

PWO:TMO:dh  
18 Dec 1975

From: Commanding General  
To: Commander, Atlantic Division, Naval Facilities Engineering  
Command, Norfolk, Virginia 23511

Subj: Proposed Grant of Easement to Carolina Power and Light Company

Ref: (a) LANTNAVFACENGCOM ltr 241:MLS over EO-230 of 10 Dec 1975 w/encl

1. The subject proposed easement transmitted by reference (a) has been reviewed and is hereby approved.

R. A. EARNST  
By direction

Blind copy to:  
AC/S, Fac

*Design*  
*1/10*  
*A*





DEPARTMENT OF THE NAVY  
ATLANTIC DIVISION  
NAVAL FACILITIES ENGINEERING COMMAND  
NORFOLK, VIRGINIA 23511

TELEPHONE NO.

444-7411

IN REPLY REFER TO:

241:MLS

EO-230

10 DEC 1975

From: Commander, Atlantic Division, Naval Facilities Engineering Command  
To: Commanding General, Marine Corps Base, Camp Lejeune

Subj: Proposed Grant of Easement to Carolina Power and Light Company

Ref: (a) LANTNAVFACENCOM ltr 241:MLS EO-230 of 12 Nov 1975

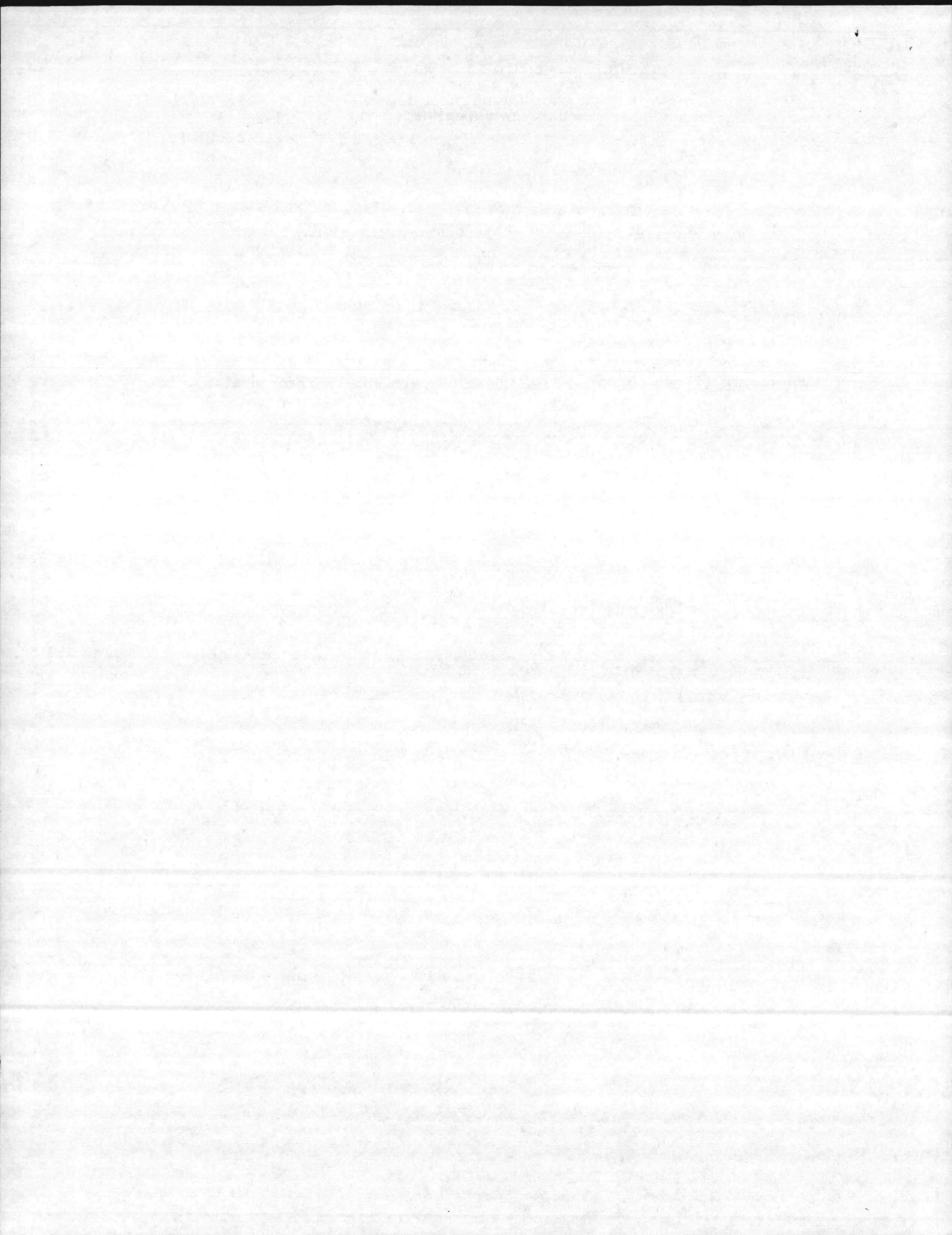
Encl: (1) proposed easement

1. Enclosure (1) is forwarded for approval pursuant to reference (a).

2. A copy of the proposed easement is being forwarded to the Carolina Power and Light Company for acceptance. Upon receipt of the Company's acceptance and the approval requested herein, the easement will be promptly executed and forwarded to the Company. A copy will be provided to Marine Corps Base, Camp Lejeune and the Commandant of the Marine Corps.

  
M. L. SPRUILL  
By direction





GRANT OF EASEMENT

THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ between the UNITED STATES OF AMERICA, herein called the GOVERNMENT, acting through the Department of the Navy, and CAROLINA POWER AND LIGHT COMPANY, a North Carolina Corporation, herein called the GRANTEE.

