

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED \_\_\_\_\_  
DISTRICT ENGINEER

DATE \_\_\_\_\_  
NORTH CAROLINA - FORSYTH COUNTY

FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 136 of the General Statutes, State of North Carolina.

This the 8th day of May, 1992

Ronald B. Gresham  
for DIRECTOR OF PLANNING

I, John E. Beeson certify that this map was drawn from (an actual survey made by me) (a description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_) (other); that the error of closure as calculated by latitudes and departures is: 19.000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_ Page \_\_\_\_\_; that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal, this 1st day of MAY, A.D., 1992.

(Surveyor's Seal) \_\_\_\_\_  
SURVEYOR  
NORTH CAROLINA - FORSYTH COUNTY

North Carolina, FORSYTH County

I, a Notary Public of the County and State aforesaid, do hereby certify that Doris A. Patterson, a registered land surveyor, personally appeared before me this 1st day of May, 1992, and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of May, 1992.

SEAL OR STAMP Doris A. Patterson, N.C.  
NOTARY PUBLIC  
My Commission Expires March 16, 1997

The foregoing certificate was signed by Doris A. Patterson  
NP Forsyth Co NC HERE GIVE NAME  
AND OFFICIAL TITLE OF THE OFFICER SIGNING

is certified  
THE CERTIFICATE PASSED UPON)

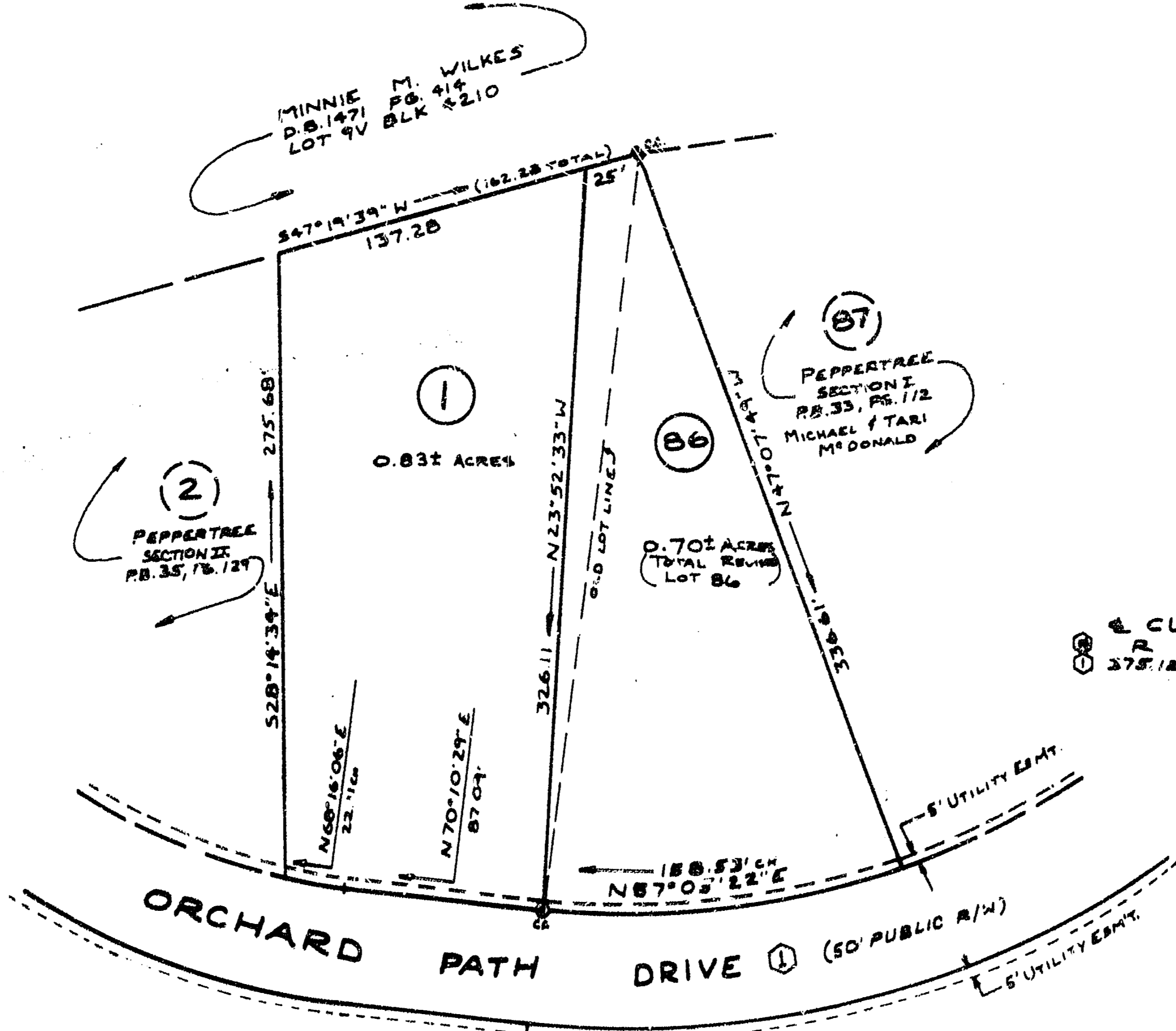
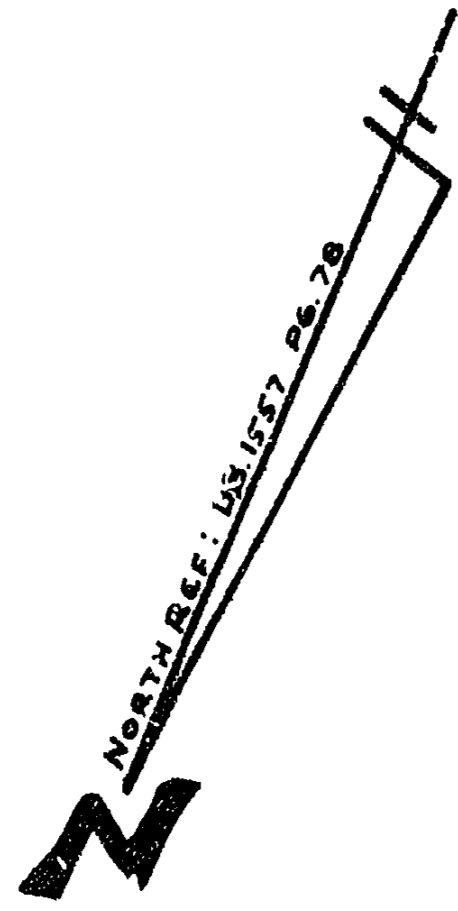
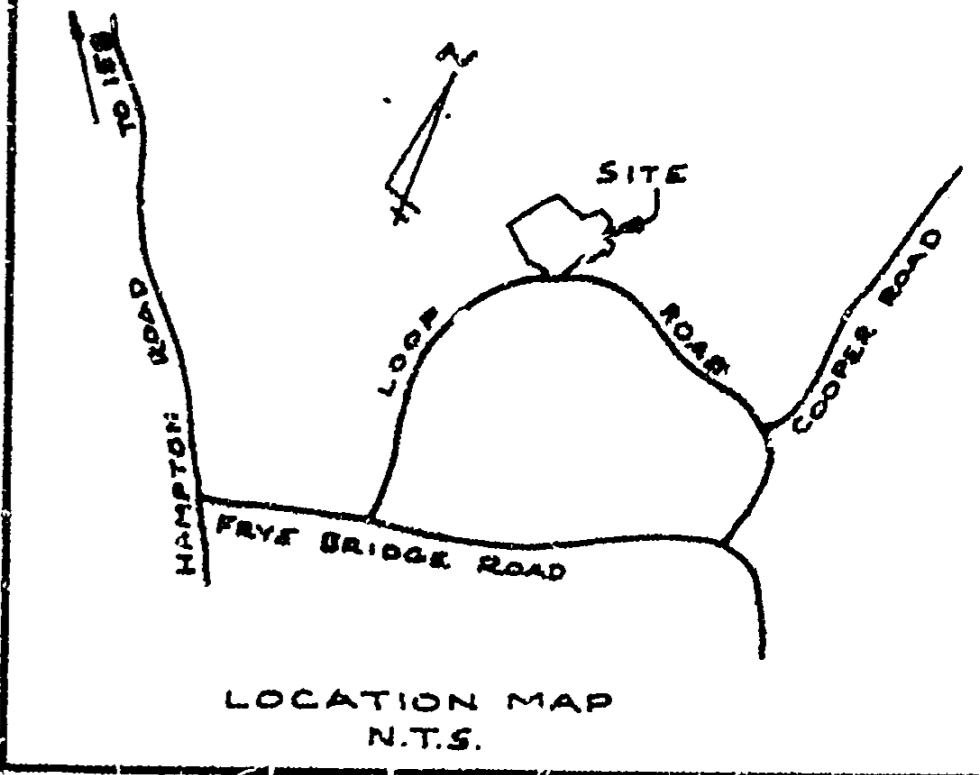
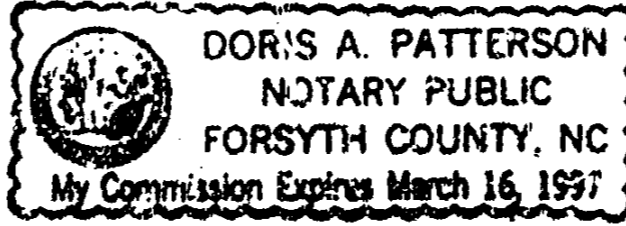
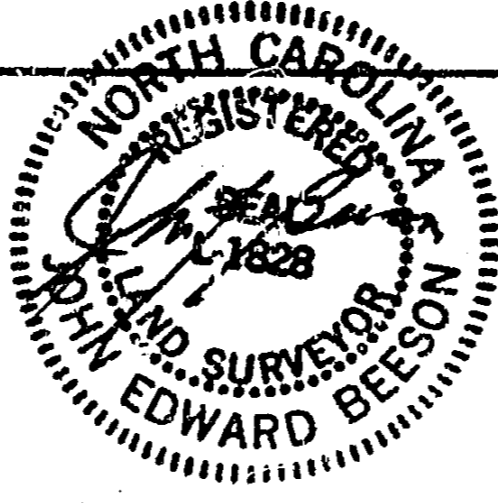
To be correct  
This 8 day of May, 1992  
Notary Fee - See plat

