



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

TELEPHONE NO.

444-7411

IN REPLY REFER TO:

241:JTC

EO-234

1 NOV 1976

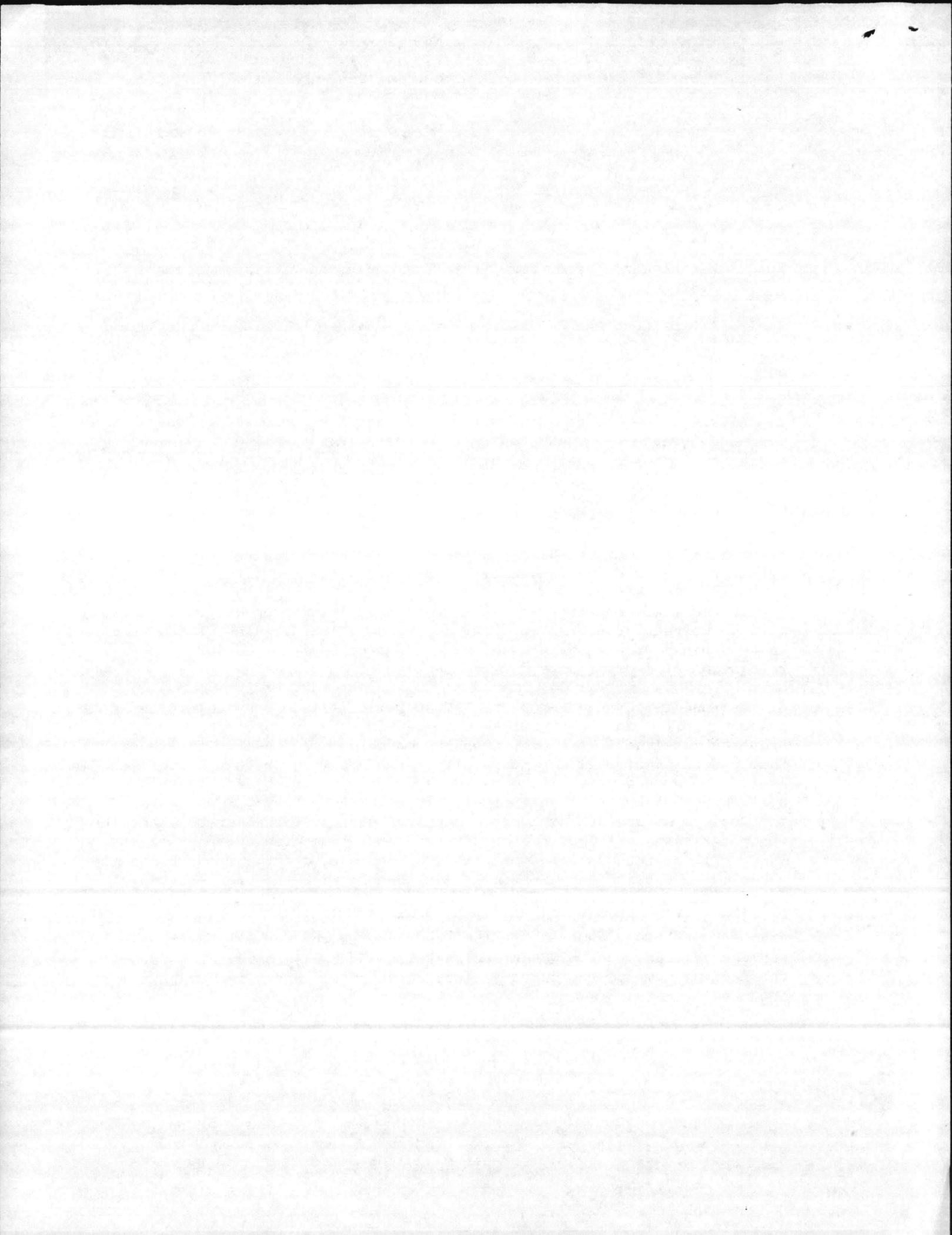
From: Commander, Atlantic Division, Naval Facilities Engineering Command
To: Commander, Naval Facilities Engineering Command

Subj: Marine Corps Base, Camp Lejeune; road grade crossing easement
over Government-owned railroad right-of-way

Encl: (1) MARCORB CAMLEJ General Development Map LANTDIV Dwg. No. 80811
(2) Sketches of Proposed Road Crossing
(3) Dwg. No. 1468 of Claude P. Smith land by Salmon-Matthis
and Associates P.A. Wallace-Clinton N.C. dtd 16 Feb 1976

