

STATE OF NORTH CAROLINA

COUNTY OF WAKE

EASEMENT MODIFICATION AGREEMENT

THIS EASEMENT MODIFICATION AGREEMENT (this “Agreement”), is dated and made effective this ____ day of, 2024 (the “Effective Date”) by and between **WAKE COUNTY, NC**, a North Carolina body politic and corporate, with an address of PO Box 550, Raleigh, North Carolina 27602, (hereinafter referred to as “Grantor”) and **TOWN OF HOLLY SPRINGS**, a municipal corporation of the State of North Carolina (“Grantee”). Grantor and Grantee are each referred to herein as “Party”, and collectively as the “Parties”.

WITNESSETH:

WHEREAS, the Grantor is the owner of the land described in those certain Deeds recorded in Book 4803, Page 67 and Book 4914, Page 812, Wake County Registry, having the Wake County Real Estate Tax ID Numbers of 0010300 and 0057257 and the PINs of 0740026492 and 0740114002 and has agreed to convey to the Grantee, hereinafter referred to as the “Grantee” or the “Town,” according to the terms set forth below, the easements hereinafter described;

WHEREAS, on or about February 02, 2021, an Easement for Water and Sanitary Sewer Purposes between the Parties was recorded in Deed Book 18322, Page 685, of the Wake County Registry as shown on the attached **Exhibit ‘A’**.

WHEREAS, upon installation of the Sewer line, the contractor made contact with rock they could not bore through. As such, the Easement area has increased by an additional 200 square feet, more or less, which is more specifically described on the attached **Exhibit ‘B’**.

WHEREAS, the Parties hereto desire to modify the Water and Sanitary Sewer Easement located on Grantor’s Property with revised easement rights conferred upon Wake County as set forth herein.

NOW THEREFORE, for valuable consideration paid to the Grantor in the amount of \$0, receipt of which is hereby acknowledged, Grantor does hereby grant unto the Town, its successors and/or assigns, the right, privilege, and easement in gross, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of water transmission or distribution facilities including, but not limited to, water lines, pipes, conduits, pipelines, and support structures, together with all the appurtenant facilities and equipment necessary or convenient to any of the above, and a system of pipelines or mains for the purpose of conveying sanitary sewer, or re-use water, together with all appurtenant facilities and equipment necessary or convenient thereto, in, upon, and across the property of the Grantor lying in Wake County, North Carolina and being more particularly described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE

SEE ALSO FOR ILLUSTRATIVE PURPOSES **EXHIBIT B** ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE

THE SPECIFIC PURPOSES, TERMS AND CONDITIONS of the easements herein conveyed are as follows:

PUBLIC WATER AND PUBLIC SANITARY SEWER:

The Town may use the area to construct, improve, replace, inspect, repair, maintain and use a public system of water transmission or distribution facilities and a public sanitary sewer system for the transmission of wastewater.

SLOPING AND LANDSCAPING:

The Town shall be entitled to use the area as it deems necessary and appropriate for cutting and clearing vegetation, excavating, sloping, cuffing, filling, grading or otherwise changing the natural contours of the easement area in order to support and accommodate the project for the intended purposes.

TEMPORARY CONSTRUCTION USE:

The Town may use the area on a temporary basis for purposes necessary and incidental to the construction, maintenance, or repair of the sanitary sewer improvements on adjacent public easements or within the temporary construction easement areas herein conveyed.

TERM:

The Easement for the system of water transmission and distribution facilities and for the sanitary sewer system shall last in perpetuity and shall not expire. The Easement for sloping and landscaping shall last in perpetuity and shall not expire. Any Temporary Construction Easement shall expire upon the conclusion of the construction of the project by the Town, as determined solely by the Town.

RESPONSIBILITY FOR MAINTENANCE:

The Town shall have sole responsibility for repair and maintenance of any facilities constructed within the easement, and Grantor's fee ownership of the encumbered property shall not subject Grantor to any liability as a result of the construction, use, repair and maintenance of any sanitary sewer facilities constructed within the easement. The Town shall maintain the easement according to its schedule of maintenance for sewer outfalls.

AS FURTHER GENERAL TERMS AND CONDITIONS of this easement, Grantor shall remain the fee owner of the encumbered property, and may make all lawful uses of such property not inconsistent with the sanitary sewer, slope and landscaping, and temporary construction easements

herein conveyed; and, following completion of any public improvements within the easement areas, including maintenance and repair of same, the Town will restore any disturbed lands to their former condition.

TO HAVE AND TO HOLD the aforesaid public water and sanitary sewer easement interests, slope and landscaping easement interests, temporary construction easement interests and all privileges and rights thereunto belonging to the Town, its successors and assigns forever.

THIS EASEMENT shall be binding upon the heirs, successors and assigns of the Grantor.

AND the Grantor does covenant that it is vested of the premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances except as may be hereinafter stated; and that it will warrant and defend title to the same against the lawful claims of all persons claiming by, under or through Grantor.

1. Subject to ad valorem taxes for the tax year 2024.
2. Subject to any other restrictions, encumbrances and easements of public record.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor hereinbefore named has set its hand and seal the day and year first above written.

Grantor:

WAKE COUNTY, NC
A body politic and corporate

(Corporate Seal)

By: _____
Shinica Thomas, Chair
Wake County Board of Commissioners

ATTESTED BY:

Yvonne C. Gilyard
Clerk to the Board

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that Yvonne C. Gilyard, personally appeared before me this day and acknowledged that 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 its Chairman of the Wake County Board of Commissioners, sealed with its corporate seal and attested by Yvonne C. Gilyard as its Clerk.

Witness my hand and official stamp or seal, this _____ day of _____, 2024.

Notary Public

Notary Printed or Typed Name

(Seal)

My Commission Expires: _____

EASEMENT FOR WATER AND SANITARY SEWER PURPOSES

PREPARED BY (WITHOUT TITLE EXAMINATION):

Michael F. King, Esq., K&L Gates LLP
P.O. Box 17047, Raleigh, NC 27619-7047

RETURN TO:

John Schifano, Esq., Town Attorney, Town of Holly Springs
P.O. Box 8, Holly Springs, NC 27540

REVENUE STAMPS: \$ 111.00

STATE OF NORTH CAROLINA
COUNTY OF WAKE

THIS DEED OF EASEMENT FOR WATER AND SANITARY SEWER purposes is made and executed this 25 day of January, 2021 by and between:

WAKE COUNTY, NC P.O. BOX 550 RALEIGH, NC 27602	TOWN OF HOLLY SPRINGS P.O. BOX 8 HOLLY SPRINGS, NC 27540
GRANTOR, and	GRANTEE

The designation "Grantor" as used herein shall include the singular and plural, as required, and the masculine, feminine and neuter gender as appropriate.

WITNESSETH:

WHEREAS, the Grantor is the owner of the land described in those certain Deeds recorded in Book 4803, Page 67 and Book 4914, Page 812, Wake County Registry, having the Wake County Real Estate Tax ID Numbers of 0010300 and 0057257 and the PINs of 0740026492 and 0740114002 and has agreed to convey to the Grantee, hereinafter referred to as the "Grantee" or the "Town," according to the terms set forth below, the easements hereinafter described;

NOW, THEREFORE, For valuable consideration paid to the Grantor in the amount of \$ 55,500.00, receipt of which is hereby acknowledged, Grantor does hereby grant unto the Town, its successors and/or assigns, the right, privilege, and easement in gross, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of water transmission or distribution facilities including, but not limited to, water lines, pipes, conduits, pipelines, and support structures, together with all the appurtenant facilities and equipment necessary or convenient to any of the above, and a system of pipelines or mains for the purpose of

304612209.3

Submitted electronically by K&L Gates LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

conveying sanitary sewer, or re-use water, together with all appurtenant facilities and equipment necessary or convenient thereto, in, upon, and across the property of the Grantor lying in Wake County, North Carolina and being more particularly described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE

SEE ALSO FOR ILLUSTRATIVE PURPOSES **EXHIBIT A-1** ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE

THE SPECIFIC PURPOSES, TERMS AND CONDITIONS of the easements herein conveyed are as follows:

PUBLIC WATER AND PUBLIC SANITARY SEWER:

The Town may use the area to construct, improve, replace, inspect, repair, maintain and use a public system of water transmission or distribution facilities and a public sanitary sewer system for the transmission of wastewater.