L.E. Speas, Register of Deeds  
by Olivia Simmons  
DEPUTY ASSISTANT

Filed for registration at 2:13 o'clock P M.  
May 8, 1992 and recorded  
in Plat Book 35, Page 184

Filing Fee \$200 Paid  
\$20.00

L.E. Speas, Register of Deeds  
by Olivia Simmons  
DEPUTY ASSISTANT



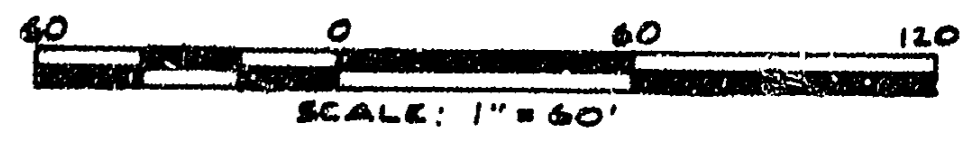
#184

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PREScriptive USE.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

6 CURVE DATA  
R Δ T  
375.12' 52°20'27" 184.24'

NOTE:  
THE PURPOSE OF THIS PLAT IS TO SHOW THE CHANGES IN THE PROPERTY LINE OF LOTS 1 AND 86.  
LOT 1 PEPPERTREE SECTION II AS RECORDED IN P.B. 35, PG. 129.  
LOT 86 PEPPERTREE SECTION I AS RECORDED IN P.B. 33, PG. 112.



I, (or we), the undersigned hereby acknowledge that I, (or we) am (are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorize(s) that this plat be recorded in the office of the Registrar of Deeds of Forsyth County.

Hubbard Realty - Winston-Salem, Inc.  
By: Ronald B. Gresham  
Owner's Signature

McGuire Construction Co., Inc.  
A. D. McGuire Jr.

(65) PEPPERTREE SECTION II, P.B. 35, P. 129  
(86) PEPPERTREE SECTION I, P.B. 33, P. 112

I, John E. Beeson certify that the property as shown on this plat creates a subdivision of land under which Forsyth County has an ordinance of Subdivision Regulations which requires these parcels of land. Witness my hand this 1 day of MAY, 1992.

John E. Beeson L-1828  
Registration Number

REVISED LOTS 86 AND 1

PEPPERTREE

OWNER - DEVELOPER:  
HUBBARD REALTY & MCGUIRE CONSTRUCTION CO.  
285 S. STRATFORD RD.  
WINSTON-SALEM, NC 27102 PH: 725-0506

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| FIELD WORK & SURVEY BY<br>K. TUTTLE | CHECKED BY<br>J. E. BEESON<br>D.A.S. |
| TAX MAP<br>4210A<br>4210B           | PARCEL<br>1 & 86                     |
| TOWNSHIP<br>CLEMMONSVILLE           | CITY<br>FORSYTH                      |
| STATE<br>N.C.                       | DATE<br>3-27-92                      |
| JOB NO.<br>92100.047                | DRAWN BY<br>A.C.R.                   |
| PAGE NO.<br>1 of 1                  |                                      |

**BEESON ENGINEERING INC.**  
ENGINEERS SURVEYORS PLANNERS  
556-G ARBOR HILL ROAD  
KERNERSVILLE, NC 27284 PH. (810) 298-2211

