

Instrument Prepared By: Wake County Attorney's Office (JR)/Raleigh City Attorney's Office (CB)
Brief Description for Index: Declaration of Easements
Parcel Identifier: 1741256016
Mail After Recording To: City Real Estate Office (SB), P.O. Box 590, Raleigh, 27602

STATE OF NORTH CAROLINA

COUNTY OF WAKE

DECLARATION OF EASEMENTS

This Declaration of Easements made and executed this _____ day of ____, 2025, by the City of Raleigh, a municipal corporation of the State of North Carolina (the "City") and the County of Wake, a political subdivision of the State of North Carolina (the "County").

WITNESSETH:

WHEREAS, the City and the County are the owners, as tenants-in-common, of that certain parcel of land located in Wake County, North Carolina having Wake County PIN # 1741256016, and more particularly described in Book 11637, Page 2770, Wake County Registry (the "City/County Property"); and

WHEREAS, 3540 Auburn LLC is the owner of land having Wake County PIN # 1741150442 and more particularly described in Book 18490, Page 2319, Wake County Registry (the "Auburn Property"), such land being in close proximity to the City/County Property;

WHEREAS, prior to future development, the Auburn Property will need sanitary sewer and water supply facilities upon, under, through, and across the City/County Property and an extension of the sanitary sewer main and water main, which will enable the Auburn Property to connect to existing public sewer lines, waterlines, and easements; and

WHEREAS, in accordance with applicable provisions of the Raleigh Unified Development Ordinance and the Wake County Unified Development Ordinance, upon the

development of the Auburn Property, the developer of the Auburn Property may be required to construct the above-mentioned sewer lines, waterlines, and associated facilities; and

WHEREAS, the City and the County have determined that extending the sewer main and water main and establishing an easement over the City/County Property to allow for such extensions would represent an orderly and cost-efficient expansion of the City's sanitary sewer and water supply systems and is in the public interest; and

WHEREAS, accordingly, the City and the County have agreed to declare and establish easements for both the sanitary sewer and waterline (the "Easements") for purposes of allowing the extension of the sewer main and water main upon, under, through, and across the City/County Property.

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged by the City and the County, in consideration of the orderly and cost-efficient expansion of the City's sanitary sewer and water supply systems and the provision of sanitary sewer and water services to the Auburn Property, the City and the County do hereby DECLARE, DEDICATE, RESERVE, AND ESTABLISH, for the benefit of the City, the permanent right, privilege and easement, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of pipelines or mains for sanitary sewer and water supply purposes, together with all the appurtenance facilities and equipment necessary or convenient thereto, in, upon, under, over, through, and across the City/County Property, which easement areas are more particularly identified and described as a "30' Permanent Sanitary Sewer Easement" and a "City of Raleigh Waterline Easement" on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid permanent easement interests and all privileges and rights thereunto belonging to the City and County and their respective successors and assigns in perpetuity unless this Declaration of Easements is modified, amended, canceled or terminated by the written consent of the County and the City.

The rights, privileges and benefits of this Declaration of Easements shall not merge by operation of law or terminate but shall remain in full force and effect despite the fact that the City and/or County may own title to the Property and the benefits described herein now or in the future.

THE CITY/COUNTY PROPERTY does not include the primary residence of either declarant.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the City has hereunto set its hand and seal and has caused this instrument to be signed in its corporate name by its duly authorized representative, and its official seal affixed, by authority of its City Council, this day first above written.

THE CITY OF RALEIGH, NORTH CAROLINA,
a North Carolina municipal corporation

By: _____
Name: _____
Title: _____

Attest: _____
Name: _____
Title: _____

(Affix Seal)

PROPERTY DESCRIPTION APPROVED:

APPROVED AS TO FORM:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

_____ County, North Carolina

I, _____, a Notary Public in and for the aforesaid County and State do hereby certify that _____, with whom I am personally acquainted, who, being by me duly sworn, says that he/she is the _____ and _____ is the _____ of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that he/she knows the corporate seal of said municipal corporation; that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said _____ and that the said seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the _____ day of _____, 202__.