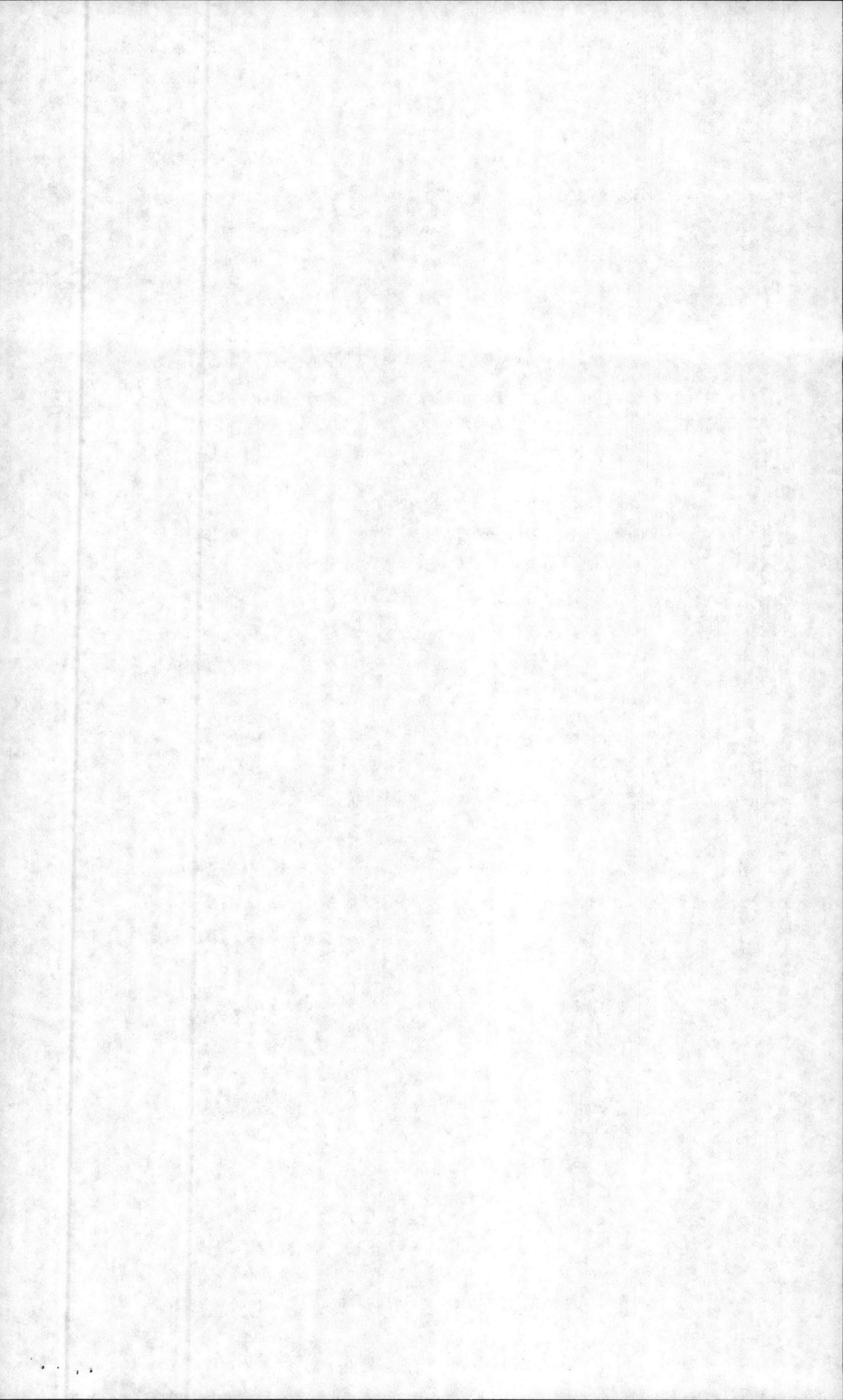
WHEREAS, the GOVERNMENT owns certain property, as hereinafter described; situate in the County of Onslow, State of North Carolina, comprising a part of the lands under the cognizance of the Department of the Navy at the Marine Corps Base, Camp Lejeune, hereinafter referred to as the BASE; and

WHEREAS, the GRANTEE has requested an easement for the construction, installation, operation, maintenance, repair, and replacement of a 230 KV electric power line, a 230 KV substation building, and an access road leading to the substation site, over, across and on that portion of the BASE hereinafter described; and

WHEREAS, the requested easement will reduce necessary construction, maintenance, and operating costs to the GOVERNMENT; and

WHEREAS, the Secretary of the Navy has found that the grant of such easement on the terms and conditions hereinafter stated is not incompatible with the public interest;

NOW THEREFORE, this indenture witnesseth that, in consideration of the premises and the mutual benefits to be derived therefrom, the GOVERNMENT hereby grants to the CAROLINA POWER AND LIGHT COMPANY, its successors and assigns, for a period of fifty (50) years from the date hereof, an easement for the construction, installation, operation, maintenance, repair and replacement of a 230 KV electric power line, a 230 KV substation building, and an access road leading to the substation building site, hereinafter referred to as LINE and FACILITIES, over, across and on hereinafter described Parcels No. 1, 2, and 3, respectively, being a portion of the BASE hereinafter collectively called the PREMISES and described as follows:



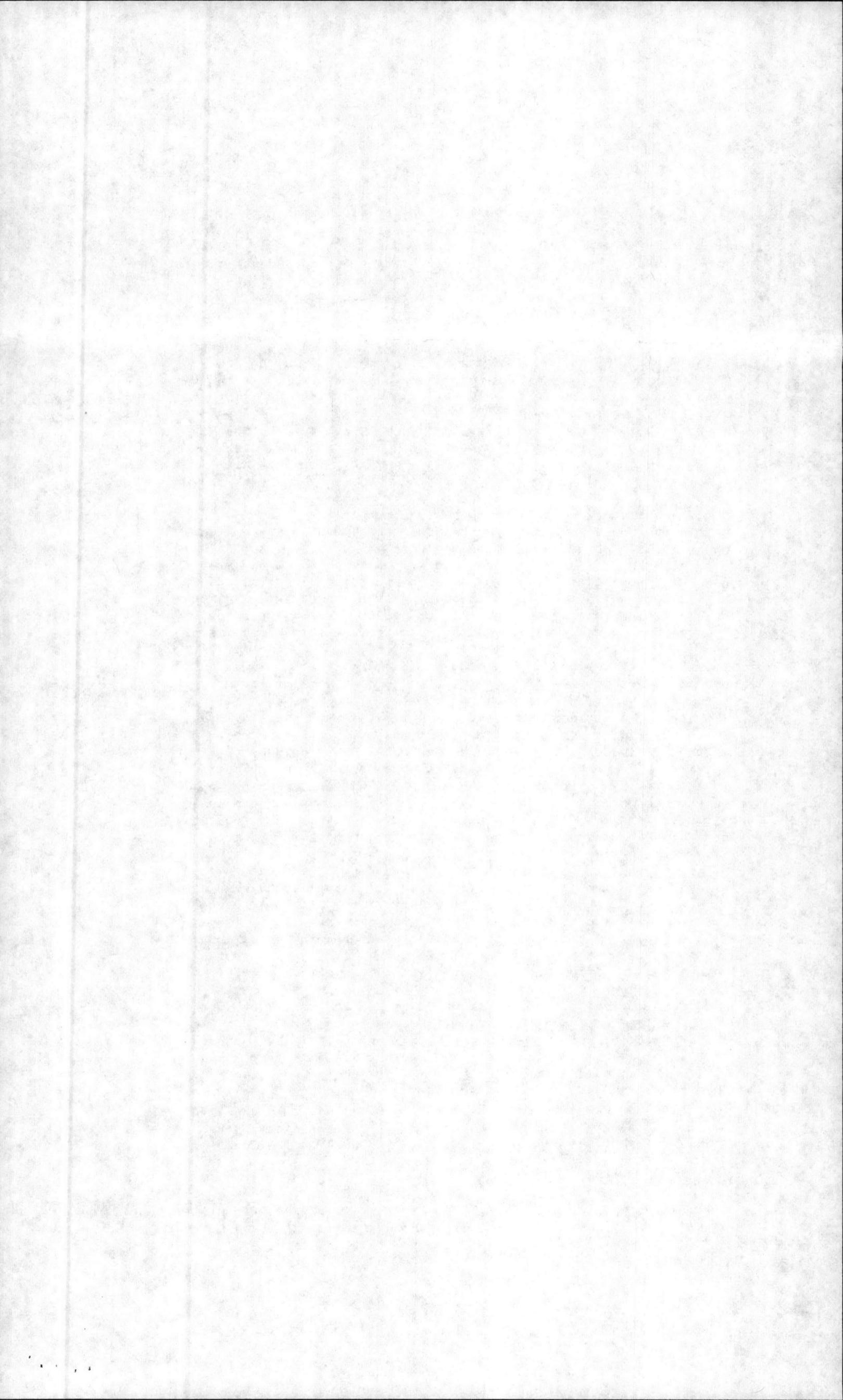
All those three certain strips, pieces or parcels of land situate, lying and being in Onslow County, North Carolina, each parcel being more particularly described as follows:

Parcel No. 1 (230 KV Power Line)

