Doc ID: 000219320008 Type: CRP
Recorded: 11/09/2005 at 11:50:55 AM
Fee Amt: $35.00 Page 1 of 8
Excise Tax: $0.00
Pitt County, NC
Judy J. Tart Register of Deeds
BK 2019 PG 590-597

STATE OF NORTH CAROLINA

PITT COUNTY

CONSERVATION EASEMENT DEED

Mail

Prepared by and return to: William P. Aycock II, Esquire
Schell Bray Aycock Abel & Livingston P.L.L.C.
P. O. Box 21847
Greensboro, North Carolina 27420

THIS CONSERVATION EASEMENT DEED, made this 9 day of November, 2005, by and between **RESTORATION SYSTEMS, LLC, a North Carolina limited liability company,** Grantor, and the **STATE OF NORTH CAROLINA,** Grantee, whose mailing address is c/o The State Property Office, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321. The designations Grantor 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:

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Ecosystem Enhancement Program within the Department of Environment and Natural Resources for the purposes of funding, acquiring, maintaining, restoring, enhancing, and creating wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, the Department of Environment and Natural Resources, the North Carolina Department of Transportation and the United States Army Corps of Engineers, Wilmington District have entered into a Memorandum of Agreement, (MOA) duly executed by all parties on July 22, 2003. This MOA recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Belvoir Township, Pitt County, North Carolina (the **"Grantor's Property"**), and being more particularly described in **Deed Book** 2019 **at Page** 585, of the Pitt County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement over the herein described areas of the Grantor's Property, thereby restricting and limiting the use of the included and described areas of the Grantor's Property to the terms and conditions and purposes hereinafter set forth, and Grantee is willing to accept such easement. This Conservation Easement shall be for the protection and benefit of the waters of Conetoe Creek, certain of its tributaries and associated wetlands.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, over a described area of the Grantor's Property, referred to hereafter as the "**Easement Area**," for the perpetual protection of the Easement Area, and being more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantor and Grantee acknowledge the restoration, enhancement, creation, and preservation of the Easement Area is a condition of any funding as provided by the Ecosystem Enhancement Program. Grantor and Grantee further agree that third-party rights of access, monitoring, enforcement and completion of any Easement Area encumbered by this Conservation Easement shall be held by the Ecosystem Enhancement Program (to include any successor State agencies), and that these rights are in addition to, and do not limit, the rights of enforcement under this Conservation Easement.

The purposes of this Conservation Easement are to maintain, restore, enhance, create and preserve wetland and/or riparian resources in the Easement Area that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, their personal representatives, heirs, successors, and assigns, lessees, agents, and licensees.

II. GRANTOR RESERVED USES AND RESTRICTED ACTIVITIES

The Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in, or use of, the Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. The following specific uses are prohibited, restricted, or reserved as indicated:

A. Recreational Uses. Grantor expressly reserves the right to undeveloped recreational uses, including hunting and fishing, and access to the Easement Area for the purposes thereof. Usage of motorized vehicles in the Easement Area is prohibited.

B. Educational Uses. The Grantor reserves the right to engage in educational uses in the Easement Area not inconsistent with this Conservation Easement, and the right of access to the Easement Area for such purposes including organized educational activities such as site visits and observations. Educational uses of the Easement Area shall not alter vegetation, hydrology or topography of the site.

C. Vegetative Cutting. Except as related to the removal of diseased or damaged trees and vegetation that obstructs, destabilizes or renders unsafe the Easement Area, all cutting, removal, mowing, harming, or destruction of any trees and vegetation in the Easement Area is prohibited.

D. Industrial, Residential and Commercial Uses. All are prohibited in the Easement Area.

Draft

E. **Agricultural Use**. All agricultural uses within the Easement Area including any use for cropland, waste lagoons, or pastureland are prohibited.

F. **New Construction**. There shall be no building, facility, mobile home, antenna, utility pole, tower, or other structure constructed or placed in the Easement Area.

G. **Roads and Trails**. There shall be no construction of roads, trails, walkways, or asphalt or concrete paving in the Easement Area.