SLOPING AND LANDSCAPING:

The Town shall be entitled to use the area as it deems necessary and appropriate for cutting and clearing vegetation, excavating, sloping, cuffing, filling, grading or otherwise changing the natural contours of the easement area in order to support and accommodate the project for the intended purposes.

TEMPORARY CONSTRUCTION USE:

The Town may use the area on a temporary basis for purposes necessary and incidental to the construction, maintenance, or repair of the sanitary sewer improvements on adjacent public easements or within the temporary construction easement areas herein conveyed

TERM:

The Easement for the system of water transmission and distribution facilities and for the sanitary sewer system shall last in perpetuity and shall not expire. The Easement for sloping and landscaping shall last in perpetuity and shall not expire. Any Temporary Construction Easement shall expire upon the conclusion of the construction of the project by the Town, as determined solely by the Town.

RESPONSIBILITY FOR MAINTENANCE:

The Town shall have sole responsibility for repair and maintenance of any facilities constructed within the easement, and Grantor's fee ownership of the encumbered property shall not subject Grantor to any liability as a result of the construction, use, repair and maintenance of any sanitary sewer facilities constructed within the easement. The Town shall maintain the easement according to its schedule of maintenance for sewer outfalls.

AS FURTHER GENERAL TERMS AND CONDITIONS of this easement, Grantor shall remain the fee owner of the encumbered property, and may make all lawful uses of such property not inconsistent with the sanitary sewer, slope and landscaping, and temporary construction easements herein conveyed; and, following completion of any public improvements within the easement areas, including maintenance and repair of same, the Town will restore any disturbed lands to their former condition.

TO HAVE AND TO HOLD the aforesaid public water and sanitary sewer easement interests, slope and landscaping easement interests, temporary construction easement interests and all privileges and rights thereunto belonging to the Town, its successors and assigns forever.

THIS EASEMENT shall be binding upon the heirs, successors and assigns of the Grantor.

AND the Grantor does covenant that it is vested of the premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances except as may be hereinafter stated; and that it will warrant and defend title to the same against the lawful claims of all persons claiming by, under or through Grantor.

1. Subject to ad valorem taxes for the tax year 2020.
2. Subject to any other restrictions, encumbrances and easements of public record.

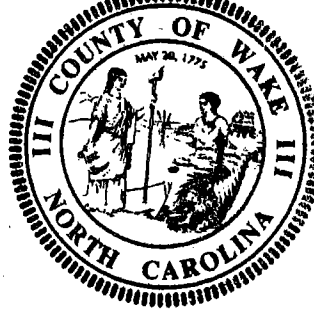
IN WITNESS WHEREOF, the Grantor hereinbefore named has set its hand and seal the day and year first above written.

Grantor:

WAKE COUNTY, NC
A body politic and corporate

By: *Matthew M. Calabria*
Matthew M. Calabria, Chair
Wake County Board of Commissioners

(Corporate Seal)



ATTESTED BY:
Yvonne C. Gilyard
Yvonne C. Gilyard
Deputy Clerk to the Board

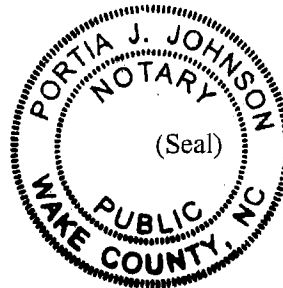
STATE OF NORTH CAROLINA
COUNTY OF Wake

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

Witness my hand and official stamp or seal, this 25th day of January, 2021.

Portia J. Johnson
Notary Public

Portia J. Johnson
Notary Printed or Typed Name



My Commission Expires: 9-5-2021

EXHIBIT A

PIN No. 0740026492 – Variable Width Town of Holly Springs Water Line Easement

Beginning at an Existing Iron Pipe located on the Southern Right of Way of Old Holly Springs Apex Road. Said Pipe also having North Carolina Geodetic Coordinates (NAD83(2011)) N: 702,982.82', E: 2,040,521.33'; Thence South 39°16'39" East, 0.82 feet to a point being the **True Point and Place of Beginning**, Thence South 39°16'39" East, 4.03 feet to a point, Thence along a curve to the right having a radius of 985.00 feet, an arc length of 55.05 feet, and a chord bearing and distance of South 45°40'57" West, 55.04 feet to a point, Thence South 47°17'01" West, 30.80 feet to a point, Thence South 47°17'01" West, 284.87 feet to a point, Thence South 57°35'34" West, 22.35 feet to a point, Thence North 47°17'01" East, 129.18 feet to a point, Thence North 47°17'01" East, 30.00 feet to a point, Thence North 47°17'01" East, 178.49 feet to a point, Thence along a curve to the left having a radius of 981.00 feet, an arc length of 55.29 feet, and a chord bearing and distance of North 45°40'08" East, 55.28 feet to a point, being the **True Point and Place of Beginning** and having an area of 0.035 Acres (1,527 sf), more or less.

PIN No. 0740026492 – Variable Width Town of Holly Springs Sanitary Sewer Easement

Beginning at a point located on the Eastern Right of Way of Old Holly Springs Apex Road. Said point also having North Carolina Geodetic Coordinates (NAD83(2011)) N: 702,031.48', E: 2,040,433.10'; Thence North 08°29'00" West, 54.41 feet to a point, Thence North 16°38'35" West, 97.47 feet to a point, Thence North 22°01'56" West, 25.56 feet to a point, Thence North 22°01'56" West, 88.20 feet to a point, Thence North 33°40'28" West, 7.98 feet to a point, Thence along a curve to the left having a radius of 855.00 feet, an arc length of 3.21 feet, and a chord bearing and distance of North 34°02'58" West, 3.21 feet to a point, Thence along a curve to the left having a radius of 855.00 feet, an arc length of 32.06 feet, and a chord bearing and distance of North 35°13'52" West, 32.06 feet to a point, Thence along a curve to the left having a radius of 855.00 feet, an arc length of 144.97 feet, and a chord bearing and distance of North 41°09'46" West, 144.79 feet to a point, Thence North 46°01'12" West, 157.36 feet to a point, Thence North 01°40'16" East, 4.73 feet to a point, Thence South 46°01'12" East, 160.54 feet to a point, Thence along a curve to the right having a radius of 858.50 feet, an arc length of 145.56 feet, and a chord bearing and distance of South 41°09'46" East, 145.39 feet to a point, Thence along a curve to the right having a radius of 858.50 feet, an arc length of 32.19 feet, and a chord bearing and distance of South 35°13'52" East, 32.19 feet to a point, Thence along a curve to the right having a radius of 858.50 feet, an arc length of 12.92 feet, and a chord bearing and distance of South 33°43'33" East, 12.92 feet to a point, Thence South 24°06'49" East, 73.52 feet to a point, Thence South 19°14'07" East, 72.15 feet to a point, Thence South 20°31'46" East, 127.33 feet to a point, Thence North 86°52'24" West, 23.72 feet to a point, being the point and place of **Beginning** and having an area of 0.080 Acres (3,468 sf), more or less.