1. A private developer, Mr. Claude P. Smith, has requested an easement over the Government-owned Camp Lejeune-Cherry Point Railroad in White Oak Township, Onslow County, North Carolina. The purpose of this easement is to provide access to land to be developed with approximately 1000 single family homes. The Commanding General, Marine Corps Base, Camp Lejeune and Commandant of the Marine Corps have approved granting of the easement. The easement, in relation to other facilities at the Base, is shown in red on enclosure (1) and the easement area is shown in detail on enclosures (2) and (3).
2. The cost of construction and maintenance of the proposed road crossing will be borne by the Grantee. The easement will be granted at fair market value, which has been determined by staff appraisal to be \$300. No relocation of improvements will be required.
3. As required by Chapter 21 of NAVFAC P-73, it is hereby determined that an easement is the most appropriate interest for the purpose; that the real property involved is the only property which can be used for the easement; that the easement will not materially interfere with present or foreseeable use of the property or with other Government activities in the vicinity; that the Government has sufficient estate in the property involved and the Department of the Navy sufficient jurisdiction thereover to grant the requested easement; that the property is not encumbered by other rights which will be incompatible with the proposed use, and the Grantee has the capacity to acquire the easement and to comply with the terms thereof.
4. The section of railroad to be crossed is leased to the Southern Railway System under Lease N0m-71659. The easement, therefore, will expressly be subject to this lease. Construction will be closely coordinated with the Railway Company to ensure Railway construction and safety requirements are met.



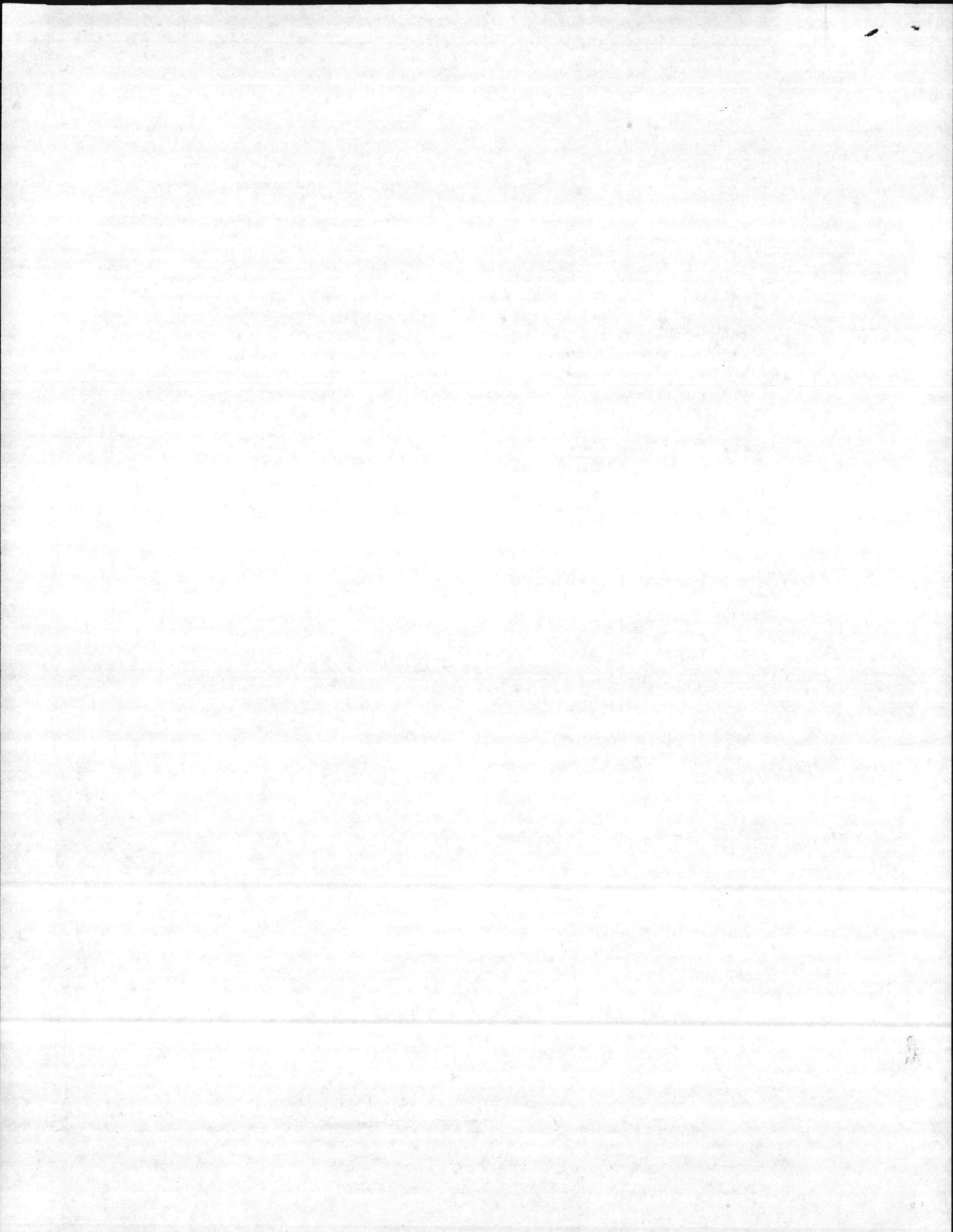


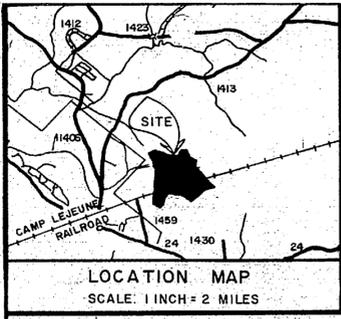
5. The property underlying the proposed easement has no historical value. With regard to environmental aspects of the proposed easement, the environmental impact statement provided by the developer determined that issuance of the easement would not result in any adverse effect on the environment.