H. **Signs**. No signs shall be permitted in the Easement Area except interpretive signs describing restoration activities and the conservation values of the Easement Area, signs identifying the owner of the Grantor's Property and the holder of the Conservation Easement, signs giving directions, or signs prescribing rules and regulations for the use of the Easement Area may be allowed.

I. **Dumping or Storing**. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances or machinery, or other material in the Easement Area is prohibited.
3

J. **Grading, Mineral Use, Excavation, Dredging**. There shall be no grading, filling, excavation, dredging, mining, or drilling; no removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.

K. **Water Quality and Drainage Patterns**. There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or related activities, or altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. In addition, any activity by the Grantor diverting, causing, allowing or permitting the diversion of surface or underground water into, within or out of the Easement Area is not allowed. All removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides is prohibited. In the event of an emergency interruption or shortage of other water sources, water from within the Easement Area may temporarily be used for good cause shown as needed for the survival of livestock and agricultural production.

L. **Subdivision and Conveyance**. No further subdivision, partitioning, or dividing of the Easement Area is allowed. Unless agreed to by the Grantee in writing, any future conveyance of the Easement Area and the rights as conveyed herein shall be as a single block of property. Any future division of the remaining fee simple rights shall be subject to this Conservation Easement.

M. **Development Rights**. No development rights that have been encumbered or extinguished by this Conservation Easement shall be transferred pursuant to a transferable development rights scheme or cluster development arrangement or otherwise.

N. **Disturbance of Natural Features**. Any change, disturbance, alteration or impairment of the natural features of the Easement Area or any intentional introduction of non-native plants, trees and/or animal species is prohibited.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is consistent with the purposes of this Conservation Easement. The Grantor shall not vary from the above restrictions without first obtaining written approval from the Ecosystem Enhancement Program, whose mailing address is 1652 Mail Services Center, Raleigh, NC 27699-1652.

The Grantee, authorized representatives of the Grantee and their successors or assigns shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Grantor's Property, at all reasonable times to undertake any activities to restore, manage, maintain, enhance, and monitor the wetland and riparian resources of the Easement Area, in accordance with a long-term management plan. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site, and installation of natural and manmade

materials as needed to direct in-stream, above ground, and subterraneous water flow. Unless otherwise specifically set forth in this Conservation Easement, the rights granted herein do not include or establish for the public any access rights.

III. ENFORCEMENT AND REMEDIES

A. Enforcement. To accomplish the purposes of this Conservation Easement, Grantee is allowed to prevent any activity within the Easement Area that is inconsistent with the purposes of this Easement and to require the restoration of such areas or features of the Easement Area that may have been damaged by such activity or use. Upon any breach of the terms of this Conservation Easement by Grantor, their successors or assigns, that comes to the attention of the Grantee, the Grantee shall, except as provided below, notify the Grantor, their successors or assigns in writing of such breach. The Grantor shall have ninety (90) days after receipt of such notice to correct the conditions constituting such breach. If the breach remains uncured after ninety (90) days, the Grantee may enforce this Conservation Easement by appropriate legal proceedings including damages, injunctive and other relief. The Grantee shall also have the power and authority, consistent with its statutory authority: (a) to prevent any impairment of the Easement Area by acts which may be unlawful or in violation of this Conservation Easement; (b) to otherwise preserve or protect its interest in the Easement Area; or (c) to seek damages from any appropriate person or entity. Notwithstanding the foregoing, the Grantee reserves the immediate right, without notice, to obtain a temporary restraining order, injunctive or other appropriate relief if the breach of the term of this Conservation Easement is or would irreversibly or otherwise materially impair the benefits to be derived from this Conservation Easement. The Grantor and Grantee acknowledge that under such circumstances damage to the Grantee would be irreparable and remedies at law will be inadequate. The rights and remedies of the Grantee provided hereunder shall be in addition to, and not in lieu of, all other rights and remedies available to Grantee in connection with this Conservation Easement.