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

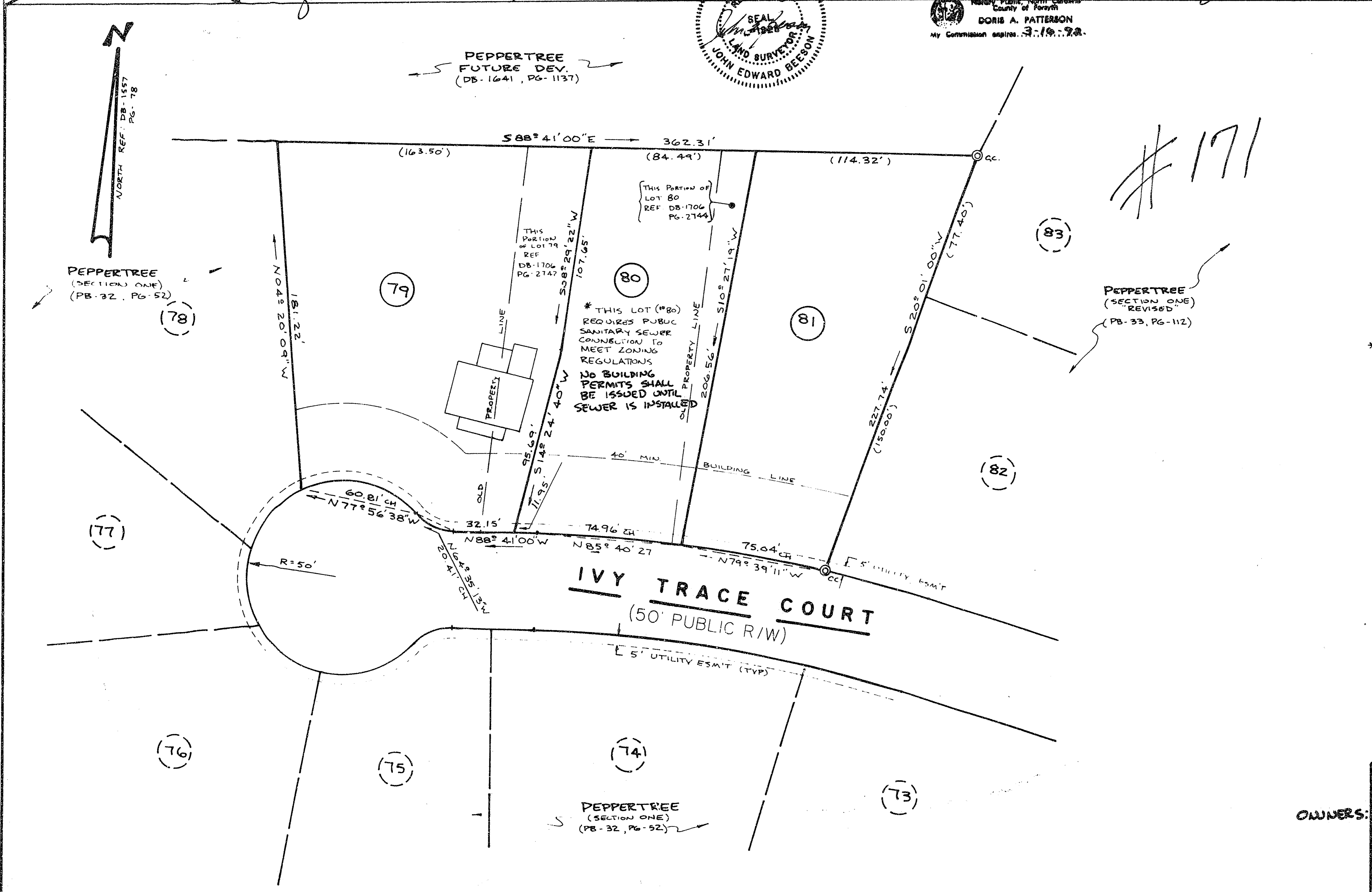
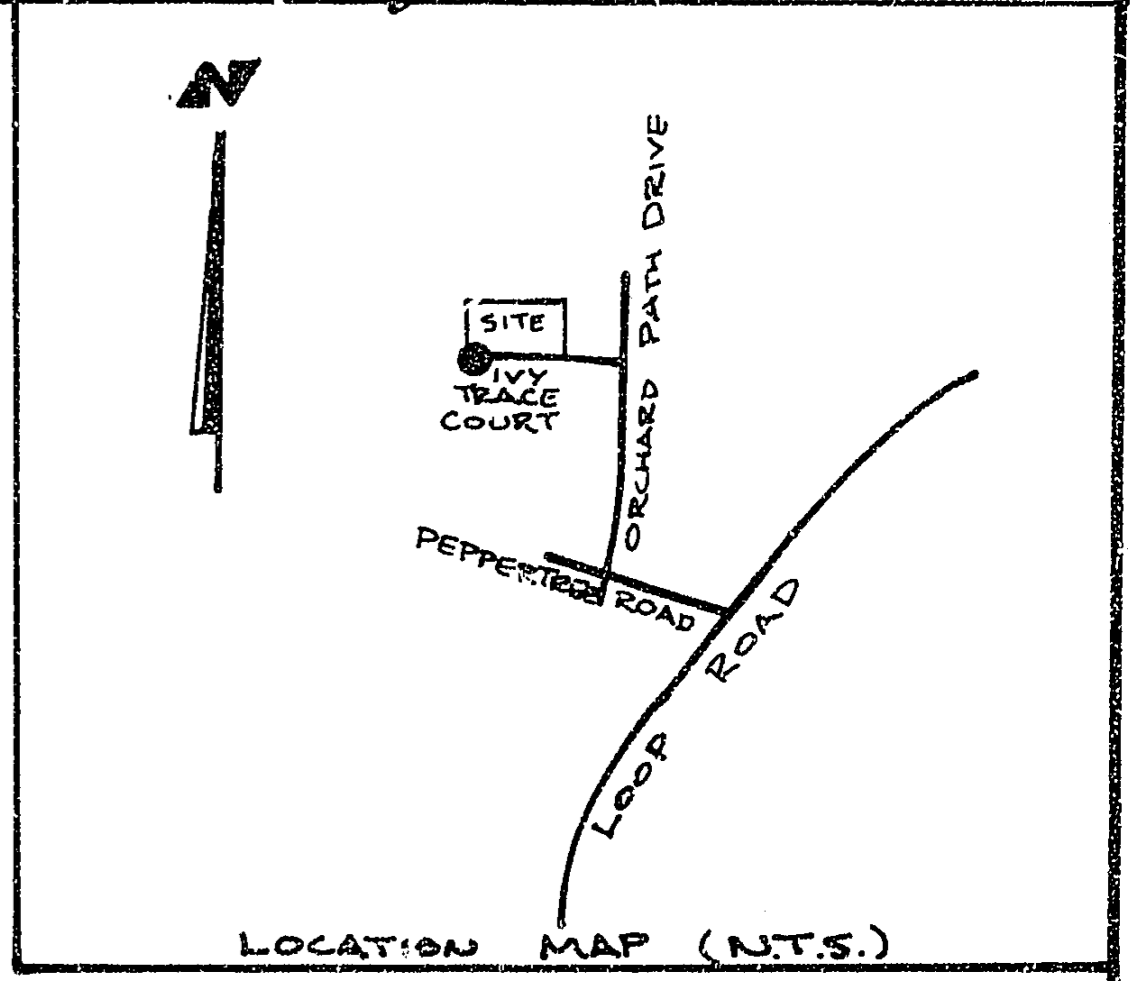
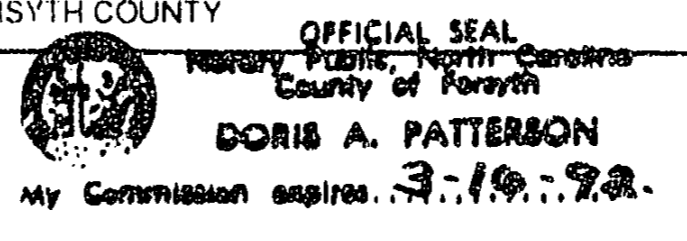
FINAL SUBDIVISION PLAT APPROVAL  
This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 136 of the General Statutes, State of North Carolina  
This the 20<sup>th</sup> day of December 19 90  
Jim Gaurr  
for DIRECTOR OF PLANNING

