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DAVIDSON COUNTY NC
Book 1581
Pages 1625-1627
FILED
01/11/2005 3 PAGE(S) 1:21 PM
MARK C. MYERS
Register Of Deeds

North Carolina } Drawn by: James W. Armentrout
Davidson County }

DECLARATION OF EASEMENT FOR THE
MEADOWLANDS RESIDENTIAL AND GOLF
COURSE DEVELOPMENT

This Declaration of Easement is entered into this 27th day of December, 2004 by Meadowlands Development, LLC, a North Carolina Limited Liability Company with an office in Davidson County, North Carolina (hereinafter Grantor);

WITNESSETH

The Grantor is the owner of a 444 acre tract known as the Meadowlands Residential Community as recorded in Deed Book 1433, Page 685, Davidson County Registry, and is also interested in the ongoing development of the Meadowlands Golf Course Facility (Deed Book 1489, Page 761) contiguous to the future residential development, and has acquired another tract (Deed Book 1538, Page 1139) over which it is desirous of providing an easement for the construction, maintenance and repair of a sanitary sewer over and across said tract;

The Grantor does hereby, for the purposes of constructing, maintaining and repairing a sanitary sewer line to serve both the residential community and the golf course, declares an easement or right-of-way across and through its property, said easement on right-of-way more particularly described as follows:

EXHIBIT A (ONE PAGE)

The Grantor does freely and voluntarily enter into this Declaration of Easement in order to establish on the public record the easement that is across its described tract which allows construction, maintenance and repair of a sanitary sewer line to serve the Meadowlands Residential Golf Course Development;

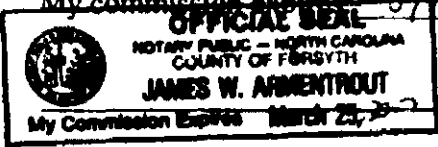
In witness whereof, the Grantor has had its authorized agent sign and seal this Declaration of Easement on the day and year first above written.

MEADOWLANDS DEVELOPMENT, LLC
by [Signature] (seal)
Manager

0000816

STATE OF NORTH CAROLINA – Forsyth County

I, James W. Armentrout, a Notary Public of Forsyth County, NC do hereby certify that C.J. Ramey, Manager of Meadowlands Development, LLC, on behalf of the limited liability company, personally appeared before me this day and acknowledged the execution of the foregoing Declaration of Easement for the company. Witness my hand and notarial seal this the 27th day of December, 2024.

My commission expires 3/21/2027 James W. Armentrout Notary Public.


The foregoing Certificate(s) of _____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Register of Deeds for Davidson County _____ Deputy

North Carolina – Davidson County
The foregoing (or annexed) certificate(s) of James W. Armentrout
Notary Public (Notaries Public) is certified to be correct
the 11 day of Jan AD 2025
Mark C. Myers, Register of Deeds
Mary E. Rhodes Deputy

EXHIBIT A (SEWERLINE EASEMENT)

PERMANENT EASEMENT

BEGINNING at a point in the northern line of Meadowlands Development, LLC, as described in Deed Book 1538, Page 1139, Davidson County Registry, said beginning point being in the southern boundary of Paul J. Johnson et ux (Deed Book 850, Page 642) and being located North 86 35' 10" West 39.53 feet from the Johnson southeastern corner; running thence from said beginning point South 42 02' 14" East 25.01 feet; thence South 12 01' 26" East 59.89 feet; thence South 47 22' 26" East 110.66 feet; thence South 00 56' 33" West 148.26 feet; and thence South 07 01' 42" West 83.33 feet to a point in the southern line of Meadowlands Development, LLC (Deed Book 1538, Page 1139); this describes the centerline of a 20 foot wide sewer easement, 10 feet on either side of said centerline, for the installation, repair, maintenance, and care for a sewer line to serve the Meadowlands Development, and is shown on an unrecorded map for Meadowlands Development, LLC prepared by Coe Forestry and Surveying dated July 8, 2004;

TEMPORARY EASEMENT

In addition to this permanent 20 foot wide sewer easement, there is a temporary construction easement, 40 feet in width, 20 feet on either side of the described centerline, for the period necessary to construct the sewer line in said 20 foot permanent easement;