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(N.P SEAL)

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J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

Prepared by & return to:
The Thompson Law Firm, PLLC
1708 Trawick Road, Ste 211
Raleigh, NC 27604

~~NO REVENUE~~

SUBDIVISION SIGN EASEMENT

The undersigned, **HJ Morris Construction, Inc.**, a North Carolina corporation, hereinafter designated GRANTOR, for valuable consideration, hereby grants to **Silver Creek of Cumberland Homeowners Association, Inc.**, organized and existing under the laws of the State of North Carolina as GRANTEE, receipt whereof is hereby acknowledged, does hereby grant unto said Grantee, its successors and assigns, nonexclusive and permanent easements for access to and construction, repair, and maintenance of subdivision signs.

The lands upon which such easements are hereby granted are situated in the County of Cumberland, State of North Carolina, and more particularly described as follows, to wit:

Tract One:

BEING all of Lot 1 of the Silver Creek Subdivision, as recorded in Map Book 114 Page 179, Cumberland County Registry.

Tract Two:

BEING all of Lot 68 of the Silver Creek Subdivision, as recorded in Map Book 117 Page 181, Cumberland County Registry.

A description of the easements hereby granted are described as follows:

Easement One over Tract One:

Commencing at an existing iron stake set in the eastern right-of-way line of U.S. Hwy 401 "Ramsey Street", said stake marking the northwest corner of Lot 1 in the Silver Creek Subdivision, as shown on map recorded in Map Book 114 Page 179, Cumberland County Registry; and running thence along said right-of-way line, south 26 degrees 41 minutes 31 second west 39.10 feet to an existing iron stake set in said right-of-way line; thence continuing along said right-of-way a curve to the left having a radius of 4,244.61 at the property line and an arc distance of 45.5, south 25 degrees 03 minutes 50 seconds west 45.50 feet to an existing iron stake, the point and place of BEGINNING; thence traveling a curve to the left having a radius of 25 at the property line and an arc distance of 39.73, south 20 degrees 46 minutes 22 seconds east 35.68 feet to an existing iron stake set in the northern right-of-way line of Northbranch Road 70' public R/W; thence along the northern right-of-way of Northbranch Road south 66 degrees 18 minutes 08 seconds east to a point; thence leaving said Northbranch Road north 26 degrees 41 minutes 31 seconds east 25 feet to a point; thence north 65 degrees 28 minutes 03 seconds west 33.99 feet to the point and place of BEGINNING, and containing 0.016 acres or 707 square feet, and also being a portion of Lot 1 of the Silver Creek Subdivision, as shown in Map Book 114, Page 179, Cumberland County Registry.

Easement over Tract Two:

Commencing at an iron stake set in the eastern right-of-way line of U.S. Hwy 401 "Ramsey Street", said stake marking a common corner of Lots 67 and 68 in the Silver Creek Subdivision, as shown on map recorded in Map Book 117 Page 181, Cumberland County Registry; and running thence

along said right-of-way line, a curve to the right having a radius of 4,244.61 at the property line and an arc distance of 133.62, north 22 degrees 13 minutes 32 seconds east 133.62 feet to an existing iron stake, the point and place of BEGINNING; thence leaving said U.S. Hwy 401 "Ramsey Street" and running along the southerly right-of-way line of Northbranch Road 70' public R/W a curve to the right having a radius of 25 at the property line and an arc distance of 39.52, north 68 degrees 24 minutes 45 seconds east 35.53 feet to an existing iron stake in the southerly right-of-way line of Northbranch Road 70' public R/W; thence continuing along said right-of-way south 66 degrees 18 minutes 08 seconds east 8 feet to a point; thence leaving said right-of-way and traveling south 21 degrees 29 minutes 37 seconds west 25 feet to a point; thence north 66 degrees 45 minutes 16 seconds west 33.96 feet to the point and place of BEGINNING, and containing 0.016 acres or 707 square feet, and also being a portion of Lot 68 of the Silver Creek Subdivision, as shown in Map Book 117, Page 181, Cumberland County Registry.

The Grantor hereby agrees for itself, its successors and assigns, that it will not plant trees, bushes or any other vegetation that would interfere with said easement or construct or cause to be constructed and maintained, any buildings or structures of any nature or kind within said easement, or to obstruct any sign located on said easement.

And the Grantor, its successors and assigns, hereby agrees that it will avoid unreasonable interference with the use by Grantee and its successors and assigns of said easement, and agrees not to fence the same, and agrees that the Grantee and its successors and assigns may enjoy the use of the land herein described, subject to the conditions above stated.

Executed this 21 day of April, 2008.

HJ MORRIS CONSTRUCTION, INC.

By: [Signature] (SEAL)
Henry J. Morris - President

This is to certify that the interest in real property conveyed hereby to the Silver Creek of Cumberland Homeowners Association, Inc. is hereby accepted and the Silver Creek of Cumberland Homeowners Association, Inc. consents to recordation thereof by its duly authorized officers.

Silver Creek of Cumberland Homeowners Association, Inc.

By: [Signature] (SEAL)
Henry J. Morris - President

STATE OF NORTH CAROLINA; COUNTY OF WAKE:

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **HENRY J. MORRIS** personally appeared before me this day and acknowledged that he is President of **HJ MORRIS CONSTRUCTION, INC.**, a corporation, and that he as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal this the 21 day of April, 2008.

Notary Public

Type/Print name: JOHN D. THOMPSON

My Commission Expires: 6/18/2008