PIN No. 0740026492 – Variable Width Temporary Construction Easement

Beginning at an Existing Iron Pipe located on the Southern Right of Way of Old Holly Springs Apex Road. Said Pipe also having North Carolina Geodetic Coordinates (NAD83(2011)) N: 702,982.82', E: 2,040,521.33'; Thence South 39°16'39" East, 0.82 feet to a point being the **True Point of Beginning**, Thence South 39°16'39" East, 25.17' to a point, Thence South 47°43'48" West, 72.25' to a point, Thence South 42°09'14" West, 125.50' to a point, Thence South 42°42'59" East, 26.78' to a point, Thence South 47°17'01" West, 50.00' to a point, Thence North 80°24'14" West, 24.54' to a point, Thence North 42°42'59" West, 9.58' to a point, Thence South 57°35'18" West, 111.80' to a point, Thence South 42°42'35" West, 100.32' to a point, Thence South 47°17'01" West, 85.00' to a point, Thence South 14°41'00" East, 36.20' to a point, Thence South 42°20'30" East, 140.29' to a point, Thence South 45°07'56" East, 117.90' to a point, Thence South 34°00'59" East, 53.69' to a point, Thence South

38°30'08" East, 20.99' to a point, Thence South 22°19'49" East, 131.32' to a point, Thence South 14°59'18" East, 64.10' to a point, Thence North 20°31'46" West, 30.24' to a point, Thence North 19°14'07" West, 72.15' to a point, Thence North 24°06'49" West, 73.52' to a point, Thence North 33°43'33" West, 12.92' to a point, Thence North 35°13'52" West, 32.19' to a point, Thence South 53°41'41" West, 3.50' to a point, Thence along a curve to the left having a radius of 855.00', an arc length of 144.97', and a chord bearing and distance of North 41°09'46" West, 144.79' to a point, Thence North 46°01'12" West, 157.36' to a point, Thence North 01°40'16" East, 74.31' to a point, Thence North 47°17'01" East, 280.00' to a point, Thence North 47°17'01" East, 30.00' to a point, Thence North 47°17'01" East, 178.49' to a point, Thence along a curve to the left having a radius of 981.00', an arc length of 55.29', and a chord bearing and distance of North 45°40'08" East, 55.28' to a point, being the **True Point and Place of Beginning** and having an area of 0.467 Acres (20,342 sf), more or less.

PIN No. 0740114002 – Variable Width Town of Holly Springs Sanitary Sewer Easement

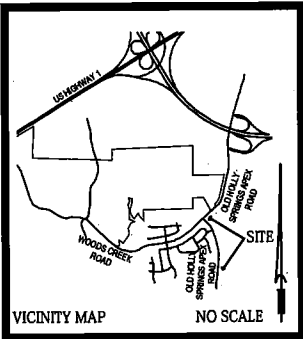
Beginning at a point being where Tracts A and C, "Wake County Property", recorded in Book of Maps 1998, Page 782 join the Eastern Right of Way of Old Holly Springs Apex Road. Said point also having North Carolina Geodetic Coordinates (NAD83(2011)) N: 702,031.48', E: 2,040,433.10'; Thence South 86°52'24" East, 23.72 feet to a point, Thence South 20°31'46" East, 17.97 feet to a point, Thence along a curve to the right having a radius of 2,512.01 feet, an arc length of 398.61 feet, and a chord bearing and distance of South 15°59'01" East, 398.19 feet to a point, Thence South 09°03'34" East, 49.22 feet to a point, Thence South 11°17'29" East, 55.56 feet to a point, Thence along a curve to the right having a radius of 2,512.01 feet, an arc length of 340.91 feet, and a chord bearing and distance of South 05°09'36" East, 340.65 feet to a point, Thence South 01°16'20" East, 36.03 feet to a point, Thence South 17°21'26" East, 93.50 feet to a point, Thence South 05°08'34" West, 29.20 feet to a point, Thence South 50°08'34" West, 30.88 feet to a point, Thence South 05°08'34" West, 167.89 feet to a point, Thence South 04°45'53" West, 164.57 feet to a point, Thence South 05°07'46" West, 43.35 feet to a point, Thence South 40°55'14" East, 26.96 feet to a point, Thence South 04°13'46" West, 297.58 feet to a point, Thence South 78°20'25" West, 17.42 feet to a point, Thence North 66°26'07" West, 14.04 feet to a point, Thence North 04°13'46" East, 285.23 feet to a point, Thence North 40°55'14" West, 16.64 feet to a point, Thence North 04°11'01" East, 49.47 feet to a point, Thence North 04°04'00" East, 69.98 feet to a point, Thence North 03°40'46" East, 61.83 feet to a point, Thence North 04°24'09" East, 24.19 feet to a point, Thence North 03°44'07" East, 112.62 feet to a point, Thence North 03°28'59" East, 100.30 feet to a point, Thence North 02°31'14" East, 200.96 feet to a point, Thence North 00°02'34" West, 51.50 feet to a point, Thence North 03°26'41" West, 51.33 feet to a point, Thence North 05°00'12" West, 50.78 feet to a point, Thence North 07°03'49" West, 50.62 feet to a point, Thence North 08°07'17" West, 50.42 feet to a point, Thence North 09°01'08" West, 50.83 feet to a point, Thence North 11°35'24" West, 51.11 feet to a point, Thence North 13°35'24" West, 50.22 feet to a point, Thence North 12°32'59" West, 50.27 feet to a point, Thence North 14°35'01" West, 50.86 feet to a point, Thence North 15°53'23" West, 50.68 feet to a point, Thence North 16°59'53" West, 50.65 feet to a point, Thence North 18°28'15" West, 50.54 feet to a point, Thence North 19°09'30" West, 50.36 feet to a point, Thence North 19°48'16" West, 100.21 feet to a point, Thence North 20°33'16" West, 4.06 feet to a point, being the point and place of **Beginning** and having an area of 0.924 Acres (40,252 sf), more or less.

PIN No. 0740114002 – Temporary Construction Easement

Beginning at the Southwestern corner of Tract C, "Wake County Property", recorded in Book of Maps 1998, Page 782 said point also being located on the Eastern Right of Way of Old Holly Springs Apex Road. Said point also having North Carolina Geodetic Coordinates (NAD83(2011)) N: 700,334.75', E: 2,040,534.32'; Thence South 66°26'07" East, 39.40 feet to a point, Thence North 78°20'25" East, 17.42 feet to a point, being the **True Point and Place of Beginning**, thence, North 04°13'46" East, 297.58 feet to a point, Thence North 40°55'14" West, 26.96 feet to a point, Thence North 05°07'46" East, 13.89 feet to a point, Thence South 40°55'14" East, 40.76 feet to a point, Thence South 04°13'46" West, 298.89 feet to a point, Thence South 78°20'25" West, 10.40 feet to a point, being the True Point and Place of Beginning and having an area of 0.076 Acres (3,321 sf), more or less.

EXHIBIT A-1

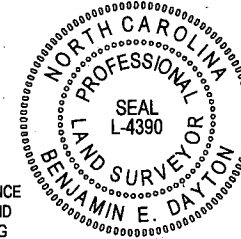
[See Attached]



NOTES:

1. BASIS OF BEARINGS, NC GRID NORTH, NAD83(2011)
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN (ZONE AE) AS SHOWN ON THE FEMA INSURANCE RATE MAP No. 3720074000J, DATED 5/2/2008.

THIS MAP IS NOT 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.



12/16/2020

Designed by:

Benjamin Dayton
3BB004AF5AFB4E7...

