

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS

FILED Jun 24, 2024
AT 02:37:30 pm
BOOK 02419
START PAGE 0793
END PAGE 0799
INSTRUMENT # 05342
EXCISE TAX (None)

Prepared by and return to: Bradshaw Robinson Slawter & Rainer LLP, Post Office Box 607, Pittsboro, NC 27312

NORTH CAROLINA
CHATHAM COUNTY

DECLARATION OF ACCESS EASEMENT FOR ABANDONED GRAVESITE

THIS DECLARATION OF ACCESS EASEMENT FOR ABANDONED GRAVESITE is made
this the 24 day of April, 2024 by LAUREL RIDGE DEVELOPMENT, INC. ("**Declarant**").
June

W I T N E S S E T H:

WHEREAS, Declarant is the developer of that certain subdivision in Chatham Count, North Carolina known as "The Estates at Laurel Ridge" (the "**Development**") and located on Old Graham Road;

WHEREAS, Declarant owns Lot 16 ("**Lot 16**") in the Development, which lot is approximately 9.223 acres in size and is located on the cul-de-sac at the northern terminus of Clearsprings Court, as shown on that certain plat entitled "Final Plat Amendment, Estates at Laurel Ridge PH -1A & 1B," dated October 20, 2022, by CE Group and recorded at Plat Slide 2023-156, Chatham County Registry (the "**Plat**"), a copy of which Plat is attached hereto and incorporated herein by reference as **Exhibit A**:

WHEREAS, Lot 16 is accessed by the sixty foot (60') private rights-of-way depicted on the Plat as "Brook Green Lane" and "Clearsprings Court" (the "**Roads**");

WHEREAS, Declarant is also the Declarant under that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Estates at Laurel Ridge, dated November 2, 2020 and recorded on November 4, 2020 at Book 02159, Pages 0730-0774, Chatham County Registry (the "**Master Declaration**");

WHEREAS, Article XII, Section 12.2 of the Master Declaration authorizes the Declarant thereunder to subject the Community to easements for "ingress, egress and regress and otherwise as shall be established by the Declarant or by its predecessors in title, prior to the conveyance of the Property designated to be Common Area to the Association;"

WHEREAS, the Property designated to be Common Area has not been conveyed to the Association;

WHEREAS, Declarant has become aware of (i) an abandoned cemetery located on Lot 16, the location of which abandoned cemetery is shown on **Exhibit B**, attached hereto and incorporated herein by reference, as an "Abandoned Cemetery Bound by Stone Wall" as well as (ii) a smaller, contiguous area possibly containing abandoned gravesites, the location of which smaller area is shown on Exhibit B as "Additional 20'x20' Area of Possible Abandoned Graves" (both areas are hereinafter collectively referred to as the "**Gravesite Area**");

WHEREAS the Gravesite Area is also depicted on that certain Boundary Survey for Lot 16, dated March 5, 2024 by CE Group and recorded at PS ~~2024~~ - 0227, Chatham County Registry;

WHEREAS, N.C.G.S. Section 65-101 et seq. (the "**Statute**") authorizes landowners to consent to visitation of gravesites located on private property by certain classes persons defined in the Statute; and

WHEREAS, Declarant, by this Declaration, desires to grant a non-exclusive easement of ingress, egress and regress to the persons identified hereinbelow for the sole purpose of visiting the Gravesite Area subject to the limitations set forth herein and to bind the Declarant and its successors and assigns to such grant of easement;

NOW, THEREFORE, Declarant hereby agrees for itself and its successors and assigns, that Lot 16, as depicted on **Exhibit C**, attached hereto and incorporated herein by reference, and the road segments of Brook Green Lane and Clearsprings Court as necessary to access Lot 16 from the public right of way of old Graham Road (the "Road Segments"), as said Road Segments are depicted on Exhibit C (Lot 16 and the Road Segments being referred to collectively as the "**Easement Area**"), shall be subject to the following restrictions, conditions and covenants which shall run with said property comprising the Easement Area and shall inure to the benefit of the Easement Beneficiary (defined below) and shall be binding upon the Declarant and its respective, successors and assigns.

