro, Tract(s) 0018-D to construct, install, improve, remove, repair, inspect, replace, operate and maintain one or more public utilities and to install, improve, remove, repair, inspect, replace, operate and maintain within said easements other devices used in maintaining public utility systems, together with the perpetual rights and easements to tap the lines, outfalls and collector lines and to construct sewer and/or water laterals from the same to the outside boundaries of the aforesaid easements, and to clear and keep clear the full widths of said permanent easements from brush, trees, and any or all other obstructions, structures, and encroachments, of any kind.

TOGETHER WITH the temporary rights and easements to go in and upon the aforesaid Temporary Construction Easements Tract(s) 0018-C1, 0018-C2, and 0018-C3 to construct, install, improve, repair, inspect, and replace manholes and lines of underground pipe within said Permanent Utility Easements, exclusive to the City of Greensboro, Tract(s) 0018-D during the period of construction of the City of Greensboro construction project entitled "Lynwood Lakes Water & Sewer Improvements – County Project", Project Number (s) P04356.

PROVIDED FURTHER, that in laying, constructing, replacing, enlarging, repairing and maintaining said improvements, the Grantee shall remove all surplus earth, make level the surface of the ground above the easement, replace and repair existing driveways, walkways, etc., and to restore any disturbed area to a condition substantially equal to its current condition. The Grantee agrees to hold the Grantor harmless and defend him against the claims of third persons whomsoever for personal injury or damage to private property caused by the negligence of Grantee in the construction, installation, and/or maintenance of the permanent utility easement(s) and the temporary construction easement(s) granted by this Deed of Easement.

THIS conveyance is made subject to any and all existing easements and restrictions of record and is non-exclusive to the extent that other public service and utilities may install service lines across the herein described easement at a perpendicular alignment to said herein described easement, so long as they do not unreasonably interfere with the Grantee's use thereof, and upon written permission from the Grantee.

THIS conveyance includes all right, title, and interest in all timber, including shrubs and other plantings, within limits of the easements described above.

TO have and to hold said rights and easements to it the City of Greensboro and its successors in title forever; it being agreed that the rights and easements hereby granted are appurtenant to and run with the lands.

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.

AND the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

FOR further reference see the attached drawing EXHIBIT(S), showing said easements, which description and designation is incorporated herein by reference. Also see City of Greensboro, Engineering Division property drawing number G-1100G, entitled, "Lynwood Lakes Water & Sewer Improvements - County Project", on file in the Records Section.

FILE NAME: D04356-0018.doc

Initials: JSA

Date: 01-30-2009

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


James Paskalides (SEAL)


Elizabeth Paskalides (SEAL)


Erik Paskalides (SEAL)

~~New Jersey~~
~~NORTH CAROLINA~~
Ocean COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: James Paskalides

Today's Date: April 13, 2013

Connie Schubiger
[Notary's signature as name appears on seal]

CONNIE SCHUBIGER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 05, 2014

Connie Schubiger
[Notary's printed name as name appears on seal]

My commission expires: March 5, 2014

[Affix Notary Seal in Space Above]

~~New Jersey~~
~~NORTH CAROLINA~~
Ocean COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Elizabeth Paskalides

Today's Date: April 13, 2013

Connie Schubiger
[Notary's signature as name appears on seal]

CONNIE SCHUBIGER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 05, 2014

Connie Schubiger
[Notary's printed name as name appears on seal]

My commission expires: March 5, 2014

[Affix Notary Seal in Space Above]

~~New Jersey~~
~~NORTH CAROLINA~~
Ocean COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Erik Paskalides

Today's Date: April 13, 2013

Connie Schubiger
[Notary's signature as name appears on seal]

CONNIE SCHUBIGER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 05, 2014

Connie Schubiger
[Notary's printed name as name appears on seal]

My commission expires: March 5, 2014

[Affix Notary Seal in Space Above]

EXHIBIT

SCALE: 1" = 40'