6. In view of the above, it is proposed that a perpetual easement be granted to Claude P. Smith in accordance with statutory authority of Title 10 U.S.C., Section 2668. The easement will be subject to existing public utility easements and will incorporate the provisions contained in the Government's standard road easement form, Exhibit "C" of NAVFAC P-73, section 21. The easement format is acceptable to the proposed grantee. Concurrence in granting the proposed easement is requested. Such concurrence will be presumed unless advice to the contrary is received by this Command within 30 days from the date of this letter.

M. L. SPINALE
Head, Plans Branch
Real Estate Division
By direction of the Commander,

Copy to:
CMC
MARCORB CAMLEJ

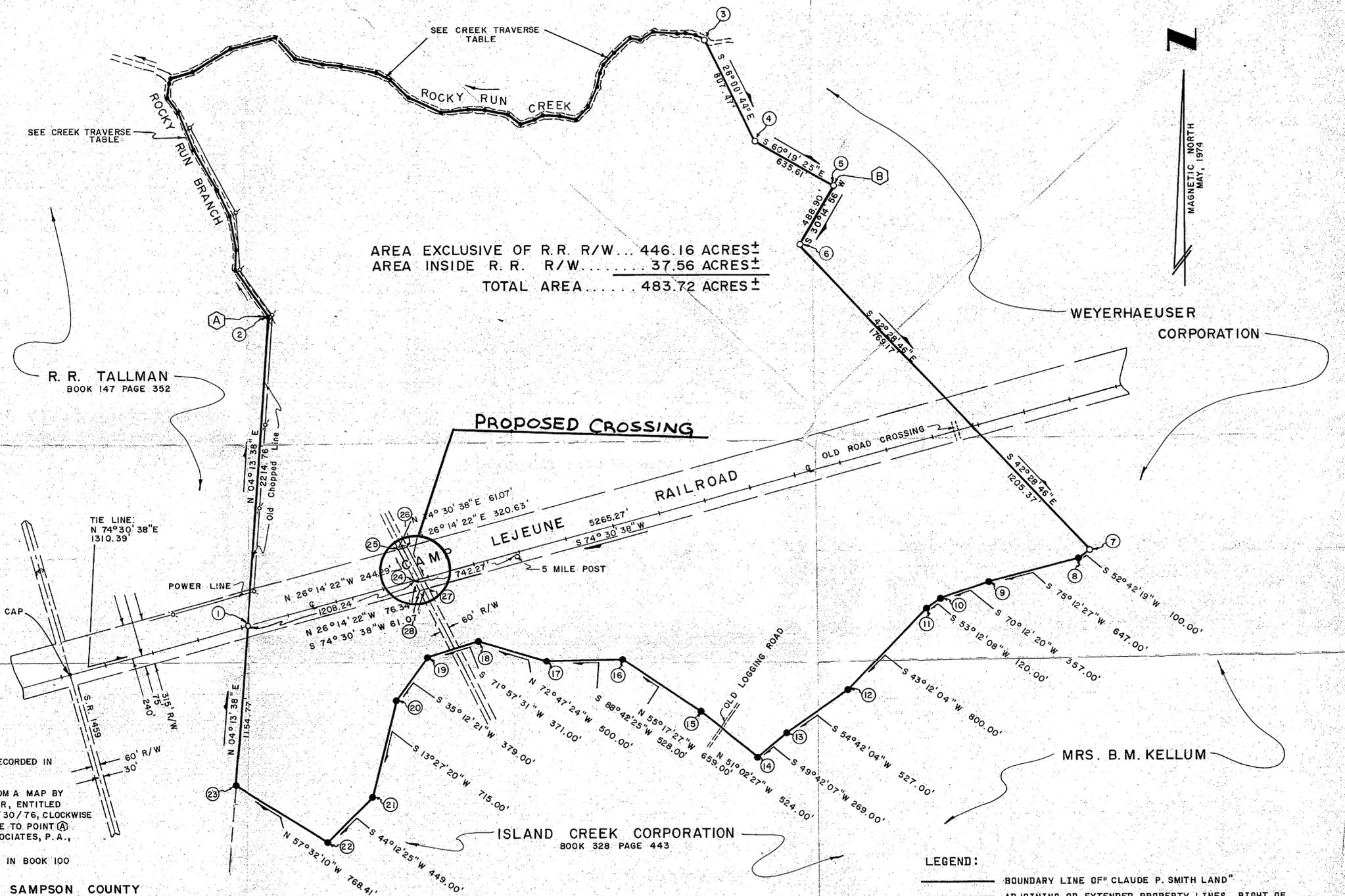




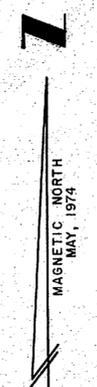
CREEK TRAVERSE
 BEGIN AT CORNER No. 2, THENCE DOWN THE RUN OF ROCKY RUN BRANCH AND UP THE RUN OF ROCKY RUN CREEK, POINTS ALONG WHICH ARE LOCATED AS FOLLOWS:

