BOOK 1436 PAGE 2306 (3)

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Filed
Rockingham County, NC
Rebecca B. Cipriani, Register of Deeds
07/03/2012 02:49:07 PM
Fee Amt: $26.00 NC Excise Tax: $0.00
DEANNA R. HAMILTON

GRANT OF EASEMENT
TRANSMISSION

Return Recorded Document to:
Sandy Ogint
Administrator Property Records
Piedmont Natural Gas Company, Inc.
4720 Piedmont Row Dr.
Charlotte, NC 28210

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM
TAX ID # 8903-19-69-2224

LINE NUMBER _____
PARCEL NUMBER ROCK-1

THIS GRANT OF EASEMENT made this 18th day of June, 2012, from WILDLANDS LITTLE TROUBLESOME CREEK HOLDINGS, LLC (hereinafter designated as GRANTOR), to PIEDMONT NATURAL GAS COMPANY, INC., (hereinafter designated as GRANTEE).

WITNESSETH

That GRANTOR, for and in consideration of the sum of $10.00, and other valuable considerations, the receipt of which is hereby acknowledged, hereby bargains, sells, and conveys unto GRANTEE, its successors and assigns, a right of way and easement rights for the purpose of laying, constructing, maintaining, operating, repairing, altering, replacing, removing, and protecting one or more pipelines for the transportation of natural gas under, upon, over, through, and across the land of GRANTOR (or in which GRANTOR has interest) situated in Reidsville Township, Rockingham County, North Carolina, as described in deed(s) recorded in Book 1409, page 1478 , Rockingham County Registry.

This GRANT OF EASEMENT shall supersede an agreement between W. B. Pipkin and wife, Ruth Pringle Pipkin and Pennsylvania & and Southern Gas Company now doing business as Piedmont Natural Gas Company, Inc. recorded November 29, 1963, in Book 608, Page 340, Rockingham County Registry.

The right of way herein granted is 50 feet wide and encompasses 1.62 acres, more or less, as shown on the attached survey dated January 4, 2012 by McKim and Creed and entitled "Easement to be Acquired From Wildlands Little Troublesome Creek Holdings, LLC".

GRANTEE shall have all rights necessary or convenient for the full use and enjoyment of the rights herein granted, including without limitation: (1) free and full right of access to and from said right of way over and across the aforesaid land; (2) to keep said right of way cleared of trees, buildings, and other obstructions; and (3) to construct, install, operate, utilize, rebuild, remove, protect and maintain pipes, valves, markers, cathodic protection equipment, anode beds and other appurtenant devises in conjunction with said gas facilities.

GRANTOR reserves the right to use the land over which said right of way and easement rights are hereby granted for all purposes not inconsistent with said easement rights, the North Carolina Utilities Commission, GRANTEE'S current encroachment specifications, and any federal, state, or local law, rule, or regulation, provided that GRANTOR and GRANTEE agree that: (1) notwithstanding anything to the contrary herein, GRANTOR shall give written notification to GRANTEE and GRANTOR shall obtain written approval from GRANTEE prior to any activity as defined in items (2)–(7) of this paragraph; (2) the depth of said gas facilities below the surface of the ground shall not be reduced by grading or any other work and any slopes allowed within said right of way shall be no greater than a four to one (4:1) ratio; (3) if streets, roads, equipment crossings, fences or utility lines are constructed across said right of way, they shall cross as nearly as possible at right angles to gas line(s) and in no event shall they be constructed laterally along and over the easement; (4) fences shall have minimum twelve (12) foot wide gate(s) (5) Removable pavers shall be installed along the entire length and width of the pipeline easement in paved parking areas; (6) improvements shall not adversely affect, in GRANTEE'S sole discretion, the access to, safety, construction, reconstruction, operation, or maintenance of GRANTEE'S facilities and GRANTEE shall not be liable for damages to said future improvements installed within said right of way; (7) landscaping on the right of way shall be limited to lawn grasses and shrubs which have a maximum mature height of four (4) feet, (8) buildings, storage sheds, mobile homes, wells, septic tanks, and/or related drain fields, absorption pits, detention ponds, irrigation systems (except crossing), sprinkler heads, swimming pools, ponds, lakes, erosion control sediment traps, underground vaults, burial grounds, explosives or flammable materials, fires of any type, fire hydrants, catch basins, air strips, electrical transformers or enclosures, utility poles, dumpsters, trash, uprooted stumps, boulders, rubble, building materials, junk or inoperable vehicles, satellite signal receiver systems, or other obstructions are prohibited within said right of way; (9) GRANTOR shall not: (a) interfere with GRANTEE'S access or maintenance to its facilities, or (b) endanger the safety of GRANTOR, GRANTEE, or the general public; (10) GRANTEE reserves the right to construct future pipelines within said right of way and GRANTOR shall not interfere with or object to the construction of said future pipelines; and (11) all facilities installed by GRANTEE shall be and remain the property of GRANTEE and may be removed by it at any time and from time to time.

