

STATE OF NORTH CAROLINA

Mountain Island Marketplace
PROJECT Sanitary Sewer Right-of-Way

PROJECT NO. 100-94-671/516-96-514

COUNTY OF MECKLENBURG

PARCEL NO. 11

tract
1
3
4

EASEMENT

THIS EASEMENT AGREEMENT is made this 13th day of MAY, 1996, by and between Crescent Resources, Incorporated

(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.

Said Grantor, in consideration of One DOLLARS (\$ 1.00), paid by the City of Charlotte, the Grantee, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey to said Grantee and its successors the right to use, for the purpose of laying, constructing and maintaining one sanitary sewer line, and/or water line/meter, that certain strip or parcel of land 15 feet in width, in or near the City of Charlotte, County of Mecklenburg and State of North Carolina, described as follows:

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

Grantor understands and agrees that the purchase price covers, includes, and is full compensation for any and all improvements located within permanent, and/or temporary easement areas.

It is understood and agreed by and between the parties hereto that the 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 land herein described as may be essential to the use thereof for the aforesaid purposes. 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 easement. For purposes of this easement, 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 easement.

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

Drawn by and return to City of Charlotte - Box

Portion of Tax Code: 033-012-26

PRE3
Rev. 4/94

DHA/pa

JUDITH A GIBSON REG OF DEEDS MECK NC
FILED FOR REGISTRATION 05/22/96 13:51
BK: 08584 PG: 0737/0743

8584-737

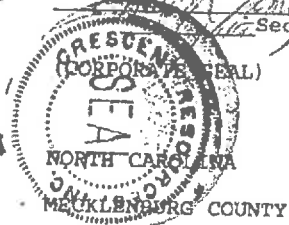
20-
BAC

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by 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.

Crescent Resources, Incorporated
Corporate Name _____ (SEAL)
By David A. Boyer _____ (SEAL)
David A. Boyer President _____ (SEAL)

_____ (SEAL)
_____ (SEAL)

ATTEST:
Henry C. Lomas, Jr.
Secretary



(Individual)

I, a Notary Public for the County and State aforesaid, certify that Henry C. Lomas, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this _____ day of _____, 19 _____.

My Commission Expires: _____ Notary Public
(OFFICIAL SEAL)

NORTH CAROLINA (Corporate)
MECKLENBURG COUNTY

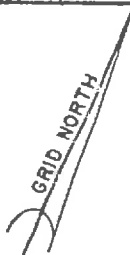
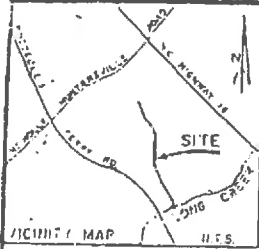
I, a Notary Public for the County and State aforesaid, certify that Henry C. Lomas, Jr. personally came before me this day and acknowledged that David A. Boyer he is President Secretary of Crescent Resources, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its David A. Boyer President, sealed with its corporate seal and attested by him/her as its David A. Boyer Secretary.

Witness my hand and official stamp or seal, this 13th day of May, 19 48.