N 34° 57' 27" W	403.43'
N 01° 47' 05" E	147.54'
N 10° 07' 31" W	242.56'
N 25° 09' 57" W	205.40'
N 30° 32' 31" W	333.04'
N 22° 09' 20" W	286.04'
N 35° 37' 42" W	128.11'
N 07° 34' 46" E	104.92'
N 13° 35' 29" E	37.17'
N 73° 24' 18" E	161.47'
N 58° 57' 00" E	318.38'
N 75° 30' 18" E	329.54'
S 40° 54' 36" E	203.69'
S 78° 17' 58" E	197.28'
S 83° 41' 28" E	131.39'
S 79° 19' 31" E	250.38'
S 61° 44' 08" E	110.75'
S 45° 03' 44" E	178.58'
S 64° 34' 59" E	250.47'
N 83° 36' 54" E	190.90'
S 87° 28' 24" E	116.50'
S 79° 30' 42" E	168.85'
S 51° 10' 22" E	109.94'
N 72° 03' 44" E	105.00'
N 61° 22' 04" E	63.02'
S 87° 25' 13" E	119.56'
S 76° 51' 29" E	115.47'
N 42° 52' 55" E	128.85'
N 23° 32' 15" E	155.32'
N 11° 49' 00" E	101.82'
N 21° 07' 54" E	83.58'
N 41° 31' 12" E	112.39'
N 47° 23' 50" E	153.48'
S 79° 31' 05" E	89.13'
N 57° 38' 09" E	109.55'
S 85° 16' 16" E	167.93'
N 88° 57' 11" E	57.48'
S 79° 08' 15" E	71.53'
S 82° 26' 01" E	70.88'

TO CORNER No. 5.



AREA EXCLUSIVE OF R.R. R/W... 446.16 ACRES±
 AREA INSIDE R.R. R/W... 37.56 ACRES±
 TOTAL AREA... 483.72 ACRES±



- NOTE:**
- DEED REFERENCE FOR THIS PROPERTY IS RECORDED IN BOOK 422, PAGE 637 IN THE ONSLOW COUNTY REGISTRY.
 - FROM POINT (A), COURSES WERE TAKEN FROM A MAP BY RUNA A. COOPER, REGISTERED LAND SURVEYOR, ENTITLED "PROPERTY OF CLAUDE P. SMITH" DATED 1/30/76, CLOCKWISE TO POINT (B). FROM POINT (B), CLOCKWISE TO POINT (A), WAS SURVEYED BY SALMON-MATTHIS AND ASSOCIATES, P.A., REGISTERED LAND SURVEYORS.
 - SEE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 100 PAGE 170 ONSLOW COUNTY REGISTRY.

STATE OF NORTH CAROLINA SAMPSON COUNTY

ROBERT J. SALMON, JR. A SURVEYOR BEING DULY SWORN, SAYS THAT THIS MAP WAS DRAWN UNDER HIS SUPERVISION FROM AN ACTUAL SURVEY (AS NOTED IN NOTE 2) COMPLETED FEBRUARY, 1976 (SEE NOTE NO. 1 FOR RECORDED REFERENCE). THAT THE PRECISION OF THIS SURVEY IS 1/5000+ BY ELECTRONIC COMPUTATION. THIS MAP WAS MADE IN ACCORDANCE WITH G. S. 47-30 AS AMENDED AND IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

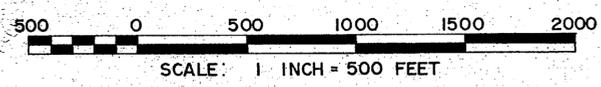
Robert J. Salmon, Jr.
 ROBERT J. SALMON, JR.
 REGISTRATION NUMBER L-1071

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19TH DAY OF MARCH 1975.

