

Prepared By:

Return To:

Parcel ID Numbers: 9787-48-9955

State of North Carolina

Town of Chapel Hill

Orange County

PRIVATE UTILITY EASEMENT AGREEMENT

This Private Utility Easement Agreement (this “Agreement”), made this _____ day of February, 2025 by and between FARRUKH NASEER AND SPOUSE, DANIELA FIZESAN NASEER (the “Grantee”), whose mailing address is 202 West Barbee Chapel Road, Chapel Hill, NC 27617 and the TOWN OF CHAPEL HILL, a municipal corporation under the laws of North Carolina (the “Town”), whose address is 405 Martin Luther King Junior Boulevard, Chapel Hill, NC 27514.

WITNESSETH THAT:

WHEREAS, the Grantee, as the owner of the real property described on **Exhibit A** (the “Grantee Property”), desires to enter upon the real property owned by the Town identified by Orange County, North Carolina Parcel Identification Numbers 9787-39-7668 and being a 30.2 acre parcel more or less, identified as “Merritt’s Pasture” park, shown on the plat of survey recorded in Plat Book 39 Page 144, Orange County Registry, and located between in Chapel Hill, NC 27514 (the “Grantor Property”) for the construction, and installation, of a private sanitary sewer service line benefitting the Grantee Property in the location shown on **Exhibit B** attached hereto (the “Easement Area”); and

WHEREAS, the Town owns, maintains and insures the aforementioned Grantor Property;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions set forth herein, the Town hereby grants, bargains, sells and conveys unto the Grantee, its successors and assigns, as the owner and for the benefit of the Grantee Property, a permanent, perpetual, non-exclusive utility easement over and upon a portion of the Grantor Property for the installation of the sanitary sewer service lines and related utility improvements (the "Improvements"), and for the construction, installation, and maintenance of the above described Improvements in generally the location shown on the attached map, together with the right of ingress and egress within said area whenever the same is necessary for the purpose of inspecting, maintaining and/or repairing said improvements within the Easement Area.

TO HAVE AND TO HOLD, all and singular, the easement rights and privileges described herein unto the Grantee, its successors and assigns forever. The terms of this Agreement shall be appurtenant to, affect, and run with the title to, the Grantor Property and the Grantee Property (together, the "Property"), and shall inure to the benefit of and be binding upon the parties hereto, their heirs, successors and assigns. Each easement, covenant, condition, and restriction contained herein shall be appurtenant to and for the benefit of all of the Property, and shall be binding upon each and every successor-in-interest of the parties hereto, regardless of whether the deed or other instrument of conveyance by which such successor-in-interest acquires title shall recite that the Property or any part thereof is subject and subordinate to the terms and provisions hereof.

This Agreement is subject to, and conditioned upon, the following covenants and provisions.

1. This Agreement shall run with the Town's and Grantee's lands, and shall be binding upon his/their respective successors in interest or title.
2. The Grantee, and his/their successor in interest or title, shall be responsible for construction, reconstruction, maintenance, and repair of the above-described Easement Area at no cost to the Town unless the need for reconstruction, maintenance and repair results from the direct actions of the Town or its agents.
3. The Grantee, and his/their successors in interest of title, shall comply with any applicable Town ordinances, regulations, and policies regarding construction, maintenance, and the repair of said Easement Area.
4. The Grantee, and his/their successors in interest or title, agree to defend, indemnify, and hold the Town of Chapel Hill and its employees and agents free and harmless from and against any and all damages, settlements, charges, professional fees, or other liabilities of every kind arising out of or relating to any and all claims, action, and proceedings in connection with or arising out of the construction, installation, maintenance, or erection within the Easement Area.
5. The Grantee, and his/ their successors in interest or title, agrees to prudently maintain the Improvements so they will no adversely affect the public health, safety, or welfare.

6. This Agreement may not be modified or amended, in whole or in part, except by the written consent of the parties hereto as evidenced by an amendment to this Agreement that has been fully executed and acknowledged and recorded in the Orange County real estate recording office.

7. This Agreement is an integrated agreement and expresses the complete agreement and understanding of the undersigned parties and any and all prior or contemporaneous oral agreement or prior written agreement regarding the subject matter hereof shall be merged herein and extinguished. The undersigned parties represent and warrant that the execution of this agreement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with and governed by the laws of the State of North Carolina. The Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute the same instrument.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Agreement as of the day and year first above written.

This the _____ day of February, 2025.

Farrukh Naseer

Daniela Fizesan Naseer

State of _____

County of _____

I, _____, a Notary Public in and for said county and State, do hereby certify that Farrukh Naseer and Daniela Fizesan Naseer personally appeared before me this day and acknowledged the due execution of the foregoing Agreement.

Witness my hand and Notarial Seal, this the _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Agreement as of the day and year first above written.

TOWN OF CHAPEL HILL

By: _____

Name: _____

Title: _____

Attest: _____

TOWN SEAL

Approved as to Form and Authorization: _____

Town Attorney

State of _____

County of _____

I, _____, a Notary Public in and for said county and State, do hereby certify that _____, personally came before me this day and acknowledged that she/he is _____ of the town of Chapel Hill, a North Carolina municipal corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ sealed with its corporate seal and attested by her as its _____.

Witness my hand and Notarial Seal, this the _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

Exhibit A

PROPERTY LEGAL DESCRIPTION

That certain lot or parcel of land situated, lying and being near the intersection of Morgan Creek Road West and Morgan Creek Road East and a short distance South of the Town of Chapel Hill, N.C. and known and designated as Lot No. 4 of Morgan Creek Development, Section B, as surveyed and plotted by E.C. Leonard, Registered Surveyor, in January 1953, plot of which is on file in the Office of the Register of Deeds of Orange County in Book 5, at Page 7, and which is more particularly described as Beginning at a stake in the Western property line of Morgan Creek Road West, the Southeast corner of Lot No. 3; running thence with the line of the said lot South $78^{\circ} 45'$ West 273.6-feet to a stake in E.G. Merritt's line; running thence with the said same course 27-feet to the center of Morgan Creek; running thence down the center of the said Creek $66^{\circ} 09'$ East 222-feet; running thence North $42^{\circ} 33'$ East with the line of Lot No. 5, 27-feet to a stake in the North bank of said Creek; thence continuing the same course 300-feet to a stake in the property line of Morgan Creek Road West 22-feet from its intersection with Morgan Creek Road East; running thence along the curving property line of Morgan Creek Road West in a western direction and along the arc of a circle with a radius of 160.5-feet in a western direction 154.5-feet to the beginning.

Parcel: 9787-48-9955

Property Location: 416 Morgan Creek Road Chapel Hill, NC 27517

The property described above was acquired by Grantee by instrument recorded in Book 6796, Page 1938, Orange County Registry.

EASEMENT DESCRIPTION

Exhibit B

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

