

FOR REGISTRATION
 J. David Granberry
 REGISTER OF DEEDS
 Mecklenburg County, NC
 2016 FEB 08 11:21:01 AM
 BK:30584 PG:378-380
 FEE:\$26.00
 EXCISE TAX: \$1.00
 INSTRUMENT # 2016013833
 YISRASB



2016013833

RETURNED TO CUSTOMER

PERMANENT BUS SHELTER/BENCH EASEMENT

Excise Tax: 1.00

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

PROJECT NAME: FY14 Bus Stops2607/2550 Arrowood RoadPROJECT NO: 512-12-049PARCEL NO.: 2A Portion of Tax Lot Number: 201-301-33Property Address: 2550 West Arrowood
Road

THIS EASEMENT AGREEMENT is made this 30th day of November, 2015, by and between Whitehall Office Condominium I Association, Inc on behalf of O'Hair Limited Partnership, Ray Drury a/k/a Ray T. Drury and wife, Sonja Drury, Strauss Landholdings, LLC, and Alvin Green, (hereinafter referred to as GRANTOR) and the CITY OF CHARLOTTE, a municipal corporation, 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.

WHEREAS, the GRANTEE desires to construct, install, and maintain a passenger bench and/or bus shelter wholly or partially upon the property of GRANTOR;

WHEREAS, GRANTOR recognizes the services and benefits accruing to his said property through this construction upon said property of GRANTOR;

NOW, THEREFORE, in consideration of said services and benefits, and other valuable considerations, GRANTOR hereby gives, grants, bargains, sells, and conveys unto GRANTEE, its successors and assigns, a permanent easement for the construction of said bench and/or shelter wholly or partially upon the property of GRANTOR located at 2550 West Arrowood Road in the City of Charlotte, Mecklenburg County, North Carolina, said property being more fully described as recorded in Deed Book 20877, Page 759, Deed Book 19852, Page 611, Deed Book 28261, Page 601, and Deed Book 21342, Page 545, in the Mecklenburg County Public Registry.

It is further agreed that this structure will be maintained continually in a good, proper, and safe condition by the GRANTEE.

**DRAWN BY AND RETURN TO: CITY OF CHARLOTTE-BOX
 RE11 PERMANENT BUS SHELTER/BENCH EASEMENT
 REV. 07/02**

The undersigned hereby covenant and warrant that they are the fee owners of said property, that they solely have the right to grant this easement, and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

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 caused this instrument to be signed in its corporate name by one of its duly authorized officers and its seal to be hereto affixed by authority of its Board of Directors, the day and year first above written

Whitehall Office Condominium I Association, Inc

By: [Signature]
Print Name: James E. McFarland
Title: President

STATE OF North Carolina

COUNTY OF mecklenburg

I, Betty J. Burkhart, a Notary Public of mecklenburg County, State of North Carolina, do hereby certify that James E. McFarland (the "Signatory"), President of Whitehall Office Condominium I Association, Inc a North Carolina corporation, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

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).

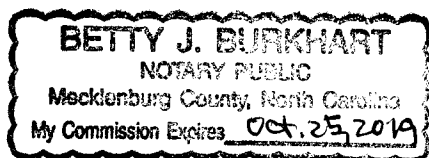
The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 30th day of November, 2015.

Betty J. Burkhart
Notary Public
Print Name: Betty J. Burkhart
[Note: Notary Public must sign exactly as on notary seal]