GRANTEE agrees that it shall be responsible for actual damages to improvements that existed prior to this EASEMENT and annual crops of GRANTOR both inside and outside said right of way on the above-referenced land caused by the construction, installation, operation, utilization, inspection, rebuilding, removal, and maintenance of said facilities, and in going to and from said right of way, and shall be responsible for the breakage caused to any bridge and any extraordinary damage to any road due to heavy hauling to and from said right of way, if claim is made within sixty (60) days after such damages are sustained.

To have and to hold said right of way and easement rights unto GRANTEE, its affiliates, successors, and assigns, perpetually and continuously. GRANTOR expressly give(s) GRANTEE, its successors and assigns, the right to assign, license, lease, or otherwise transfer, in whole or part, this GRANT OF EASEMENT or any rights given herein, to any person or entity, including but not limited to, any affiliated parent or subsidiary entity of GRANTEE, for the uses and purposes expressly stated herein.

GRANTOR hereby bind(s) GRANTOR and GRANTOR'S heirs, representatives, and assigns to warrant and forever defend all and singular said premises unto GRANTEE, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, this GRANT OF EASEMENT has been signed and sealed by GRANTOR, as of the date first above written.

GRANTOR:

Wildlands Little Troublesome Creek Holdings, LLC

By: Shawn D. Wilkerson Sign

Shawn D. Wilkerson Print

Title: Member / Manager / President (Circle One)

STATE OF NORTH CAROLINA

COUNTY OF

I, Charlotte P. Kinney, a Notary Public of Mecklenburg County, North Carolina, do hereby certify that Shawn D. Wilkerson, Member / Manager / President (Circle One) of Wildlands Little Troublesome Creek Holdings LLC, GRANTOR, personally appeared before me this day and acknowledged the due execution of the foregoing GRANT OF EASEMENT on behalf of the limited liability company.

Witness my hand and seal this 18th day of June, 2012.

CHARLOTTE P. KINNEY
NOTARY PUBLIC
Mecklenburg County, North Carolina

Notary Seal

Charlotte P Kinney Sign

Notary Public

Charlotte P. Kinney Print

My Commission Expires: Jan. 31, 2016

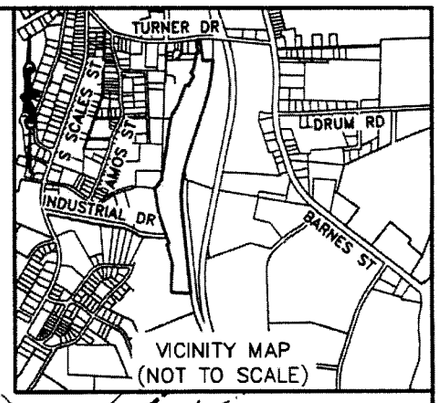
AREA OF:	SQ. FT.	ACRE
PROPOSED EASEMENT	70,855	1.63

PROJECT LOCALIZED FROM POINT #3
#5 REBAR
GRID COORDINATES
N: 940696.42
E: 1806267.23
CF: 0.99994857

THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON DEC. 7, 2011.

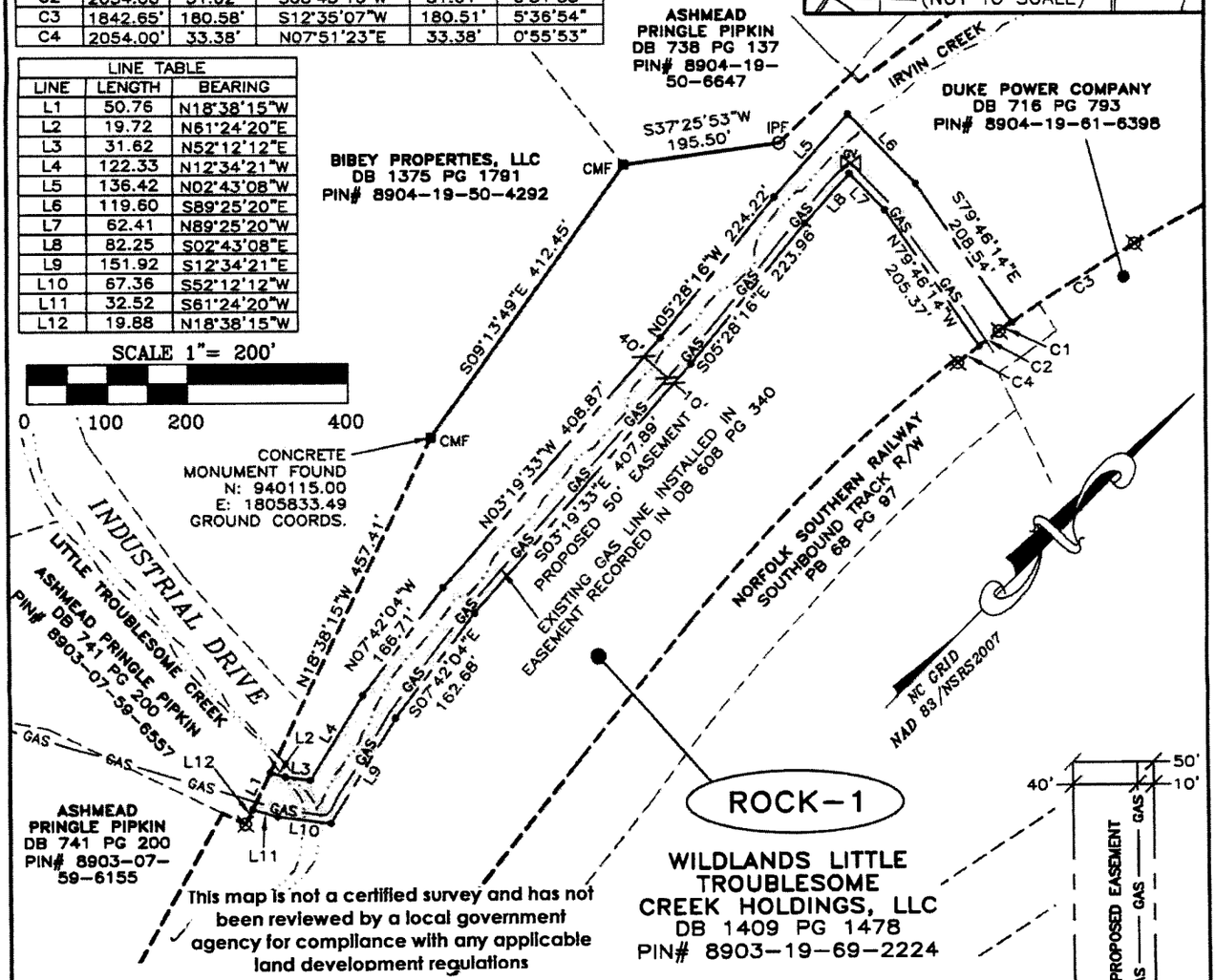
THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.046 AND SURVEY CLASS MEETS OR EXCEEDS CLASS B.

HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83/NSRS (2007)
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID09)
COMBINED FACTOR: 0.99994857; GEOID MODEL: GEOID09; UNITS: US SURVEY FEET



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1842.65'	19.00'	S09°28'57"W	19.00'	0°35'27"
C2	2054.00'	31.02'	S08°45'16"W	31.01'	0°51'55"
C3	1842.65'	180.58'	S12°35'07"W	180.51'	5°36'54"
C4	2054.00'	33.38'	N07°51'23"E	33.38'	0°55'53"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.76	N18°38'15"W
L2	19.72	N61°24'20"E
L3	31.62	N52°12'12"E
L4	122.33	N12°34'21"W
L5	136.42	N02°43'08"W
L6	119.60	S89°25'20"E
L7	62.41	N89°25'20"W
L8	82.25	S02°43'08"E
L9	151.92	S12°34'21"E
L10	67.36	S52°12'12"W
L11	32.52	S61°24'20"W
L12	19.88	N18°38'15"W



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

I, JAMES L. STRICKLAND, PLS L-4247, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1409 PAGE 1478); THAT THE BOUNDARY LINES NOT SURVEYED ARE INDICATED WITH DASHED LINES AS DRAWN FROM INFORMATION IN BOOK 1409 PAGE 1478 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);

THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON. IT IS THE INTENT OF THIS PLAT THAT THE EASEMENT SHALL CROSS THE ENTIRE PARCEL;

THAT THE CONTROL AND TIES TO THIS SURVEY WERE PERFORMED USING GPS METHODS;

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISITNG PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER,

AND SEAL THIS 12TH DAY OF JANUARY, AD 2012.

James L. Strickland 1-12-12
JAMES L. STRICKLAND
PROFESSIONAL LAND SURVEYOR L-4247

NORTH CAROLINA PROFESSIONAL SEAL L-4247 LAND SURVEYOR JAMES L. STRICKLAND

LEGEND

CMF ■ CONC. MON. FOUND
IPF ○ IRON PIPE FOUND
⊗ COMPUTED POINT
• EASEMENT POINT
GV ⊠ GAS VALVE
PROPERTY BOUNDARY AS SURVEYED
PROPERTY BOUNDARY BY DEED
ADJOINER PROPERTY
PROPOSED EASEMENT
GAS — GAS EXISTING GAS LINE
EXISTING CREEK (DIGITIZED FROM PB 68 PG 97)

NOTES:

- FOR SOURCE OF TITLE REFER TO DEEDS AND PLATS REFERENCED HEREON.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE COMPUTATION.
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.

EASEMENT SURVEY PREPARED FOR
PIEDMONT NATURAL GAS COMPANY
LITTLE TROUBLESOME CREEK

EASEMENT TO BE ACQUIRED FROM OWNER:
WILDLANDS LITTLE TROUBLESOME CREEK HOLDINGS, LLC
INDUSTRIAL DRIVE

ROCK-1

REIDSVILLE TOWNSHIP
ROCKINGHAM COUNTY, NORTH CAROLINA

McKIM & CREED
ENGINEERS, PLANNERS, SURVEYORS
8020 TOWER POINT DRIVE
CHARLOTTE, NORTH CAROLINA 28227
PHONE (704) 841-2588
FAX (704) 841-2567
F-1222
01/04/2012