WAKE COUNTY
DB 4803, PG 67

TRACT A
"WAKE COUNTY PROPERTY"
BM 1998, PG 782
PIN 0740026492

BEGINNING POINT
NC GRID COORDINATES
NAD 83(2011)
N: 702,031.48'
E: 2,040,433.10'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2512.01'	398.61'	398.19'	S 15°59'01" E
C2	2512.01'	340.91'	340.65'	S 05°09'36" E

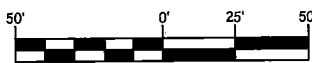
WAKE COUNTY
DB 4914, PG 812

TRACT C
"WAKE COUNTY PROPERTY"
BM 1998, PG 782
PIN 0740114002

PROPOSED VARIABLE WIDTH
TOWN OF HOLLY SPRINGS
SANITARY SEWER EASEMENT
0.924 ACRES (40,252 SF)



- LEGEND:
- 100 YEAR FLOOD LINE
 - BOUNDARY
 - BOUNDARY LINE NOT SURVEYED
 - RIGHT OF WAY
 - RIGHT OF WAY (PROPOSED)



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 20°33'18" W	4.06'
L2	S 86°52'24" E	23.72'
L3	S 20°31'46" E	17.97'
L4	S 09°03'34" E	49.22'
L5	S 11°17'29" E	55.56'
L6	S 01°16'20" E	36.03'
L7	S 17°21'26" E	93.50'
L8	S 05°08'34" W	29.20'
L9	S 50°08'34" W	30.88'
L10	S 05°08'34" W	167.89'
L11	S 04°45'53" W	164.57'
L12	S 05°07'46" W	29.46'
L13	S 05°07'46" W	13.89'
L14	S 40°55'14" E	26.96'
L15	S 78°20'25" W	17.42'
L16	N 66°28'07" W	14.04'
L17	N 40°55'14" E	16.64'
L18	S 40°55'14" E	40.76'
L19	S 04°13'46" W	298.89'
L20	S 78°20'25" W	10.40'
L21	N 66°28'07" W	25.36'

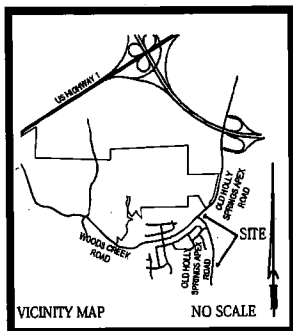
OLD HOLLY SPRINGS APEX ROAD
VARIABLE WIDTH PUBLIC RIGHT OF WAY

MATCHLINE - SHEET 1
MATCHLINE - SHEET 2

DATE: 11-16-2020
SCALE: 1"=50'
SURVEYED BY: WR
DRAWN BY: BD
CHECK & CLOSURE BY: BD
CAD FILE: WAKE COUNTY A AND C
PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF PROPOSED TOWN OF HOLLY SPRINGS SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS TRACT C, "WAKE COUNTY PROPERTY" PROPERTY OF WAKE COUNTY		
TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
P.I.N.: 0740114002	SHEET: 1 of 5	

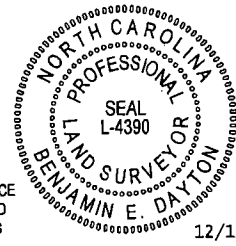
WithersRavenel
Engineers | Planners | Surveyors
115 MacKinnon Drive | Cary, NC 27511
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NOTES:

1. BASIS OF BEARINGS, NC GRID NORTH, NAD83(2011)
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN (ZONE AE) AS SHOWN ON THE FEMA INSURANCE RATE MAP No. 3720074000J, DATED 5/2/2006.

THIS MAP IS NOT 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.



12/16/2020

L21 | N 66°28'07" W | 25.36'

DocuSigned by:

Benjamin Dayton
3BB004AF5AF84E7...



ROAD
FT. OF WAY

MATCHLINE - SHEET 1
MATCHLINE - SHEET 2

WAKE COUNTY
DB 4914, PG 812
TRACT C
"WAKE COUNTY PROPERTY"
BM 1998, PG 782
PIN 0740114002

PROPOSED VARIABLE WIDTH
TOWN OF HOLLY SPRINGS
SANITARY SEWER EASEMENT
0.924 ACRES (40,252 SF)

- LEGEND:
- 100 YEAR FLOOD LINE ————
 - BOUNDARY ————
 - BOUNDARY LINE NOT SURVEYED ————
 - RIGHT OF WAY ————
 - RIGHT OF WAY (PROPOSED) - - - - -



1 inch = 50 ft.

MATCHLINE - SHEET 2
MATCHLINE - SHEET 3

WAKE COUNTY
DB 4914, PG 812
TRACT C
"WAKE COUNTY PROPERTY"
BM 1998, PG 782
PIN 0740114002

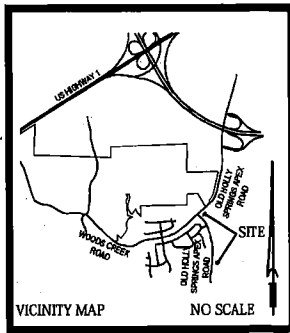
DATE: 11-16-2020
SCALE: 1"=50'
SURVEYED BY: WR
DRAWN BY: BD
CHECK & CLOSURE BY: BD
CAD FILE: WAKE COUNTY A AND C
PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF PROPOSED TOWN OF HOLLY SPRINGS SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS TRACT C, "WAKE COUNTY PROPERTY"		
PROPERTY OF WAKE COUNTY		
TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
P.I.N.: 0740114002	SHEET: 2 of 5	



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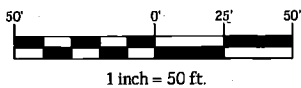
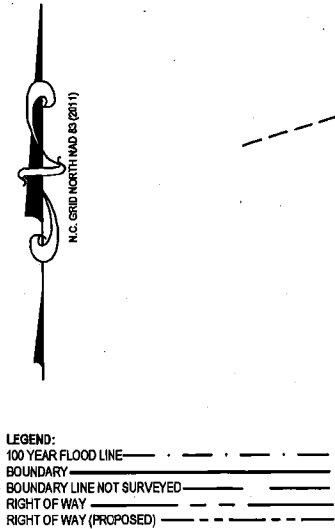
NOTES:

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3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
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12/16/2020
 Designed by: *Benjamin Dayton*
 3BB04AF5AFB4E7...



OLD HOLLY SPRINGS APEX ROAD
 VARIABLE WIDTH PUBLIC RIGHT OF WAY

MATCHLINE - SHEET 2
 MATCHLINE - SHEET 3

WAKE COUNTY
 DB 4914, PG 812
 TRACT C
 "WAKE COUNTY PROPERTY"
 BM 1998, PG 782
 PIN 0740114002

PROPOSED VARIABLE WIDTH
 TOWN OF HOLLY SPRINGS
 SANITARY SEWER EASEMENT
 0.924 ACRES (40,252 SF)

MATCHLINE - SHEET 3
 MATCHLINE - SHEET 4

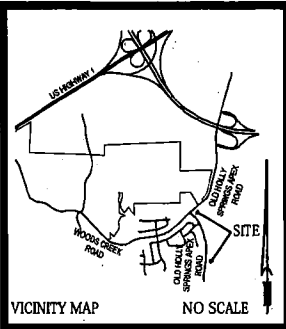
100' YEAR FLOOD (ZONE AE)
 FIRM MAP NUMBER 3720074
 DATED 5/2/2006

WAKE COUNTY
 DB 4914, PG 812
 TRACT C
 "WAKE COUNTY PROPERTY"
 BM 1998, PG 782
 PIN 0740114002

DATE: 11-16-2020
SCALE: 1"=50'
SURVEYED BY: WR
DRAWN BY: BD
CHECK & CLOSURE BY: BD
CAD FILE: WAKE COUNTY A AND C
PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF PROPOSED TOWN OF HOLLY SPRINGS SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS TRACT C, "WAKE COUNTY PROPERTY"		
PROPERTY OF WAKE COUNTY		
TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
PLN: 0740114002	SHEET: 3 of 5	

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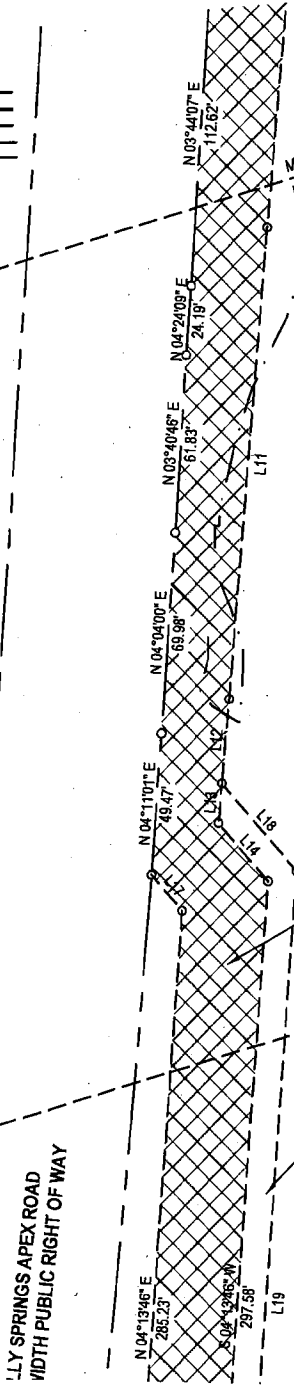
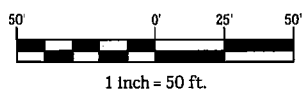
- NOTES:
1. BASIS OF BEARINGS, NC GRID NORTH, NAD83(2011)
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12/16/2020
 Designed by: *Benjamin Dayton*
 38B004AF5AFB4E7...

