

Prepared by and Return to:
Plyler Long & Corigliano, LLP
PO Box 7, Monroe, NC 28111

NORTH CAROLINA

UNION COUNTY

DEED OF EASEMENT

THIS EASEMENT, made and entered into this the ____ day of October 2025, by and between Union County, a Political subdivision of North Carolina (hereinafter "Grantor"), and City of Monroe, a Municipal Corporation (hereinafter "Grantee"), all of Union County, North Carolina;

WITNESSETH:

THAT WHEREAS, Grantor owns of a certain tract of land lying in Monroe Township, Union County, North Carolina described in Plat Cabinet S, File 192, Union County Registry; and

WHEREAS, Grantee owns property described in Deed Book 446, Page 530 and Deed Book 384, page 205 which is adjacent to Grantors property;

WHEREAS, there is an old roadbed running through grantors property which terminates on Grantee's property, said road being known as Old Goldmine Road;

WHEREAS, Grantee wishes to acquire an easement providing ingress egress and regress to said property across the property of Grantor along the abandoned road right of way referenced above;

NOW, THEREFORE Grantor, for and in consideration of the acts and things herein agreed to be done, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, and convey unto Grantee, his successors and assigns, a non-exclusive perpetual easement and right-of-way through and across the portion of the Grantor property as identified in Exhibit A, for the purpose of ingress, egress, and regress as described below:

See Attached Exhibit A attached hereto and incorporated herein by reference.

Grantee and its agents, contractors and employees shall have full and free use of the Easement for the purposes named and shall have all rights and privileges reasonably necessary to the exercise of the

Easement. Grantee shall, at Grantee's sole cost, maintain, repair, keep clear of obstructions, operate, and use the Easement Area for the purposes herein.

Grantor reserves the right to use the Easement for all purposes that do not unreasonably interfere with the rights granted herein, including, but not limited to, access to and from Grantor's property referenced in the attached plat.

TO HAVE AND TO HOLD said right and easement to said Grantee and his successors in title, it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by Grantee and hereinabove referred to.

IN WITNESS WHEREOF, has caused this instrument to be executed on the day and year first above written.

ATTEST:

UNION COUNTY

By: _____

Clerk to the Board

By: _____

Brian Matthews, County Manager

STATE OF NORTH CAROLINA

COUNTY OF UNION

I certify that Lynn West personally appeared before me this day and acknowledged that she is Clerk to the Board of Commissioners of Union County, a political subdivision of the State of North Carolina, and that by authority duly given and as the act of Union County, the foregoing instrument was signed in its name by Brian Matthews, its County Manager, sealed with its official seal, and attested by herself as Clerk to the Board of Commissioners.

Date _____

Official Signature of Notary

(Notary's Printed Name, Notary Public)

My Commission Expires: _____

Exhibit A

BEGINNING at a point in the northern boundary of the Right of way of the Goldmine Road relocation, said point being located from a right of way disk found 100.28 feet in a curve to the right having a cord bearing of N 89-53-05 E and a radius of 599.10, and said beginning point being the approximate centerline of Old Goldmine Road where it departs from the northern boundary of the Goldmine Road relocation as referenced in Plat Cabinet S, File 192, Union County Registry, now or formerly; thence proceeding from said BEGINNING point within the road bed of Old Goldmine Road for seven calls as follows:

- 1) N 76-59-31 W 153.25 feet to a calculated point thence;
- 2) N 75-30-58 W 126.06 feet to a calculated point thence;
- 3) N 74-47-20 W 254.11 feet to a calculated point thence;
- 4) N 73-28-54 W 252.09 feet to a calculated point; thence;
- 5) N 71-48-55 W 572.04 feet to a calculated point thence;
- 6) N 71-48-58 W 200.00 feet to a nail found;

Said found nail being the common corner of Grantors property found in Deed Book 7331, page 530 and Plat Cabinet Q, File 565, Tract 1, Union County Registry, now or formerly and Grantees property found in Deed Book 456, Page 675, Union County Registry, (now or formerly) and extending thirty feet on each side of said line; thence along and with the approximate centerline of Old Goldmine Road same being the common boundary of Grantors property as found in Deed Book 7331, Page 517 Union County Registry (now or formerly) and Grantees property as found in Deed Book 456 Page 675 Union County Registry (now or formerly) 7) N 71-33-31 W 225.80 feet to an iron found, said iron being the common corner of Grantees property found in Deed Book 5488, Page 251 Union County Registry (now or formerly) and Grantor's property found in Book 7331, Page 517, Union County Registry and extending 30 feet in a southerly direction into Grantors property.

It is the intention of this agreement to grant Grantees a 60 foot right of way following the approximate location of Old Goldmine Road, which crosses Grantors property and terminates on Grantees property.