I, JOHN E. BEESON certify that this map was drawn from (an actual survey made by me) (dead description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_) (other) that the error of closure as calculated by latitudes and departures is 10,000 that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_ Page \_\_\_\_\_ that this map was prepared in accordance with G.S. 47-30 as amended  
Witness my hand and seal this 19<sup>th</sup> day of Dec A.D. 19 90  
(Surveyor's Seal) John E. Beeson SURVEYOR  
NORTH CAROLINA FORSYTH COUNTY

I, Doris A. Patterson Register of Deeds, Notary Public in and for the County of Forsyth, North Carolina do hereby certify that JOHN E. BEESON NAME OF ENGINEER OR SURVEYOR personally appeared before me this day and acknowledged the due execution of the foregoing certificate  
Witness my hand and notarial seal this 19<sup>th</sup> day of Dec 19 90  
(Seal) Doris A. Patterson SIGNATURE AND TITLE  
My commission expires 3-16-92  
NORTH CAROLINA FORSYTH COUNTY

The foregoing certificate Doris A. Patterson (HERE GIVE NAME) AND OFFICIAL TITLE OF THE OFFICER SIGNING is certified  
THE CERTIFICATE PASSED UPON:  
This 20 day of Dec 19 90  
Probate fee 50c paid  
I, E. Speas, Register of Deeds, by Janet Bottoms DEPUTY ASSISTANT

Filed for registration at 12:15 o'clock P. M.  
Dec 20 19 90 and recorded in Plat Book 34 Page 171  
Filing Fee \$20.00 Paid  
L. E. Speas, Register of Deeds  
by Janet Bottoms DEPUTY ASSISTANT

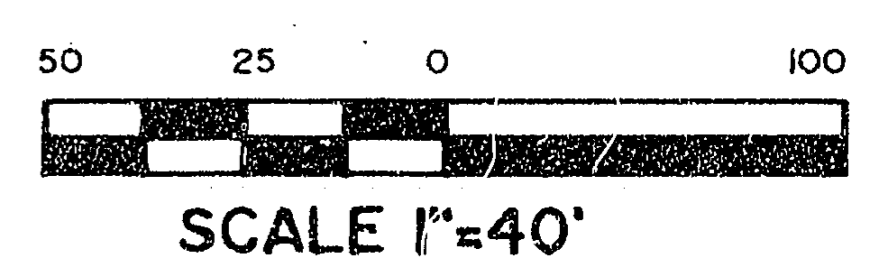


\* LOT # 80 REQUIRES PUBLIC SANITARY SEWER CONNECTION TO MEET ZONING REGULATIONS. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SEWER IS INSTALLED.  
THE PURPOSE OF THIS PLAT IS TO SHOW THE CHANGES IN LOTS 79, 80, AND 81 PEPPERTREE, SECTION ONE, PB-32, PG-52.  
THIS PLAT IS ONE SECTION OF A LARGER SUBDIVISION PLAN WHICH MAY BE SEEN IN THE OFFICE OF THE CITY-COUNTY PLANNING BOARD.

TOTAL AREA THIS PLAT:

|              |                          |
|--------------|--------------------------|
| AREA LOT 79  | 0.61 AC (26448 SQ. FT.)  |
| AREA LOT 80* | 0.38 AC (16713 SQ. FT.)  |
| AREA LOT 81  | 0.46 AC (20,031 SQ. FT.) |

@C.C. - CONTROL CORNER



REVISED LOTS 79, 80, & 81, PEPPERTREE (SECTION 1)

OWNERS: MATTHEWS BUILDERS OF WINSTON-SALEM, INC. BOX 603 BERMUDA RUN ADVANCE NC. 27006

HUBBARD REALTY OF WINSTON-SALEM, INC. AND MCGUIRE CONSTRUCTION CO. 285 S. STRATFORD ROAD WINSTON-SALEM, N.C., 27102 PHONE: 725-0506

|   |                         |                     |
|---|-------------------------|---------------------|
| FIELD WORK<br>KAT/BW/REJ                      | CHECKED BY<br>JEB/DAS   |                     |
| TAX MAP<br>COMP MAP 594822<br>TAX BLOCK 4210A | PARCEL<br>LOTS 79,80,81 |                     |
| TOWNSHIP<br>CLEMMONSVILLE                     | CITY<br>N/A             | COUNTY<br>FORSYTH   |
| STATE<br>N.C.                                 | DATE<br>12/10/90        | SHEET No.<br>1 of 1 |
| JOB NUMBER<br>88214.4                         | DRAWN BY<br>DAS/TRH     |                     |

**BEESON ENGINEERING INC.**  
ENGINEERS SURVEYORS PLANNERS  
2110 CLOVERDALE AVE. SUITE 3-A P. O. BOX 5885  
WINSTON-SALEM, N.C. 27113-5885 PH. - 721-0833

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: *R. B. Ross*  
DISTRICT ENGINEER

DATE: 9-11-87

NORTH CAROLINA - FORSYTH COUNTY

FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 138 of the General Statutes, State of North Carolina.

