

E-7  
(08/22)

**GENERAL EASEMENT  
Roselyn Subdivision**

STATE OF SOUTH )  
CAROLINA )  
COUNTY OF LANCASTER )

LANCASTER COUNTY ASSESSOR  
Tax Map:  
EASEM EN T00 00

\$ 1.00

RECORDED THIS 23rd DAY  
OF MARCH, 2023  
IN BOOK 00 PAGE 00

  
Auditor, Lancaster County, SC

Received of Comporium, Inc.

One and 00/100 Dollars, in consideration of which the undersigned hereby grants unto said Company, its respective successors, assigns, lessees, and agents, a right-of-way and easement to construct, reconstruct, and maintain lines for communications purposes consisting of such wires and cables mounted on poles, placed in conduit, and/or buried, and such poles, guys, anchors, conduits, terminal housings, and other fixtures and appurtenances as the grantee may from time to time require upon, across, over, and/or under the property which they own or in which they have any interest in the County of Lancaster, State of South Carolina, said right-of-way and easement to be located as follows:

Right of way to place communications facilities as required within the property for the property of Roselyn Subdivision RW # 1831 dated 1/27/2023  
(which drawing is hereby incorporated as part hereof). (See Attached)

and upon, along, and/or under the roads, streets, or highways adjoining or through said property, together with the following rights: to clear and keep clear all trees, under-growth, or other obstructions within said right of way; to trim any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches; to permit the attachment of, and/or carry in conduit, wires and cables of any other person or company for communication purposes or for the transmission and distribution of electric power; and, on the property adjacent to said line for any and all anchors and guy wires that may be reasonably necessary; and of ingress and egress to said line at all times for the purposes herein granted. The grantor for themselves, their heirs, executors, administrators, successors, and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors, and assigns, will interfere with its service or endanger its lines. Reserving however, to the grantor the right to cultivate and use the ground within the limits of said right of way, provided that such use does not interfere with or obstruct the rights herein granted, and provided further, that the grantor shall not build, create, or construct, nor permit others to build, create or construct, any building or other structure or obstruction on, over, or under said line or lines which may interfere with the construction, operation, or maintenance thereof. Said sum being received in full payment for the rights herein granted.

- This granted easement shall be within the road right of way or no more than ten feet away from the road right of way.
- The buried cable shall be placed at a minimum depth of 18 inches.
- The Grantee shall locate/mark, maintain and prevent damage to all underground utilities located within the granted easement during installation of buried cable.
- Upon the completion of any installation, maintenance, repair, removal or other work performed by Grantee upon the Property, Grantee shall restore, repair, reconstruct and replace, at the Grantee's sole cost and expense, any portion thereof affected by Grantee's activities, including landscaping, to substantially the same condition as before such work was performed by Grantee, including, but not limited to, replacement of sod and irrigation.
- Except in the case of emergency, all work performed by Grantee under this agreement shall use its reasonable efforts to minimize any disturbance to any residents.

The undersigned warrants that it is the sole, fee simple owner of the Property, that it has the unqualified right and power regarding the Property to grant the easement and right-of-way set forth herein and that it will defend and indemnify the grantee against any and all persons who may claim otherwise.

**2023003592**

EASEMENT  
RECORDING FEES \$25.00  
PRESENTED & RECORDED:

03-23-2023 12:29:41 PM

BRITTANY GRANT  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY: TERRY PARKMAN

**BK: DEED 1649**

**PG: 188 - 190**

WITNESS his/her hand and seal as of the 30<sup>th</sup> day of JANUARY, 2023

Witness:

[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature]  
(2<sup>nd</sup> Witness Signature)

By: (sign) [Signature]  
(Grantor)

(print name) SAM STALLS  
(Grantor)

~~NORTH CAROLINA~~  
STATE OF ~~SOUTH~~ )  
~~CAROLINA~~ )  
~~COUNTY OF LANCASTER~~ )

PROBATE

Personally appeared before me STEVEN JACKSON and made  
(1<sup>st</sup> Witness Name)

oath that he saw the within named SAM STALLS  
(Grantor)

sign, seal, and as their act and deed deliver the within written instrument; and that together he/she  
with the other witness who signed above witnessed the execution thereof.

SWORN to before me this 30<sup>th</sup>

day of JANUARY A.D. 2023

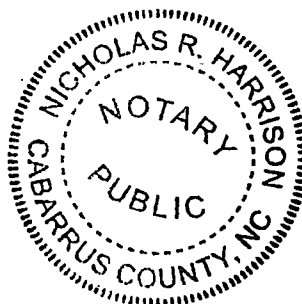
[Signature]  
(1<sup>st</sup> Witness Signature)

[Signature] (SEAL)  
Notary Public (affix seal)

My commission expires: 5-18-2027

STATE OF ~~SOUTH~~ )  
~~CAROLINA~~ )  
COUNTY OF LANCASTER )