My Commission Expires:

Notary Public

Print Name: _____

[Affix Notary Stamp or Seal below]

IN WITNESS WHEREOF, the County, by the Chairman of the Wake County Board of Commissioners, its corporate seal hereto affixed, and attested by the Deputy Clerk of the Wake County Board of Commissioners, by order of the Wake County Board of Commissioners, this day first above written.

Wake County, a body politic and corporate

By: _____

Name: Susan P. Evans

Title: Chair

Attest: _____

Name: _____

Title: _____

(Affix Seal)

_____ County, North Carolina

I, _____, a Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged that he/she is the Clerk of the Wake County board of Commissioners, and that by authority duly given, the foregoing instrument was signed in its name by the Chairman of the Wake County Board of Commissioners, sealed with its corporate seal and attested by _____ as its Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the _____ day of _____, 202__.

My Commission Expires:

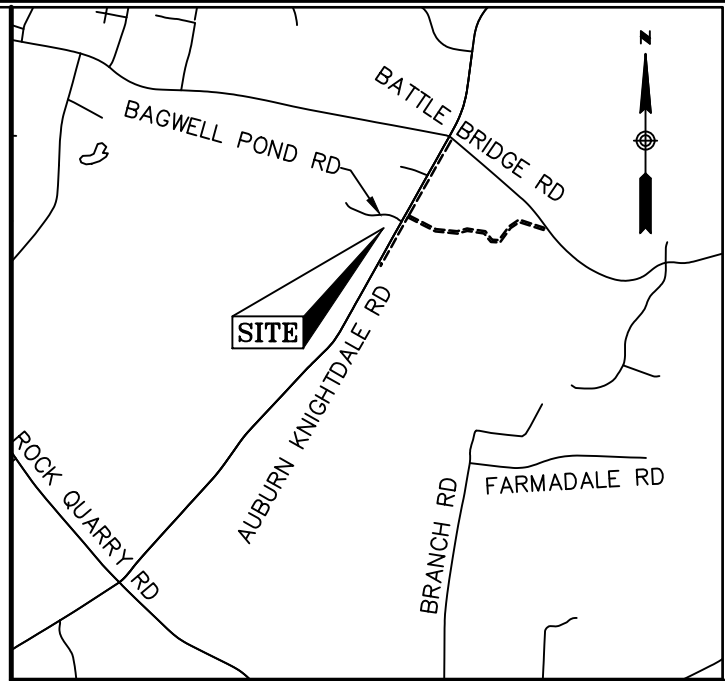
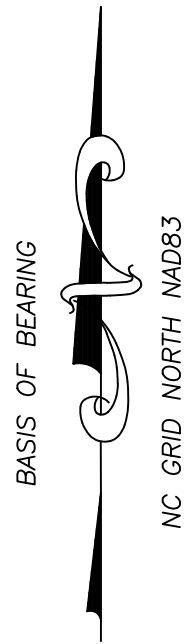
Notary Public

Print Name: _____

[Affix Notary Stamp or Seal below]

EXHIBIT A

[ATTACHED HERETO]



LOCUS MAP

OWNER INFO

ATTORNEY'S OFFICE
CITY OF RALEIGH
WAKE COUNTY

PIN 1741256016
REID 0376083
BK 11637 PG 2770
BM 2007 PG 1372

LOT 1

SITE DATA

TOTAL AREA OF PERMANENT
SANITARY SEWER EASEMENT

60,387 SQ. FT.
1.386 ACRES

TOTAL AREA OF PERMANENT
WATERLINE EASEMENT

22,733 SQ. FT.
0.522 ACRES

TOTAL AREA OF TEMPORARY
CONSTRUCTION EASEMENT

59,209 SQ. FT.

1.359 ACRES

GENERAL NOTES

1. THIS MAP IS FOR DESCRIPTIVE AND REFERENCE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF PROPERTY, EASEMENTS, OR RIGHT OF WAY.
2. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED.
4. AREAS ARE BY COORDINATE COMPUTATION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.



