

Karen S. Hardesty

Carteret County, NC

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FILE # 1844290

Karen S. Hardesty

Prepared by and Return to: Howard Stallings Law Firm, P.O. Box 975, New Bern, NC 28562
NORTH CAROLINA

CARTERET COUNTY

ESTABLISHMENT OF EASEMENTS

THIS ESTABLISHMENT OF EASEMENTS, made and entered into as of the 11th day of December, 2024, by SHEPARD STREET DEVELOPMENT, INC., a North Carolina corporation ("Developer"), for the benefit of future owners of Lots 1 and 9 of Residences at Bask;

WITNESSETH:

WHEREAS, Developer is the developer of Lots 1-25, with townhomes, in Morehead City, North Carolina to be known as Residences at Bask (the "Development"), which Lots (each a "Lot" and together the "Lots") are as shown on that certain map recorded at File No. 34879, Carteret County Registry (the "Plat");

WHEREAS, Developer is presently the sole owner of all of the Lots and common areas within the Development;

WHEREAS, Developer desires to create easements appurtenant to Lots 1 and 9 which would run with the land and provide pedestrian access and egress to Bask Street over portions of Lots 2 and 25, and Lots 8 and 10, respectively, all of which Lots are as shown on the Plat;

NOW, THEREFORE, in furtherance of the Development, and other good and valuable consideration, the receipt of which is hereby acknowledged, Developer, intending to be legally bound, establishes the following easements (the "Easements"):

1. Developer hereby establishes a perpetual, nonexclusive easement over and upon Lots 2 and 25, as an easement appurtenant to Lot 1, for the purpose of pedestrian access and egress from the common area (over which all owners of Lots will have easement rights of access and egress) surrounding Lot 1 to and from Bask Street, of five feet in width centered along the boundary line between Lots 2 and 25 as more particularly shown on Exhibit A affixed hereto and incorporated herein by reference.
2. Developer hereby establishes a perpetual, nonexclusive easement over and upon Lots 8 and 10, as an easement appurtenant to Lot 9, for the purpose of pedestrian access and

submitted electronically by "Howard Stallings From"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

egress from the common area (over which all owners of Lots will have easement rights of access and egress) surrounding Lot 9 to and from Bask Street, of five feet in width centered along the boundary line between Lots 8 and 10 as more particularly shown on Exhibit B affixed hereto and incorporated herein by reference.

4. No structures, fencing, sidewalk or other improved walkway shall be installed or constructed within the Easements.
5. These Easements are intended to run with the land as easements appurtenant to Lots 1 and 9, respectively; and are binding upon the successors in interest to Lots 2, 25, 8 and 10, respectively, which Lots shall remain subject to said Easements perpetually.
6. Developer warrants and covenants that it is seized in fee simple of Lots 2, 25, 8 and 10 over which the Easements described above are established and granted and has the full right and authority to establish and convey such Easements free and clear of all liens, encumbrances and restrictions that might otherwise interfere with or prohibit the nonexclusive use of such Easements by the owners of Lots 1 and 9, respectively, and their successors and assigns; and that the Developer will warrant and defend its title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the undersigned has executed this Establishment of Easements, as of the day, month and year first above written.

SHEPARD STREET DEVELOPMENT, INC.

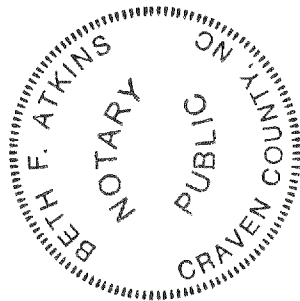
BY: 
 SAMER A. HAMAD, President

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, Beth F. Atkins, do hereby certify that Samer A. Hamad personally appeared before me this day and acknowledged that he is President of Shepard Street Development, Inc. and acknowledged, on behalf of said corporation the due execution of the foregoing instrument.