B. Inspection. The Grantee, its employees and agents, successors and assigns, have the right, with reasonable notice, to enter the Easement Area over the Grantor's Property at reasonable times for the purpose of inspection to determine whether the Grantor, their successors or assigns are complying with the terms, conditions and restrictions of this Conservation Easement.

C. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor, their successors or assigns, for any injury or change in the Easement Area caused by third parties, resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken in good faith by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to life, damage to property or harm to the Easement Area resulting from such causes.

D. Costs of Enforcement. Beyond regular and typical monitoring, any costs incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, their successors or assigns, including, without limitation, any costs of restoration necessitated by Grantor's acts or omissions in violation of the terms of this Conservation Easement, shall be borne by Grantor.

E. No Waiver. Enforcement of this Easement shall be at the discretion of the Grantee and any forbearance by Grantee to exercise its rights hereunder in the event of any breach of any term set forth herein shall not be deemed or construed to be a waiver by Grantee. No delay or omission by Grantee in exercise of any right or remedy shall impair such right or remedy or be construed as a waiver.

IV. MISCELLANEOUS

A. This Conservation Easement shall be construed to promote the purposes of N.C. Gen Stat. § 143-214.8 et seq., the Ecosystem Enhancement Program.

B. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the

provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown above or to other address(es) as either party establishes in writing upon notification to the other.

D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Grantor's Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Grantor's Property is conveyed subject to the Conservation Easement herein created.

E. The Grantor and Grantee agree that the terms of this Conservation Easement shall survive any merger of the fee and easement interests in the Easement Area or any portion thereof.

F. This Conservation Easement may be amended, but only in a writing signed by all parties hereto, and provided such amendment does not affect the qualification of this Conservation Easement or the status of the Grantee under any applicable laws, and is consistent with the purposes of the Conservation Easement.

G. The parties recognize and agree that the benefits of this Conservation Easement are in gross and assignable provided, however, that the Grantee hereby covenants and agrees, that in the event it transfers or assigns this Conservation Easement, the organization receiving the interest will be a qualified holder under N.C. Gen. Stat. § 121-34 et seq. and § 170(h) of the Internal Revenue Code, and the Grantee further covenants and agrees that the terms of the transfer or assignment will be such that the transferee or assignee will be required to continue in perpetuity the conservation purposes described in this document.

V. QUIET ENJOYMENT

Grantor reserves all remaining rights accruing from ownership of the Grantor's Property, including the right to engage in or permit or invite others to engage in only those uses of the Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Easement Area, and the right of quiet enjoyment of the Easement Area.

TO HAVE AND TO HOLD the said rights and easements perpetually unto Grantee for the aforesaid purposes.

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent Conservation Easement herein granted; that the same are free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

Original

IN TESTIMONY WHEREOF, the Grantor has caused this Deed of Conservation Easement to be duly executed, the day and year first above written.

RESTORATION SYSTEMS, LLC

By: _____

Name: John Preyer

Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Mary Nichols, a Notary Public, do hereby certify that John Preyer, a Manager of RESTORATION SYSTEMS, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution and sealing of the foregoing instrument as Manager on behalf of and as the act of the company referred to in this acknowledgment.

WITNESS my hand and official seal this the 8 day of November, 2005.

_____

Notary Public

My commission expires:

June 26, 2010

MARY B. NICHOLS
MY COMMISSION EXPIRES
JUNE 26 2010
WAKE CO. NC.
NOTARY PUBLIC

Unofficial

EXHIBIT "A"

