

Exhibit 1

NORTH CAROLINA
UNION COUNTY

Excise Tax: no excise tax
Tax Parcel. No.: 09372003D,
09372003E and 09372003G

GENERAL PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Union County, NC, Grantor, in consideration of \$ 0 . 0 0 paid by the City of Monroe to Union County, NC, and in further consideration of benefits accruing to Union County, NC, and its successors in title, receipt whereof is hereby acknowledged, do hereby grant and convey to the City of Monroe, a North Carolina Municipal Corporation, Grantee, and its successors and assigns the perpetual right, privilege and easement to go in and upon its property, as described in deed duly recorded in the Office of the Register of Deeds for Union County in Book 7331, at page 503 thru 516, to which reference is hereby made for a more particular description (the "Property"), as such easement is further described in this instrument.

The specific location and dimensions of the permanent easement and any temporary easement are found on EXHIBIT A attached hereto and to which reference is made for a more particular description (the "Easement Area").

Grantee's right to enter Grantor's land for the purposes set forth in this General Public Utility Easement document shall be confined to streets, roads and driveways when they exist at the time entry is necessary and when they are adequate for Grantee's purposes, but when they do not exist or are not adequate, such right to enter shall be over the nearest most practical route or routes to the Easement Area.

The right and privilege and easement shall include construction, maintenance and operation in, upon, across and through the Easement Area in a proper manner all general public utilities (water, sewer, electric, telecommunication, and/or gas), together with the right to install taps and appliances with right at all times to enter upon said Easement Area for the purpose of inspecting said lines and to make necessary repairs, improvements and alterations thereupon. The following rights are also being granted:

- a. To remove from the Easement Area, now or at any time in the future, trees, structures, or other obstructions that may interfere with the proper maintenance and operation of said easement.
- b. To regulate, restrict, or prohibit any future building, fence, or other type temporary or permanent structure within the Easement Area.
- c. To regulate, restrict, or prohibit any future placement of trees, shrubbery, or bushes within the Easement Area.
- d. To regulate, restrict, or prohibit any changes of grade within the Easement Area.

Notwithstanding the foregoing, an approximately 60.97 acre portion of the Property, identified as a portion of PID 09372003D (the "Parcel D Portion") is currently under contract by Grantor to be sold to an entity which intends to develop it for industrial purposes, which will require relocation of the current sewer line crossing the Parcel D Portion depicted on Sheets 4 and 5 of Exhibit A attached hereto. Grantor and its successors and assigns reserve the right to relocate such sewer line to accommodate such development in accordance with all applicable law and utility rules and regulations and subject to review and approval by Grantee, which approval shall not be unreasonably withheld, in which case the Easement Area shown within the Parcel D Portion shall be automatically relocated to such new location within the Parcel D Portion upon the recording of a map showing the new location and the Easement Area described herein as it relates to such Parcel D Portion shall be deemed abandoned. Such sewer line relocation shall not affect the sewer line or Easement Area as otherwise set forth in the Property (outside of the Parcel D Portion) without consent of the Grantor or its successors and assigns pertaining to the relevant portions of the Property.

To have and to hold said right and easement to it the said Grantee and its successors in title forever.

IN TESTIMONY WHEREOF, the party(ies) of the first part, Grantor's authorized representative has hereunto set his/her hand and seal on the _____ day of _____, 20_____.

_____(SEAL)

_____(SEAL)

_____(SEAL)

_____(SEAL)

Exhibit 1

NORTH CAROLINA - _____ COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that _____ personally appeared before me this day and being duly sworn stated _____ that _____ in _____ his _____ presence

_____ acknowledged the due execution of the foregoing instrument for the purpose and intents therein expressed.

Witness my hand and Official Seal, this the _____ day of _____, 20_____.