ARTICLE I

Subject to the terms and limitations set forth in Article II below, Declarant hereby grants unto the following persons (each an "**Easement Beneficiary**") a non-exclusive perpetual easement over and across the Easement Area for the sole purposes of visiting, restoring or maintaining the Gravesite Area:

- 1.1 Descendants of any person whose remains are reasonably believed to be interred within the Gravesite Area;
- 1.2 Any such descendant's designee; and
- 1.3 A person designated in writing by the Chatham County Historical Association, Inc. ("CCHA").

ARTICLE II

In order to exercise this easement, an Easement Beneficiary shall first contact the then current owner of Lot 16 by sending a written request for visitation to said Lot 16 owner by certified mail through the United States Postal Service, addressed to the Lot 16 owner at the mailing address listed for said Lot 16 owner in the Chatham County tax records at the time of mailing. Such request for visitation must include:

- 2.1 The full name, address and telephone number of the Easement Beneficiary;
- 2.2 The basis upon which the Easement Beneficiary has reason to believe that his or her descendant is interred within the Gravesite Area or, in the case of the CCHA, the nature of the historical interest in the Gravesite Area and the reason access to the Gravesite Area is needed (a "**Visitation Request**").

Upon receipt by the Lot 16 owner of a valid and complete Visitation Request, the Lot 16 owner shall make reasonable efforts to contact the Easement Beneficiary by telephone and, if unsuccessful, by written correspondence, in order to agree upon a reasonable time and manner of visitation of the Gravesite Area. Upon contact with the Easement Beneficiary, The Lot 16 owner shall make the Easement Area available for access to the Gravesite Area during daylight hours upon agreement with the Easement Beneficiary as to the time and date of the visitation. The Easement Beneficiary's right to such visitation shall be limited to no more than one scheduled visit per calendar year, no such visit shall have a duration of longer than sixty (60) minutes and the Easement Beneficiary shall only enter portions of Lot 16 as are specifically authorized by the Lot 16 owner for access to the Gravesite Area.

ARTICLE III

This agreement shall run with the Easement Area and shall be binding upon the heirs, successors and assigns of each record owner of the Easement Area or any portion thereof.

ARTICLE IV

Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

ARTICLE V

For the purpose of these restrictions, the singular shall include the plural, the masculine shall include the feminine and neuter, and vice versa, as the meaning may require.

ARTICLE VI

No amendment of this Declaration shall be effective without the written agreement of the Declarant and the owner of Lot 16, or their respective successors or assigns.

[signatures on the following page]

IN WITNESS WHEREOF, Declarant have caused this instrument to be signed on the day and year first above written.

LAUREL RIDGE DEVELOPMENT, INC., a North Carolina Corporation

By: Mary Hadley Swain Kirkland
Vice President

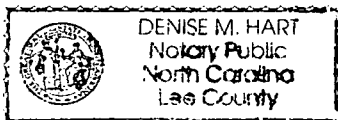
STATE OF NORTH CAROLINA
 COUNTY OF Chatham

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and acknowledged that he/she is the Vice-President of Laurel Ridge Development Company, Inc., a North Carolina corporation and acknowledged the due execution the foregoing instrument as the act of said company: Mary Hadley Swain Kirkland

Date: 6/24/2024

Denise M. Hart
 Notary Public

(Seal)



Print Name: Denise M. Hart

My commission expires: 11/10/2024

057-57902

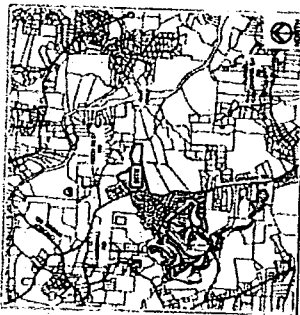
[illegible]