BEGINNING at an existing iron pin in the northwest line of Pitt County (see Deed Book 1172, Page 153), which iron pin is located the following two calls from NCGS Marker "PAM" (N=725,122.805'; E=2,435,359.516'): North 51° 57' 26" East 23,433.272 feet to an existing iron pipe (NC Grid Coordinate: N=739,563.5790'; E=2,453,814.3875'); and North 49° 37' 47" East 51.81 feet to the point and place of Beginning; thence North 43° 53' 53" West 448.59 feet to an iron pipe set; thence North 61° 35' 36" West 145.66 feet to an iron pipe set; thence South 82° 42' 59" West 104.66 feet to an iron pipe set; thence North 64° 00' 37" West 594.05 feet to an iron pipe set; thence North 25° 47' 06" East 111.30 feet to an iron pipe set; thence South 65° 58' 15" East 560.94 feet to an iron pipe set; thence North 84° 06' 56" East 116.87 feet to an iron pipe set; thence South 63° 32' 22" East 68.35 feet to an iron pipe set; thence North 26° 43' 37" East 300.32 feet to an iron pipe set; thence North 65° 13' 29" West 381.69 feet to an iron pipe set; thence North 19° 27' 52" East 179.63 feet to an iron pipe set (**Point "A"**) on the southern margin of a new 30' easement for ingress, egress, regress and general utility purposes more particularly hereinafter described; thence continuing North 19° 27' 52" East 30.71 feet to an iron pipe set; thence continuing North 19° 27' 52" East 332.74 feet to an iron pipe set; thence South 72° 27' 39" East 120.89 feet to an iron pipe set; thence South 19° 03' 42" West 363.82 feet to an iron pipe set in the northern margin of the new 30' easement referred to above; thence continuing South 19° 03' 42" West 30.76 feet to an iron pipe set; thence continuing South 19° 03' 42" West 45.21 feet to an iron pipe set; thence South 66° 53' 23" East 79.75 feet to an iron pipe set; thence South 24° 54' 22" East 83.91 feet to an iron pipe set; thence South 67° 19' 10" East 150.79 feet to an iron pipe set (**Point "B"**) in the southern margin of another new 30' foot easement for ingress, egress, regress and general utility purposes more particularly hereinafter described; thence North 32° 44' 23" East 30.00 feet to the northern margin of said new 30' easement; thence North 32° 44' 23" East 96.97 feet to an iron pipe set; thence North 58° 27' 39" East 125.58 feet to an iron pipe set; thence North 87° 01' 08" East 150.93 feet to an iron pipe set; thence North 06° 16' 03" East 448.32 feet to an iron pipe set; thence North 87° 15' 14" East 72.63 feet to an iron pipe set; thence North 41° 25' 59" East 284.64 feet to an iron pipe set; thence North 04° 26' 36" West 178.43 feet to an iron pipe set; thence North 14° 01' 23" West 31.04 feet to an iron pipe set; thence North 75° 58' 37" East 60.00 feet to an iron pipe set; thence South 14° 01' 23" East 52.76 feet to an iron pipe set; thence South 04° 16' 42" East 186.09 feet to a 3" O.D. pump pipe set; thence South 40° 27' 40" West 307.38 feet to a 3" O.D. pump pipe set; thence South 06° 41' 47" West 575.46 feet to an iron pipe set; thence North 63° 02' 42" West 67.27 feet to an iron pipe set; thence South 88° 18' 45" West 168.14 feet to an iron pipe set; thence South 47° 21' 43" West 118.50 feet to an iron pipe set in the northern margin of the second 30' easement referred to above; thence South 47° 21' 43" West 32.60 feet to an iron pipe set in the southern margin of said easement; thence South 47° 21' 43" West 20.25 feet to an iron pipe set; thence South 26° 23' 26" West 363.84 feet to an iron pipe set; thence South 40° 31' 24" East 348.12 feet to an iron pipe set; thence South 55° 35' 11" East 128.64 feet to an iron pipe set; thence South 49° 37' 47" West 131.14 feet to the point and place of Beginning, and containing 10.19± acres, including the two new 30' easements for ingress, egress, regress and general utility purposes and as shown more particularly on a map of survey entitled "Subdivision of Land (for the purpose of stream wetland and/or buffer mitigation) for Restoration Systems, LLC, Conetoe Creek Buffer Site, dated August 15, 2005 (Drawing No.: RSS555MR05) by K2 Design Group.