NOTARY PUBLIC *James A. Blackmon*
 MY COMMISSION EXPIRES October 11, 1978

MAP OF
CLAUDE P. SMITH
 LAND

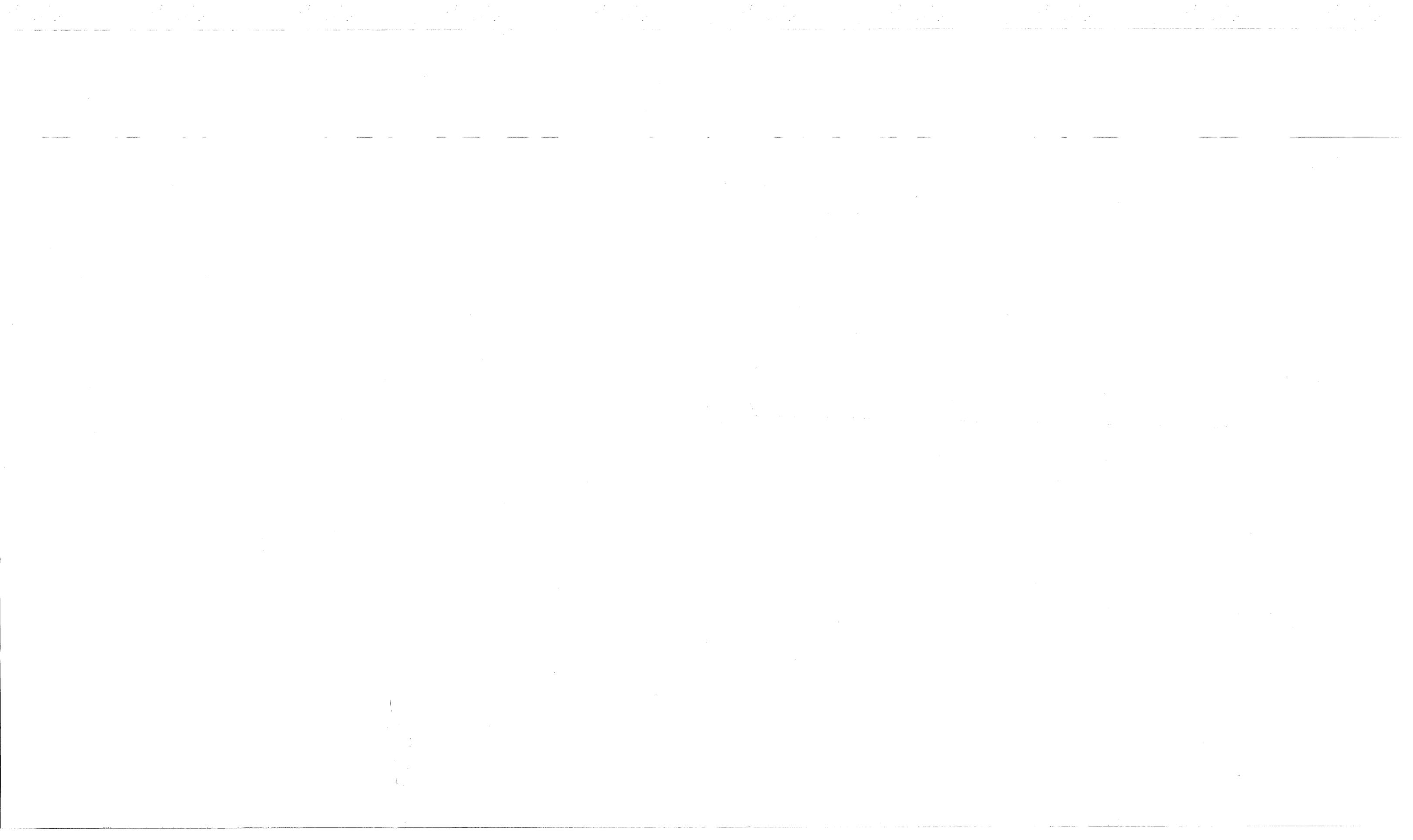
WHITE OAK TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA

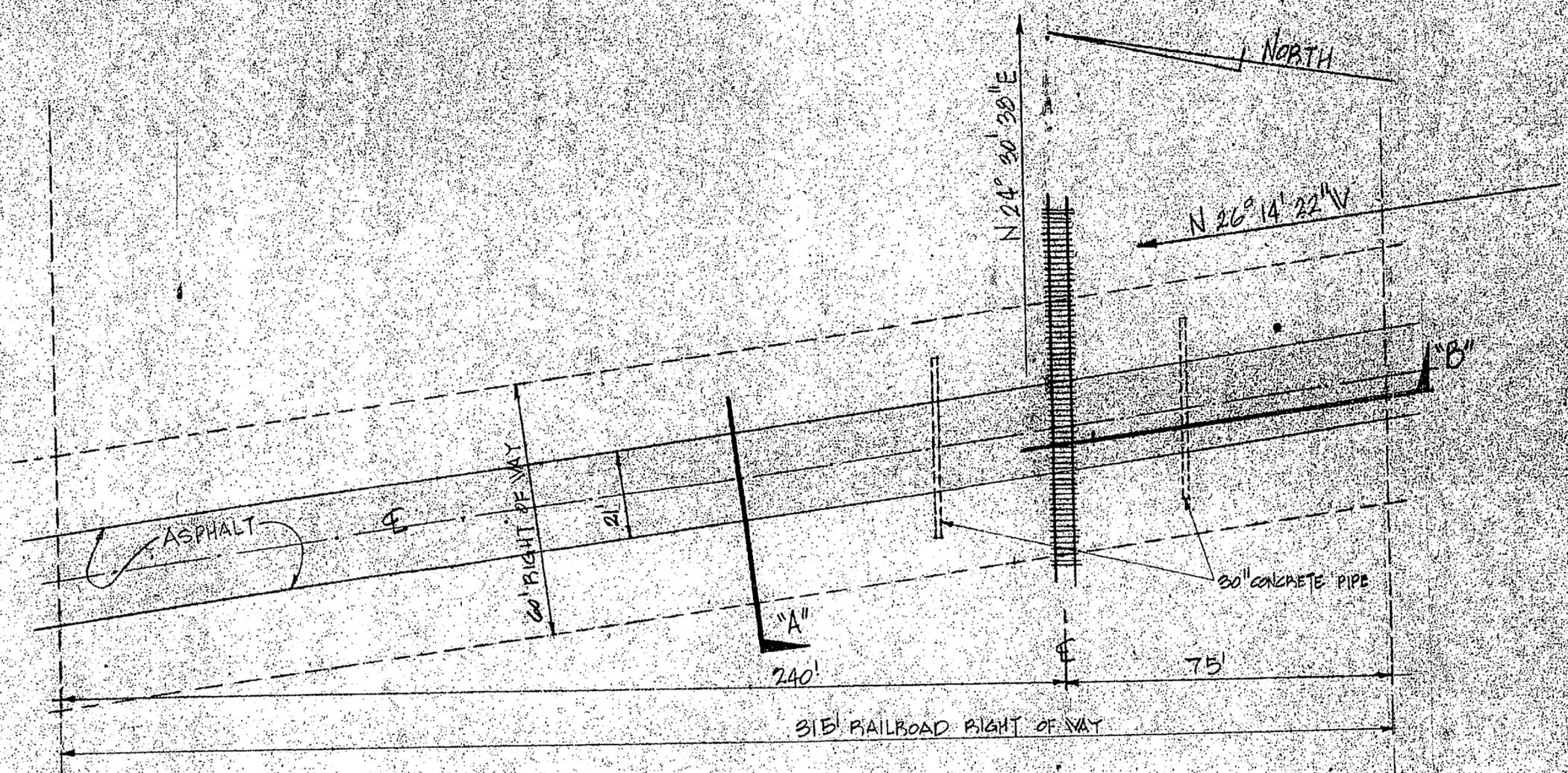


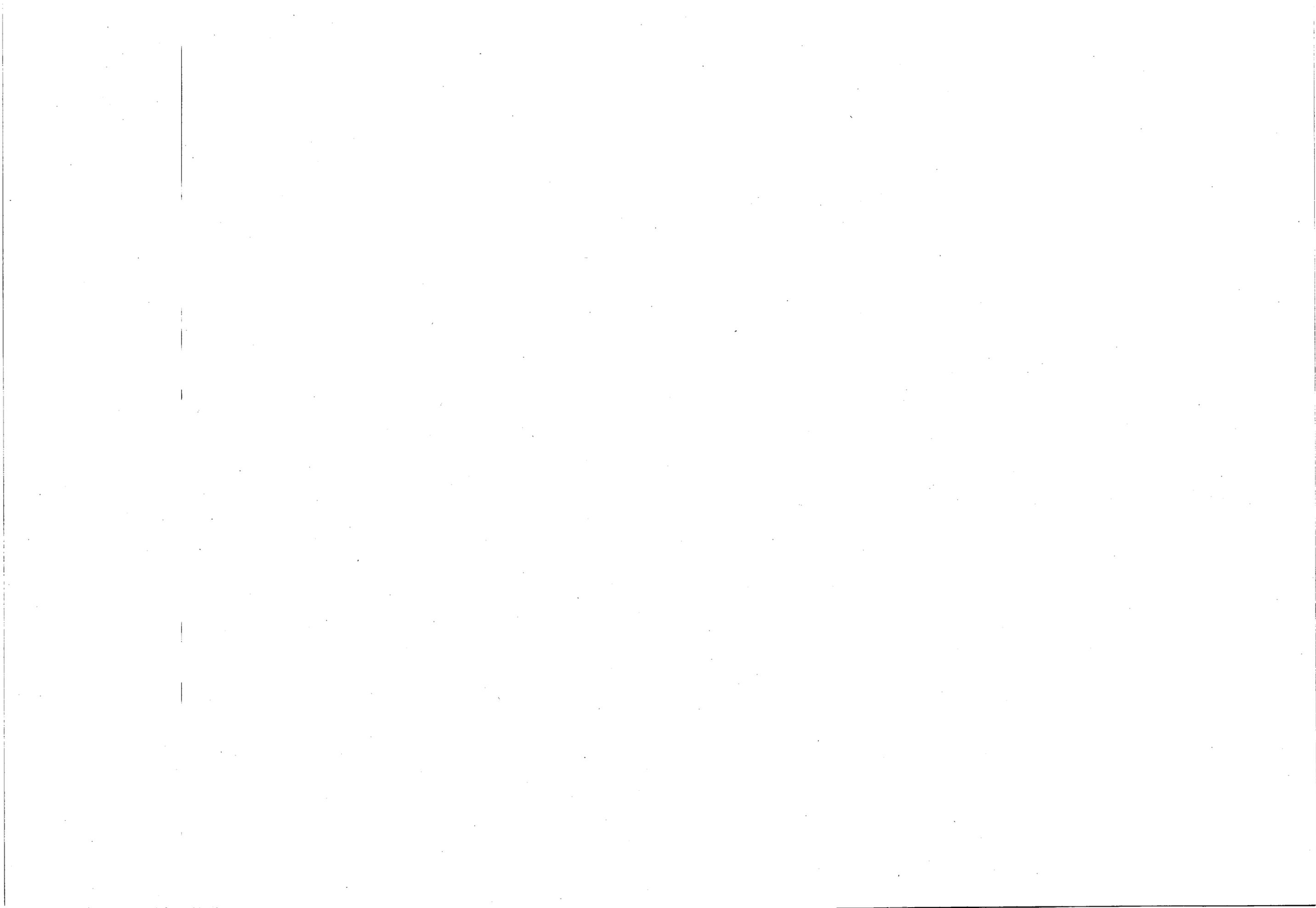
- LEGEND:**
- BOUNDARY LINE OF "CLAUDE P. SMITH LAND"
 - - - ADJOINING OR EXTENDED PROPERTY LINES, RIGHT OF WAY LINES OR OUTLINE OF TOPOGRAPHICAL DETAIL
 - EXISTING IRON PIPES OR IRON STAKES UNLESS OTHERWISE NOTED
 - NEW IRON PIPES OR IRON STAKES UNLESS OTHERWISE NOTED
 - EXISTING CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - NEW CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - - - CENTERLINE

