

FILED
CHATHAM COUNTY
REBA G. THOMAS
REGISTER OF DEEDS

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This Easement prepared by Cynthia Sax Perry,
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Return to: JOHNSON ~~207~~ P.O. Box 2865 CHAPEL HILL, NC 27515-2865
NORTH CAROLINA

SEPTIC EASEMENTS

CHATHAM COUNTY

THIS DEED OF EASEMENT, made this the 8th day of January, 2007, by
BRIAN D. JOHNSON and LINDA A. JOHNSON (hereinafter referred to as Johnsons),

WITNESSETH:

WHEREAS, Johnsons are the owners of a certain tract of land containing 38.791
acres, more or less, a portion of which is shown on that Plat at Slide 94-339, and shown
at Plat Slide 2006-422, acquired by them at Book 649, Page 819, Chatham County
Registry,

AND WHEREAS, Johnsons have subdivided their property into five lots as
shown on that plat entitled "Survey for Brian D. Johnson and Linda A. Johnson" dated
September 19, 2006, by Van R. Finch – Land Surveys, PA, which plat was recorded
October 20, 2006 at Plat Slide 2006-422, Chatham Registry; and

WHEREAS, it is necessary to provide for septic easements throughout the
five lots, since each lot does not have sufficient soils to provide septic areas within the
boundaries of each lot; and

WHEREAS, Johnsons wish to grant easements for the establishment and
maintenance of septic fields and septic lines, and

WHEREAS, the parties hereto wish to memorialize the grant of such easements
between the parties.

NOW, THEREFORE, the said parties for and in consideration of the sum of TEN
AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations
exchanged between the parties, the receipt and sufficiency of which is hereby
acknowledged, have this day bargained and sold and by these presents do hereby give,

grant, bargain, sell and convey, for them and their successors in title and assigns, a system of exclusive, perpetual septic easements as follows:

JOHNSONS hereby grant and establish easements for the installation and maintenance of septic fields and lines as follows:

AS TO THE FIVE LOTS SHOWN ON the Plat Dated 9/19/2006, recorded in Plat Slide 2006-422:

Lot #1: The septic area for Lot #1 shall be that area shown on Plat Slide 2006-422, and designated as Septic Area "B" which is contained upon Lot #5.

Lot #2: The septic area for Lot #2 shall be that area shown on Plat Slide 2006-422, and designated as Septic Area "F" which is contained upon Lot #3;

Lot #3: The septic area for Lot #3 shall be that area shown on Plat Slide 2006-422, and designated as Septic Area "E" which is contained upon Lot #3;

Lot #4: The septic area for Lot #4 shall be that area shown on Plat Slide 2006-422, and designated as Septic Area "A" which is contained upon Lot #5;

Such easements for the lines leading to and from the septic areas from the Lots specified above shall follow the 15-foot wide septic line easements shown on Plat Slide 2006-422. The septic field and lines shall be located within the designated easement in such a fashion that the installation and any repair to the field or lines may be effected without entry onto another septic area and without entry onto any area outside of the designated easement.

Any lot owner or his/her invitees, general contractor or subcontractor(s) who shall damage the property of any other property owner in the course of installation, inspection, or maintenance of septic fields or lines, shall be solely responsible for the repair of such damage, placing the property back in the condition in which it was prior to damage.

As a condition of such easements, any lot owner who believes it is necessary to inspect or maintain either the septic area or the lines leading to and from said septic areas, must give 24-hour notice to the property owner(s) on whose property their septic area or lines may pass, and such notice to enter such easement areas may be given by voicemail, email or any other reasonable means which affords the property owner the right to know of such entry. In the event of an emergency or exigent circumstances, the 24-hour requirement shall be waived, and advance notice of entry shall be sufficient to constitute compliance.

The easements granted herein are for the purpose of installation and maintenance of residential septic fields and lines only, and no other use or purpose is permitted hereunder. No other grant of easement is made herein, and any further utility installation or any other use of the areas designated in the easement shall be considered an overburdening of the easement granted herein.

In the event of disagreements between the parties, all parties agree to submit to