- LEGEND:
- 100 YEAR FLOOD LINE
 - BOUNDARY
 - BOUNDARY LINE NOT SURVEYED
 - RIGHT OF WAY
 - RIGHT OF WAY (PROPOSED)



100' YEAR FLOOD (ZONE AE)
 FIRM MAP NUMBER 3720074000J
 DATED 5/2/2006

WAKE COUNTY
 DB 4914, PG 812
 TRACT C
 "WAKE COUNTY PROPERTY"
 BM 1998, PG 782
 PIN 0740114002

PROPOSED VARIABLE WIDTH
 TOWN OF HOLLY SPRINGS
 SANITARY SEWER EASEMENT
 0.924 ACRES (40,252 SF)

PROPOSED VARIABLE WIDTH TEMPORARY
 CONSTRUCTION EASEMENT
 0.076 ACRES (3,321 SF)

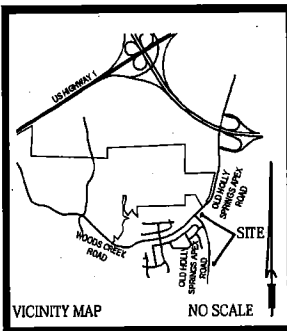
WIDE PUBLIC RIGHT OF WAY

WAKE COUNTY
 DB 4914, PG 812

DATE: 11-16-2020
SCALE: 1"=50'
SURVEYED BY: WR
DRAWN BY: BD
CHECK & CLOSURE BY: BD
CAD FILE: WAKE COUNTY A AND C
PROJECT NO: 0219037220

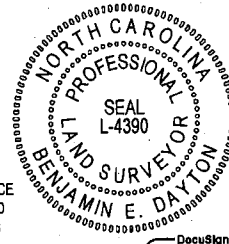
EASEMENT EXHIBIT MAP OF		
PROPOSED TOWN OF HOLLY SPRINGS SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS		
TRACT C, "WAKE COUNTY PROPERTY"		
PROPERTY OF		
WAKE COUNTY		
TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
P.I.N.: 0740114002	SHEET: 4 of 5	

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- NOTES:
1. BASIS OF BEARINGS, NC GRID NORTH, NAD83(2011)
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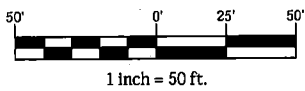
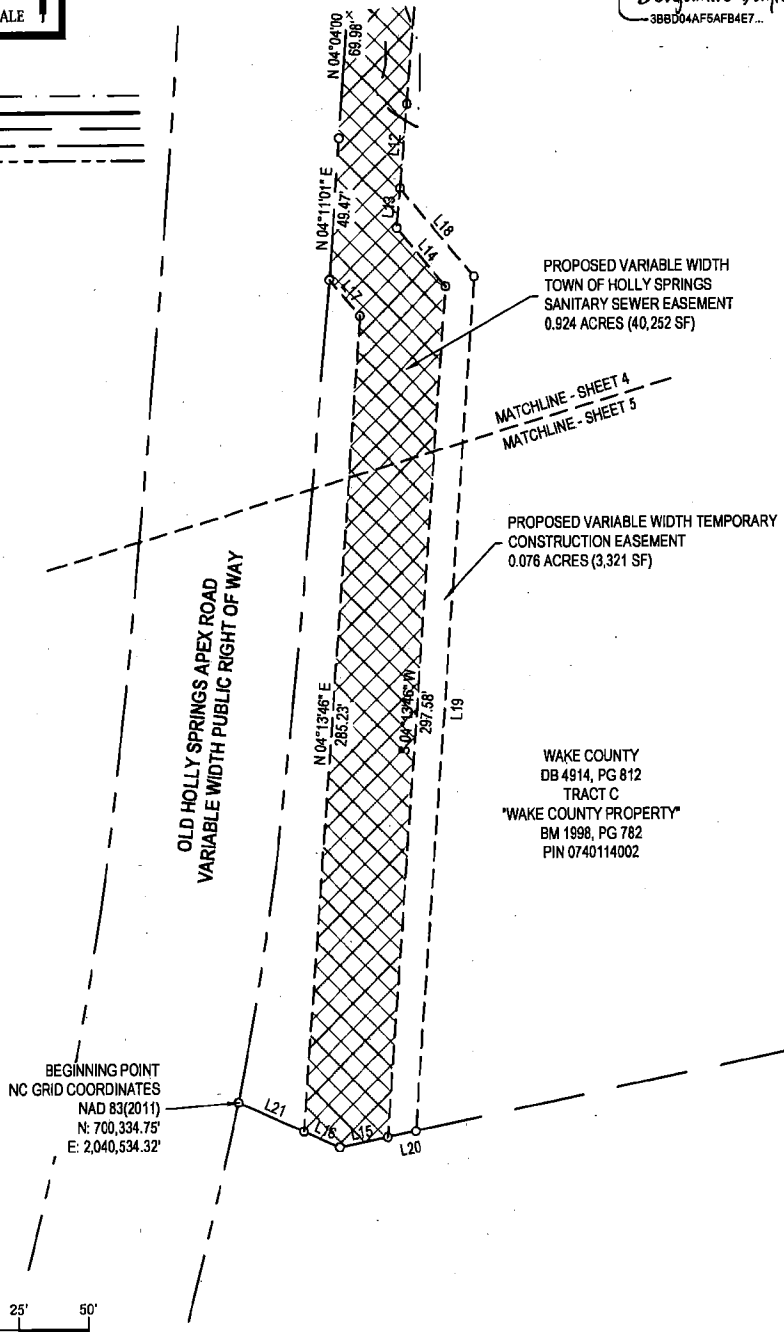
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



12/16/2020

DocuSigned by:
Benjamin Dayton
3BB04AF5AFB4E7...