CE GROUP

101 GLENWOOD AVE., 2ND
FLOOR, NEW YORK, N.Y. 10023
PHONE: 212-367-4799
FAX: 212-367-0002

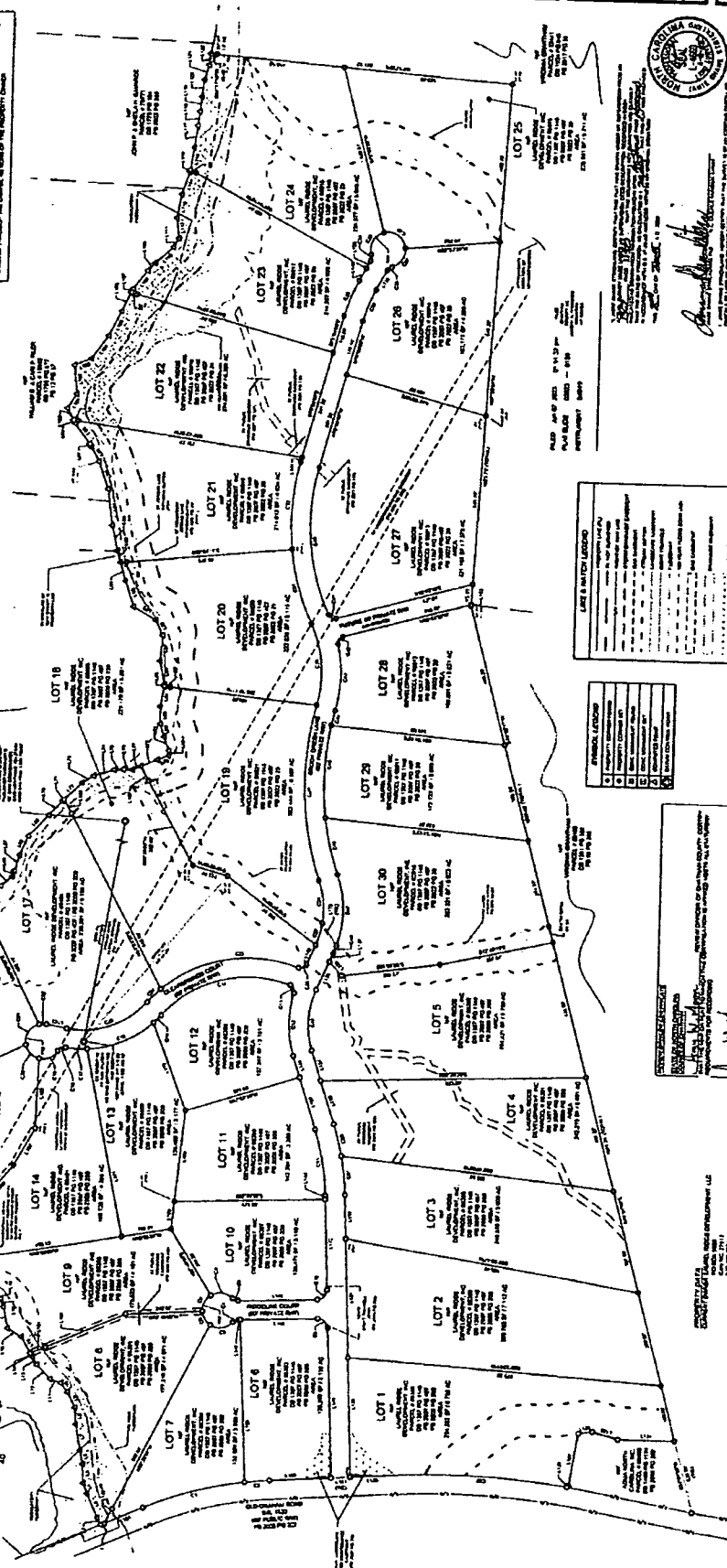
FINAL PLAT AMENDMENT
ESTATES AT LAUREL RIDGE PH-1A & 1B
PROPERTY OF
LAUREL RIDGE DEVELOPMENT, INC.
HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Shrimp (lb)	1.02703822
Salmon	
1" = 1.62	
Potatoes	
WFFM	
Chicken	
Chickadee	
Project No.	12012
Completion Date	12/1/2012
12012 Reclamation 2012	
Shrimp Mfg	1 012