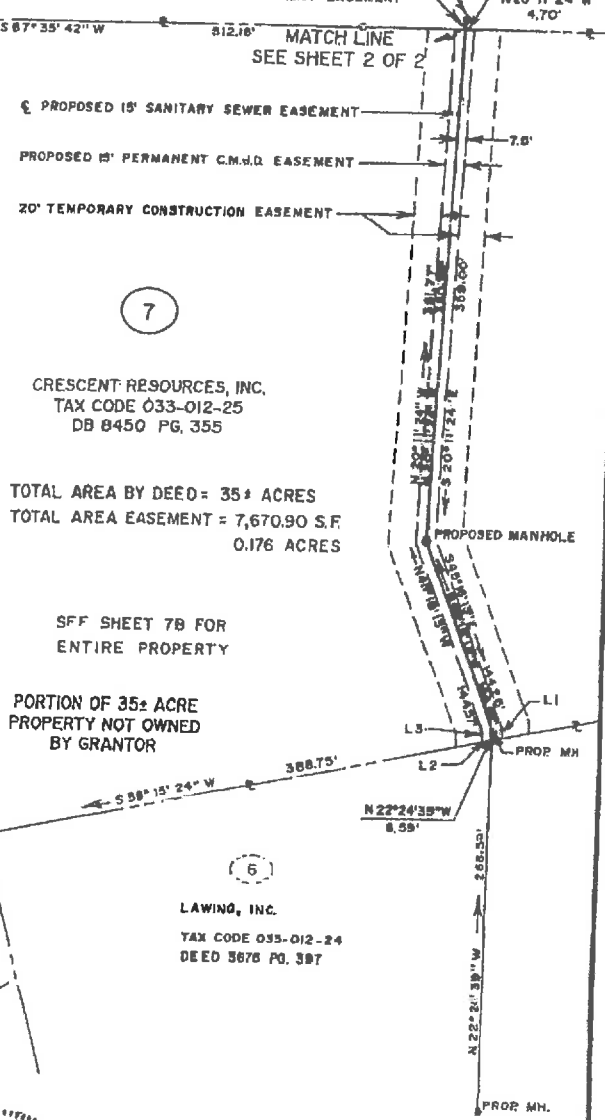
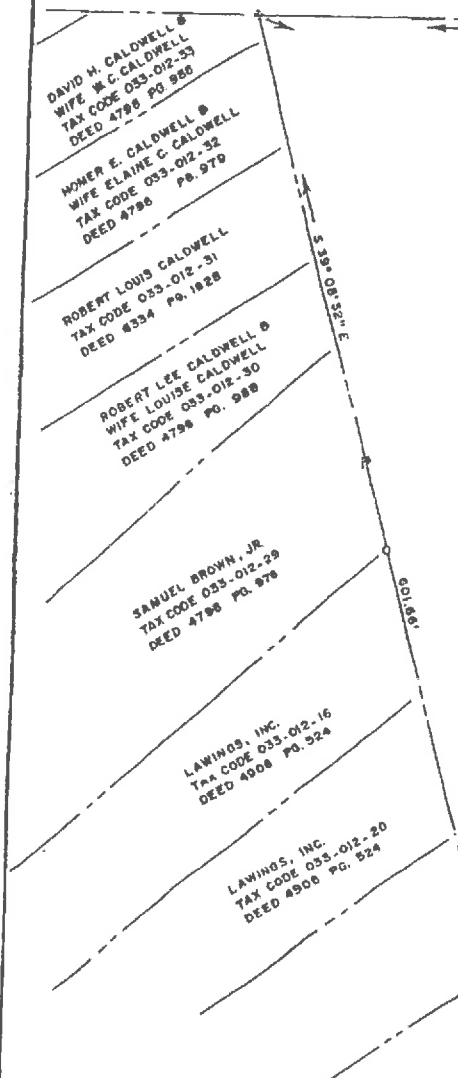


My Commission Expires: 3-11-48

Henry C. Lomas, Jr.
Notary Public



CRESCENT RESOURCE, INC.
TAX CODE 033-012-26
DEED 8163 PG. 8163/8



CRESCENT RESOURCES, INC.
TAX CODE 033-012-25
DB 8450 PG. 355

TOTAL AREA BY DEED = 35± ACRES
TOTAL AREA EASEMENT = 7,670.90 S.F.
0.176 ACRES

SFF SHEET 7B FOR
ENTIRE PROPERTY

PORTION OF 35± ACRE
PROPERTY NOT OWNED
BY GRANTOR

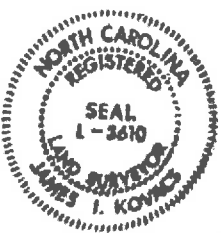
LAWING, INC.
TAX CODE 033-012-24
DEED 3676 PG. 387

LEGEND

- MH Manhole
- R/W Right-of-Way
- R Property Line
- CL Centerline
- C.M.U.D. Char.-Meck. Utility Depart.

NOTE: Property corners shown circled were located by actual survey. Bearings and distances shown in parentheses are based on deed information.