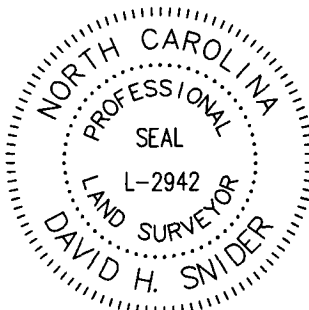
My Commission Expires: October 25, 2019

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

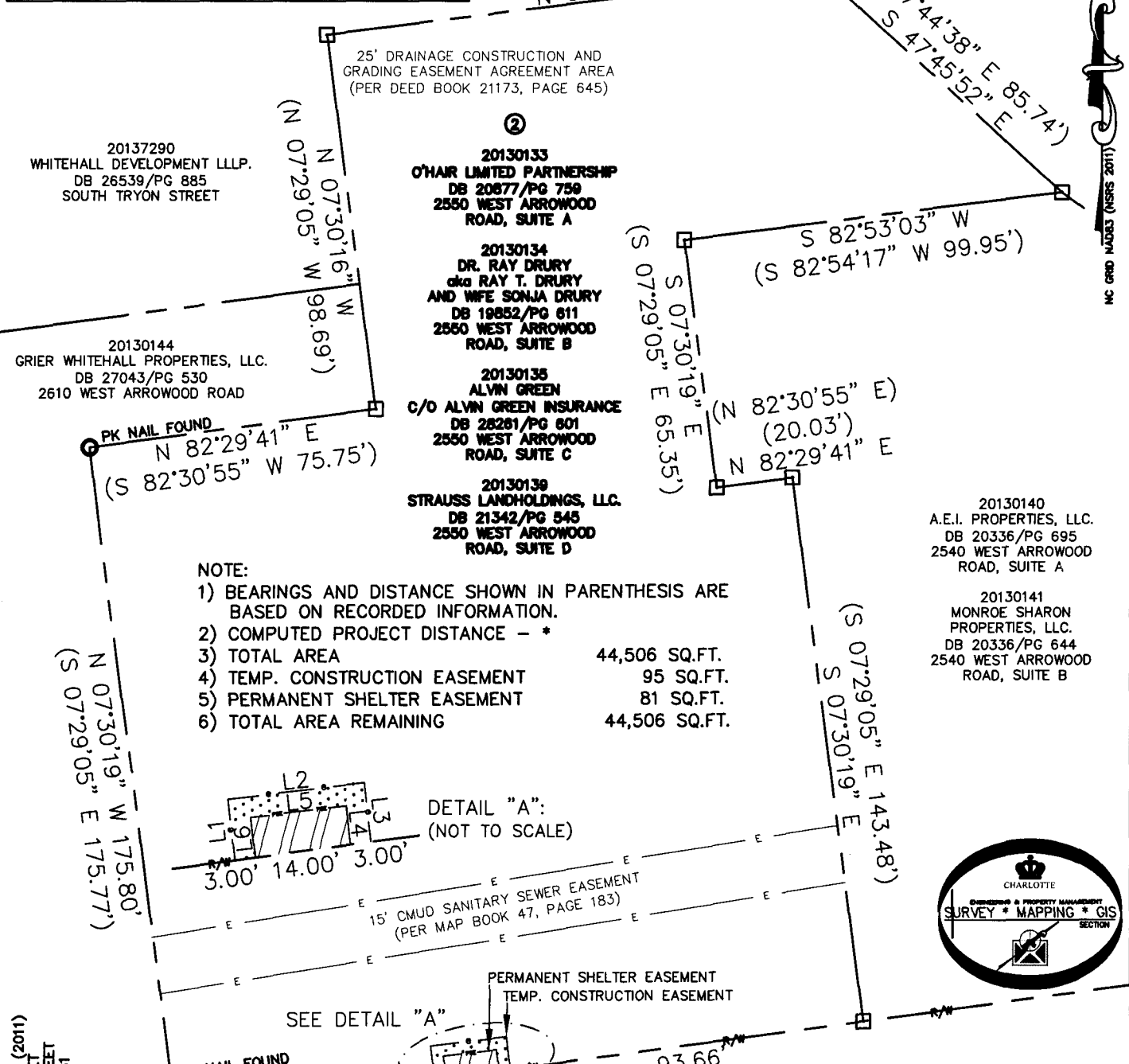
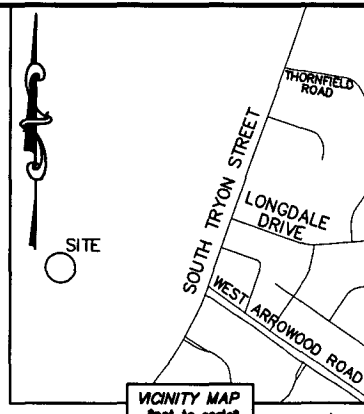


I, DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF ACQUISITION AND EASEMENTS ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN.

David H. Snider 10/7/14
 DAVID H. SNIDER, NC P.L.S. L-2942 DATE

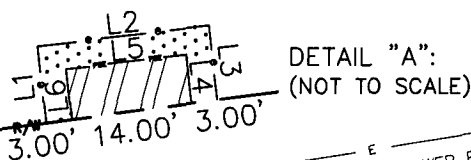


LINE TABLE		
LINE	LENGTH	BEARING
L1	8.90'	N 06°50'41" W
L2	20.00'	N 83°09'19" E
L3	8.67'	S 06°50'41" E
L4	5.71'	S 06°50'41" E
L5	14.00'	N 83°09'19" E
L6	5.87'	N 06°50'41" W



NOTE:

- 1) BEARINGS AND DISTANCE SHOWN IN PARENTHESIS ARE BASED ON RECORDED INFORMATION.
- 2) COMPUTED PROJECT DISTANCE - *
- 3) TOTAL AREA 44,506 SQ.FT.
- 4) TEMP. CONSTRUCTION EASEMENT 95 SQ.FT.
- 5) PERMANENT SHELTER EASEMENT 81 SQ.FT.
- 6) TOTAL AREA REMAINING 44,506 SQ.FT.



15' CMUD SANITARY SEWER EASEMENT (PER MAP BOOK 47, PAGE 183)

PERMANENT SHELTER EASEMENT
 TEMP. CONSTRUCTION EASEMENT

MAG. NAIL
 NC GRID NAD 83 (2011)
 N: 514,235.58 FEET
 E: 1,423,124.88 FEET
 JOB NO. 060508098660

PK NAIL FOUND
 N: 514,290.07 FEET
 E: 1,423,124.88 FEET

WEST ARROWOOD ROAD
 (100' PUBLIC R/W)

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

Kristal M. Bright REVIEW OFFICER
 OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Kristal M. Bright 10/8/14
 REVIEW OFFICER DATE

LEGEND

- REBAR OR IRON PIN FOUND
- COMPUTED POINT
- PROPERTY LINES
- EXISTING RIGHT-OF-WAY
- TEMP. CONSTRUCTION EASEMENT
- PERMANENT SHELTER EASEMENT

PREPARED BY:
 CITY OF CHARLOTTE
 ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT
 600 EAST FOURTH STREET
 CHARLOTTE, NC 28202
 704-336-2291

CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT		
REVISIONS	FY14 BUS STOPS 2607/2550 ARROWOOD RD BUS STOP ID 45758-45760	JOB NO. PM51212049
	PROPERTY ACQUISITION	FILE NO. AS SHOWN
SCALE 1" = 40'	OWNERS: O'HAIR LIMITED PARTNERSHIP AND DR. RAY DRURY aka RAY T. DRURY AND WIFE SONJA DRURY AND ALVIN GREEN C/O ALVIN GREEN INSURANCE AND STRAUSS LANDHOLDINGS, LLC	SHEET 1
DRAWN BY LG	CHARLOTTE, MECKLENBURG CO., NC	OF 1
DATE	CHECKED BY DHS SURVEY SUPVR. <i>[Signature]</i>	
K:\AUTOCAD\EN_SU-LD4\212049\ARROWOODROAD\DWG\ARROWOODROADC302013.DWG		