

Return to: Cynthia M. Currin, Wake Electric Membership Corporation – Legal Department
228 Park Avenue, Youngsville, NC 27596

STATE OF NORTH CAROLINA

**PARTIAL RELEASE
OF EASEMENT**

COUNTY OF FRANKLIN

THIS PARTIAL RELEASE OF EASEMENT, made this 29th day of October 2024, by
Wake Electric Membership Corporation, hereinafter called "Wake EMC" or "Grantor" and, Churchill
Associates, A North Carolina General Partnership, hereinafter called the "Grantee".

WITNESSETH:

WHEREAS, on or about November 4, 1948, Fred Wright and Ms. Fred Wright (predecessors
in Title/previous Landowners), granted to Wake EMC an Electric Power Line Right-of-Way
Easement ("Easement") over a tract of land of approximately 116 acres situated in Franklinton
Township, Franklin County, N.C., said Easement being recorded in Book 443, Page 354, Franklin
County Registry on September 19, 1949.

This Easement provided for a right for Wake EMC to:

*Place, construct, operate, repair, maintain, relocate and replace thereon and in or
upon all streets, roads or highways abutting said lands an electric transmission or*

distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole location, only single pole and appurtenances will be used, and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

WHEREAS, portions of this 116 acre tract of real estate located in Franklin County are now being developed by Churchill Associates as Woodland Park Subdivision;

WHEREAS, Wake EMC had previously maintained Overhead Electric Lines as well as a 30-foot Right-of-Way Easement on a portion of the subject property which is now being developed by Churchill Associates;

WHEREAS, Wake EMC has now removed its Overhead Electric Line from Lots 86, 136 and 137 (within Woodland Park Phase 2B) and has now acquired a new 15-foot wide Underground Right-of-Way Easement recorded at Book 2276 Page 1876 of the Franklin County Registry on October 29, 2021;

WHEREAS, Wake EMC has now constructed an Underground Electric Line (within its new Easement recorded at Book 2276, Page 1876 of the Franklin County Registry) to serve this subdivision (Woodland Park);

WHEREAS, Grantee (Churchill Associates) has requested that the Grantor (Wake EMC) release the specific defined areas (within Lots 86, 136 and 137) of the original Overhead Electric Line Easement as shown on Attachment A from any ongoing and future claims based on the original Easement recorded in Book 443, Page 359 of the Franklin County Registry on September 14, 1949;

NOW, THEREFORE, the Grantor, in return for \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto Churchill Associates, its heirs, successors and assigns, Grantor's right, title and interest in the original 30-foot Wake EMC Right-of-Way Easement as set forth on Lots 86, 136 and 137 on Attachment A (attached hereto). This Partial Release of Easement applies only to the designated areas within Lots 86, 136 and 137 of the original 30-foot-wide Wake EMC Overhead Utility Easement of Woodland Park Subdivision as shown on the Survey of "Woodland Park" Subdivision by Puckett Surveyors, PLLC, Professional Land Surveyors dated August 27, 2024, which is attached hereto as Attachment A and was recorded in Map Book 2024, Page 287 of the Franklin County Registry on September 16, 2024.

This Partial Release releases only the Wake EMC 30-foot Overhead Electric Line Easement for the following specific Lots located within Woodland Park, Phase 2B Subdivision as shown on Attachment A:

- Lot 86;
- Lot 136, and;
- Lot 137.

This Partial Release does not release the new Wake EMC 15-foot-wide Underground Electric Line across these Lots which allows Wake EMC to provide electric service to Woodland Park which was recorded in Book 2276, Page 1876 of the Franklin County Registry on October 29, 2021.

Except as thus released, Grantor retains all other legal rights conveyed to Grantor Wake EMC in the original Easement recorded in Book 443, page 354, Franklin County Registry as well as all

legal rights conveyed to Grantor Wake EMC in the new Underground Easement recorded in Book 2276, Page 1876, Franklin Country Registry.

This Partial Release of Easement is effective only as to the 30-foot Wake Electric Membership Corporation Right-of-Way Easement on specifically identified areas on Attachment A attached hereto and incorporated hereby by reference. Wake EMC retains all other legal rights within its recorded Easements.

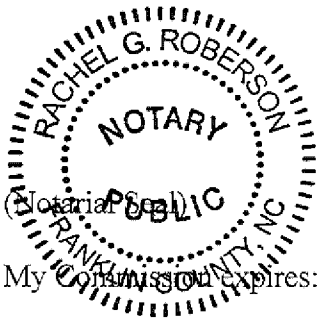
IN WITNESS WHEREOF, the Grantor has caused this instrument to be properly executed on the day and year first above written.

WAKE ELECTRIC MEMBERSHIP CORPORATION

By: James E. Mangum, Jr.
James E. Mangum, Jr.
Chief Executive Officer & General Manager

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

This 29th day of October, 2024, personally came before me, Rachel G. Roberson, a Notary Public, James E. Mangum, Jr., who being by me duly sworn, says that he is Chief Executive Officer and General Manager of Wake Electric Membership Corporation, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Corporation. And the said James E. Mangum, Jr. acknowledged the said writing to be the act and deed of said Corporation.