- LEGEND:
- 100 YEAR FLOOD LINE
 - BOUNDARY
 - BOUNDARY LINE NOT SURVEYED
 - RIGHT OF WAY
 - RIGHT OF WAY (PROPOSED)



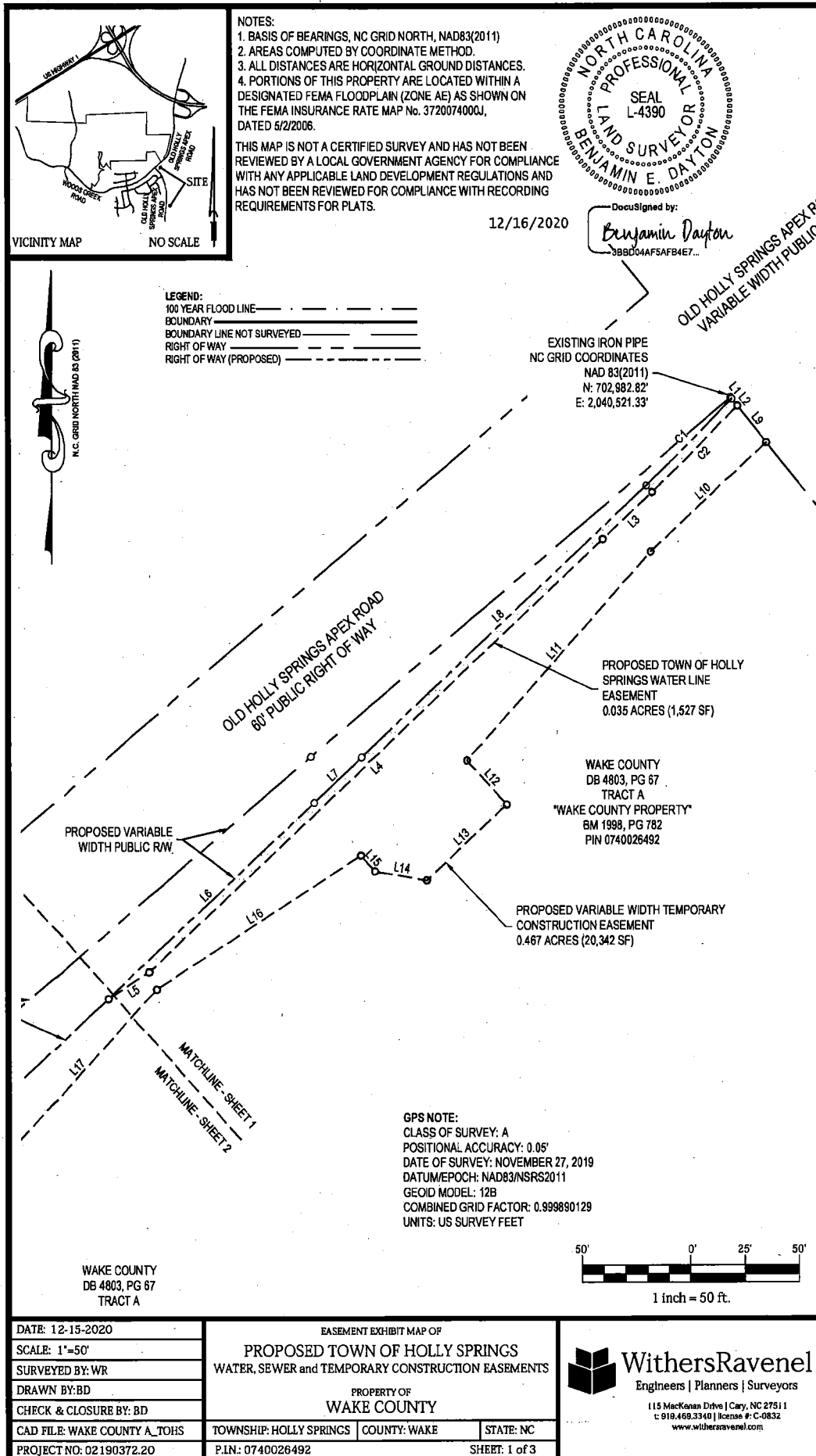
DUKE PROGRESS ENERGY
RESIDUAL AREA
*MAE OMIE H. MOSELY

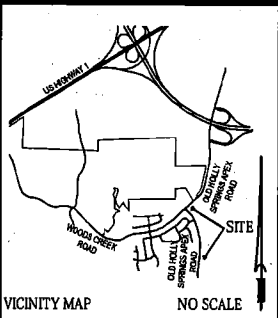
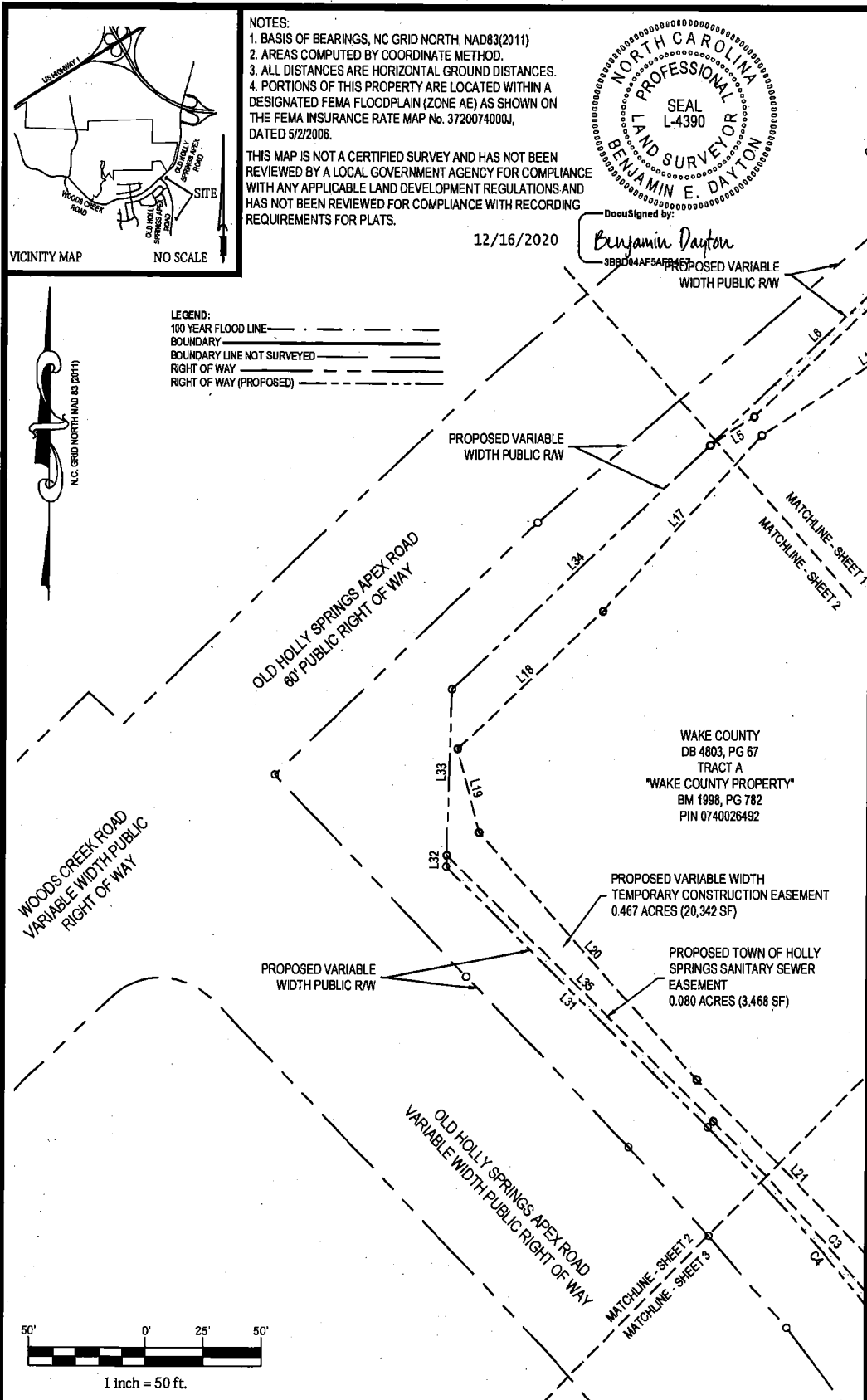
DATE: 11-16-2020
SCALE: 1"=50'
SURVEYED BY: WR
DRAWN BY: BD
CHECK & CLOSURE BY: BD
CAD FILE: WAKE COUNTY A AND C
PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF		
PROPOSED TOWN OF HOLLY SPRINGS SANITARY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS		
TRACT C, "WAKE COUNTY PROPERTY"		
PROPERTY OF		
WAKE COUNTY		
TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
P.I.N.: 0740114002	SHEET: 5 of 5	

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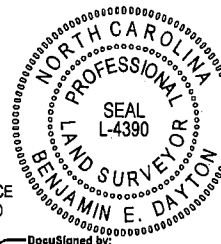
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NOTES:
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12/16/2020

DocuSigned by:
 Benjamin Dayton
 389D04AF5A...