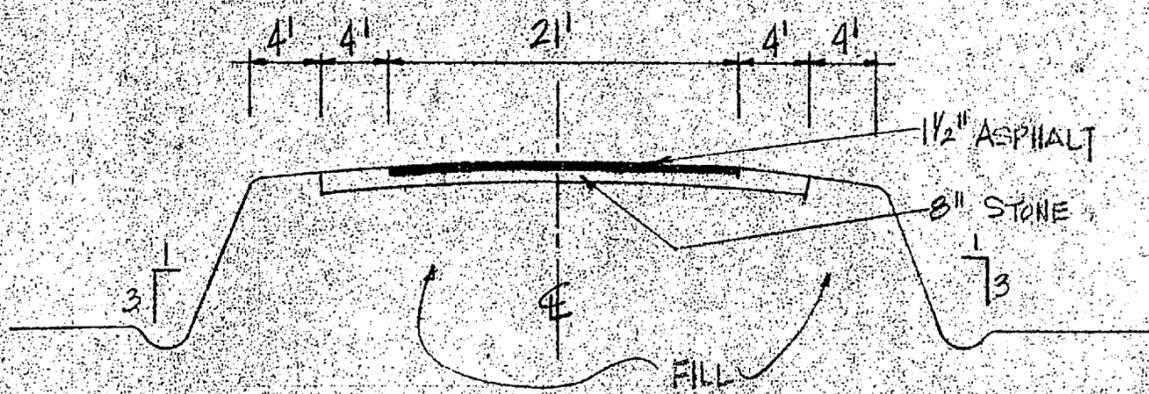
DATE FEB. 16, 1976	SALMON-MATTHIS AND ASSOCIATES, P.A. REGISTERED LAND SURVEYORS	DRAWING NO. 1468
SCALE 1" = 500'		
DRAWN BY WANG 732	WALLACE - CLINTON, NORTH CAROLINA	

(ENCL. 3)