BEGINNING at point A, as shown on sheet No. 1 CAROLINA POWER AND LIGHT COMPANY drawing No. RW-D-4307, dated September 1974, last revised 15 September 1975, attached hereto and made a part hereof as Exhibit "A" said point A being located in a southwestern property line of Roscoe Gibbs, et al., a northeastern property line of the U. S. Marine Corps Base, Camp Lejeune, and the center of Lamott's Creek; and running on a survey line thence South 38 degrees 18 minutes 07 seconds West 97.00 feet to point Aa, said point Aa being located at a concrete monument, the location of said monument having North Carolina Coordinates Y=363,019.156 and X=2,496,088.671; thence continuing the same course 350.00 feet to point Ab, said point Ab being located at a concrete monument, the location of said monument having North Carolina Coordinates Y=362,744.492 and X=2,495,871.739; thence continuing the same course of 617.96 feet to point B, said point B being located at a concrete monument, the location of said monument having North Carolina Coordinates Y=362,259.547 and X=2,495,488.727; thence South 33 degrees 48 minutes 52 seconds West 589.77 feet to point C, said point C being located in the north western edge of the right of way to the U. S. Marine Corps Railroad; thence continuing the same course 14.00 feet to point Ca, said point Ca being located at a concrete monument, the location of said monument having North Carolina Coordinates Y=361,757.908 and X=2,495,152.726; thence continuing the same course 86.00 feet to point D, said point D being located in the southwestern edge of the right of way of said Railroad; thence continuing the same course 382.15 feet to point E, the location of said point E having North Carolina Coordinates Y=361,368.945 and X=2,494,892.198; and thence continuing the same course 56.92 feet to point Ea, said point Ea being located in the northeastern line of the substation site hereinafter described, said point Ea also being located South 27 degrees 37 minutes 48 seconds East 66.51 feet from an iron pipe marking the northernmost corner of said substation site, the location of said point Ea having North Carolina Coordinates Y=361,321.650 and X=2,494,860.519. The width of PARCEL NO. 1 is one hundred seventy (170) feet extending fifty (50) feet on the northwestern side and one hundred twenty (120) feet on the southeastern side of the above described survey line. The area comprises 8.56 acres, more or less.

Parcel No. 2 (Substation Building)

BEGINNING at point Ea, as shown on CAROLINA POWER AND LIGHT COMPANY Drawing No. L-A-4287, dated August 1974, last revised August 27, 1975, attached hereto and made a part hereof as EXHIBIT "B", said point Ea being located at the terminus of the right of way strip above described in PARCEL NO. 1; and runs thence South 27 degrees 37 minutes 48 seconds East 283.49 feet to an iron pipe; thence South 62 degrees 22 minutes 12 seconds West 350.00 feet to an iron pipe; thence North 27 degrees 37 minutes 48 seconds West 350.00 feet to an iron pipe, the location of said pipe having North Carolina Coordinates Y=361,218.259 and X=2,494,519.588; thence North 62 degrees 22 minutes 12 seconds East 350.00 feet to an iron pipe; thence South 27 degrees 37 minutes 48 seconds East 39.30 feet to a concrete monument; and thence continuing the same course 27.21 feet to the point of BEGINNING, containing 2.812 acres, more or less.



Parcel No. 3 (Access Road)

BEGINNING at a point located in the northeastern line of the above described Parcel No. 2 (substation bldg) as shown on Exhibit "B", said point also being located North 27 degrees 37 minutes 48 seconds West 65.60 feet from an iron pipe marking the eastern-most corner of said substation site; and runs thence North 27 degrees 37 minutes 48 seconds West 69.22 feet to a point; thence North 32 degrees 27 minutes 57 seconds East 413.31 feet to a point; thence along and with a curve to the right, said curve having a radius of 105.93 feet, for an arc distance of 177.20 feet to a point being located within the right of way of the U. S. Marine Corps Railroad; thence South 51 degrees 41 minutes 03 seconds East 246.02 feet to a point; thence along and with a curve to the left, said curve having a radius of 65.00 feet, for an arc distance of 102.10 feet to a point being located in the northeastern edge of the right of way of said Railroad; thence along and with the northeastern edge of the right of way of said Railroad South 51 degrees 41 minutes 03 seconds East 40.00 feet to a point; thence along and with a curve to the right, said curve having a radius of 105.00 feet, for an arc distance of 164.93 feet to a point being located outside of the right of way of said Railroad; thence North 51 degrees 41 minutes 03 seconds West 227.96 feet to a point; thence along and with a curve to the left, said curve having a radius of 64.08 feet, for an arc distance of 107.19 feet to a point; and thence South 32 degrees 27 minutes 57 seconds West 447.82 feet to the point of BEGINNING, containing 1.105 acres, more or less, as shown on Exhibit "B".

SUBJECT, HOWEVER, to:

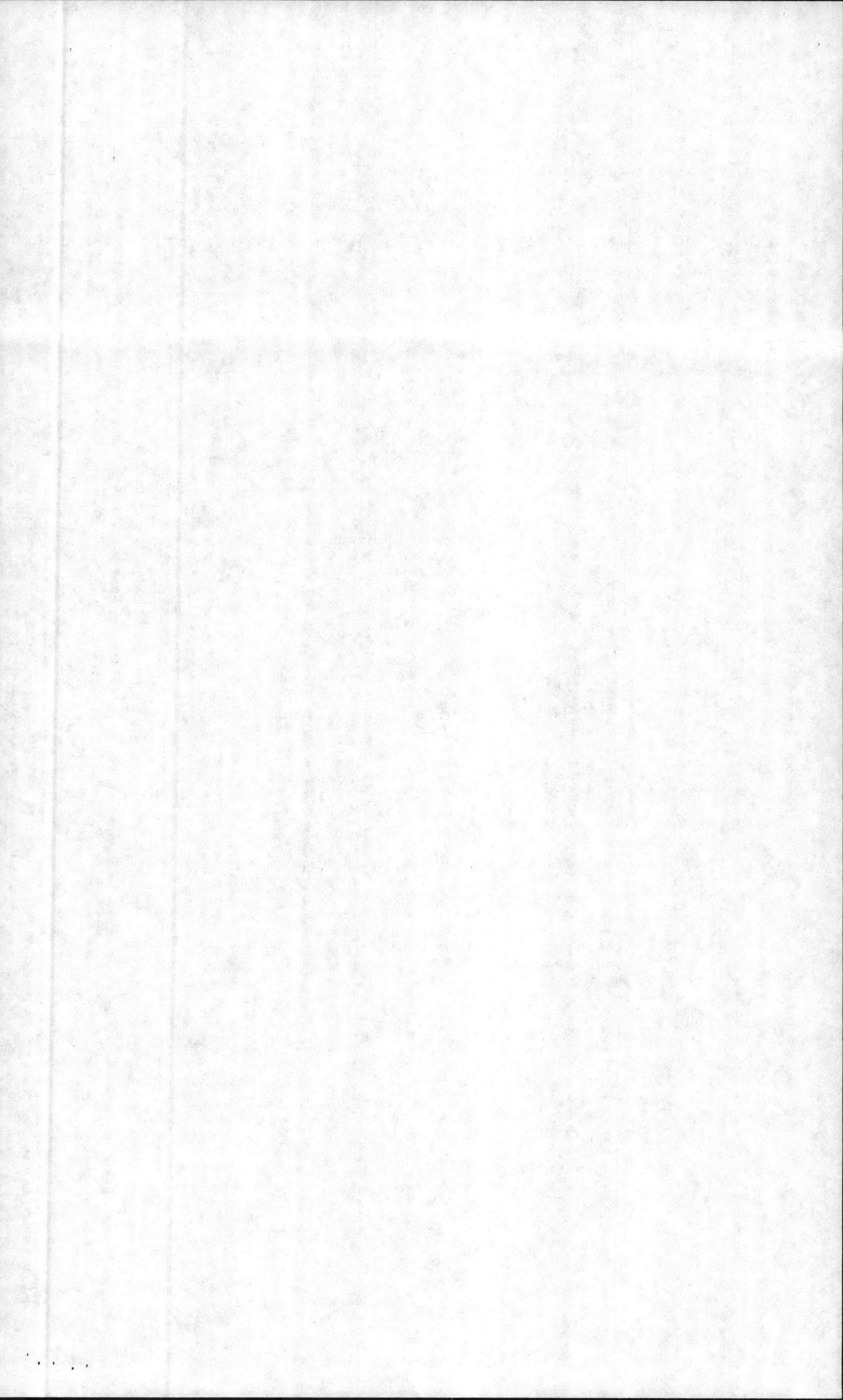
a. The GOVERNMENT-owned railroad, railroad right of way, trackage and related facilities, all existing roads and utility easements, if any, and to such utility lines and facilities or other improvements as may now be located on, over, or under said PREMISES.

