

FILED	May 01, 2024
AT	11:35:39 AM
BOOK	02411
START PAGE	0707
END PAGE	0712
INSTRUMENT #	03545
EXCISE TAX	\$22.00

PREPARED UNDER THE  
SUPERVISION OF  
M. Andrew Lucas

MAIL TO: Engineering Division  
City of Sanford  
P.O. Box 3729  
Sanford, NC 27331-3729

CHATHAM COUNTY  
NORTH CAROLINA  
EXCISE TAX: \$22.00

PERMANENT NON-EXCLUSIVE UTILITY EASEMENT

THIS DEED OF EASEMENT dated this 28<sup>th</sup> day of March, 2024 between Sara A. Sparrow and husband Bernard Sparrow (hereinafter called "Grantors"), and the Town of Siler City, a municipal corporation located in Chatham County, State of North Carolina (hereinafter called "Grantee").

THAT WHEREAS, Grantor is the owner of a tract of land situated in the Town of Siler City, Chatham County, North Carolina, which is described in a certain deed recorded in Book 1725, Page 440, Chatham County Registry; and

WHEREAS, Grantee has requested and Grantors have agreed to grant to the Grantee a permanent utility easement over the lands of Grantor for the installation of utilities and water and/or sewer transmission lines, and for ingress, egress, and regress to said lines.

NOW, THEREFORE, Grantor, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby give, grant, sell, and convey to Grantee, its successors and assigns, an easement for the inspection, maintenance, and repair of said line described as follows; **Said easement being the proposed utility easement and/or proposed waterline/sewer line easement as shown on EXHIBIT A attached hereto and incorporated herein as shown on EXHIBIT A.**

SAID EASEMENT is to be used and enjoyed by the Town of Siler City, its successors and assigns, to keep up, construct, repair, and maintain said utilities, and use the same so far as may be necessary, for said purpose with right of ingress and egress, thereto thereon at all times. The Town of Siler City shall have the right to cut and remove such trees and growth in, upon, and along said utilities as may interfere with the installation, laying, upkeep, and maintenance of said utilities for the purpose herein stated.

TO HAVE AND TO HOLD said permanent right and easement hereby granted to the Grantee, its successors and assigns, forever.

The designation Grantor and Grantee, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

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

Sara A. Sparrow (SEAL)  
Sara A. Sparrow

Bernard Sparrow (SEAL)  
Bernard Sparrow

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

I, Brian Blick, a Notary Public of Pitt County, North Carolina, certify that Sara A. Sparrow and husband, Bernard Sparrow, Grantors, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp, this 28<sup>th</sup> day of March, 2024.

