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Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK **2338** PG **369 - 370 (2)**

DECLARATION OF LANDSCAPE AND SIGN EASEMENT

Prepared by and
Mail after recording to:
R. Wayne Bailey
10931 Strickland Rd Ste 111
Raleigh, NC 27615

North Carolina
Franklin County

THIS DECLARATION OF LANDSCAPE AND SIGN EASEMENT made this the 2nd day of January, 2023 by **Churchill Associates**, a N.C. General Partnership, (Declarant).

WITNESSETH:

THAT, WHEREAS, the Declarant is the owner of lots 126 and 127 of Woodland Park II Subdivision Phase Two shown on Map Book 2022, pages 372 and 373 of the Franklin County Registry.

AND WHEREAS, the Declarant desires to set forth a perpetual Landscape and Sign Easement within the boundaries of said lots 126 and 127 for the purpose of installation, construction, operation, use, maintenance, repair, replacement and removal of landscaping and signage.

NOW, THEREFORE, the Declarant does hereby declare that the above described real property is subject to the herein described Landscape and Sign Easement described as follows:

Easement Area 1:

Beginning at the southeastern corner of Lot 126 shown on Map Book 2022, page 373, said point being the intersection of the northern right of way line of S.R. 1141 (Gordon Moore Road) and the western right of way line of Purslane Drive shown on the aforesaid map; thence with the northern right of way line of S.R. 1141 along a curve to the left having a radius of 960.38', an arc length of 27.76' and a chord bearing and distance of S 71°34'31" W, 27.76' to a point; thence leaving aforesaid right of way line and with the southern line of aforesaid Lot 126 N 89°16'09" W, 12.82' to a point; thence N 16°20'46" W, 27.24' to a point and N 73°39'14" E, 40.00' to a point of the western right of way line of Purslane Drive; thence with the western right of way line of Purslane Drive S 16°20'46" E, 30.00' to the Point of Beginning containing 1,201 square feet.

Easement Area 2:

Beginning at the southernmost corner of Lot 127 shown on Map Book 2022, page 373, said point being the intersection of the northern right of way line of S.R. 1141 (Gordon Moore Road) and the eastern right of way line of Purslane Drive shown on the aforesaid map; thence with the eastern right of way line of Purslane Drive N 16°20'46" W, 30.00' to a point; thence leaving Purslane Drive right of way N 77°30'42" E, 29.49' to a point; thence S 0°47'26" E, 30.00' to a point on the northern right of way line of S.R. 1141; thence along a curve to the left having a radius of 960.38', an arc length of 21.40' and a chord bearing and distance of S 76°01'30" W, 21.40' to the Point of Beginning containing 753 square feet.

The Easement areas shall be subservient to any easements required by Franklin County or the N.C. Department of Transportation.

IN WITNESS WHEREOF, the Declarant has set forth this Declaration of Easement as of the 2nd day of January, 2023

R. Wayne Bailey (SEAL)
R. Wayne Bailey
for: Churchill Associates

STATE OF NORTH CAROLINA / Wake COUNTY

I, Wendy Ann Dyer, Notary Public of the County and State aforesaid,

certify that R. Wayne Bailey personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of June, 2023.

My commission expires: 10-9-2023

Wendy Ann Dyer
Notary Public

Wendy Ann Dyer
NOTARY PUBLIC
Wake County, N.C.