b. Lease and Use Agreement between the UNITED STATES OF AMERICA and Camp Lejeune Railroad Company and Atlantic Coast Line Railroad Company NOM-71659 dated September 2, 1960, the term of which was extended on August 31, 1963 to August 31, 1984. The portion of the Government's railroad trackage and related facilities affected by this easement is leased to the Seaboard Coast Line Railroad Company (successor to Atlantic Coast Line Railroad Company) under terms of Lease NOM-71659.

THIS EASEMENT is granted subject to the following terms and conditions:

1. All work in connection with the construction, installation, operation, repair, and replacement of the LINE and FACILITIES shall be done without cost or expense to the GOVERNMENT, and in accordance with plans previously approved by the Commander, Atlantic Division, Naval Facilities Engineering Command.

2. The GRANTEE shall maintain the PREMISES and the LINE and FACILITIES in good condition at all times and shall promptly make all repairs thereto that may be necessary for the preservation of the condition of the PREMISES and the continued operation and maintenance of the LINE and FACILITIES.



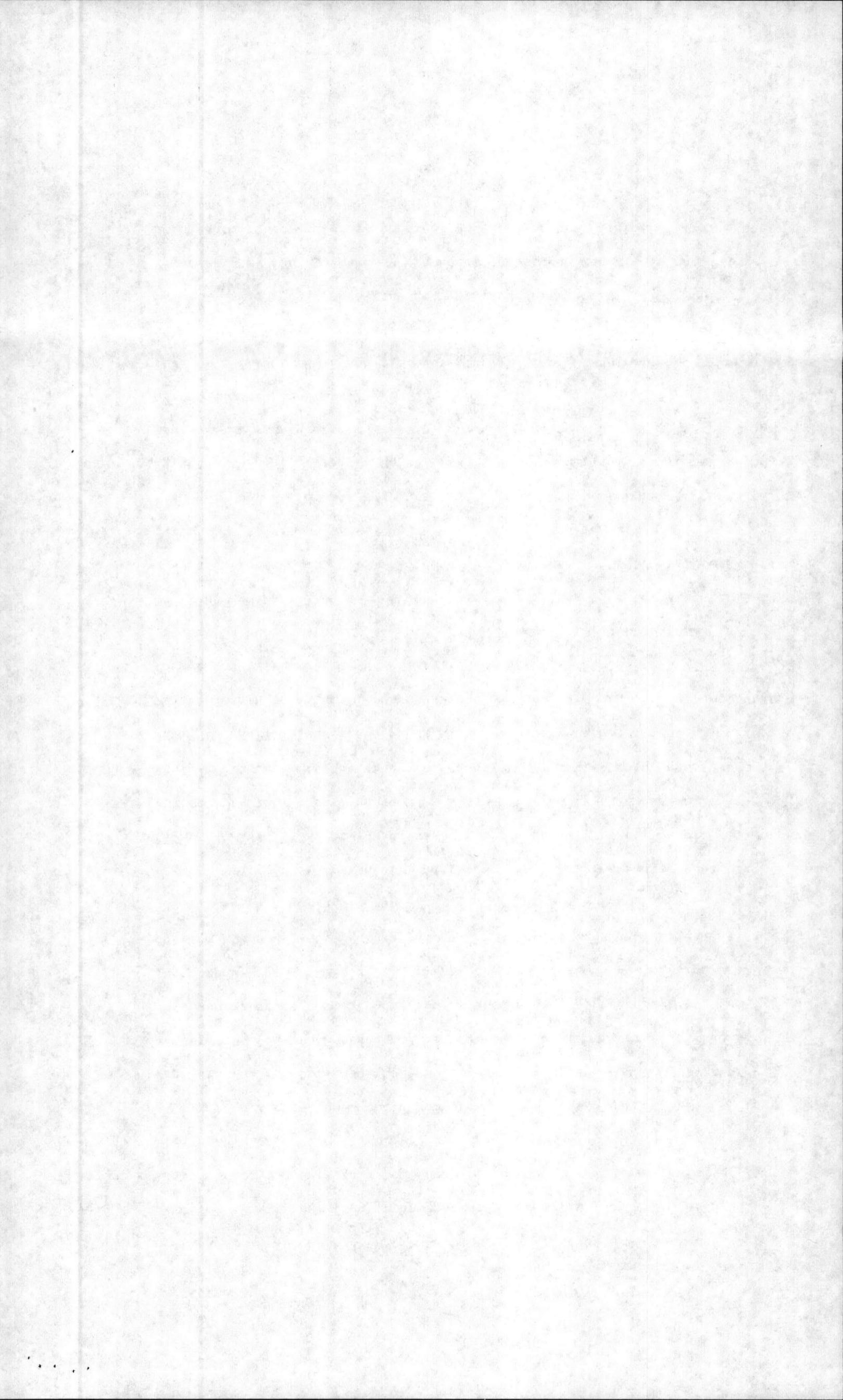
3. The GRANTEE's rights hereunder shall be subject to such reasonable rules and regulations as may be prescribed by the GOVERNMENT to assure that the exercise of such rights will not interfere with GOVERNMENT activities at the BASE.

4. Upon the termination of this easement, the GRANTEE, at its expense, shall remove, to the extent requested by the GOVERNMENT, improvements installed or constructed hereunder, and shall restore the PREMISES to the same or as good a condition as that which existed prior to the exercise by the GRANTEE of its rights hereunder. Such restoration shall be done in a manner satisfactory to the Commander, Atlantic Division, Naval Facilities Engineering Command.

5. If at any future time, the GOVERNMENT determines that the LINE and FACILITIES, or any portion thereof, unduly interferes with any of its activities, it shall have the right to terminate this easement, in whole or in part, to the extent necessary to eliminate such interference; PROVIDED THAT, unless the GOVERNMENT shall have determined that relocation is not feasible, it shall convey to the GRANTEE, without charge, a substitute easement permitting the GRANTEE to relocate the LINE and FACILITIES, or portion thereof, on adjacent GOVERNMENT property, at the GRANTEE's cost and expense. The substitute easement shall contain the same terms and conditions as those of this easement, and shall bear the same expiration date.