This the 21<sup>st</sup> day of September 1987

*Ronald B. Grubbs*  
for DIRECTOR OF PLANNING

I, *John E. Beeson* certify that this map was drawn from (an actual survey made by me) (deed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_) (other); that the error of closure as calculated by latitudes and bearings is 1:10,000; that this map was prepared in accordance with G.S. 47-39 as amended. Witness my hand and seal this 10<sup>th</sup> day of Sept. A.D., 1987

(Surveyor's Seal) *John E. Beeson*  
SURVEYOR

NORTH CAROLINA - FORSYTH COUNTY

I, *Judith A. Parris* Register of Deeds, Notary Public or Clerk of Superior Court of Forsyth County N.C. do certify that *John E. Beeson* NAME OF ENGINEER OR SURVEYOR personally appeared before me this day and acknowledged the due execution of the foregoing certificate. Witness my hand and notarial seal this 10<sup>th</sup> day of Sept 1987

(Notary Seal) *Judith A. Parris*  
SIGNATURE AND TITLE

My commission expires 6-25-89

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of *Judith A. Parris* (HERE GIVE NAME) AND OFFICIAL TITLE OF THE OFFICER SIGNING) is certified by *Janet Bottoms* L. E. Spear, Register of Deeds

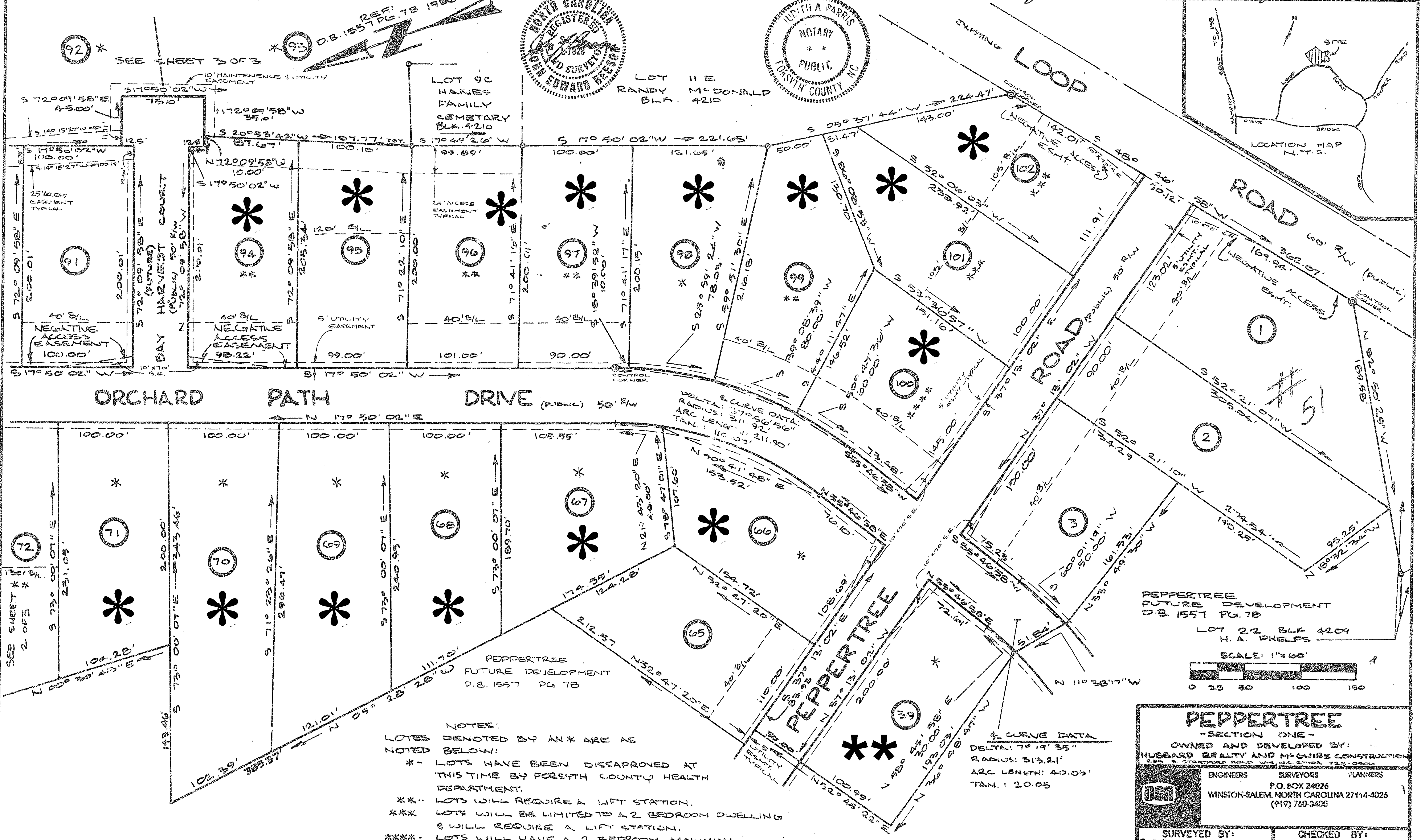
This certificate passed upon on the 21<sup>st</sup> day of September 1987

(Notary Seal) *Janet Bottoms*  
REGISTER - ASSISTANT

Filed for registration at 11:30 o'clock P.M.  
September 21, 1987 and recorded in Plat book 32 Page 51

Filing Fee \$100.00

by *Janet Bottoms*  
REGISTER - ASSISTANT



NOTES:  
LOTS DENOTED BY \*\* ARE AS NOTED BELOW:  
\* - LOTS HAVE BEEN DISAPPROVED AT THIS TIME BY FORSYTH COUNTY HEALTH DEPARTMENT.  
\*\* - LOTS WILL REQUIRE A LIFT STATION.  
\*\*\* - LOTS WILL BE LIMITED TO A 2 BEDROOM DWELLING & WILL REQUIRE A LIFT STATION.  
\*\*\*\* - LOTS WILL HAVE A 2 BEDROOM MAXIMUM.

**PEPPERTREE**  
"SECTION ONE"  
OWNED AND DEVELOPED BY:  
HUBBARD REALTY AND MCQUIRE CONSTRUCTION

ENGINEERS SURVEYORS PLANNERS  
P.O. BOX 24026  
WINSTON-SALEM, NORTH CAROLINA 27114-4026  
(919) 760-3400

|                                     |  |                   |
|-------------------------------------|--|-------------------|
| SURVEYED BY:<br>S. PYATT, V. TUTTLE | CHECKED BY:<br>R. SCOTCHARD, J. BEESON |                   |
| TAX MAP:<br>4210                    | PARCEL:<br>9A, 9F, 9K, 9N, 9T          |                   |
| TOWNSHIP:<br>CLEMMONSVILLE          | COUNTY:<br>FORSYTH                     | STATE:<br>N.C.    |
| DATE:<br>4-24-1987                  | DRAWN BY:<br>R. B. ROSS                | DRAWING NO. OF 33 |

**\* See Revised Plat (Platbook 33 Pg 111)**  
**\*\* See Peppertree, Sec. 4, Phase I (Platbook 56, Pg 59-60)**

TOTAL ACRES IN SECTION 4 = 29.24 ± AC.  
TOTAL LOTS IN SECTION 4 = 33

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *R.B. Ross*  
DISTRICT ENGINEER

DATE *9-11-87*

NORTH CAROLINA - FORSYTH COUNTY

FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 138 of the General Statutes, State of North Carolina.