My commission expires: _____ (SEAL)
Notary Public



Vicinity Map

Certificate of Survey and Accuracy
State of North Carolina, Union County

I, William M. Lawrence, certify that this map was drawn under my supervision from a survey made under my supervision; (Deed Description recorded in references as shown hereon); that the boundaries not surveyed are clearly indicated as drawn from information as shown hereon; that the positional accuracy does not exceed 0.10' at the 95% confidence level; this map was prepared in accordance with G.S. 47-30(m) as amended; and that the survey is of another category, such as the recombination of existing s, a court-ordered survey, or other exemption or exception to the definition of subdivision.
Witness my hand and seal this Wednesday, April 15, 2026

William M. Lawrence
William M. Lawrence, NCRLS L-5393



Legend	
Telephone Line ..	T
Power Line.....	OE
Power pole.....	PP
Sewer Clean out	CO
Sanitary Sewer Manhole	S
Guy Wire	
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS
Computed Point	CP
Right of Way	

AREA TABLE: PID 09372003F	
±1,586,417 SF	TOTAL PARCEL
55,067 SF.	SEWER EASEMENT
±1,531,350 SF	TOTAL PARCEL REMAINING

PID: 09372003F
Union County Board of Education
C/O Director of Facilities
DB. 9050, PG. 415

AREA TABLE: PID 09372003E	
±3,371,172 SF	TOTAL PARCEL
81,049 SF.	SEWER EASEMENT
±3,290,123 SF	TOTAL PARCEL REMAINING

PID: 09372003E
Union County
DB. 7331, PG. 506

PID: 09372014B
Matthew K Ross
Sarah S Ross
DB. 7579, PG. 428

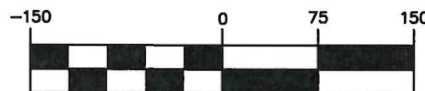
PID: 09372051
Matthew K Ross
Sarah S Ross
DB. 7579, PG. 428

Parcel Line Table		
Line #	Length	Direction
E9	384.77	S37° 36' 14.13"E
E10	228.16	S6° 44' 38.94"E
E11	408.37	S77° 33' 00.72"E
E12	382.31	S71° 05' 22.80"E
E26	384.47	S71° 05' 22.80"E
E27	388.74	S77° 33' 00.72"E
E28	215.11	S6° 44' 38.94"E
E29	405.22	S37° 36' 14.13"E

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710541500J, dated October 16, 2008, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.

State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

- Note:
- Property Owners information is taken from current deeds and tax records and are considered "now or formerly".
 - May be subject to other right of ways, easements or restrictions either recorded or implied.
 - This survey was performed without benefit of a title commitment report. Lawrence Associates does not claim that all matters of record which may or may not affect the subject property are shown hereon.



(IN FEET)
1 inch = 150 ft.

Sheet 1 of 5

LAWRENCE ASSOCIATES
115 N Church St
Monroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

**Easement Plat for
Piedmont Innovations**
City of Monroe, Union County, NC

Orig. scale: 1" = 150' Date: August 20, 2025 Drawn By: TLE

REVISIONS
TLE 1-9-26
TLE 3-17-26



Vicinity Map



Legend	
Telephone Line ..	— T —
Power Line.....	— OE —
Power pole.....	⊕ PP
Sewer Clean out	⊙ CCO
Sanitary Sewer Manhole	⊙ S
Guy Wire	⊙
Light pole.....	⊙ LP
Fire hydrant.....	⊙ FH
Water meter.....	⊙ WM
Electric meter.....	⊙ EM
Water valve.....	⊙ WV
Flood Zone.....	▨
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS
Computed Point	CP
Right of Way	— . . —

Certificate of Survey and Accuracy
State of North Carolina, Union County

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Witness my hand and seal this Wednesday, April 15, 2026

William M. Lawrence
William M. Lawrence, NCRLS L-5393

PID: 09372003G
Union County
DB. 7331, PG. 503

Parcel Line Table		
Line #	Length	Direction
E13	425.37	S69° 17' 52.17"E
E14	367.55	S64° 53' 03.19"E
E15	325.86	S23° 40' 57.57"E
E23	326.97	S23° 40' 57.57"E
E24	379.98	S64° 53' 03.19"E
E25	427.00	S69° 17' 52.17"E