6. All or any part of this easement may be terminated upon failure by the GRANTEE to comply with any or its terms and conditions; upon abandonment of the rights granted herein; or upon nonuse of such rights for a period of two consecutive years.

7. The GOVERNMENT may use the PREMISES of this easement for any purpose that does not unreasonably interfere with the use and enjoyment by the GRANTEE of the rights granted by this easement. The GOVERNMENT reserves the right to make such connection between the Access Road hereinauthorized and other roads on the BASE as the GOVERNMENT may consider necessary.



8. The GRANTEE shall have reasonable access to the easement areas hereinabove described, over other GOVERNMENT property within the BASE, SUBJECT, HOWEVER, to security regulations and such other regulations as may be prescribed from time to time by the GOVERNMENT.

IN WITNESS WHEREOF, the GOVERNMENT, acting through the Department of the Navy, has caused this instrument to be executed the day and year written first above.

UNITED STATES OF AMERICA

By \_\_\_\_\_  
By direction of the Commander,  
Naval Facilities Engineering  
Command, acting under the Direction  
of the Secretary of the Navy

COMMONWEALTH OF VIRGINIA

CITY OF NORFOLK, to-wit:

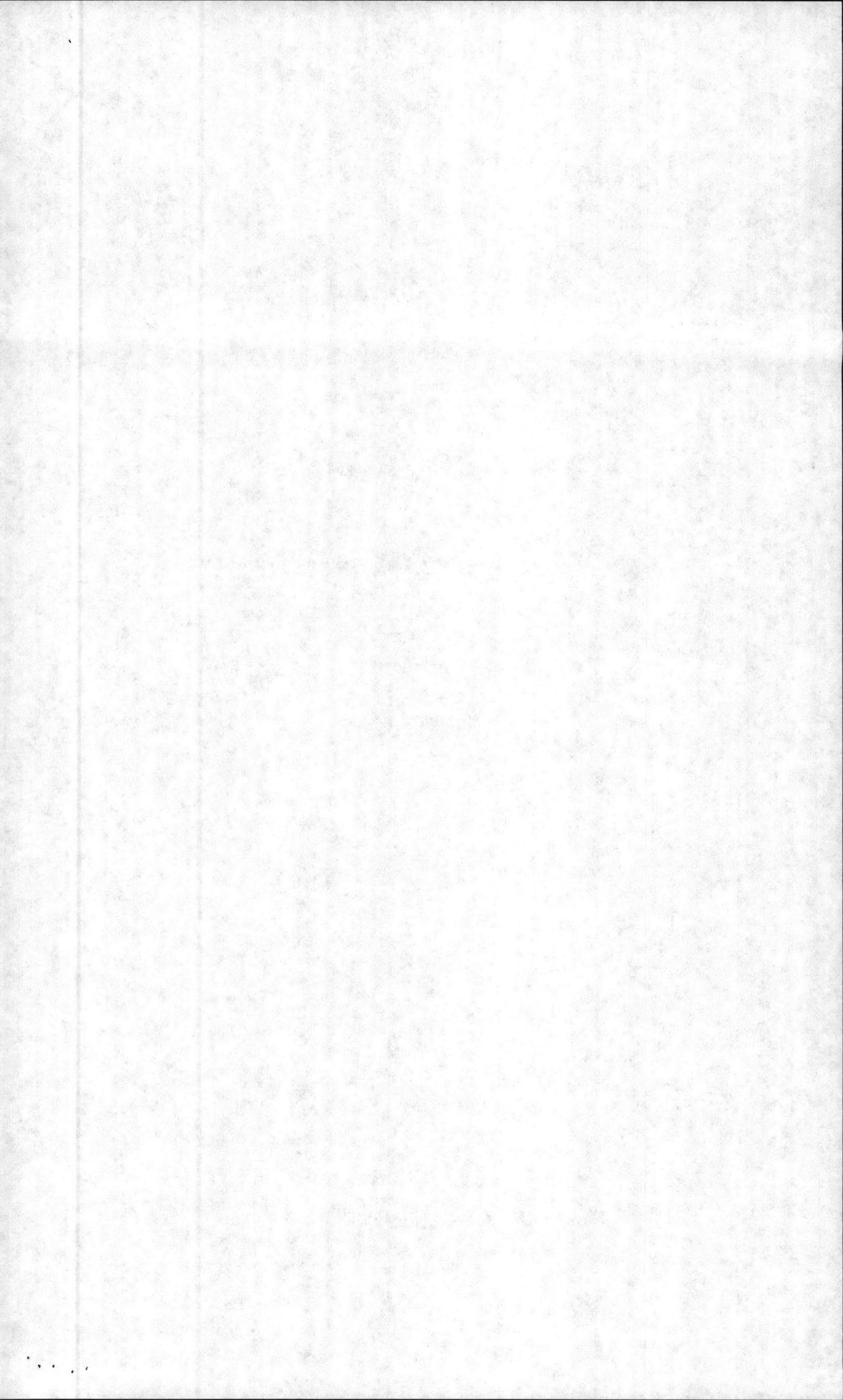
I, \_\_\_\_\_, a Notary Public  
for the City aforesaid in the Commonwealth of Virginia, do certify that  
\_\_\_\_\_, whose name is signed to the writing  
annexed hereto, bearing date of the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, has acknowledged the same before me  
in my City aforesaid.

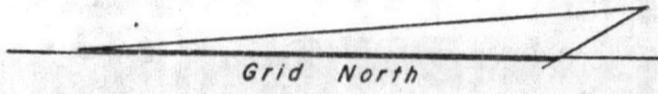
Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_.

\_\_\_\_\_  
Notary Public

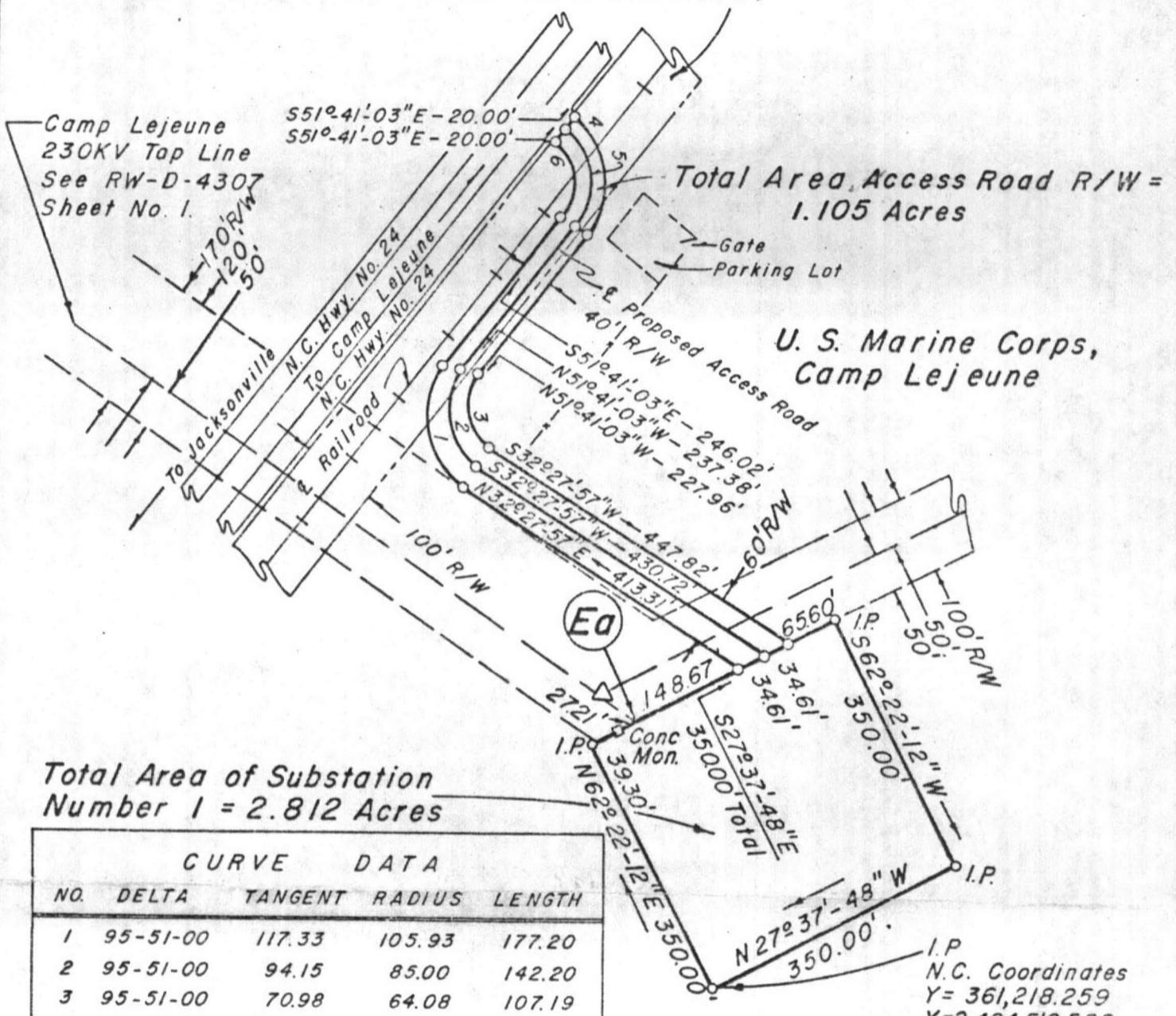
(Seal)

