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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

EASEMENT AGREEMENT

WHEREAS, Frank X. Capano, Sr. and Frank X. Capano, Jr. (hereinafter referred to as "Grantor") are the owners of property described as Lot 1, Parrot Creek Subdivision, located in the County of Charleston, State of South Carolina, and

WHEREAS, Parrot Creek Homeowners Association, Inc. (hereinafter referred to as "Grantee") is the owner of the guard house and fence at the entrance to Parrot Creek Subdivision, a portion of which encroaches on to Lot 1, and

WHEREAS, the Grantor and Grantee desire to evidence their agreement concerning said encroachments;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants, bargains and sells to Grantee, its successors and assigns, an easement for the encroachment of the guard house and entrance fence on to Lot 1, said encroachment and the easement therefore being depicted on a plat of Lot 1, by John S. Lester dated March 17, 1992, and attached hereto as Exhibit A and made a part hereof.
2. In consideration for the within easement, the Grantee agrees to construct a privacy fence six (6) feet high and approximately two hundred eleven (211) feet in length along and parallel to the drainage and utility easements as shown on Exhibit A. Grantee hereby agrees to be responsible for the construction, maintenance and insuring of said fence and shall paint the outside of said fence to conform with the surrounding neighborhood privacy fences. The Grantor, their heirs and assigns agree to be responsible for the maintenance of the inside of said fence, any painting of the inside of said fence shall be in conformity with Architectural Review Board Standards.
3. In the event of the destruction of the guard house and/or entrance fence for which the within easement is given, then and in that event, this easement shall terminate and any replacement of the guard house and/or fence shall be constructed so as not to encroach upon Lot 1.
4. In further consideration of the easement herein granted, Grantee does hereby agree to save and hold harmless Grantor from any and all liability arising from or occasioned by the encroachment of the guard house and entrance fence on to the property of the Grantor.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 14th day of February, 1994.

WITNESSES:

[Signature]
[Signature]
[Signature]
[Signature]

GRANTOR
Frank X. Capano, Jr.
FRANK X. CAPANO, SR.

Frank X. Capano, Jr.
FRANK X. CAPANO, JR.

GRANTEE

PARROT CREEK HOMEOWNERS ASSOCIATION, INC.

BY: [Signature]

David L. Savage
by Board direction

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY APPEARED before me the undersigned witness, and made oath that (s)he saw the within named FRANK X. CAPANO, SR. AND FRANK X. CAPANO, JR. sign, seal and as their act and deed, sign the within written EASEMENT AGREEMENT; and that (s)he with the other witness witnessed the execution thereof.

Dora S. Sanderson

SWORN to before me this 14 day of February, 1994

[Signature]
Notary Public For South Carolina
My Commission Expires: 1-2-95

STATE OF SOUTH CAROLINA)
)
COUNTY OF)

PROBATE

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named PARROT CREEK HOMEOWNERS ASSOCIATION, INC., by David L. Savage, its Agent / Board member sign, seal and as its act and deed, deliver the within written EASEMENT AGREEMENT, and that (s)he with the other witness witnessed the execution thereof.

Dora S. Sanderson

SWORN TO before me this 14 day of February, 1994.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1-2-95

DeTreville & Lempestis
714 St. Andrews Boulevard
P.O. Box 31925
Charleston, South Carolina 29417