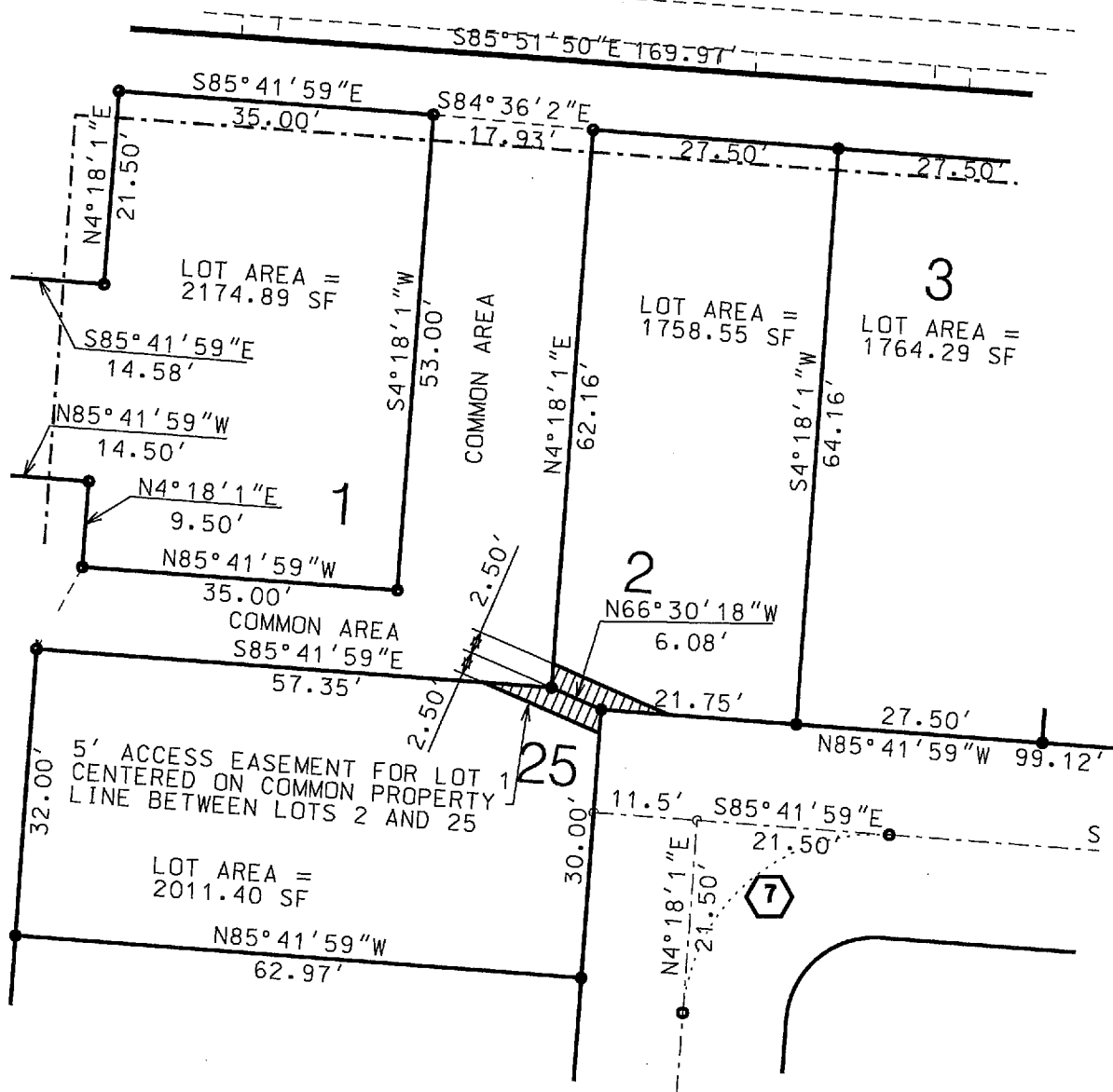
Witness my hand and official seal, this 11th day of December, 2024.

