

Woodfin Sanitary Water and Sewer District
UTILITY EASEMENT

EXAMPLE ONLY

For Project
John Doe Subdivision _____,
Buncombe County, North Carolina

For office use only

I (We) **John Doe and Jane Doe, D/B/A John Doe Incorporated**, whose address is **123 Any Street, Asheville, NC 28801** for and in consideration of the sum of one dollar to us in hand paid by the Woodfin Sanitary Water and Sewer District (hereinafter "District") in the County of Buncombe, State of North Carolina, do hereby release and convey to the District an easement for the construction, installation, repair, maintenance and replacement of a District owned public utility over, under and across the following described parcel of land:

Being all of Lot 1 of John Doe Subdivision, as shown on a plat duly recorded in the office of the Register of Deeds for Buncombe County, North Carolina, in plat book 1, at page 1, reference to which is hereby made for a more particular Description.

The above-noted easement shall be a permanent easement described as:

Beginning in the Southwest corner of common property line of Doe and Smith, a 20 foot width strip running thence North along said property line of Doe parallel with improved road known as Any Street to a point 345.4 feet from said beginning point, as delineated within "Exhibit A" attached hereto.

Grantor agrees that no buildings or other structures will be placed over said easement or within such proximity thereto as to interfere with or, in the opinion of Grantee, threaten to interfere with the construction, operation or maintenance of said public utility in this easement. Temporary nonuse of limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein authorized.

The premises so disturbed by reason of the exercise of any of the foregoing powers, shall be reasonably restored to its original condition by the grantee.

It is understood by the grantor that the easement(s) delineated herein may be temporarily assigned by the grantee to any other Municipal or County Agency for construction purposes.

This easement shall run with the land and be binding upon the heirs, executors, administrators, successors and assigns of the undersigned, as the holders of the legal title to the lands and premises above described.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 1st day of January, 2005

Witnessed by:

Grantor:

John Doe

Jane Doe

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, the undersigned Notary Public of said County and State, do hereby certify that _____

personally appeared before me this _____ day of _____, 20____ and acknowledged the due execution of the foregoing instrument.

Notary Public

Notary Public _____ County, North Carolina
My Commission Expires _____

When recorded return to:
Woodfin Sanitary Water and Sewer District
122 Elkwood Avenue, P.O. Box 8452
Asheville, NC 28814