My commission expires:  
\_\_\_\_\_





**U.S. Marine Corps Railroad  
(Leased To Seaboard Coast Line Railroad)**



**Total Area of Substation  
Number 1 = 2.812 Acres**

| CURVE DATA |          |         |        |        |
|------------|----------|---------|--------|--------|
| NO.        | DELTA    | TANGENT | RADIUS | LENGTH |
| 1          | 95-51-00 | 117.33  | 105.93 | 177.20 |
| 2          | 95-51-00 | 94.15   | 85.00  | 142.20 |
| 3          | 95-51-00 | 70.98   | 64.08  | 107.19 |
| 4          | 90-00-00 | 105.00  | 105.00 | 164.93 |
| 5          | 90-00-00 | 85.00   | 85.00  | 133.52 |
| 6          | 90-00-00 | 65.00   | 65.00  | 102.10 |

Revised 8-27-75 To Add Point Ea.  
Revised 4-16-75 To Show Access Road Relocation  
**N O T E :**

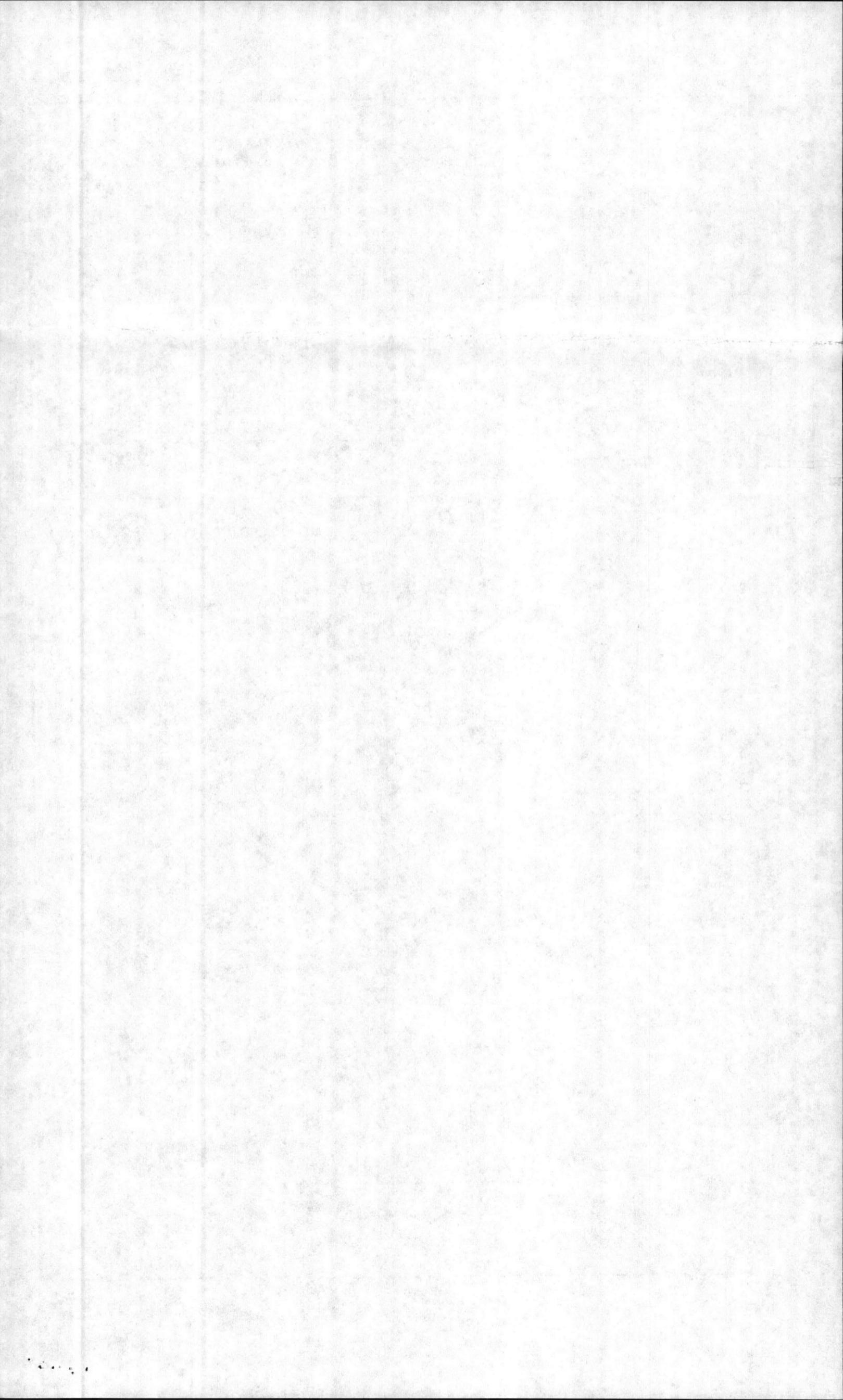
All Courses Shown Are Based On The  
North Carolina Coordinate System.