This the *21<sup>st</sup>* day of *September* 19 *87*

*Ronald B. Grubbs*  
DIRECTOR OF PLANNING

I, *John E. Beezon* certify that this map was drawn from (an actual survey made by me) (used description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_) (other); that the error of closure as calculated by latitudes and departures is *10.000*; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_ Page \_\_\_\_\_; that this map was prepared in accordance with G. S. 47-30 as amended. Witness my hand and seal this *10<sup>th</sup>* day of *Sept* 19 *87* A.D., 19 *87*

(Surveyor's Seal) *John E. Beezon*  
SURVEYOR

NORTH CAROLINA - FORSYTH COUNTY

I, *Judith A. Parris* Register of Deeds Notary Public or Clerk of Superior Court of Forsyth County N. C. do certify that *John E. Beezon* NAME OF ENGINEER OR SURVEYOR personally appeared before me this day and acknowledged the due execution of the foregoing certificate. Witness my hand and notarial seal this *10<sup>th</sup>* day of *Sept* 19 *87*

(Notary Seal) *Judith A. Parris*  
SIGNATURE AND TITLE

My commission expires *6-25-89*

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate (HERE GIVE NAME) is certified in Plat Book *32* Page *52*

AND OFFICIAL TITLE OF THE OFFICER SIGNING

THE CERTIFICATE PASSED UPON

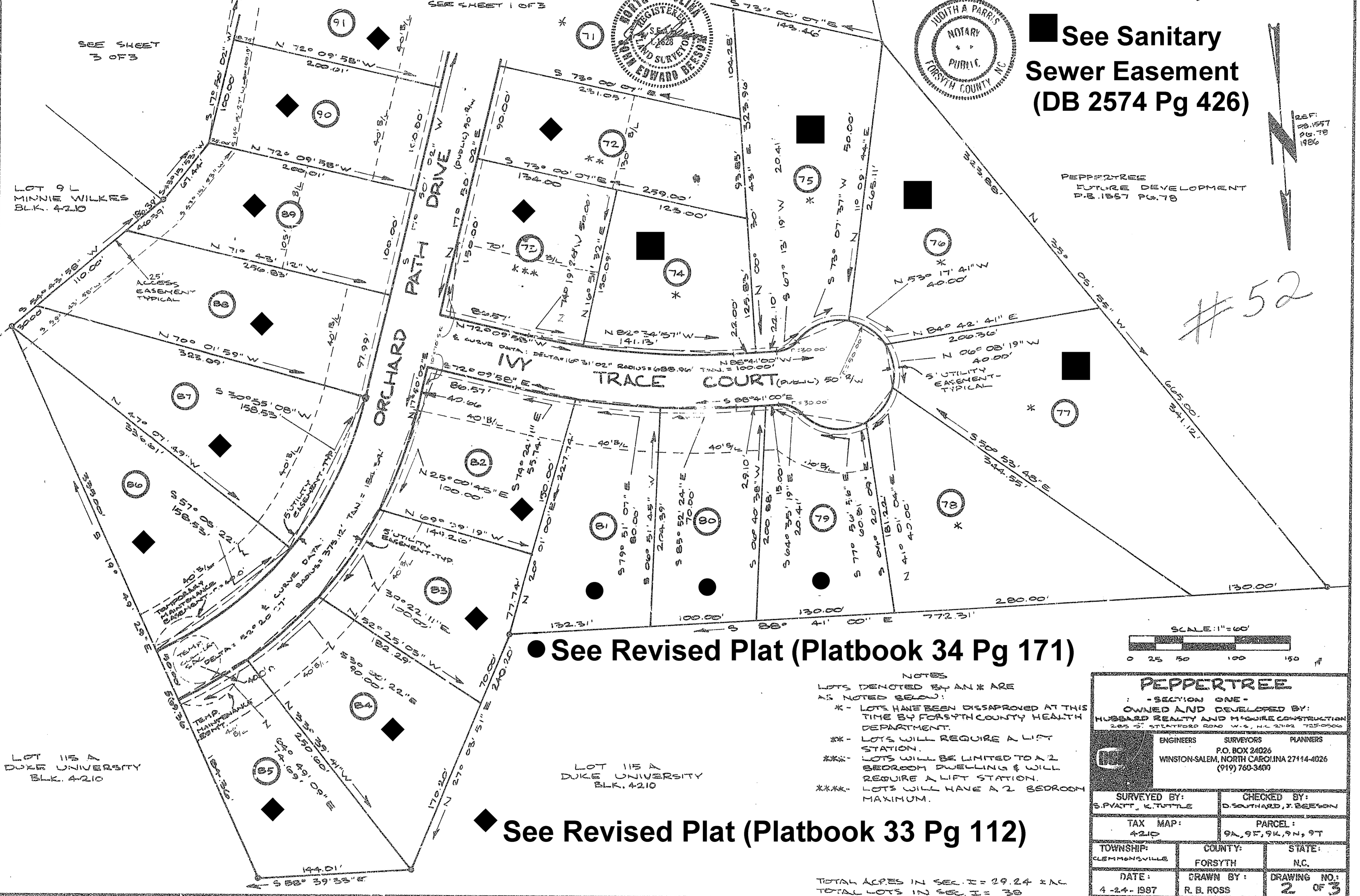
This day of *Sept* 19 *87*

L. E. Speas, Register of Deeds  
by *Janet Bottoms*  
DEPUTY - ASSISTANT

Filed for registration at *11:30* o'clock *A. M.*  
*September* 19 *87* and recorded in Plat Book *32* Page *52*

Filing Fee *12.50*

L. E. Speas, Register of Deeds  
by *Janet Bottoms*  
DEPUTY - ASSISTANT



See Sanitary Sewer Easement (DB 2574 Pg 426)

See Revised Plat (Platbook 34 Pg 171)

See Revised Plat (Platbook 33 Pg 112)

- NOTES
- LOTS DENOTED BY AN \* ARE AS NOTED BELOW:
  - \* - LOTS HAVE BEEN DISAPPROVED AT THIS TIME BY FORSYTH COUNTY HEALTH DEPARTMENT.
  - \*\* - LOTS WILL REQUIRE A LIFT STATION.
  - \*\*\* - LOTS WILL BE LIMITED TO A 2 BEDROOM DWELLING & WILL REQUIRE A LIFT STATION.
  - \*\*\*\* - LOTS WILL HAVE A 2 BEDROOM MAXIMUM.