I, CHAN CHOI, CERTIFY THAT THIS
MAP WAS DRAWN UNDER MY DIRECT
SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY
SUPERVISION AND THAT THE SURVEY
IS OF AN EXISTING PARCEL.

N/F
AUBURN BUILDERS INC.
PIN 1741150442
BK 18490 PG 2319
BM 2004 PG 665
1,914,502 SQ. FT.
43.95 ACRES

(TIE LINE)
S5°48'13"W
352.55'

R/W MONUMENT

CONTROL
CORNER (EIP)
NC GRID NAD83(2011)
N: 715522.38'
E: 2141825.62'

(TIE LINE)
S5°53'11"W
151.40'

10' TEMPORARY CONSTRUCTION
EASEMENT
59,209 SQ. FT.
1.36 ACRES

CITY OF RALEIGH
WATERLINE EASEMENT (VARIES)
22,733 SQ. FT.
0.522 ACRES

10' TEMPORARY CONSTRUCTION
EASEMENT
59,209 SQ. FT.
1.36 ACRES

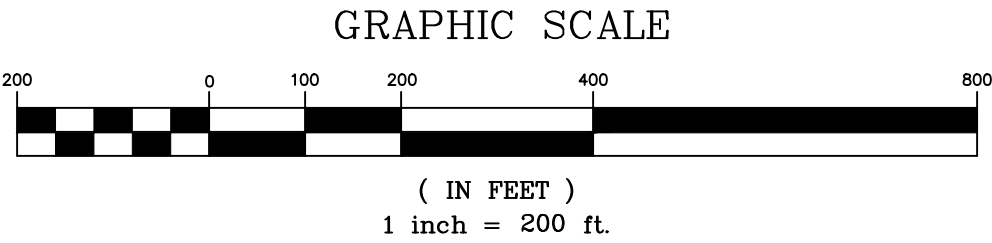
CITY OF RALEIGH
WATERLINE EASEMENT (VARIES)
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WATERLINE EASEMENT (VARIES)
22,733 SQ. FT.
0.522 ACRES



LEGENDS

- | | | | |
|--------------------------|---|------------------------|-------|
| PROPERTY MARKER | ● | PROPERTY LINE | --- |
| NEW CORNER SET | ⊙ | SEWER EASEMENT | --- |
| COMPUTED POINT | ⊕ | TEMP. CONST ESMT | --- |
| TELECOM. BOX | ⊗ | | |
| CABLE BOX | ⊘ | TREE LINE | ~~~~~ |
| FIRE HYDRANT | ⊙ | HEDGE ROW | ~~~~~ |
| WATER METER | ⊙ | EXISTING IRON PIPE | --- |
| WATER VALVE | ⊙ | EXISTING IRON STAKE | --- |
| SANITARY SEWER CLEAN-OUT | ⊙ | DEED BOOK | --- |
| SANITARY SEWER MANHOLE | ⊙ | PAGE | --- |
| MONITORING WELL | ⊙ | BOOK OF MAPS | --- |
| LIGHT POLE | ⊙ | RIGHT-OF-WAY | --- |
| MAIL BOX | ⊙ | NORTHING | --- |
| CONIFEROUS TREE | ⊙ | EASTING | --- |
| DECIDUOUS TREE | ⊙ | ELEVATION | --- |
| SHRUB/ORNAMENTAL TREE | ⊙ | SANITARY SEWER MANHOLE | --- |

REVISION

DATE	DESCRIPTION
---/---/---	---

EASEMENT ACQUISITION PLAT OF
AUBURN BUILDERS INC.
RANDLEIGH SEWER EASEMENT
ST. MARY'S TOWNSHIP, WAKE COUNTY
KNIGHTDALE, NORTH CAROLINA

META
GEOMATICS

7307 Self Storage Rd, Apex NC - 27523
(919) 612- 1187 NC FIRM # P-2567

Drawn By	CC	Date	8 AUGUST, 2024	Job No.	C23022
Surveyed By	CC/MG	Scale	1" = 200'	Sheet No.	1 OF 1
Checked By	CC/DB				
Book No.	2023A				