vicinity map

THE
 1974
 1975
 1976
 1977
 1978
 1979
 1980
 1981
 1982
 1983
 1984
 1985
 1986
 1987
 1988
 1989
 1990
 1991
 1992
 1993
 1994
 1995
 1996
 1997
 1998
 1999
 2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025
 2026
 2027
 2028
 2029
 2030
 2031
 2032
 2033
 2034
 2035
 2036
 2037
 2038
 2039
 2040
 2041
 2042
 2043
 2044
 2045
 2046
 2047
 2048
 2049
 2050
 2051
 2052
 2053
 2054
 2055
 2056
 2057
 2058
 2059
 2060
 2061
 2062
 2063
 2064
 2065
 2066
 2067
 2068
 2069
 2070
 2071
 2072
 2073
 2074
 2075
 2076
 2077
 2078
 2079
 2080
 2081
 2082
 2083
 2084
 2085
 2086
 2087
 2088
 2089
 2090
 2091
 2092
 2093
 2094
 2095
 2096
 2097
 2098
 2099
 2100
 2101
 2102
 2103
 2104
 2105
 2106
 2107
 2108
 2109
 2110
 2111
 2112
 2113
 2114
 2115
 2116
 2117
 2118
 2119
 2120
 2121
 2122
 2123
 2124
 2125
 2126
 2127
 2128
 2129
 2130
 2131
 2132
 2133
 2134
 2135
 2136
 2137
 2138
 2139
 2140
 2141
 2142
 2143
 2144
 2145
 2146
 2147
 2148
 2149
 2150
 2151
 2152
 2153
 2154
 2155
 2156
 2157
 2158
 2159
 2160
 2161
 2162
 2163
 2164
 2165
 2166
 2167
 2168
 2169
 2170
 2171
 2172
 2173
 2174
 2175
 2176
 2177
 2178
 2179
 2180
 2181
 2182
 2183
 2184
 2185
 2186
 2187
 2188
 2189
 2190
 2191
 2192
 2193
 2194
 2195
 2196
 2197
 2198
 2199
 2200
 2201
 2202
 2203
 2204
 2205
 2206
 2207
 2208
 2209
 2210
 2211
 2212
 2213
 2214
 2215
 2216
 2217
 2218
 2219
 2220
 2221
 2222
 2223
 2224
 2225
 2226
 2227
 2228
 2229
 2230
 2231
 2232
 2233
 2234
 2235
 2236
 2237
 2238
 2239
 2240
 2241
 2242
 2243
 2244
 2245
 2246
 2247
 2248
 2249
 2250
 2251
 2252
 2253
 2254
 2255
 2256
 2257
 2258
 2259
 2260
 2261
 2262
 2263
 2264
 2265
 2266
 2267
 2268
 2269
 2270
 2271
 2272
 2273
 2274
 2275
 2276
 2277
 2278
 2279
 2280
 2281
 2282
 2283
 2284
 2285
 2286
 2287
 2288
 2289
 2290
 2291
 2292
 2293
 2294
 2295
 2296
 2297
 2298
 2299
 2300
 2301
 2302
 2303
 2304
 2305
 2306
 2307
 2308
 2309
 2310
 2311
 2312
 2313
 2314
 2315
 2316
 2317
 2318
 2319
 2320
 2321
 2322
 2323
 2324
 2325
 2326
 2327
 2328
 2329
 2330
 2331
 2332
 2333
 2334
 2335
 2336
 2337
 2338
 2339
 2340
 2341
 2342
 2343
 2344
 2345
 2346
 2347
 2348
 2349
 2350
 2351
 2352
 2353
 2354
 2355
 2356
 2357
 2358
 2359
 2360
 2361
 2362
 2363
 2364
 2365
 2366
 2367
 2368
 2369
 2370
 2371
 2372
 2373
 2374
 2375
 2376
 2377
 2378
 2379
 2380
 2381
 2382
 2383
 2384
 2385
 2386
 2387
 2388
 2389
 2390
 2391
 2392
 2393
 2394
 2395
 2396
 2397
 2398
 2399
 2400
 2401
 2402
 2403
 2404
 2405
 2406
 2407
 2408
 2409
 2410
 2411
 2412
 2413
 2414
 2415
 2416
 2417
 2418
 2419
 2420
 2421
 2422
 2423
 2424
 2425
 2426
 2427
 24