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, James I. Kovacs, certify that this map was drawn under my supervision from an actual field survey made for the Charlotte-Mecklenburg Utility Depart.

James I. Kovacs
Registered Surveyor No. L-3610

GNA DESIGN ASSOCIATES, INC.

CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

100-94-671	329-7	MTN. ISLAND MARKETPLACE
Job No.	File No.	
PLAN	Scale 1"=100'	CRESCENT RESOURCES DEED BOOK 8450 PAGE 355
PREPARED BY	DATE	
As Built	Date	
JK	JSH	DLW
Surveyed By	Designed By	Drawn By
		Permit Engr
		Approved By
		Date
		Scale
		TA

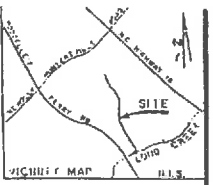
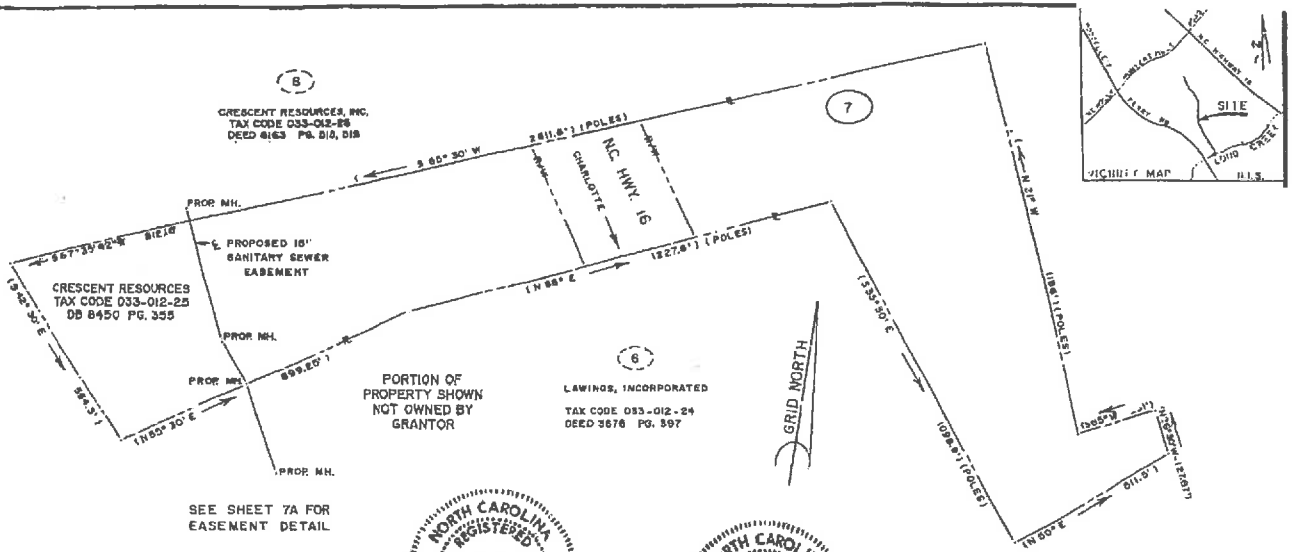
L1	S 22° 24' 39" E	6.61'	2	1/22/97	JAF	CHANGED OWNER
L2	S 56° 15' 24" W	15.30'	1	1/22/97	JAF	CHANGED OWNER
L3	N 22° 24' 35" W	6.58'				BRNG. & DIST. (8.99') ADDED

L.S.D. No. 11 COMP. 42899SIDE

NOTE: Property corners shown circled were located by actual survey. Bearings and distances shown in parentheses are based on deed information.