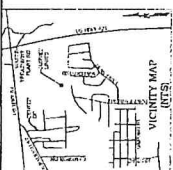
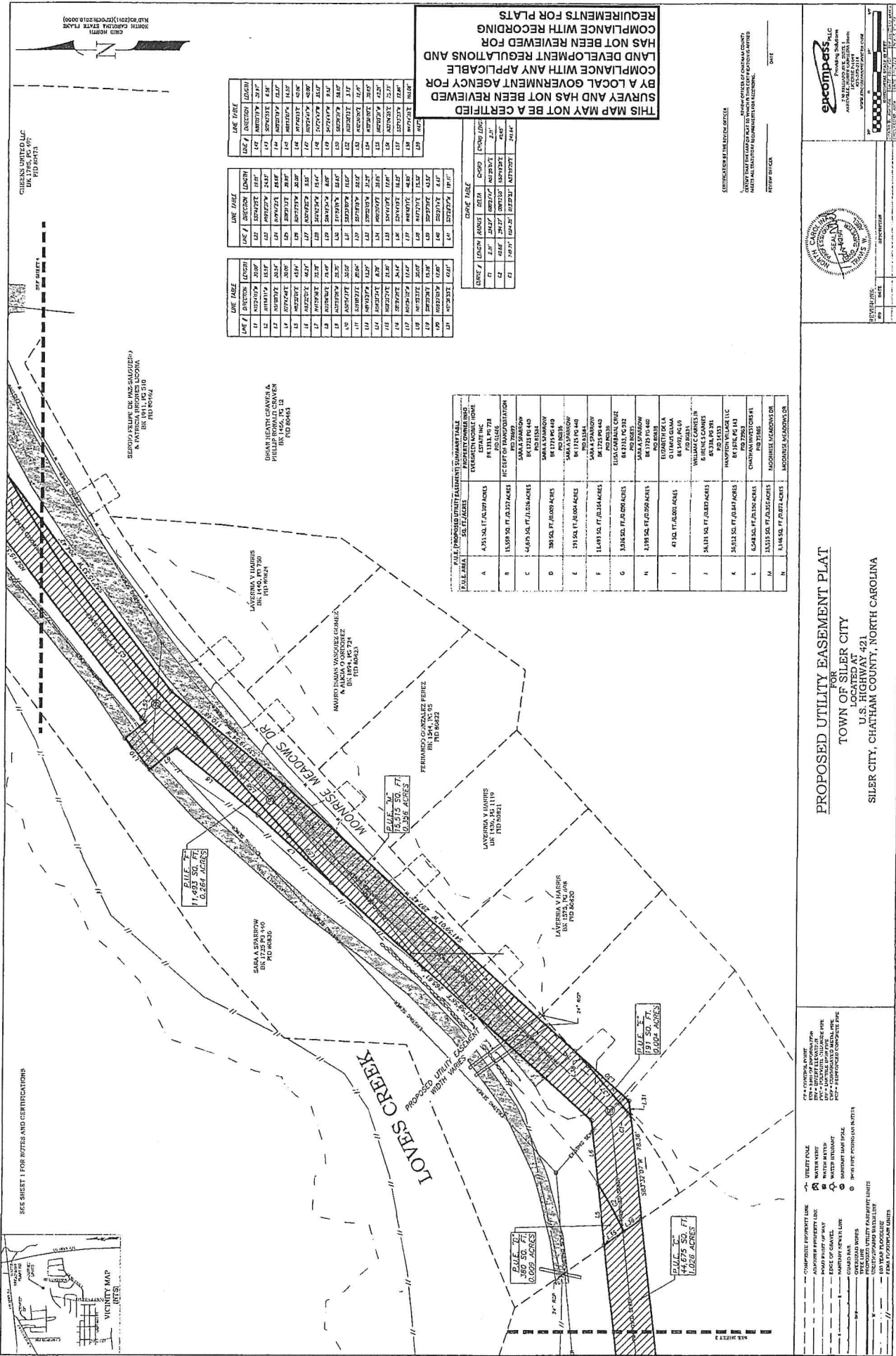
Brian Blick  
Notary Public

Commission Expires:  
June 7<sup>th</sup>, 2027

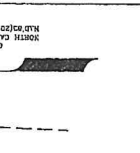








SEE SHEET 1 FOR NOTES AND CERTIFICATIONS



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS

LOVE TABLE

LOT #	ACRES	AREA	OWNER
1	0.109	4,751	LAVERNA V HARRIS
2	0.357	15,508	LAVERNA V HARRIS
3	0.158	6,876	LAVERNA V HARRIS
4	0.883	38,504	LAVERNA V HARRIS
5	0.417	18,154	LAVERNA V HARRIS
6	0.341	14,893	LAVERNA V HARRIS
7	0.087	3,816	LAVERNA V HARRIS
8	0.050	2,195	LAVERNA V HARRIS
9	0.094	4,142	LAVERNA V HARRIS
10	0.323	14,141	LAVERNA V HARRIS
11	0.840	36,632	LAVERNA V HARRIS
12	0.158	6,882	LAVERNA V HARRIS
13	0.310	13,535	LAVERNA V HARRIS
14	0.187	8,146	LAVERNA V HARRIS

LOVE TABLE

LOT #	ACRES	AREA	OWNER
15	0.109	4,751	LAVERNA V HARRIS
16	0.357	15,508	LAVERNA V HARRIS
17	0.158	6,876	LAVERNA V HARRIS
18	0.883	38,504	LAVERNA V HARRIS
19	0.417	18,154	LAVERNA V HARRIS
20	0.341	14,893	LAVERNA V HARRIS
21	0.087	3,816	LAVERNA V HARRIS
22	0.050	2,195	LAVERNA V HARRIS
23	0.094	4,142	LAVERNA V HARRIS
24	0.323	14,141	LAVERNA V HARRIS
25	0.840	36,632	LAVERNA V HARRIS
26	0.158	6,882	LAVERNA V HARRIS
27	0.310	13,535	LAVERNA V HARRIS
28	0.187	8,146	LAVERNA V HARRIS