LEGEND:
 100 YEAR FLOOD LINE
 BOUNDARY
 BOUNDARY LINE NOT SURVEYED
 RIGHT OF WAY
 RIGHT OF WAY (PROPOSED)

WOODS CREEK ROAD
 VARIABLE WIDTH PUBLIC
 RIGHT OF WAY

OLD HOLLY SPRINGS APEX ROAD
 80' PUBLIC RIGHT OF WAY

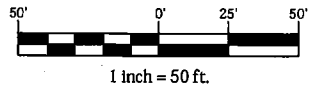
WAKE COUNTY
 DB 4803, PG 67
 TRACT A
 "WAKE COUNTY PROPERTY"
 BM 1998, PG 782
 PIN 0740026492

PROPOSED VARIABLE WIDTH
 TEMPORARY CONSTRUCTION EASEMENT
 0.467 ACRES (20,342 SF)

PROPOSED TOWN OF HOLLY
 SPRINGS SANITARY SEWER
 EASEMENT
 0.080 ACRES (3,468 SF)

PROPOSED VARIABLE
 WIDTH PUBLIC RW

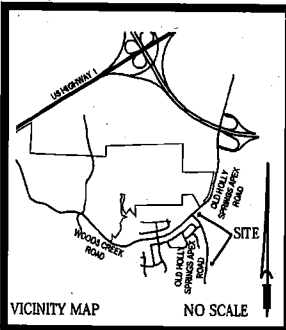
OLD HOLLY SPRINGS APEX ROAD
 VARIABLE WIDTH PUBLIC RIGHT OF WAY



DATE: 12-15-2020
SCALE: 1"=50'
SURVEYED BY: WR
DRAWN BY: BD
CHECK & CLOSURE BY: BD
CAD FILE: WAKE COUNTY A_TOHS
PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF		
PROPOSED TOWN OF HOLLY SPRINGS WATER, SEWER and TEMPORARY CONSTRUCTION EASEMENTS		
PROPERTY OF WAKE COUNTY		
TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
P.I.N.: 0740026492	SHEET: 2 of 3	

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NOTES:

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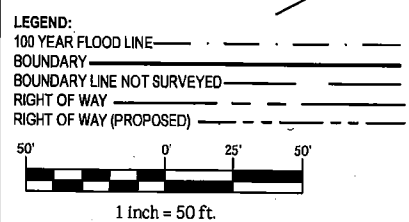
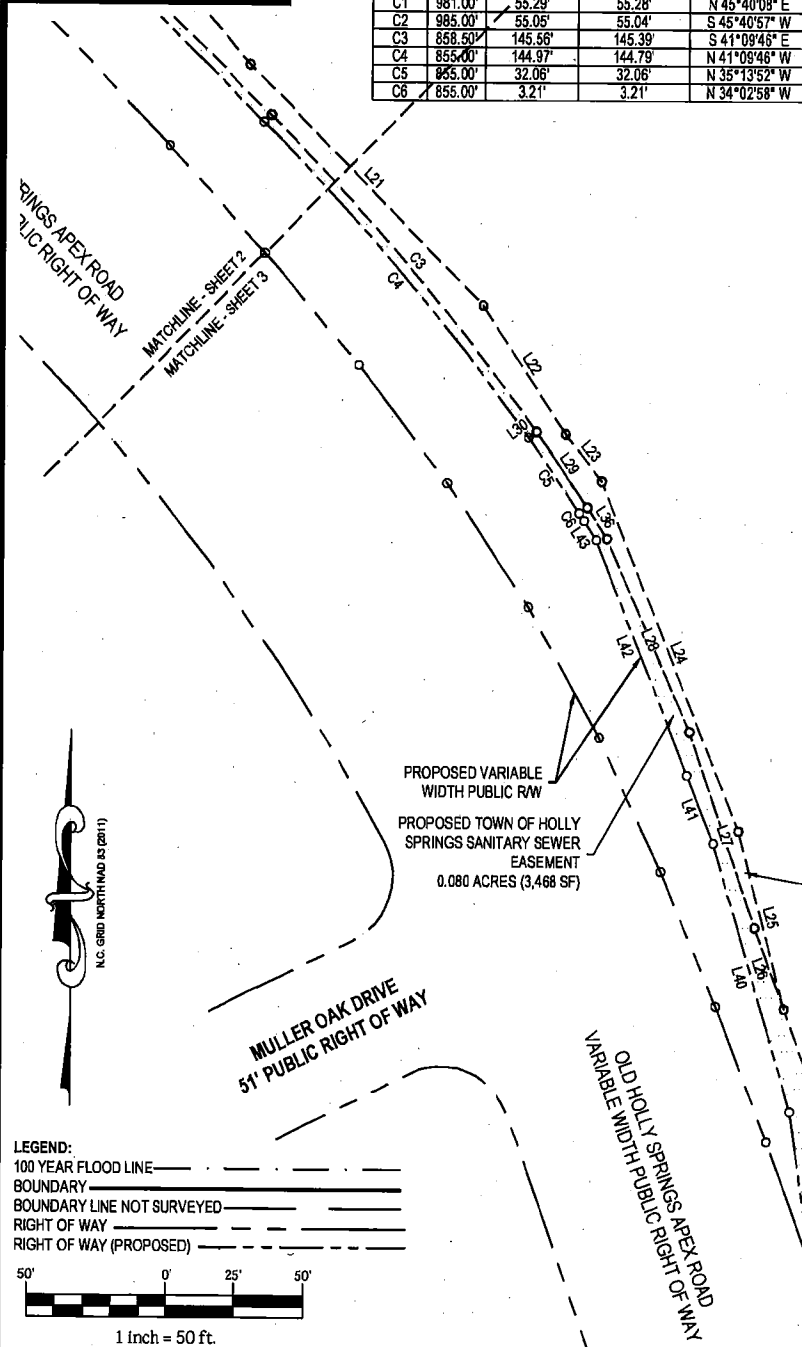


Designed by:
Benjamin Dayton
388C04AF5AFB4E7...

12/16/2020

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	981.00'	55.29'	55.28'	N 46°40'08" E
C2	985.00'	55.05'	55.04'	S 45°40'57" W
C3	858.50'	145.56'	145.39'	S 41°09'46" E
C4	855.00'	144.97'	144.79'	N 41°08'46" W
C5	855.00'	32.06'	32.06'	N 35°13'52" W
C6	855.00'	3.21'	3.21'	N 34°02'58" W

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 39°16'39" E	0.82'
L2	S 39°16'39" E	4.03'
L3	S 47°17'01" W	30.80'
L4	S 47°17'01" W	284.87'
L5	S 57°35'34" W	22.35'
L6	N 47°17'01" E	129.18'
L7	N 47°17'01" E	30.00'
L8	N 47°17'01" E	178.49'
L9	S 39°16'39" E	21.14'
L10	S 47°43'46" W	72.25'
L11	S 42°09'14" W	125.50'
L12	S 42°42'59" E	26.78'
L13	S 47°17'01" W	50.00'
L14	N 60°24'14" W	24.54'
L15	N 42°42'59" W	9.58'
L16	S 57°35'18" W	111.80'
L17	S 42°42'36" W	100.32'
L18	S 47°17'01" W	85.00'
L19	S 14°41'00" E	36.20'
L20	S 42°20'30" E	140.29'
L21	S 45°07'56" E	117.90'
L22	S 34°00'59" E	53.69'
L23	S 38°30'08" E	20.99'
L24	S 22°19'49" E	131.32'
L25	S 14°59'18" E	64.10'
L26	N 20°31'46" W	30.24'
L27	N 19°14'07" W	72.15'
L28	N 24°06'49" W	73.52'
L29	N 35°13'52" W	32.19'
L30	S 53°41'41" W	3.50'
L31	N 46°01'12" W	157.36'
L32	N 01°40'16" E	4.73'
L33	N 01°40'16" E	69.57'
L34	N 47°17'01" E	150.82'
L35	S 46°01'12" E	160.54'
L36	S 33°43'33" E	12.92'
L37	S 20°31'46" E	127.33'
L38	N 86°52'24" W	23.72'
L39	N 08°29'00" W	54.41'
L40	N 16°38'35" W	97.47'
L41	N 22°01'56" W	25.56'
L42	N 22°01'56" W	88.20'
L43	N 33°40'28" W	7.98'

