

**DECLARATION OF SANITARY SEWER EASEMENT**

This Declaration of Sanitary Sewer Easement made this the 11<sup>th</sup> of March, 2014, by Rowan County, North Carolina, a body politic, referred to in this instrument as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of that certain property shown on Rowan County Tax Map 331 as parcel 143, hereinafter known as the "Movie Theater Tract", and that certain property shown on Rowan County Tax Map 331 as parcel 078, hereinafter known as the "West End Plaza Tract", having acquired both tracts in deed recorded in Book 1228 at page 844 in the Rowan County Registry; and

WHEREAS, it is necessary for Declarant to establish for Declarant, its successors and assigns, a sanitary sewer easement area easement, a portion of which is located upon both tracts, for the benefit of the Movie Theater Tract;

NOW, THEREFORE, Declarant does hereby dedicate, declare and establish, as an easement appurtenant to both the Movie Theater Tract and the West End Plaza Tract, as defined above, a 30' sanitary sewer easement as shown on plat of survey by Shulenburg Surveying Company dated March 5, 2014, and more particularly described on Exhibit A attached hereto and incorporated herein by reference. The easement shall be appurtenant to the described property and run with the land in is not affected by change in ownership.

IN WITNESS WHEREOF, Declarant has duly executed the foregoing as of the day and year first above written.

Rowan County, North Carolina, a body politic

By: *Gary L. Page*  
Gary L. Page, County Manager

ATTEST:

*Candice Barger*  
Clerk to the Board

(seal)



STATE OF NORTH CAROLINA

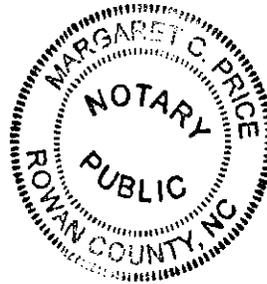
COUNTY OF ROWAN

I, Margaret C. Price, the undersigned Notary Public of the County and State aforesaid, certify that Carolyn A. Barger personally came before me this day and acknowledged that she is Clerk to the Board of Commissioners of Rowan County, North Carolina, a body politic, and that by authority duly given and as the act of the Board of Commissioners, the foregoing instrument was signed in its name by Gary L. Page, County Manager, sealed with the seal of Rowan County, North Carolina, and attested by her as Clerk to the Board.

Witness my hand and seal this the 11<sup>th</sup> day of March, 2014.

Margaret C. Price  
Notary Public

My Commission expires:  
3-31-2014



**EXHIBIT A**

Legal Description for a New 30' Wide  
Sanitary Sewer Easement from Rowan County  
Parcel ID # 331 143 crossing part of  
Rowan County Parcel ID # 331 078, Both  
Tracts owned by Rowan County, Deed Book 1228 Page 844

Beginning at a point the south west corner of Rowan County Parcel ID # 331 143 (movie theater tract) thence with the southern line of said tract, N 59° 43' 42" E, 69.17' to point, thence with the south side of the new easement, S 54° 30' 04" W, 249.39' to a point thence with the west side of the easement, N 40° 47' 52" W, 30.13' to a point, thence with the north side of the easement, N 54° 30' 04" E, 185.73' to point in the western line of Rowan County Parcel ID # 331 143, thence with said line S 29° 36' 51" E, 23.82' to the point and place of beginning and being 5703 square feet.