AREA TABLE: PID 09372003G	
±1,041,470 SF	TOTAL PARCEL
583 SF.	SEWER EASEMENT
±1,040,887 SF	TOTAL PARCEL REMAINING

PID: 09372014B
Matthew K Ross
Sarah S Ross
DB. 7579, PG. 428

PID: 09372015A
Doris M Yow Heirs
Rodney Payne Yow
DB. D160, PG. 768

PID: 09372015
Doris M Yow Heirs
Rodney Payne Yow
DB. D160, PG. 768

PID: 09372016
Jacky Dennis Rowell
DB. 5830, PG. 382

PID: 09372003E
Union County
DB. 7331, PG. 506

AREA TABLE: PID 09372003E	
±3,371,172 SF	TOTAL PARCEL
81,049 SF.	SEWER EASEMENT
±3,290,123 SF	TOTAL PARCEL REMAINING

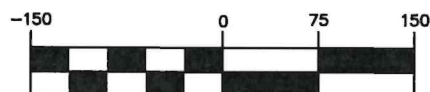
NC Grid
(NAD 83-CORS)

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Sheet 2 of 5



115 N Church St
Monroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

**Easement Plat for
Piedmont Innovations**
City of Monroe, Union County, NC

Orig. scale: 1" = 150' Date: August 20, 2025 Drawn By: TLE

REVISIONS
TLE 1-9-26
TLE 3-17-26



Vicinity Map

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State of North Carolina, Union County

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Witness my hand and seal this Wednesday, April 15, 2026

William M. Lawrence
William M. Lawrence, NCRLS L-5393



Legend	
Telephone Line ..	— T —
Power Line.....	— OE —
Power pole.....	⊕ PP
Sewer Clean out	⊙ CO
Sanitary Sewer Manhole	⊙ S
Guy Wire	⊙
Light pole.....	⊙ LP
Fire hydrant.....	⊙ FH
Water meter.....	⊙ WM
Electric meter.....	⊙ EM
Water valve.....	⊙ WV
Flood Zone.....	▨
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS
Computed Point	CP
Right of Way	— . . —

PID: 09372003E
Union County
DB. 7331, PG. 506

AREA TABLE: PID 09372003E	
±3,371,172 SF	TOTAL PARCEL
81,049 SF.	SEWER EASEMENT
±3,290,123 SF	TOTAL PARCEL REMAINING

Parcel Line Table		
Line #	Length	Direction
E16	281.74	S61° 05' 52.28"E
E17	271.58	S72° 00' 49.93"E
E18	20.34	N84° 57' 12.39"E
E20	15.08	N84° 57' 12.39"E
E21	262.60	S72° 00' 49.93"E
E22	268.71	S61° 05' 52.28"E
E39	275.39	S76° 03' 23.41"E
E52	268.91	S76° 03' 25.21"E
E53	31.44	N3° 26' 56.69"W

PID: 09372003D
Union County
DB. 7331, PG. 506

AREA TABLE: PID 09372003D	
±2,632,830 SF	TOTAL PARCEL
69,108 SF	SEWER EASEMENT
±2,563,722 SF	TOTAL PARCEL REMAINING

PID: 09372018
Richard F Lemke Trustee
DB. 8754, PG. 313

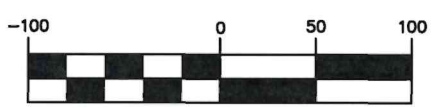
PID: 09372019
Janet Forbis Tyson

PID: 09372020
Janet Forbis Tyson
DB. 7076, PG. 689

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(IN FEET)
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Sheet 3 of 5

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**Easement Plat for
Piedmont Innovations**
City of Monroe, Union County, NC

Orig. scale: 1" = 100' Date: August 20, 2025 Drawn By: TLE

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Power Line.....	— OE —
Power pole.....	⊙ PP
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Sanitary Sewer Manhole	⊙ S
Guy Wire	•
Light pole.....	⊙ LP
Fire hydrant.....	⊙ FH
Water meter.....	⊙ WM
Electric meter.....	⊙ EM
Water valve.....	⊙ WV
Flood Zone.....	▨
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS
Computed Point	CP
Right of Way	— . . —

