

BK012425PG01539

WAKE COUNTY, NC 317  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03/01/2007 AT 11:49:31

BOOK:012425 PAGE:01539 - 01542

AFTER RECORDING mail to:

Withers & Ravenel  
Attn: Jim Canfield  
111 Mackenan Dr.  
Cary, NC 27511

NORTH CAROLINA

UTILITY AND PIPELINE EASEMENT

WAKE COUNTY

THIS DEED OF EASEMENT, made this 25th day of January 2007, by Wexford Community Association, Grantor, to the Town of Cary, municipal corporation of the State of North Carolina, Grantee. The designation Grantors and Grantee as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

THAT the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby bargain, sell, and convey unto the Grantee for use as a utility and pipeline easement (which shall include, but not be limited to the installation, inspection, replacement, repair, operation and/or maintenance of such facilities and related appurtenances as may be necessary for the transmission of water and/or wastewater) that property lying in Wake County, N. C. and being more particularly described as follows:

**SANITARY SEWER EASEMENT**

Being a sanitary sewer easement, 20 feet in width located and crossing the property of Wexford Community Association as recorded in Deed Book 11233 Page 1178 of the Wake County Registry, said easement being more particularly described as follows:

Beginning at a point, said point being an iron pipe marking the northwest corner of Wake County Parcel Number (PIN) 0745.01-25-2410, thence from said iron pipe a bearing of N 89°00'57" W a distance of 52.05 feet to the point of beginning; thence with a bearing of N 89°00'57" W a distance of 20.30 feet to a point; thence with a bearing of N 10°50'57" E a distance of 107.58 feet to a point; thence with a bearing of N 43°25'54" E a distance of 11.84 feet to a point; thence with a bearing of S 89°37'24" E a distance of 27.37 feet to a point; thence with a bearing of S 43°25'54" W a distance of 24.68 feet to a point; thence with a bearing of S 10°50'57" W a distance of 98.26 feet back to the point of beginning, said easement containing 2,424 square feet or 0.06 acres as shown on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever and the same Grantors do covenant that they are seized of said premises in fee and have the right to convey the same, that the same are free from encumbrances and that they will warrant and defend the said title to the same against claims of all persons whosoever.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate have caused this instrument to be signed and its seal to be hereunto affixed by authority of the Board of Directors, on the day and year first above written.

Britt Spivey Pres. Woodford HOA  
Seal

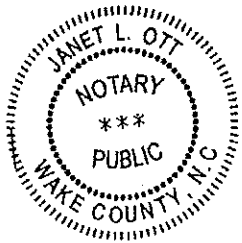
\_\_\_\_\_  
Seal

NORTH CAROLINA

WAKE COUNTY

I, the undersigned Notary Public, do hereby certify that  
Britt Spivey  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 25<sup>th</sup> day of January, 2007



Janet L. Ott  
NOTARY PUBLIC

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EXHIBIT "A"  
DATE: 1/25/07

SEE NOTE 2



ELSHUR WAY  
(50' PUBLIC R/W)

SCOTLOW WAY  
(50' PUBLIC R/W)

N/F  
WEXFORD COMMUNITY ASSOC.  
PIN 0745.01-17-8353  
MB 2003 PG 1270  
DB 11233 PG 1178

N/F  
FERRELL INVESTMENTS  
PIN 0745.01-25-2410

N/F  
JIMMY DAVIS  
PIN 0745.01-17-2357

N/F  
FERRELL LAND COMPANY LLC  
PIN 0745.01-16-4960  
MB 2006 PG 648  
DB 10239 PG 2308

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS  
111 Macklemin Drive Cary, North Carolina 27511 www.witbravenel.com  
tel: 919-485-3340 fax: 919-467-6008



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.

**NOTES:**

1. AREA COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS IS MAP BOOK 2003, PAGE 1270 AS RECORDED IN THE WAKE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

LINE	DIRECTION	DISTANCE
L1	N 89°00'57" W	20.30'
L2	N 10°50'57" E	107.58'
L3	N 43°25'54" E	11.84'
L4	S 89°37'24" E	27.37'
L5	S 43°25'54" W	24.68'
L6	S 10°50'57" W	98.28'
L7	S 10°50'57" W	11.70'
L8	S 53°03'53" W	210.79'
L9	N 05°17'46" W	23.49'
L10	N 53°03'53" E	190.74'

20' SANITARY SEWER EASEMENT  
2,424 SF / 0.08 AC  
N 89°00'57" W  
52.03' - TIE

20' SANITARY SEWER EASEMENT  
4,137 SF / 0.09 AC

EXISTING WATER/SEWER EASEMENT  
MB 2006 PG 648

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Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.



Wake County Register of Deeds  
Laura M. Riddick  
Register of Deeds

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This Document \_\_\_\_\_ New Time Stamp  
\_\_\_\_\_ # of Pages

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