[Handwritten signature]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

DATE 08-09-2007 BY SP-6 JAC/jac

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/78	OPENING BALANCE		100.00
1/15/78	PAYROLL	50.00	150.00
2/1/78	RENT	25.00	125.00
2/15/78	PAYROLL	50.00	175.00
3/1/78	RENT	25.00	150.00
3/15/78	PAYROLL	50.00	200.00
4/1/78	RENT	25.00	175.00
4/15/78	PAYROLL	50.00	225.00
5/1/78	RENT	25.00	200.00
5/15/78	PAYROLL	50.00	250.00
6/1/78	RENT	25.00	225.00
6/15/78	PAYROLL	50.00	275.00
7/1/78	RENT	25.00	250.00
7/15/78	PAYROLL	50.00	300.00
8/1/78	RENT	25.00	275.00
8/15/78	PAYROLL	50.00	325.00
9/1/78	RENT	25.00	300.00
9/15/78	PAYROLL	50.00	350.00
10/1/78	RENT	25.00	325.00
10/15/78	PAYROLL	50.00	375.00
11/1/78	RENT	25.00	350.00
11/15/78	PAYROLL	50.00	400.00
12/1/78	RENT	25.00	375.00
12/15/78	PAYROLL	50.00	425.00
1/1/79	RENT	25.00	400.00
1/15/79	PAYROLL	50.00	450.00
2/1/79	RENT	25.00	425.00
2/15/79	PAYROLL	50.00	475.00
3/1/79	RENT	25.00	450.00
3/15/79	PAYROLL	50.00	500.00
4/1/79	RENT	25.00	475.00
4/15/79	PAYROLL	50.00	525.00
5/1/79	RENT	25.00	500.00
5/15/79	PAYROLL	50.00	550.00
6/1/79	RENT	25.00	525.00
6/15/79	PAYROLL	50.00	575.00
7/1/79	RENT	25.00	550.00
7/15/79	PAYROLL	50.00	600.00
8/1/79	RENT	25.00	575.00
8/15/79	PAYROLL	50.00	625.00
9/1/79	RENT	25.00	600.00
9/15/79	PAYROLL	50.00	650.00
10/1/79	RENT	25.00	625.00
10/15/79	PAYROLL	50.00	675.00
11/1/79	RENT	25.00	650.00
11/15/79	PAYROLL	50.00	700.00
12/1/79	RENT	25.00	675.00
12/15/79	PAYROLL	50.00	725.00
1/1/80	RENT	25.00	700.00
1/15/80	PAYROLL	50.00	750.00
2/1/80	RENT	25.00	725.00
2/15/80	PAYROLL	50.00	775.00
3/1/80	RENT	25.00	750.00
3/15/80	PAYROLL	50.00	800.00
4/1/80	RENT	25.00	775.00
4/15/80	PAYROLL	50.00	825.00
5/1/80	RENT	25.00	800.00
5/15/80	PAYROLL	50.00	850.00
6/1/80	RENT	25.00	825.00
6/15/80	PAYROLL	50.00	875.00
7/1/80	RENT	25.00	850.00
7/15/80	PAYROLL	50.00	900.00
8/1/80	RENT	25.00	875.00
8/15/80	PAYROLL	50.00	925.00
9/1/80	RENT	25.00	900.00
9/15/80	PAYROLL	50.00	950.00
10/1/80	RENT	25.00	925.00
10/15/80	PAYROLL	50.00	975.00
11/1/80	RENT	25.00	950.00
11/15/80	PAYROLL	50.00	1000.00
12/1/80	RENT	25.00	975.00
12/15/80	PAYROLL	50.00	1025.00
1/1/81	RENT	25.00	1000.00
1/15/81	PAYROLL	50.00	1050.00
2/1/81	RENT	25.00	1025.00
2/15/81	PAYROLL	50.00	1075.00
3/1/81	RENT	25.00	1050.00
3/15/81	PAYROLL	50.00	1100.00
4/1/81	RENT	25.00	1075.00
4/15/81	PAYROLL	50.00	

golf club(s)	7
last previous job	11
birth address	18
us birth address	19
education level	20
current income	21

RECEIVED FOR THE DIRECTOR
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535
JUN 17 1963

[illegible]

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

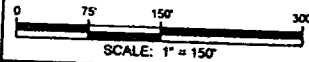


301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-387-6790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