Parcel Line Table		
Line #	Length	Direction
E40	429.18	N48° 08' 10.93"E
E41	410.34	N47° 10' 56.27"E
E42	409.82	S42° 51' 52.13"E
E49	442.24	S42° 51' 52.13"E
E50	440.07	N47° 10' 56.27"E
E51	413.05	N48° 08' 10.93"E

PID: 09372003D
Union County
DB. 7331, PG. 506

AREA TABLE: PID 09372003D	
±2,632,830 SF	TOTAL PARCEL
69,108 SF	SEWER EASEMENT
±2,563,722 SF	TOTAL PARCEL REMAINING

PID: 09372020
Janet Forbis Tyson
DB. 7076, PG. 689

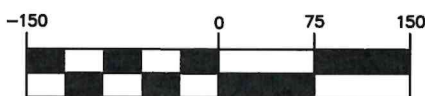
PID: 09372021A
Yury Komlev
Natalya Komlev
DB. 6860, PG. 417



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Sheet 4 of 5

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Firm License Number: C-2856

**Easement Plat for
Piedmont Innovations**
City of Monroe, Union County, NC

Orig. scale: 1" = 150' Date: August 20, 2025 Drawn By: TLE

REVISIONS
TLE 1-9-26
TLE 3-17-26



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Legend	
Telephone Line ..	— T —
Power Line.....	— OE —
Power pole.....	⊗ PP
Sewer Clean out	⊙ CO
Sanitary Sewer Manhole	⊙ S
Guy Wire	•
Light pole.....	⊙ LP
Fire hydrant.....	⊙ FH
Water meter.....	⊙ WM
Electric meter.....	⊙ EM
Water valve.....	⊙ WV
Flood Zone.....	▨
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS
Computed Point	CP
Right of Way	— . . —

PID: 09372003D
Union County
DB. 7331, PG. 506

Goldmine Road 60' R/W (PB. Q. PG. 876)

Parcel Line Table		
Line #	Length	Direction
E43	424.51	S33° 32' 17.98"E
E44	329.51	S33° 40' 59.16"E
E45	30.41	N71° 01' 35.35"E
E46	2.36	S19° 22' 40.97"E
E47	334.91	S33° 40' 59.16"E
E48	426.92	S33° 32' 17.98"E

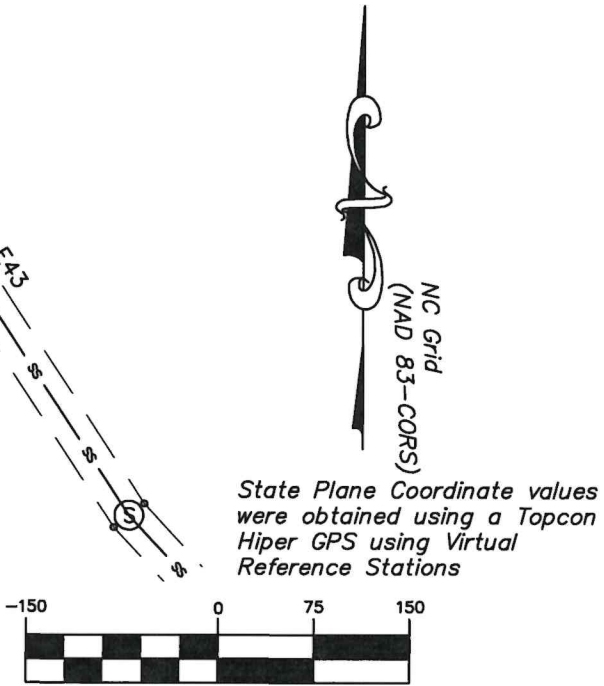
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Easting: 1512695.42'

PID: 09372003D
Union County
DB. 7331, PG. 506

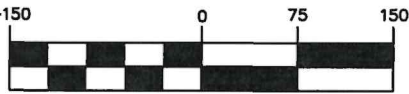
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Sheet 5 of 5

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City of Monroe, Union County, NC

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