PROBATE



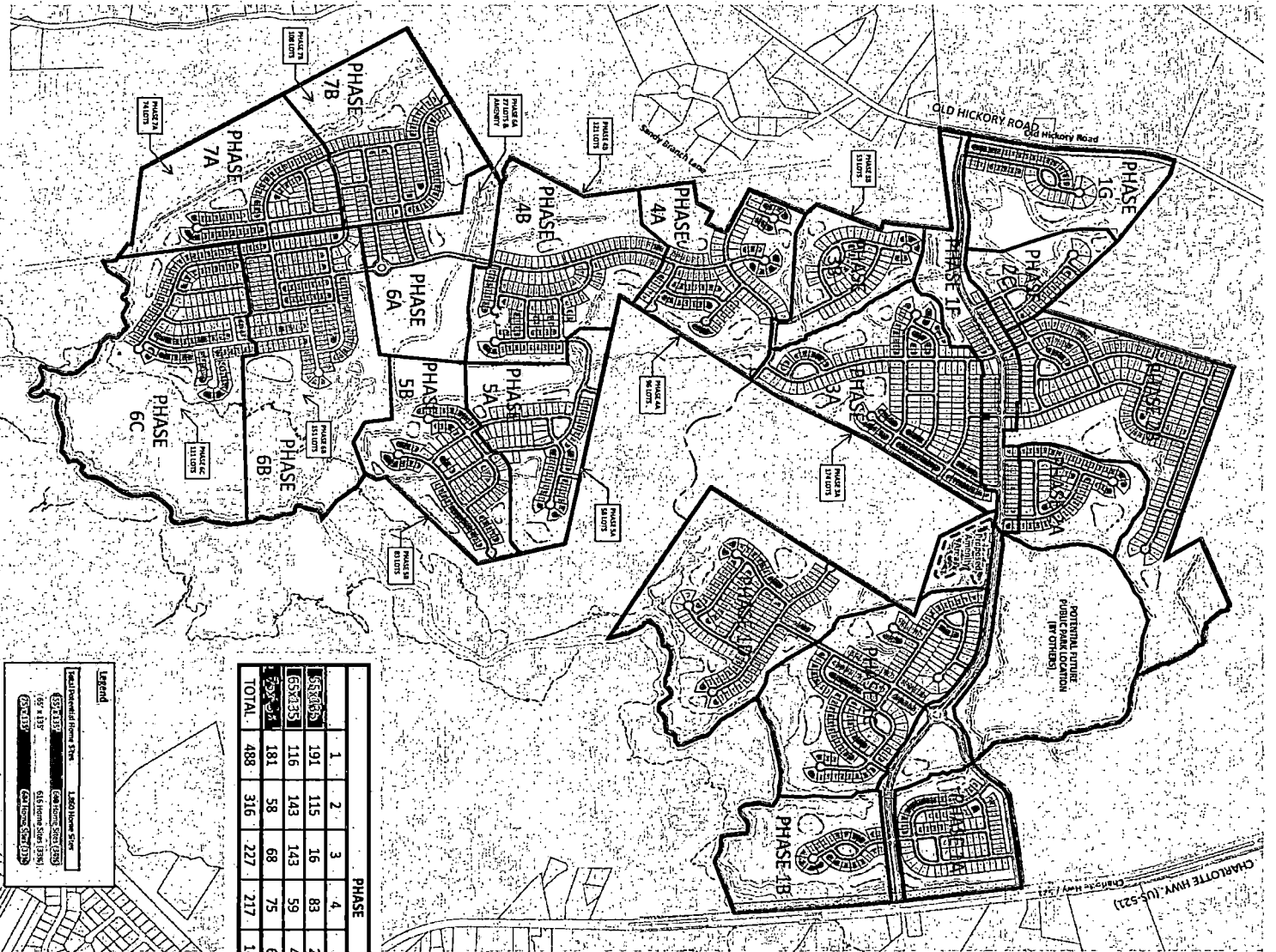
TELEPHONE COMPANY REFERENCE DATA

Serial No. \_\_\_\_\_ File No. \_\_\_\_\_

Name and Address of Grantor(s) \_\_\_\_\_

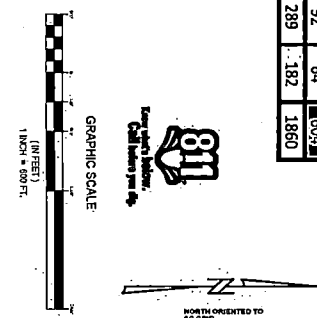
Location \_\_\_\_\_

Line \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_



PHASE									
1	2	3	4	5	6	7	TOTAL		
488	316	141	289	182	1860				
191	115	16	83	27	140	68	600		
116	143	143	59	48	57	50	616		
181	58	68	75	66	92	64	604		
TOTAL	488	316	227	217	141	289	182	1860	

Legend	
Small Residential House Style	1,860 House Style
657-1137	657-1137
657-1137	657-1137
657-1137	657-1137



**ROSELYN**

Phase 1 - 488 Lots  
Phase 2 - 316 Lots  
Phase 3 - 227 Lots  
Phase 4 - 217 Lots  
Phase 5 - 141 Lots  
Phase 6 - 289 Lots  
Phase 7 - 182 Lots

**Total - 1,860 Lots**