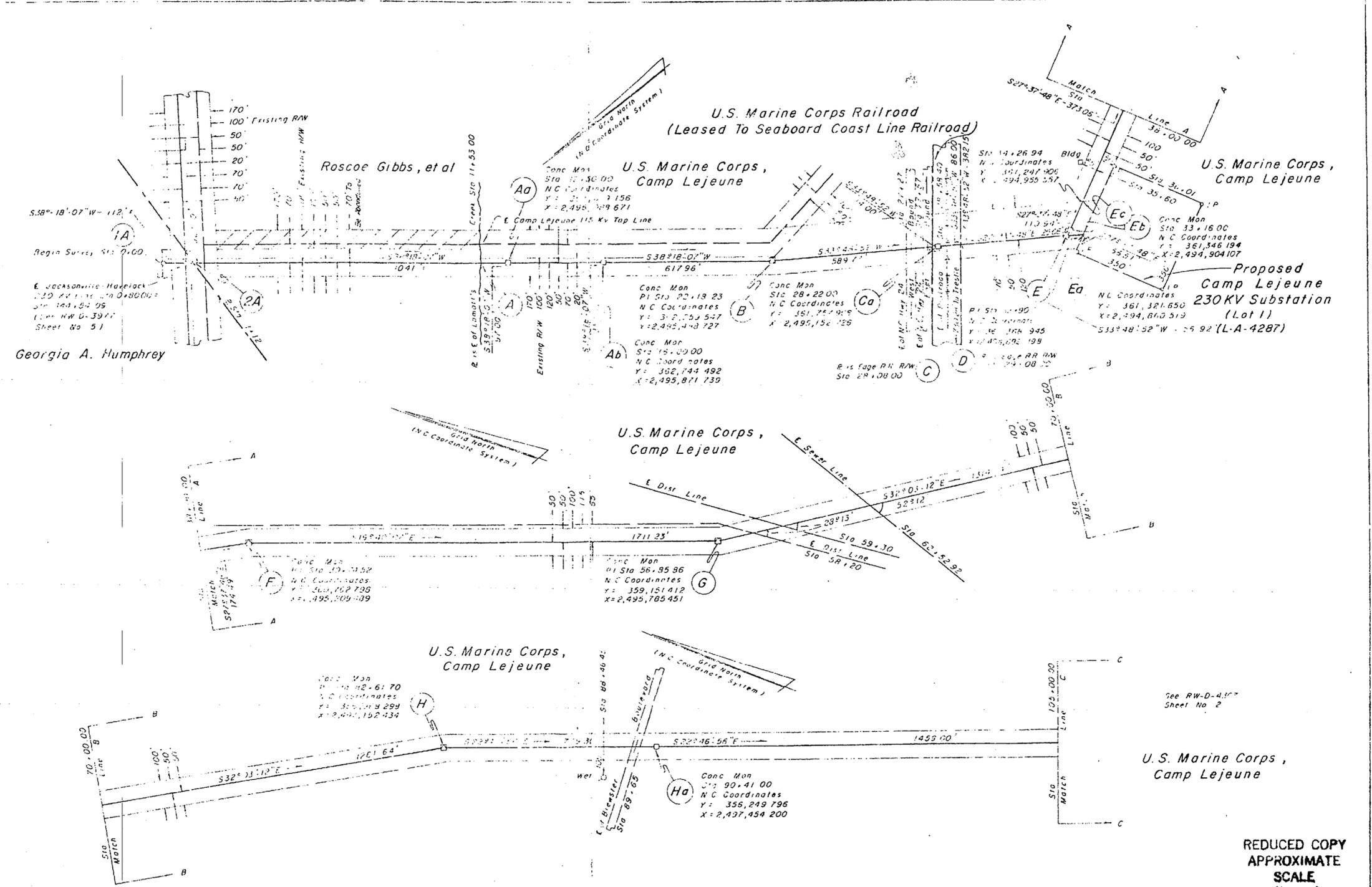
Surveyed and Mapped By  
**MOORE, GARDNER & ASSOCIATES, INC.**  
Consulting Engineers  
Asheboro, N. C.

**CAROLINA POWER & LIGHT CO.**  
RALEIGH, N. C.

Map of Land To Be Acquired From  
**U.S. Marine Corps**  
For The  
Camp Lejeune 230KV Substation (Lot 1)

LOCATION Onslow County, N. C.  
Scale 1" = 200' Date August, 1974  
Drawn by Steve Beasley Checked by             
Approved by VDM Dwg. No. L-A-4287





Georgia A. Humphrey

REDUCED COPY  
APPROXIMATE  
SCALE  
1"=300'

NOTE  
Station Nos. Do Not Agree With Adjusted Distances  
Since They Are Unadjusted

| DATE    | REVISED  | BY     |
|---------|--|--------|
| 3-15-75 | To Show Adjusted Distances Between Points A B L                          | M.W.M. |
| 8-27-75 | Correct Coordinates At Point Eb  | M.W.M. |
| 6-17-75 | Revised To Show General Corrections From 11-53-74                        | M.W.M. |
| 4-11-75 | Correct Property Information & R/W Width Between Points A, B, C, W, T, E | M.W.M. |

| LEGEND  |  |
|---------|--|
| Letters | Angle Point of the Right of Way                    |
| ○       | to Indicate Segments of Right of Way Strip         |
| ---     | Boundary Line of Property (Location Approximate)   |
| ---     | Edge of Right of Way Strip                         |
| ---     | Edge of Existing Right of Way Strip                |
| ---     | Survey Line  |
| ---     | Center Line of Existing Power Line                 |
| ---     | Other Right of Way Boundaries, Such as Roads, Etc. |
| □       | Concrete Monument                                  |

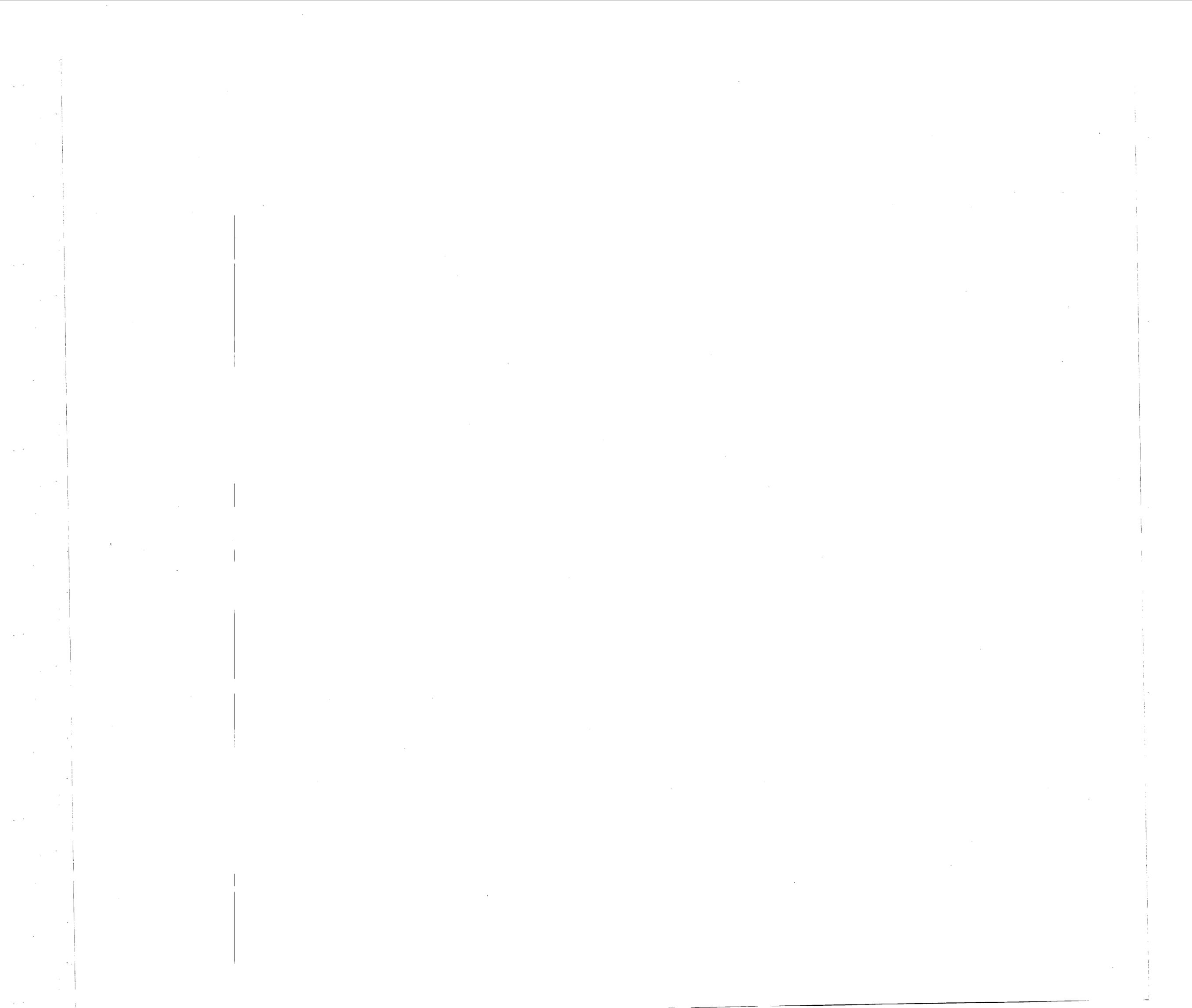
Surveyed and Mapped By  
**MOORE, GARDNER & ASSOCIATES, INC.**  
Consulting Engineers  
Asheboro, N.C.