|   |  |                                       |
|---|--|---------------------------------------|
| <b>PEPPERTREE</b>                               |  |                                       |
| - SECTION ONE -                                 |  |                                       |
| OWNED AND DEVELOPED BY:                         |  |                                       |
| HUBBARD REALTY AND McGUIRE CONSTRUCTION         |  |                                       |
| 205 S. STANTFORD ROAD W.S., N.C. 27102 725-0506 |  |                                       |
| ENGINEERS                                       | SURVEYORS                                | PLANNERS                              |
|   | P.O. BOX 24926                           |                                       |
|   | WINSTON-SALEM, NORTH CAROLINA 27114-4026 |                                       |
|   | (919) 760-3400                           |                                       |
| SURVEYED BY:<br>S. PYATT, K. TUTTLE             |  | CHECKED BY:<br>D. SOUTHARD, J. BEEZON |
| TAX MAP:<br>4210                                |  | PARCEL:<br>9A, 9F, 9K, 9N, 9T         |
| TOWNSHIP:<br>CLEMMONSVILLE                      | COUNTY:<br>FORSYTH                       | STATE:<br>N.C.                        |
| DATE:<br>4-24-1987                              | DRAWN BY:<br>R. B. ROSS                  | DRAWING NO.:<br>2 OF 3                |

TOTAL ACRES IN SEC. I = 29.24 ± AC  
TOTAL LOTS IN SEC. I = 30

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *R. L. Johnson*  
DISTRICT ENGINEER

DATE *9-11-87*

NORTH CAROLINA - FORSYTH COUNTY

FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 138 of the General Statutes, State of North Carolina.

This the *21<sup>st</sup>* day of *September* 19 *87*

*Ronald B. Grubbs*  
DIRECTOR OF PLANNING

I, *John E. Beeson*, certify that this map was drawn from *(an actual survey made by me)* (detailed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_) (other); that the error of closure as calculated by latitudes and departures is *10.000*; that the boundaries not surveyed are shown as broken lines plotted from information found in Book \_\_\_\_\_ Page \_\_\_\_\_; that this map was prepared in accordance with G. S. 47-30 as amended. Witness my hand and seal this *19<sup>th</sup>* day of *SEPT*, A.D., 19 *87*

*John E. Beeson*  
SURVEYOR

NORTH CAROLINA - FORSYTH COUNTY

I, *Judith A. Parris*, Register of Deeds, Notary Public or Clerk of Superior Court of Forsyth County N. C. do certify that *John E. Beeson*, NAME OF ENGINEER OR SURVEYOR, personally appeared before me this day and acknowledged the due execution of the foregoing certificates. Witness my hand and notarial seal this *18<sup>th</sup>* day of *Sept*, 19 *87*

*Judith A. Parris*  
NOTARY PUBLIC

My commission expires *6-25-89*

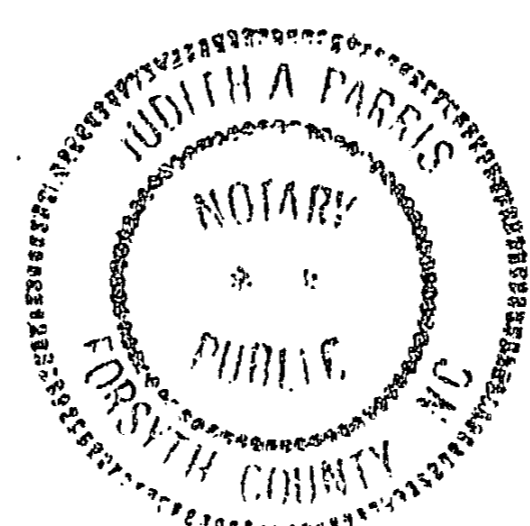
NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate (HERE GIVE NAME AND OFFICIAL TITLE OF THE OFFICER SIGNING) is certified to be correct. This day of \_\_\_\_\_, 19\_\_\_\_. Protests for 50¢ and \_\_\_\_\_.

L. E. Speas, Register of Deeds  
by *Janet Cotton*  
DEPUTY - ASSISTANT

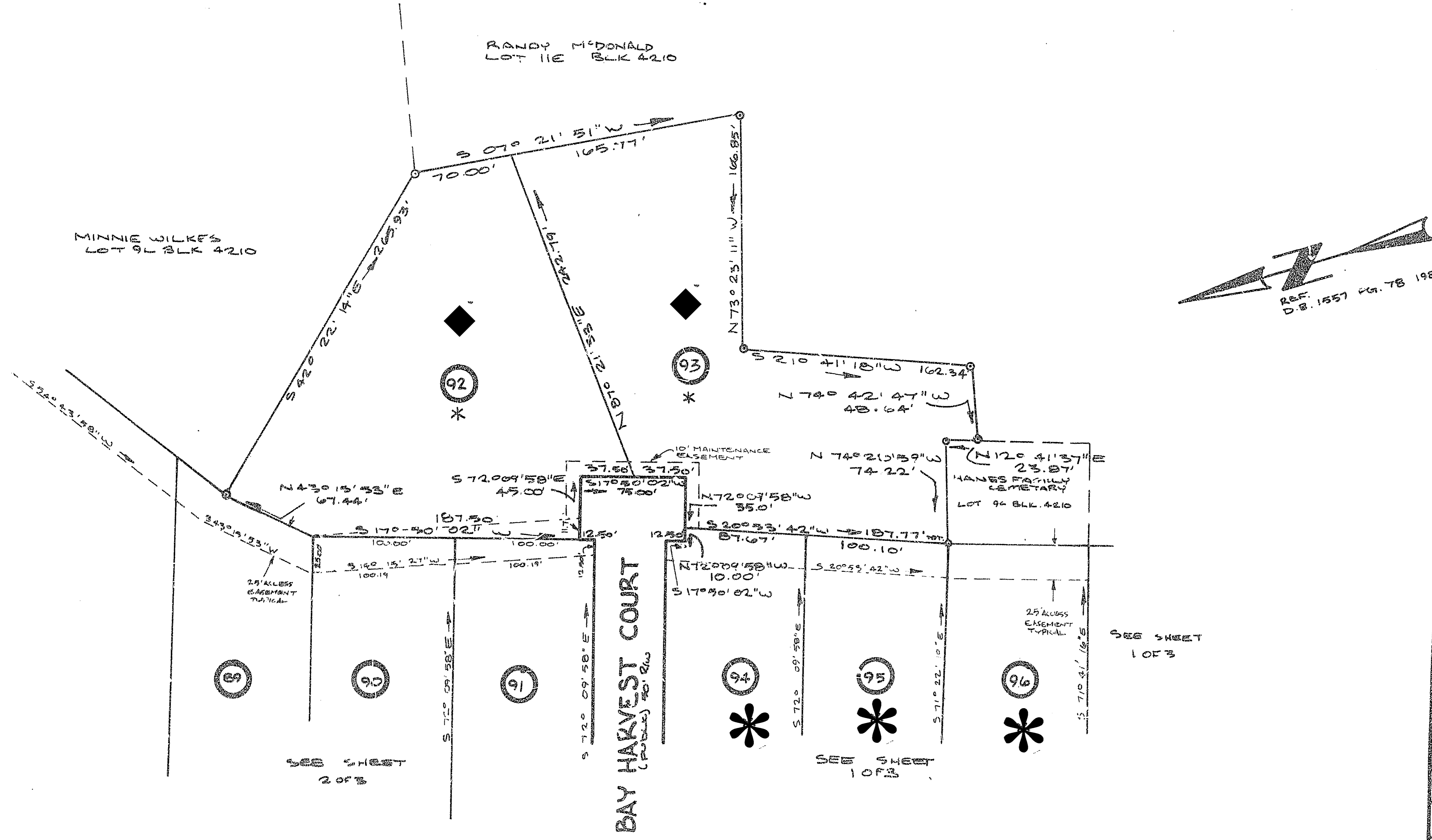
Filed for registration at *11:30* o'clock *A.* M. on *September 21*, 19 *87* and recorded in Plat Book *32*, Page *53*.