LOVE TABLE

LOT #	ACRES	AREA	OWNER
29	0.109	4,751	LAVERNA V HARRIS
30	0.357	15,508	LAVERNA V HARRIS
31	0.158	6,876	LAVERNA V HARRIS
32	0.883	38,504	LAVERNA V HARRIS
33	0.417	18,154	LAVERNA V HARRIS
34	0.341	14,893	LAVERNA V HARRIS
35	0.087	3,816	LAVERNA V HARRIS
36	0.050	2,195	LAVERNA V HARRIS
37	0.094	4,142	LAVERNA V HARRIS
38	0.323	14,141	LAVERNA V HARRIS
39	0.840	36,632	LAVERNA V HARRIS
40	0.158	6,882	LAVERNA V HARRIS
41	0.310	13,535	LAVERNA V HARRIS
42	0.187	8,146	LAVERNA V HARRIS

PLAT AREA (PROPOSED UTILITY EASEMENT) SUMMARY TABLE

PLAT AREA	PROPOSED UTILITY EASEMENT	PROPERTY OWNER NAME	ADDRESS	PHONE
A	4,751 SQ. FT. (0.109 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
B	15,508 SQ. FT. (0.357 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
C	6,876 SQ. FT. (0.158 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
D	38,504 SQ. FT. (0.883 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
E	18,154 SQ. FT. (0.417 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
F	14,893 SQ. FT. (0.341 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
G	3,816 SQ. FT. (0.087 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
H	2,195 SQ. FT. (0.050 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
I	4,142 SQ. FT. (0.094 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
J	14,141 SQ. FT. (0.323 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
K	36,632 SQ. FT. (0.840 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
L	6,882 SQ. FT. (0.158 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
M	13,535 SQ. FT. (0.310 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234
N	8,146 SQ. FT. (0.187 ACRES)	LAVERNA V HARRIS	RD 1214, PO BOX 100	704-235-1234

- UTILITY EASEMENT
- WATER METER
- WATER MAIN
- SEWER MAIN
- STORMWATER MAIN
- PROPERTY LINE
- ROAD RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- COMPLETION EASEMENT LINE