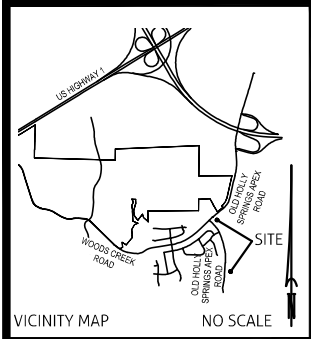


DATE: 12-15-2020
 SCALE: 1"=50'
 SURVEYED BY: WR
 DRAWN BY: BD
 CHECK & CLOSURE BY: BD
 CAD FILE: WAKE COUNTY A_TOHS
 PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF
PROPOSED TOWN OF HOLLY SPRINGS
 WATER, SEWER and TEMPORARY CONSTRUCTION EASEMENTS
 PROPERTY OF
WAKE COUNTY
 TOWNSHIP: HOLLY SPRINGS COUNTY: WAKE STATE: NC
 P.I.N.: 0740026492 SHEET: 3 of 3

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EXHIBIT B



NOTES:

1. BASIS OF BEARINGS, NC GRID NORTH, NAD83(2011)
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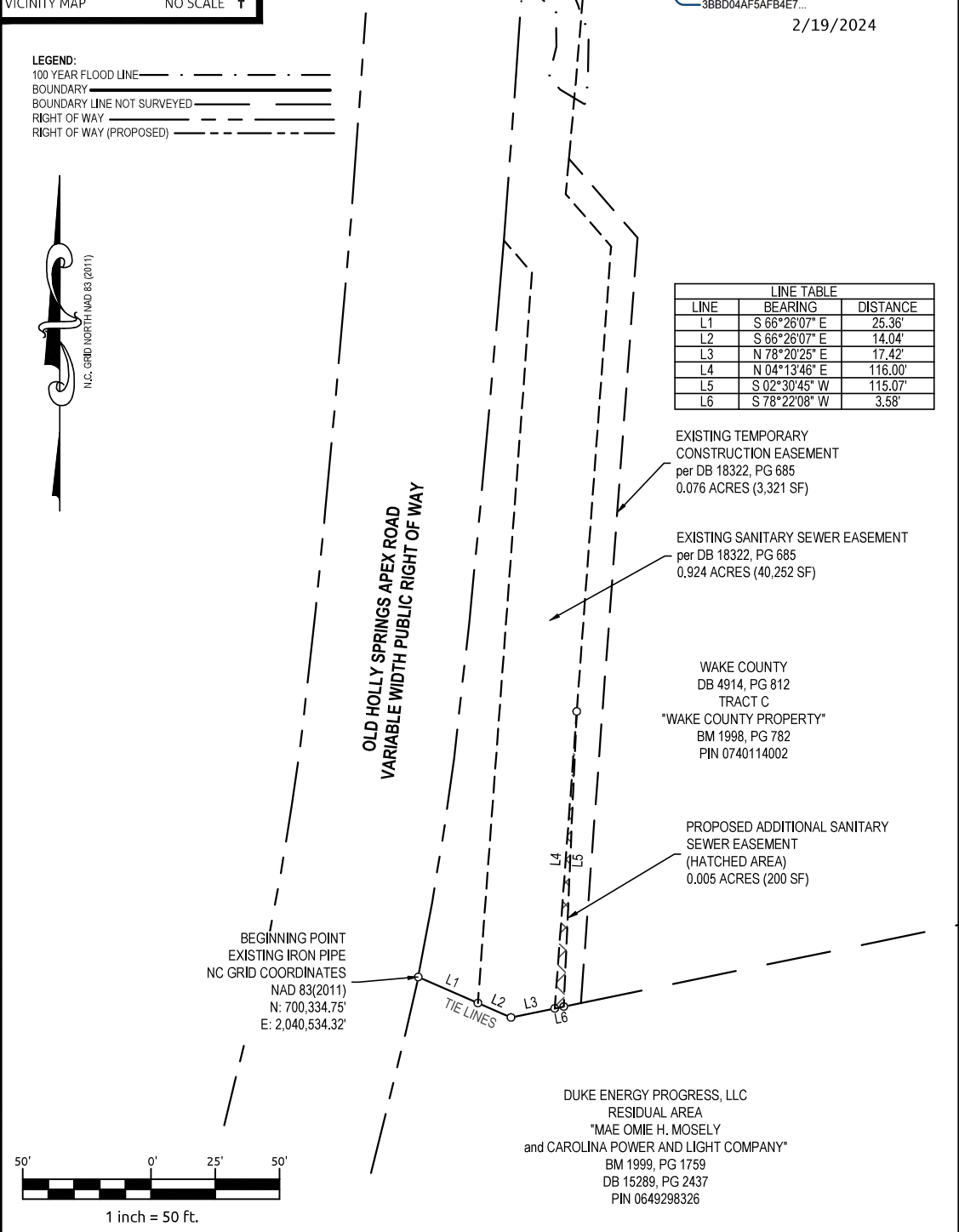
DocuSigned by:
Benjamin Dayton
 3BB004AF5AFB4E7...
 2/19/2024

LEGEND:

- 100 YEAR FLOOD LINE ————
- BOUNDARY ————
- BOUNDARY LINE NOT SURVEYED ————
- RIGHT OF WAY ————
- RIGHT OF WAY (PROPOSED) - - - - -



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°26'07" E	25.36'
L2	S 66°26'07" E	14.04'
L3	N 78°20'25" E	17.42'
L4	N 04°13'46" E	116.00'
L5	S 02°30'45" W	115.07'
L6	S 78°22'08" W	3.58'



EXISTING TEMPORARY CONSTRUCTION EASEMENT per DB 18322, PG 685 0.076 ACRES (3,321 SF)

EXISTING SANITARY SEWER EASEMENT per DB 18322, PG 685 0.924 ACRES (40,252 SF)

WAKE COUNTY DB 4914, PG 812 TRACT C "WAKE COUNTY PROPERTY" BM 1998, PG 782 PIN 0740114002

PROPOSED ADDITIONAL SANITARY SEWER EASEMENT (HATCHED AREA) 0.005 ACRES (200 SF)

BEGINNING POINT EXISTING IRON PIPE
 NC GRID COORDINATES NAD 83(2011)
 N: 700,334.75'
 E: 2,040,534.32'

DUKE ENERGY PROGRESS, LLC
 RESIDUAL AREA
 "MAE OMIE H. MOSELY and CAROLINA POWER AND LIGHT COMPANY"
 BM 1999, PG 1759
 DB 15289, PG 2437
 PIN 0649298326

DATE: 2-19-2024
 SCALE: 1"=50'
 SURVEYED BY: WR
 DRAWN BY: BD
 CHECK & CLOSURE BY: BD
 CAD FILE: WAKE COUNTY A AND C
 PROJECT NO: 02190372.20

EASEMENT EXHIBIT MAP OF
 PROPOSED ADDITIONAL SANITARY SEWER EASEMENT
 TRACT C, "WAKE COUNTY PROPERTY"

PROPERTY OF
WAKE COUNTY

TOWNSHIP: HOLLY SPRINGS	COUNTY: WAKE	STATE: NC
P.I.N.: 0740114002	SHEET: 1 of 1	

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