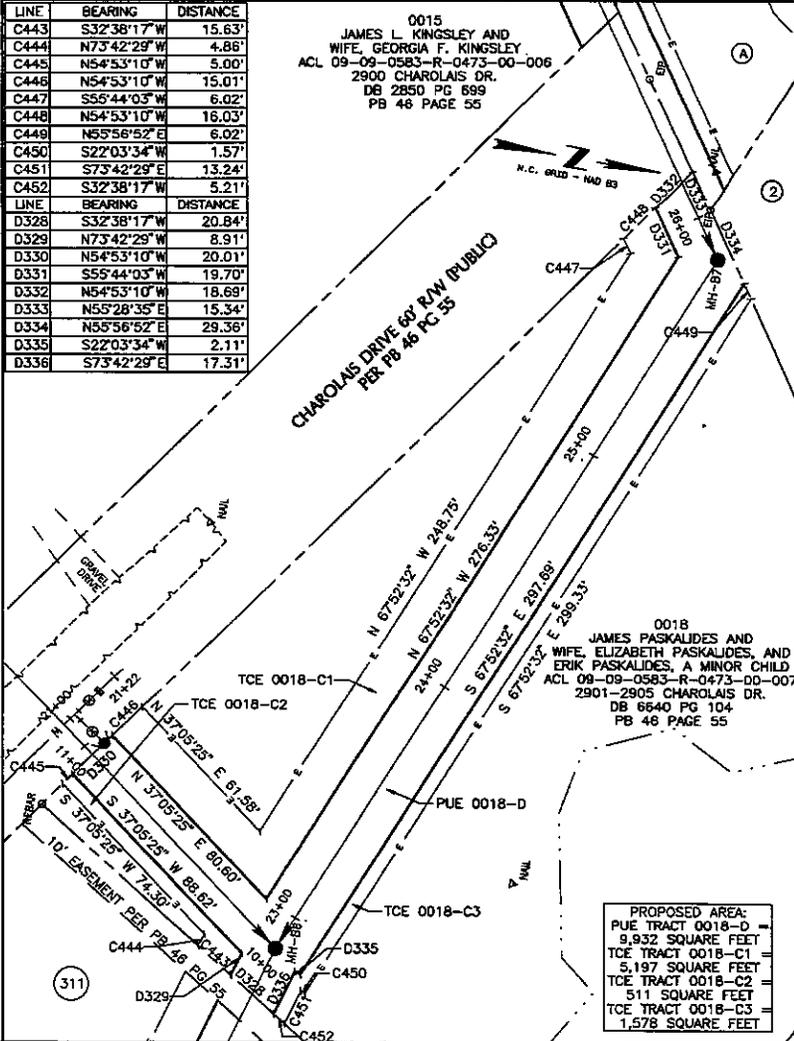


The information on this map is derived from a certified survey map prepared by Withers & Ravenel Inc. License No. C-0832, for the City of Greensboro. The survey map is numbered G-1100G, and was sealed by James S. Armstrong P.L.S. L-4411, on 01/30/09, and is on file in the City of Greensboro's, Engineering Division, Records Section.

- ⊙ Point Not Set
- ⊕ Water Tee
- ⊗ Water Valve
- ⊕ Hydrant
- ⊙ Existing Sanitary Sewer Manhole
- ⊙ Existing Iron Pipe (EIP)
- △ Traverse Point
- ⊕ Precise Traverse Point

- Property Line
- - - - - Plat Lot Line
- Proposed Permanent Utility Easement (PUE)
- Exclusive to City of Greensboro
- Proposed Sanitary Sewer
- Proposed Temporary Construction Easement (TCE)
- Proposed Water Line
- 1% Annual Chance Floodplain BNDY
- Existing Creek
- Existing Wetlands
- Existing Sanitary Sewer
- Existing Edge of Pavement

LINE	BEARING	DISTANCE
C443	S32°38'17"W	15.63'
C444	N7°42'29"W	4.86'
C445	N54°53'10"W	5.00'
C446	N54°53'10"W	15.01'
C447	S5°44'03"W	6.02'
C448	N54°53'10"W	18.03'
C449	N5°56'52"E	6.02'
C450	S22°03'34"W	1.57'
C451	S7°42'29"E	13.24'
C452	S32°38'17"W	5.21'
LINE	BEARING	DISTANCE
D328	S32°38'17"W	20.84'
D329	N7°42'29"W	8.91'
D330	N54°53'10"W	20.01'
D331	S5°44'03"W	19.70'
D332	N54°53'10"W	18.69'
D333	N5°28'35"E	15.34'
D334	N5°56'52"E	29.36'
D335	S22°03'34"W	2.11'
D336	S7°42'29"E	17.31'



PROPOSED AREA:

PUE TRACT 0018-D	=	9,932 SQUARE FEET
TCE TRACT 0018-C1	=	5,197 SQUARE FEET
TCE TRACT 0018-C2	=	511 SQUARE FEET
TCE TRACT 0018-C3	=	1,578 SQUARE FEET

This map IS NOT a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.