The above-described property is also conveyed TOGETHER WITH the following two access easements:

ACCESS EASEMENT #1: A non-exclusive easement for ingress, egress and regress along the soil path known as Clearview Lane (see Deed Book 1172, Page 153), which easement runs from the northwestern right-of-way of Penny Hill Road (NCSR 1409) to the northern boundary of the property belonging, now or formerly, to Pitt County (see Deed Book 1172, Page 153), the centerline of such Access Easement #1 is more particularly described as follows: BEGINNING at a magnetic nail set in the center line of Penny Hill Road (60-foot right-of-way), which iron pin is located the following eleven (11) calls from a magnetic nail set at the center line of the intersection of NCSR 1411 (Conetoe Road) and NCSR 1409 (Penny Hill Road): South 80° 06' 12" West 60.25 feet to an iron pipe set; South 53° 56' 45" West 50.00 feet to an iron pipe

set; South 42° 01' 49" West 99.92 feet to an iron pipe set; South 40° 42' 50" West 100.00 feet to an iron pipe set; South 42° 08' 05" West 99.92 feet to an iron pipe set; South 46° 14' 08" West 100.11 feet to an iron pipe set; South 51° 51' 36" West 100.00 feet to an iron pipe set; South 58° 07' 07" West 99.96 feet to an iron pipe set; South 64° 19' 59" West 99.93 feet to an iron pipe set; South 68° 22' 30" West 100.01 feet to an iron pipe set; South 68° 53' 11" West 100.07 feet to the point and place of BEGINNING; thence from said beginning point, North 33° 53' 53" West 243.70 feet to an iron pipe set in the northwest property line of Pitt County (**Point "C"**) (see Deed Book 1172, Page 153).

ACCESS EASEMENT #2: A new 30' non-exclusive easement for ingress, egress, regress and general utility purposes across the Grantor's property, beginning at the northern property line of Pitt County and running 15 feet each side of the centerline of the soil path, which easement is more particularly described as follows: BEGINNING at Point C described in Access Easement #1 above; thence South 53° 23' 32" West 15.00 feet to an iron pipe set; thence North 35° 36' 45" West 130.83 feet to an iron pipe set; thence North 46° 24' 30" West 39.84 feet to an iron pipe set; thence North 57° 53' 08" West 63.82 feet to an iron pipe set; thence North 65° 41' 24" West 434.00 feet to an iron pipe set; thence North 47° 21' 43" East 32.60 feet to an iron pipe set; thence South 65° 41' 24" East 423.28 feet to an iron pipe set; thence South 57° 53' 08" East 68.88 feet to an iron pipe set; thence South 46° 24' 30" East 45.69 feet to an iron pipe set; thence South 35° 36' 45" East 133.14 feet to an iron pipe set; thence South 53° 23' 32" West 15.00 feet to the point and place of Beginning, and containing 0.46± acres.

PROVIDED, HOWEVER, the above-described property is conveyed subject to the following two (2) non-exclusive easements for ingress, egress, regress and general utility purposes which are reserved unto the Grantor herein for the benefit of Grantor's remaining land as follows:

RESERVED EASEMENT #1: BEGINNING at Point "A" as defined above and running thence North 19° 27' 52" East 30.71 feet to an iron pipe set; thence South 58° 11' 08" East 126.30 feet to an iron pipe set; thence South 19° 03' 42" West 30.76 feet to an iron pipe set; thence North 58° 11' 08" West 126.52 feet to the point and place of Beginning, and being a new 30' non-exclusive easement for ingress, egress, regress & general utility purposes, containing 0.09± acres;

RESERVED EASEMENT #2: BEGINNING at Point "B" as more particularly described above; thence from said beginning point, North 32° 44' 23" East 30.00 feet to an iron pipe set; thence South 57° 22' 10" East 67.57 feet to an iron pipe set; thence South 65° 41' 24" East 49.28 feet to an iron pipe set; thence South 47° 21' 43" West 32.60 feet TO AN IRON PIPE SET; THENCE North 65° 41' 24" West 38.69 feet to an iron pipe set; thence North 57° 22' 10" West 69.81 feet to the point and place of Beginning, and being a new 30' non-exclusive easement for ingress, egress, regress and general utility purposes, containing 0.08± acres.

Original