CEMETERY EXHIBIT
LOT 16
PROPERTY OF
LAUREL RIDGE DEVELOPMENT INC
HADLEY TOWNSHIP, CHATHAM COUNTY, NC



NORTH

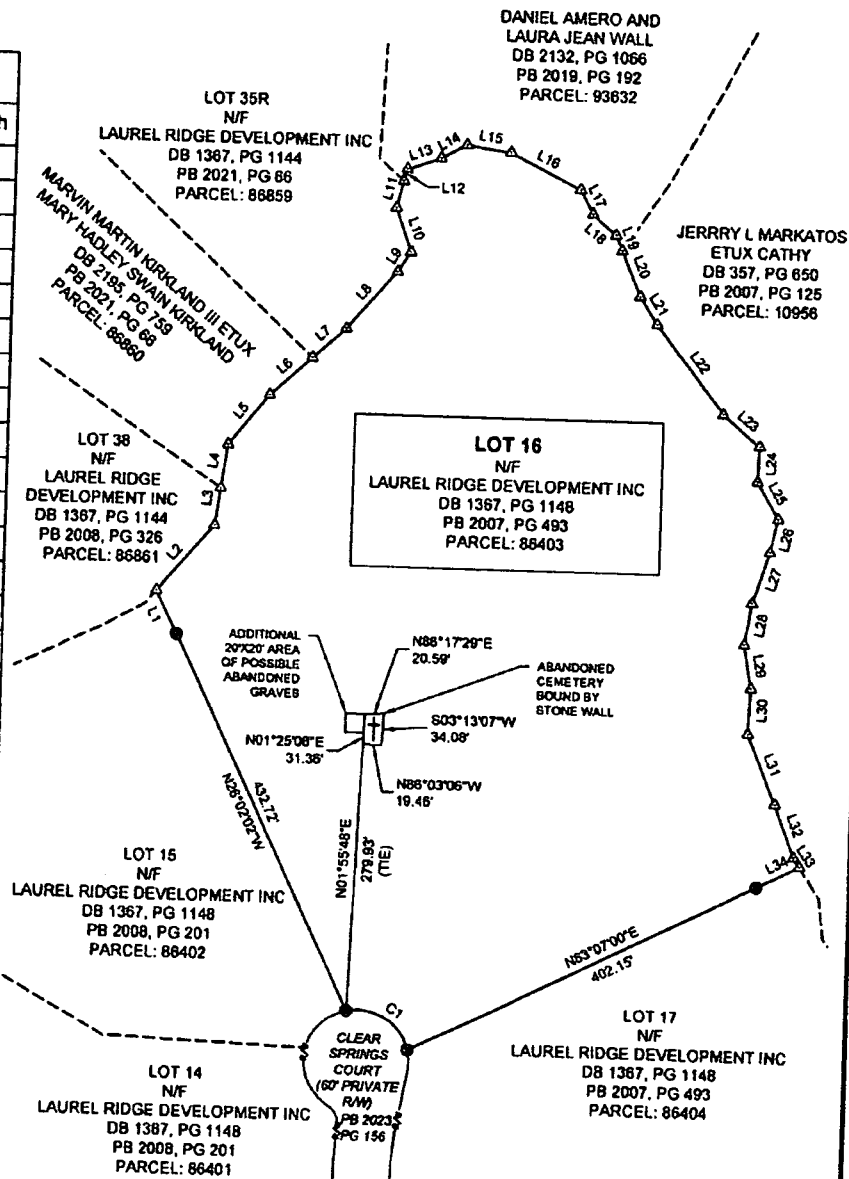
**SURVEY NOTES:**

- 1) THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSE ONLY.
- 2) THE PURPOSE OF THIS EXHIBIT MAP IS TO SHOW THE LOCATION OF A CEMETERY.
- 3) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 ADJUSTMENT).
- 4) ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 5) ALL REFERENCES UTILIZED IN THE PREPARATION OF THIS EXHIBIT HAVE BEEN SHOWN HEREON.