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James I. Kovacs L-3610
 N.C. Registered Surveyor No. L-3610



- LEGEND**
- MH Manhole
 - R/W Right-of-Way
 - PL Property Line
 - C Centerline
 - C.M.U.D. Char.-Meck. Utility Depart.
 - POLE: 16.5'

1	3/9/86	JMC	CHANGED OWNER
No.	Date	By	Remarks

GNA DESIGN ASSOCIATES, INC.
CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

MTN. ISLAND MARKETPLACE

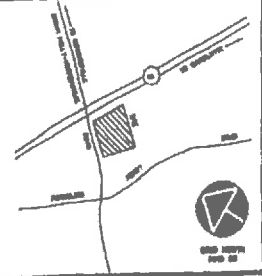
CRESCENT RESOURCES
DEED BOOK 8450 PAGE 355

100-84-871	329-7
PLAN	1"=200'
PRICE/FILE	
BY: JSH	DATE:
DATE:	

JD	JSH	LW			
Surveyed By	Designed By	Drawn By	Project-Eng	Reviewed By	Checked By

NCDS "M030"
N 278,274.780
E 7,419,723.20

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	303.00	2.05	1.02	2.02	S 21°54'01" E	00°18'23"
C2	381.00	36.97	20.01	39.92	S 16°32'22" E	05°39'38"
C3	317.00	28.21	14.11	28.20	N 19°10'15" W	05°06'50"



- LEGEND**
- E.I.P. EXISTING IRON PIPE
 - MH MANHOLE
 - R/W RIGHT-OF-WAY
 - P.L. PROPERTY LINE
 - C.L. CENTER LINE
 - C.M.U.D. CHAR.-MECK. UTILITY DEPT.

VICINITY MAP (N.T.S.)

LINE	DIRECTION	DISTANCE
L1	N 72°41'00" E	78.45
L2	N 72°41'00" E	78.45
L3	N 72°41'00" E	78.45
L4	N 72°41'00" E	78.45
L5	N 72°41'00" E	78.45
L6	N 72°41'00" E	78.45
L7	N 72°41'00" E	78.45
L8	N 72°41'00" E	78.45
L9	N 72°41'00" E	78.45
L10	N 72°41'00" E	78.45
L11	N 72°41'00" E	78.45
L12	N 72°41'00" E	78.45
L13	N 72°41'00" E	78.45
L14	N 72°41'00" E	78.45
L15	N 72°41'00" E	78.45
L16	N 72°41'00" E	78.45
L17	N 72°41'00" E	78.45
L18	N 72°41'00" E	78.45
L19	N 72°41'00" E	78.45
L20	N 72°41'00" E	78.45
L21	N 72°41'00" E	78.45
L22	N 72°41'00" E	78.45
L23	N 72°41'00" E	78.45
L24	N 72°41'00" E	78.45
L25	N 72°41'00" E	78.45
L26	N 72°41'00" E	78.45
L27	N 72°41'00" E	78.45
L28	N 72°41'00" E	78.45
L29	N 72°41'00" E	78.45
L30	N 72°41'00" E	78.45
L31	N 72°41'00" E	78.45
L32	N 72°41'00" E	78.45
L33	N 72°41'00" E	78.45
L34	N 72°41'00" E	78.45
L35	N 72°41'00" E	78.45
L36	N 72°41'00" E	78.45
L37	N 72°41'00" E	78.45
L38	N 72°41'00" E	78.45
L39	N 72°41'00" E	78.45
L40	N 72°41'00" E	78.45
L41	N 72°41'00" E	78.45
L42	N 72°41'00" E	78.45
L43	N 72°41'00" E	78.45
L44	N 72°41'00" E	78.45

OUTPARCELS B, C & D NOT OWNED BY GRANTOR



CRESCENT RESOURCES
TAX CODE 033-012-26
DB 6163 PG 515, 519

I, James I. Kovacs, certify that this map was drawn under my supervision from an actual field survey made for the Charlotte-Mecklenburg Utility Dept.

James I. Kovacs L-3610
N.C. Registered Surveyor No. L-3610



MOUNT HOLLY-HUNTERSVILLE ROAD
R.O.W. VARIES S.R. 1666

GRID NORTH
NAD 83

NOTE:
PROPERTY CORNERS SHOWN CIRCLED WERE LOCATED BY ACTUAL SURVEY. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON DEED INFORMATION.