(Official Seal)



Beth F. Atkins
NOTARY PUBLIC
Beth F. Atkins, Notary Public
Notary's typed or printed name
My Commission Expires: 2/14/2027

EXHIBIT A



RESIDENCES AT BASK

5' ACCESS EASEMENT FOR LOT 1

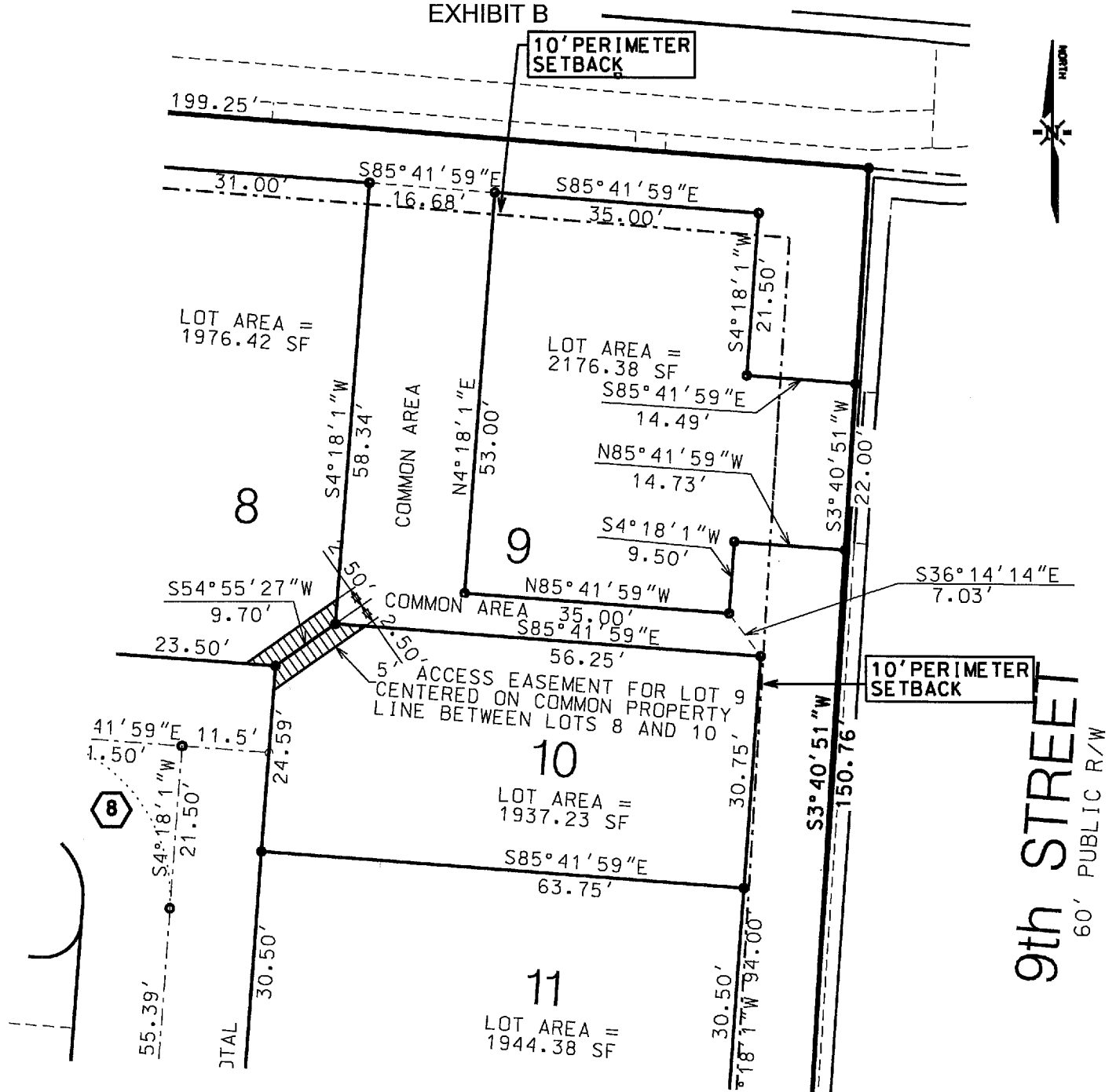
NOTE:

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

20 10 0 20 40



SCALE: 1" = 20'



5' ACCESS EASEMENT FOR LOT 9

SCALE: 1" = 20'