THIS MAP IS NOT 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

Line Table

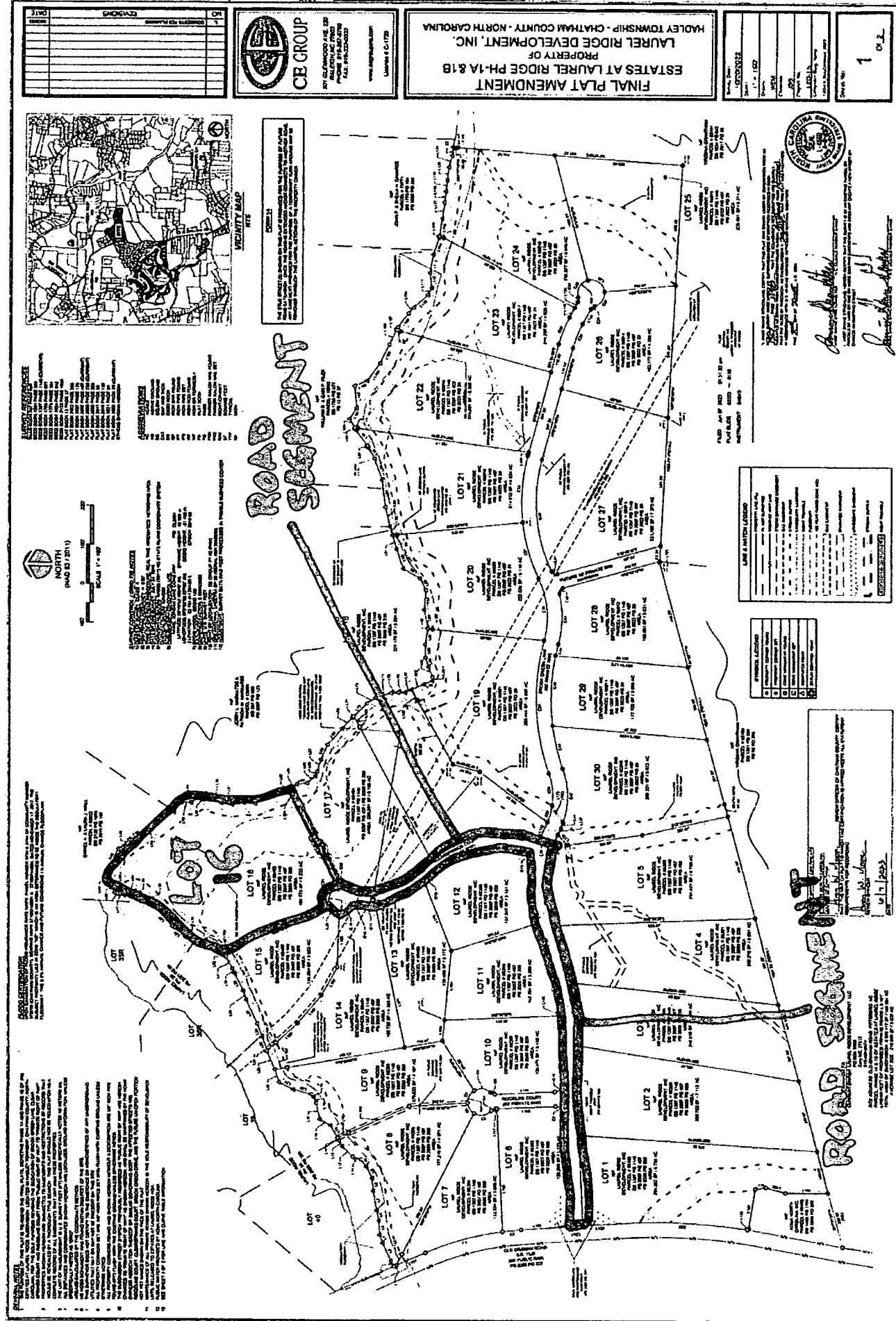
Line #	Direction	Length
L1	N28°02'02"W	50.00'
L2	N39°59'02"E	91.38'
L3	N07°45'28"E	39.49'
L4	N07°45'28"E	48.41'
L5	N38°12'27"E	67.97'
L6	N47°39'27"E	69.79'
L7	N47°39'27"E	48.69'
L8	N40°38'25"E	80.25'
L9	N32°47'14"E	24.63'
L10	N20°00'54"W	49.44'
L11	N13°49'44"E	28.72'
L12	N15°34'47"E	13.30'
L13	N70°36'59"E	36.80'
L14	N60°45'42"E	30.24'
L15	S81°48'19"E	48.41'
L16	S63°17'26"E	82.15'
L17	S28°10'30"E	28.81'
L18	S48°51'48"E	32.93'
L19	S22°53'32"E	17.60'
L20	S22°53'32"E	51.47'
L21	S32°55'40"E	34.24'
L22	S38°00'04"E	115.93'
L23	S50°16'01"E	51.34'
L24	S01°59'19"W	37.09'
L25	S31°10'43"E	45.13'
L26	S12°15'08"W	35.86'
L27	S17°51'35"W	56.24'
L28	S09°13'15"W	44.33'
L29	S10°13'42"E	48.47'
L30	S02°18'03"W	47.87'
L31	S22°51'16"E	78.78'
L32	S21°19'50"E	59.01'
L33	S33°53'21"E	11.51'
L34	N63°07'00"E	50.00'

**Curve Table**

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	55.00'	84.61'	53.24'	N58°28'08"W	76.51'	088°08'29"

EXHIBIT B

U
T
B
I
T
E
X
T



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.