Rachel G. Roberson
Rachel G. Roberson
Notary Public, Franklin County

My Commission expires: 12/18/2026

DocuSign Envelope ID: 86C82D6D-6C8D-47FA-899C-8637AF8670D6



Attachment A

Notes

- 1) Area by Coordinate Method;
- 2) All distances are horizontal ground distances in U.S. Survey Feet.
- 3) This survey performed without benefit of site examination and is made subject to any document which may affect the subject property.
- 4) Surface and subsurface utilities depicted herein are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.

Legend

Legend
 (system-otherwise noted)
 1/2" Iron Pipe
 #1 Rebar Found
 Nail Found
 Nail Out
 Calculated Point
 Concrete Monument
 Control Monument
 Right of Way
 Centerline
 Property Line
 Overhead Utilities
 Total Distance
 Property Line Surveyed
 Property Line Tie
 Dead or Flat Line
 Right of Way Line
 Utility Pole
 Pole mounted area light
 Iron Rod Found
 Rebar Found

Government of California - State of N.C.

Surveyor's Certificate - State of N.C.
I, Stephen M. Puckett, hereby certify that the survey is of an existing
parcel or parcels of land or one or more existing easements and does not
include or impose a charge upon any property that is not shown on record.

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, and description recorded in (referencence); that the ratio of precision is 1:10,000; that this plat was prepared in accordance with C.E.S. 47-38 as amended. Witness my signature, license number and seal this 22nd day of August, 2024.

Stephen A. Roberts

Stephen M. Puckett, Professor of Law, Baylor University, L-3091



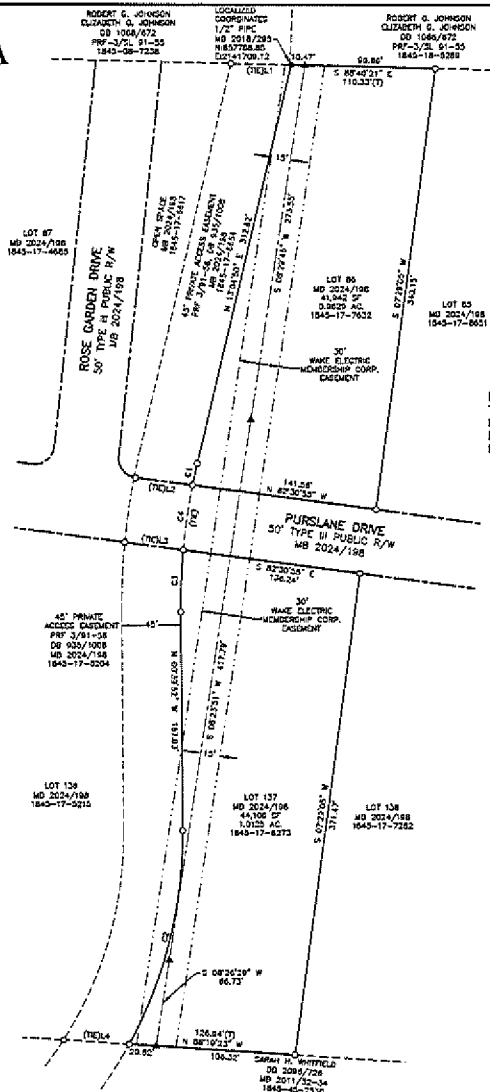
LINE TABLE		
LINE	STARTING	DEPARTURE
(MID)1	N 88°41'11" W	45.67'
(MID)2	N 62°30'55" W	43.61'
(MID)3	N 62°30'55" W	45.04'
(MID)4	N 68°19'23" W	50.30'

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	477.50'	17.04'	N 12°03'31" E	17.04'
C2	357.19'	150.10'	N 19°47'58" E	150.30'
C3	477.80'	87.48'	N 02°11'04" E	87.47'
C4	477.50'	50.03'	S 88°02'06" W	50.00'

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1268)

PO Box 2351
Oxford, NC 27563
P. 919.528.8900

File 12



BK 2024 PG 287 - 287 (1) DOC# 10091879
This Document eRecorded: 09/15/2024 08:24:11 AM
Fee: \$21.00 Tax: \$0.00
Franklin County, North Carolina
Brandi Smith Branson, Register of Deeds

Submitted electronically by Puckett Surveyors, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin Register of Deeds.

Received
25 June 1997
MS-2024/168

Quincy
Churchill Associates
10031 Eridand Rd, Ste 111
Raleigh, NC 27615

Site Q91a
1) River Basin: Tan-Poytopy
2) Zoner: Residential-30 (R-30)
3) Backsides: Front 30', Side 10', Rear 20'

Survey for:
Churchill Associates
August 27, 2024
Franklinton Township, Franklin Co., N.C.