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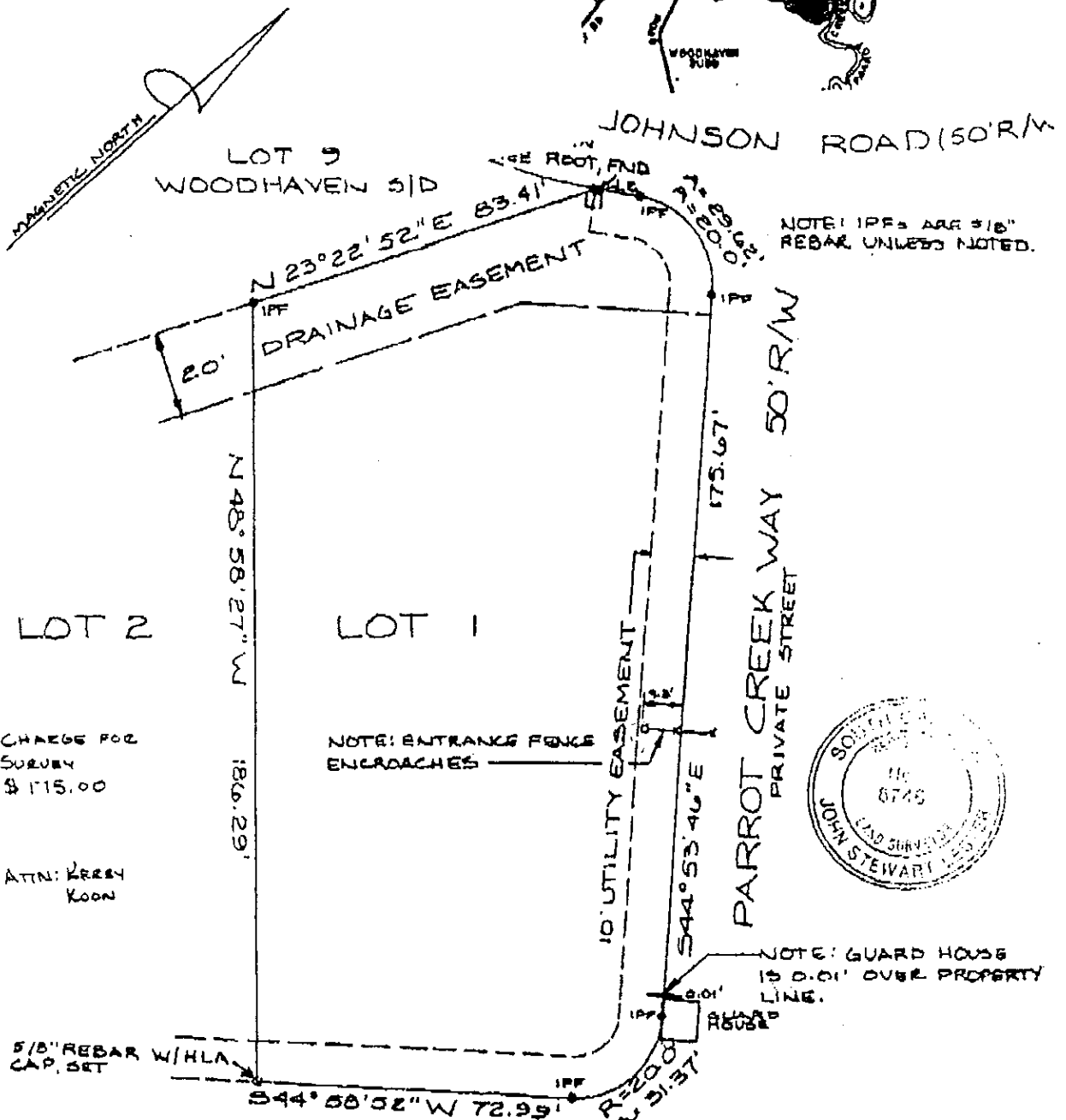
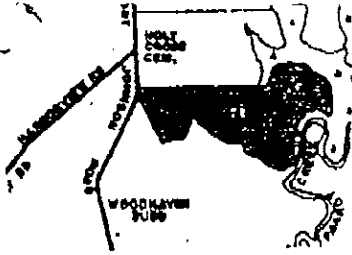
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REGISTRATION
REGISTER
CHARLESTON COUNTY SC

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, or to be built thereon, situate, lying and being in the County of Charleston, State of South Carolina, and being known and designated as LOT 1, PARROT CREEK SUBDIVISION, as shown on a plat prepared by Harold B. Nielson, PE and LS, dated April 1, 1987, revised April 23, 1989, and duly recorded in the RMC Office for Charleston County in Plat Book BN, at Page 51, 52 and 53. Reference being craved to said plat for a more complete description as to distances, courses, metes and bounds.

L1 N 34°53'24"E D.29
 L2 N 30°13'09"E 10.35



CHARGE FOR SURVEY \$115.00

ATTN: KERRY KOON

NOTE: ENTRANCE FENCE ENCROACHES

NOTE: 1/2" REBAR UNLESS NOTED.

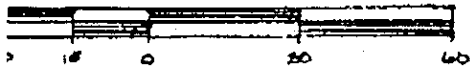
NOTE: GUARD HOUSE IS 0.01' OVER PROPERTY LINE.

DUCK HAWK RETREAT PRIVATE STREET
 PLAT OF LOT 1
 PARROT CREEK SUBDIVISION
 LOCATED ON JAMES ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA
 REFERENCE: PLAT BOOK "BN", PAGE 51
 FLOOD ZONE: ZONE 'C', 485413 03064, 7-15-88

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY ABOVE HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND ACCORDS TO ALL THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

John Stewart
 JOHN S. STEWART, S.C.R.L.S. #716

DATE: MARCH 17, 1992 SCALE: 1" = 30'
 OWNER: CITIZEN BANK
 CONVEYED TO: JOYE R ALEXANDER



HLA HOFFMAN LESTER ASSOCIATES, INC.
 Land Planning • Civil Engineering • Landscape Architecture
 Wetland Consulting • Land Surveying
 30 LEINBACH DRIVE CHARLESTON, SC 29405-4000