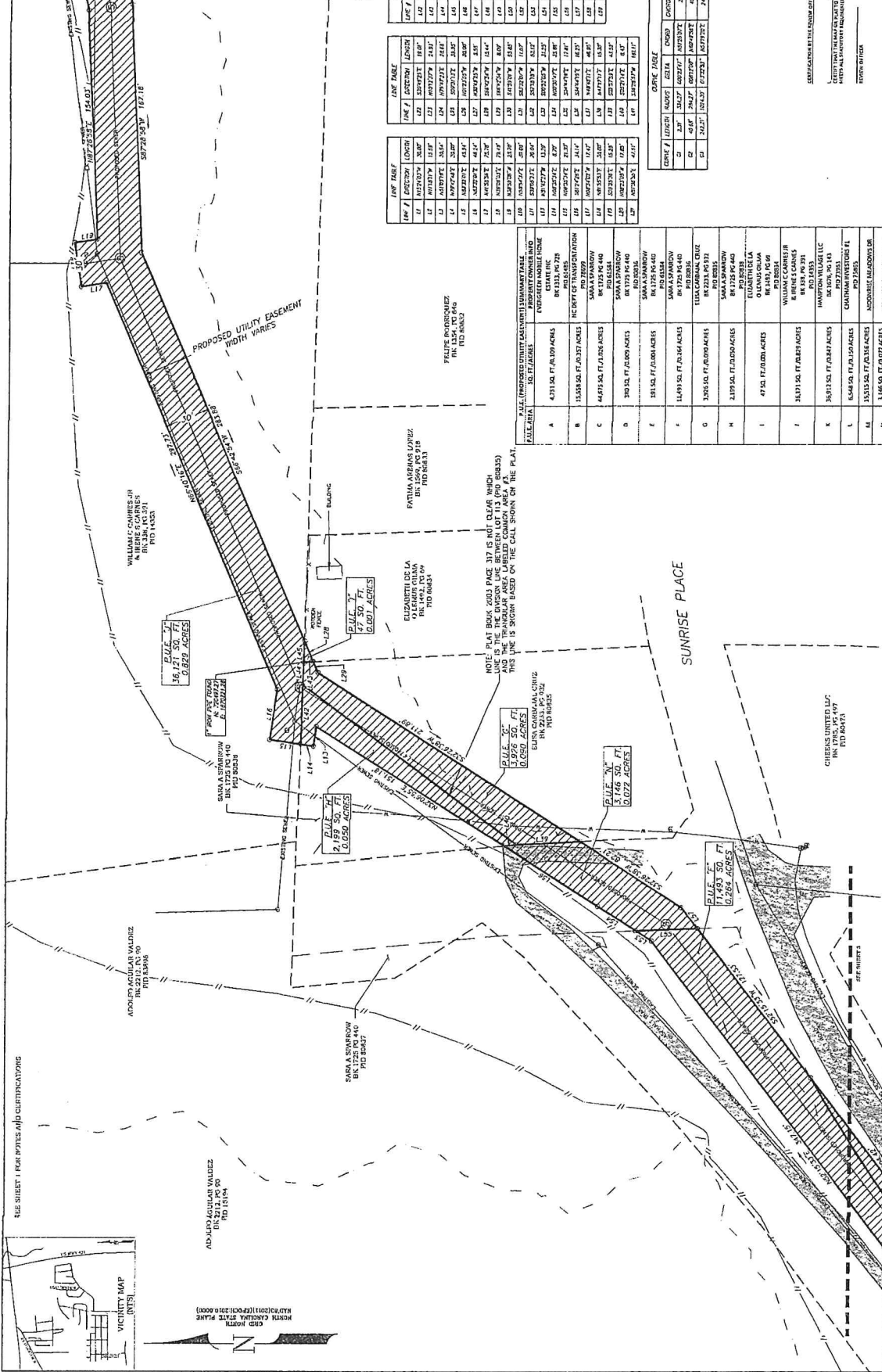
PROPOSED UTILITY EASEMENT PLAT  
FOR  
TOWN OF SILER CITY  
U.S. HIGHWAY 421  
SILER CITY, CHATHAM COUNTY, NORTH CAROLINA

COMPASS, INC.  
Providing Solutions  
for the Land Industry

1000 W. Hargett Street, Suite 200  
Raleigh, NC 27601  
919.876.1000  
www.compassnc.com

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

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LINE #	DESCRIPTION	LENGTH	DATE
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LINE #	DESCRIPTION	LENGTH	DATE
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WILLIAM C. CARRIES, P.E.
   
 14523
   
 STATE OF NORTH CAROLINA
   
 PROFESSIONAL ENGINEER

CERTIFICATION BY THE ENGINEER REFERENCE
   
 I CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA.
   
 DATE OF FIELD WORK
   
 DATE OF PREPARATION

PROPOSED UTILITY EASEMENT PLAT
   
 FOR
   
 TOWN OF SILVER CITY
   
 U.S. HIGHWAY 421
   
 SILVER CITY, CHATHAM COUNTY, NORTH CAROLINA

CITY - CHATHAM COUNTY
   
 JOB - SILVER CITY DEVELOPMENT
   
 DATE - 11/20/2013
   
 DRAWN BY - WILLIAM C. CARRIES
   
 CHECKED BY - WILLIAM C. CARRIES
   
 DATE OF FIELD WORK
   
 DATE OF PREPARATION

CONVEYANCE PROPERTY LINE
   
 ADJUSTED PROPERTY LINE
   
 FLOOD ZONE OF ANY
   
 WATER METER
   
 WATER UTILITY
   
 SEWER UTILITY
   
 GAS UTILITY
   
 POWER UTILITY
   
 TELEPHONE UTILITY
   
 CABLE UTILITY
   
 OTHER UTILITY
   
 PROPOSED UTILITY EASEMENT LIMITS
   
 EXISTING UTILITY EASEMENT LIMITS
   
 TO BE PLACED
   
 FROM POSITIVE ELEVATION