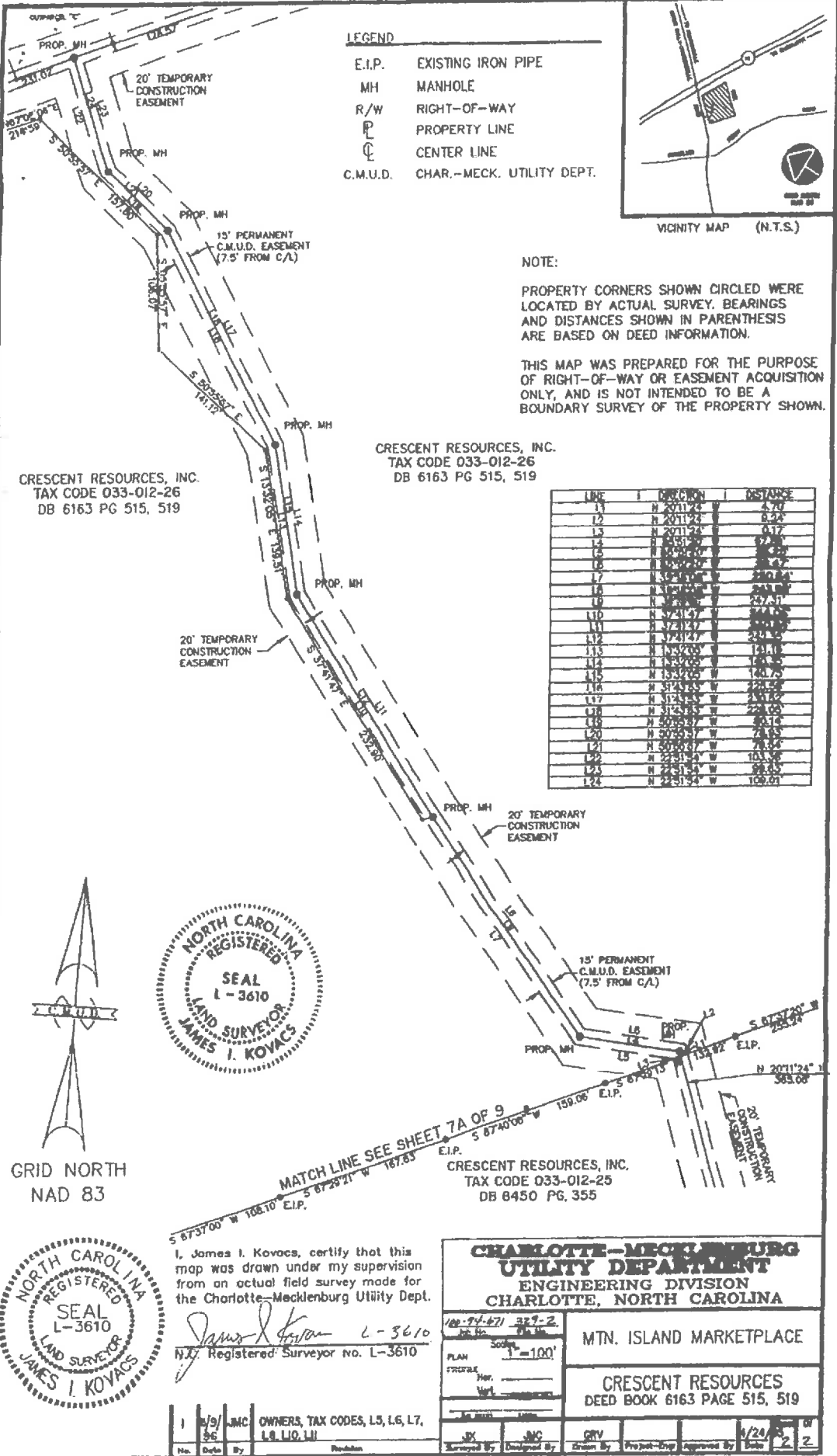
THIS MAP WAS PREPARED FOR THE PURPOSE OF RIGHT-OF-WAY OR EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN.

**CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA**

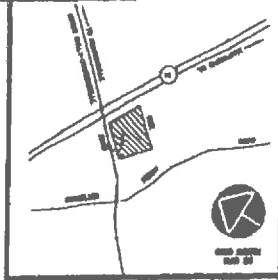
100-94-871	339-2	MTN. ISLAND MARKETPLACE	
PLAN	SCALE: 1" = 100'	CRESCENT RESOURCES DEED BOOK 6163 PAGE 515, 519	
PROFILE	Hor. Vert.		
As. Insp.	Date	GRV	6/24/07
Surveyed By	Designed By	Drawn By	Project-Eng. Approved By

COULOAK DRIVE, C1, C2, C3 & L44
TAX CODE NO.

CASE FILE # 15-0000 PROJ. 03-08A 04/05/07



- LEGEND**
- E.I.P. EXISTING IRON PIPE
 - MH MANHOLE
 - R/W RIGHT-OF-WAY
 - P PROPERTY LINE
 - C CENTER LINE
 - C.M.U.D. CHAR.-MECK. UTILITY DEPT.



NOTE:

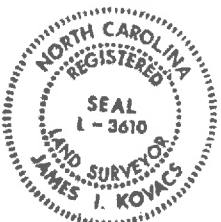
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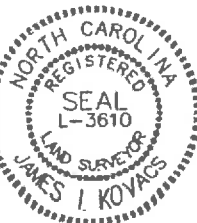
CRESCENT RESOURCES, INC.
TAX CODE 033-012-26
DB 6163 PG 515, 519

CRESCENT RESOURCES, INC.
TAX CODE 033-012-26
DB 6163 PG 515, 519

LINE	Bearing	Distance
L1	N 2011'24"	4.70
L2	N 2011'24"	0.22
L3	N 2011'24"	0.17
L4	N 2011'24"	0.28
L5	N 2011'24"	0.28
L6	N 2011'24"	0.28
L7	N 2011'24"	210.04
L8	N 2011'24"	243.00
L9	N 2011'24"	257.00
L10	N 2011'24"	261.00
L11	N 2011'24"	265.00
L12	N 2011'24"	269.00
L13	N 2011'24"	131.10
L14	N 2011'24"	130.30
L15	N 2011'24"	140.75
L16	N 2011'24"	220.20
L17	N 2011'24"	231.00
L18	N 2011'24"	220.00
L19	N 2011'24"	211.00
L20	N 2011'24"	202.00
L21	N 2011'24"	193.00
L22	N 2011'24"	184.00
L23	N 2011'24"	175.00
L24	N 2011'24"	166.00
L25	N 2011'24"	157.00
L26	N 2011'24"	148.00
L27	N 2011'24"	139.00
L28	N 2011'24"	130.00
L29	N 2011'24"	121.00
L30	N 2011'24"	112.00
L31	N 2011'24"	103.00
L32	N 2011'24"	94.00
L33	N 2011'24"	85.00
L34	N 2011'24"	76.00
L35	N 2011'24"	67.00
L36	N 2011'24"	58.00
L37	N 2011'24"	49.00
L38	N 2011'24"	40.00
L39	N 2011'24"	31.00
L40	N 2011'24"	22.00
L41	N 2011'24"	13.00
L42	N 2011'24"	4.00



GRID NORTH
NAD 83



MATCH LINE SEE SHEET 7A OF 9
S 67°37'00" W 108.10 E.I.P.
S 67°29'21" W 187.83 E.I.P.
S 87°40'08" W 159.08 E.I.P.

CRESCENT RESOURCES, INC.
TAX CODE 033-012-25
DB 6450 PG. 355

I, James I. Kovacs, certify that this map was drawn under my supervision from an actual field survey made for the Charlotte-Mecklenburg Utility Dept.

James I. Kovacs L-3610
N.C. Registered Surveyor no. L-3610

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

100-94-671 329-2
Scale: 1" = 100'

PLAN PROJECT: MTN. ISLAND MARKETPLACE

CRESCENT RESOURCES
DEED BOOK 6163 PAGE 515, 519

DATE: 8/24/02

CAD FILE: F:\CAD\PROJECTS\24-95\CHUD511