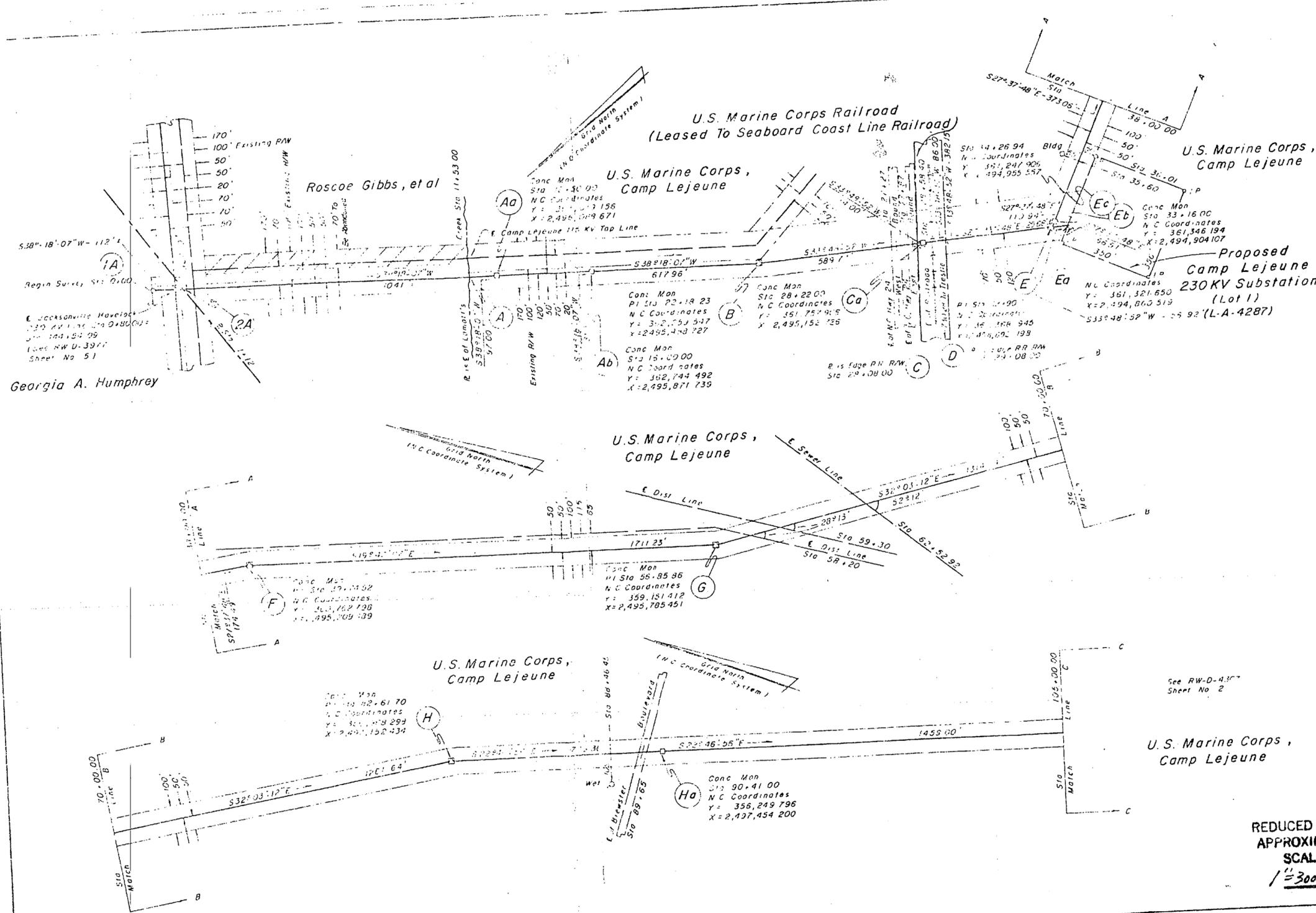
NOTE  
All Courses Shown Are Based On The No. 11  
Carolina Coordinate System.

**CAROLINA POWER & LIGHT COMPANY**  
RALEIGH, N. C.  
Right of Way Map For  
**Camp Lejeune**  
**230 KV Tap Line**

LOCATION: Onslow County, North Carolina  
Scale: 1"=300' Date: 8-27-75  
Drawn by: Jim Steed Checked by: [Signature]  
Approved by: [Signature] Dwg. No. RW-4-9307 Sheet No. 1

Exhibit "A"





See RW-D-4307  
Sheet No 2

REDUCED COPY  
APPROXIMATE  
SCALE  
1" = 300'

**NOTE**  
Station May Not Agree With Adjusted Distances  
Since They Are Unadjusted

| DATE    | REVISED  | BY    |
|---------|--|-------|
| 9-15-75 | To Show Adjusted Distances Between Points A B C                      | M W M |
| 8-27-75 | Correct Coordinates At Point Eb                                      | M W M |
| 6-17-75 | Revised To Show General Corrections From 11-53 To End 2-75           | M W M |
| 4-11-75 | Correct Property Information B R/W Within Between Points A B C W T B | M W M |

**LEGEND**

- Angle Point of the Right of Way
- Letters to Indicate Segments of Right of Way Strip
- Boundary Line of Property Location Approximate
- Edge of Right of Way Strip
- Edge of Existing Right of Way Strip
- Survey Line
- Center Line of Existing Power Line
- Other Right of Way Boundaries, Such as Roads, Etc.
- Concrete Monument

Surveyed and Mapped By  
**MOORE, GARDNER & ASSOCIATES, INC.**  
Consulting Engineers  
Asheboro, N. C.

**NOTE**  
All Courses Shown Are Based On The North  
Carolina Coordinate System.

**CAROLINA POWER & LIGHT COMPANY**  
RALEIGH, N. C.  
Right Of Way Map For  
**Camp Lejeune**  
**230 KV Tap Line**  
LOCATION: Gaston County, North Carolina  
Scale: 1" = 300' Date: September 1975  
Drawn by: Jim Steed Checked by: [Signature]  
Approved by: [Signature] Dwg. No. RW-G-4307 Sheet No. 1

Exhibit "A"