Filing Fee \$*17.00* Paid



◆ See Revised Plat (Platbook 33 Pg 112)

# 53



NOTES:  
LOTS DENOTED BY AN X ARE AS NOTED BELOW:  
\* - LOTS HAVE BEEN DISCARD RIVED AT THIS TIME BY FORSYTH COUNTY HEALTH DEPARTMENT.  
\*\* - LOTS WILL REQUIRE A LIFT STATION.  
\*\*\* - LOTS WILL BELIMITED TO A 2 BEDROOM DWELLING & WILL REQUIRE A LIFT PUMP.  
\*\*\*\* - LOTS WILL HAVE A 2 BEDROOM MAXIMUM.

**PEPPERTREE**  
- SECTION ONE -  
OWNED & DEVELOPED BY:  
HUBBARD REALTY & MCGUIRE CONSTRUCTION  
2155 S. STRATFORD RD. W.S., N.C. 27102 725-0500

ENGINEERS SURVEYORS PLANNERS  
P.O. BOX 14026  
WINSTON-SALEM, NORTH CAROLINA 27114-4026  
(919) 766-3400

|                                    |                               |
|------------------------------------|-------------------------------|
| SURVEYED BY:<br>S. PATT, K. TUTTLE | CHECKED BY:<br>J. E. BEESON   |
| TAX MAP:<br>4210                   | PARCEL:<br>9A, 9F, 9K, 9N, 9T |
| TOWNSHIP:<br>CLEMMONSVILLE         | COUNTY:<br>FORSYTH            |
| STATE:<br>N.C.                     |                               |
| DATE:<br>4-24-1987                 | DRAWN BY:<br>R.S. ROSS        |
|                                    | DRAWING NO.:<br>3 OF 3        |

\* See Revised Plat (Platbook 33 Pg 111)

TOTAL ACRES IN SECTION II = 89.24 ± AC  
TOTAL LOTS IN SECTION II = 38



140-0011

2005038101 00212

FORSYTH CO, NC FEE \$23.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED:  
06-15-2005 03:29 PM  
DICKIE C WOOD  
REGISTER OF DEEDS  
By: SHANNON BOSTIC-GRIFFITH DPTY  
BK: RE 2574  
PG: 426-429

ENVELOPE

NORTH CAROLINA

Prepared by Doris Patterson

FORSYTH COUNTY

return to: Beeson Engrg 503 High St Winston-Salem NC 27101

THIS GRANT OF EASEMENT, made this 14th day of June, 2005, by McGuire Construction Co., Inc. and Hubbard Realty of Winston-Salem, Inc. of Forsyth County, North Carolina, parties of the first part, hereinafter called the Grantors, to the CITY OF WINSTON-SALEM, a municipal corporation of Forsyth County, North Carolina, party of the second part, hereinafter called the Grantee;

WITNESSETH:

That the Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration to them paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the Grantee, its successors and assigns, an easement or right-of-way across the property of the Grantors for the construction, operation, repair, maintenance, replacement and/or removal by the Grantee, its agents, successors or assigns, of a sanitary sewer line, said property of the Grantors being situated in Clemmonsville Township, Forsyth County, North Carolina, and the easement or right-of-way hereby conveyed being described as follows:

"See Attachment A"

The above-described being the description of a permanent Twenty (20') foot sewer easement as shown on attached map, prepared by Beeson Engineering, Inc., their map number is 03205-IT-ez, dated June 13, 2005, entitled "Peppertree, Section One, Sanitary Sewer Easement". This easement description also being part of a utility project, commonly known as "Peppertree, Section One, Ivy Trace Court", City project number 11393.

Also, the Grantors hereby grant to the Grantee a temporary easement or right to use such additional property of the Grantors on either or both sides of the afore said permanent easement or right-of-way as the Grantee, its agents or contractors, may need in connection with the initial construction and laying of the sewer line, provided, however, that at no point shall the combined temporary and permanent easements or right-of-way exceed 40 feet in width.

TO HAVE AND TO HOLD the aforesaid easement or right-of-way and all privileges and appurtenances thereunto belonging to the Grantee and its successors and assigns, including, but not limited to, the free and full right of ingress and egress over and across said easements and the right from time to time to cut all trees, undergrowth and other obstructions in the easement that in the opinion of the Grantee, its successors or assigns, may injure, endanger or interfere with the construction, operation, repair, maintenance, replacement and/or removal of said sewer line. The permanent easement or right-of-way hereby granted shall continue for so long as same is used by the Grantee, its successors or assigns, for any of the purposes hereinabove set forth.

The Grantors covenant that they are seized of the aforesaid premises in fee and have the right to convey the easements or rights-of-way hereby granted; that the same are free from encumbrances; and that they will warrant and defend said title to said easements or rights-of-way against the claims of all persons whatsoever.





SEAL/STAMP



NORTH CAROLINA - FORSYTH COUNTY

I, Susan E. Spruill a Notary Public of Forsyth County, North Carolina, certify that DORIS A. YATTELSON personally came before me this day and acknowledged that (s)he is VICE President of McGuire Construction Co., Inc., a North Carolina corporation, and that (s)he as VICE President, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal this 15<sup>th</sup> day of June, 2005.

My Commission Expires: 9-24-05 Susan E. Spruill  
Notary Public

SEAL/STAMP



NORTH CAROLINA - FORSYTH COUNTY

I, Susan E. Spruill a Notary Public Forsyth County, North Carolina, certify that Dave L. Hubbard personally came before me this day and acknowledged that he is \_\_\_\_\_ President of Hubbard Realty of Winston-Salem, Inc., A North Carolina corporation, and that he as \_\_\_\_\_ President, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal this 15<sup>th</sup> day of June, 2005.

My Commission Expires: 9-24-05 Susan E. Spruill  
Notary Public

The foregoing Certificate of \_\_\_\_\_ is certified to be correct at the date of recordation shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By \_\_\_\_\_  
Deputy/Assistant

STATE OF NC - FORSYTH CO  
Susan E. Spruill The foregoing certificate(s) of:  
NP(s)

is certified to be correct at the date of recordation shown on the first page thereof,  
Dicke C. Wood, Register of Deeds by: [Signature] Deputy/Asst.