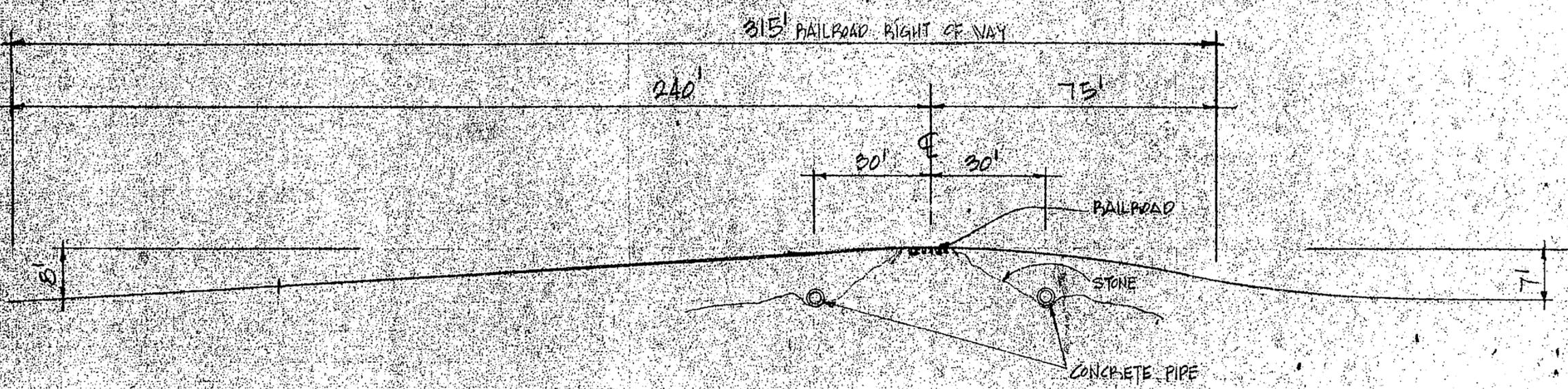




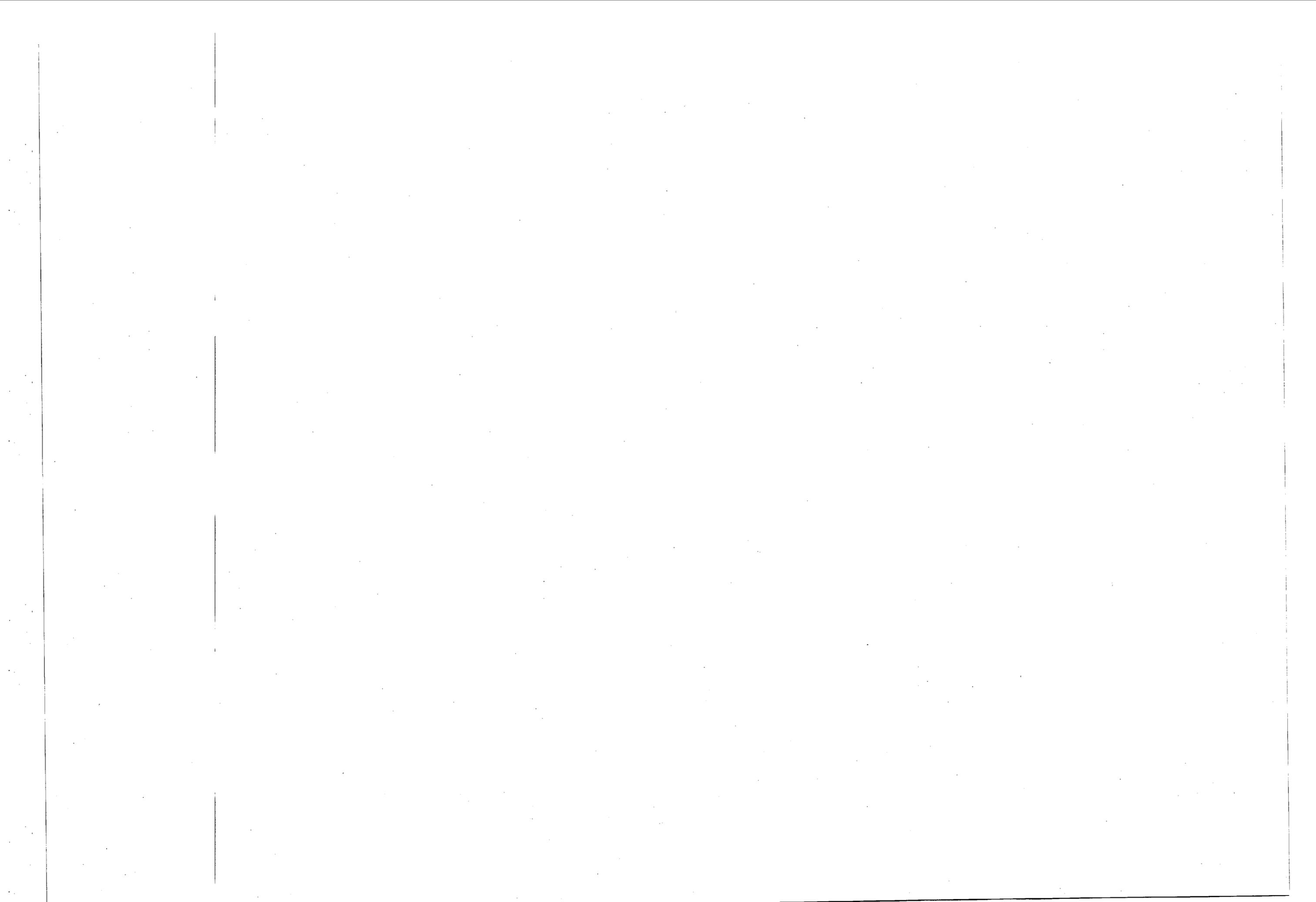


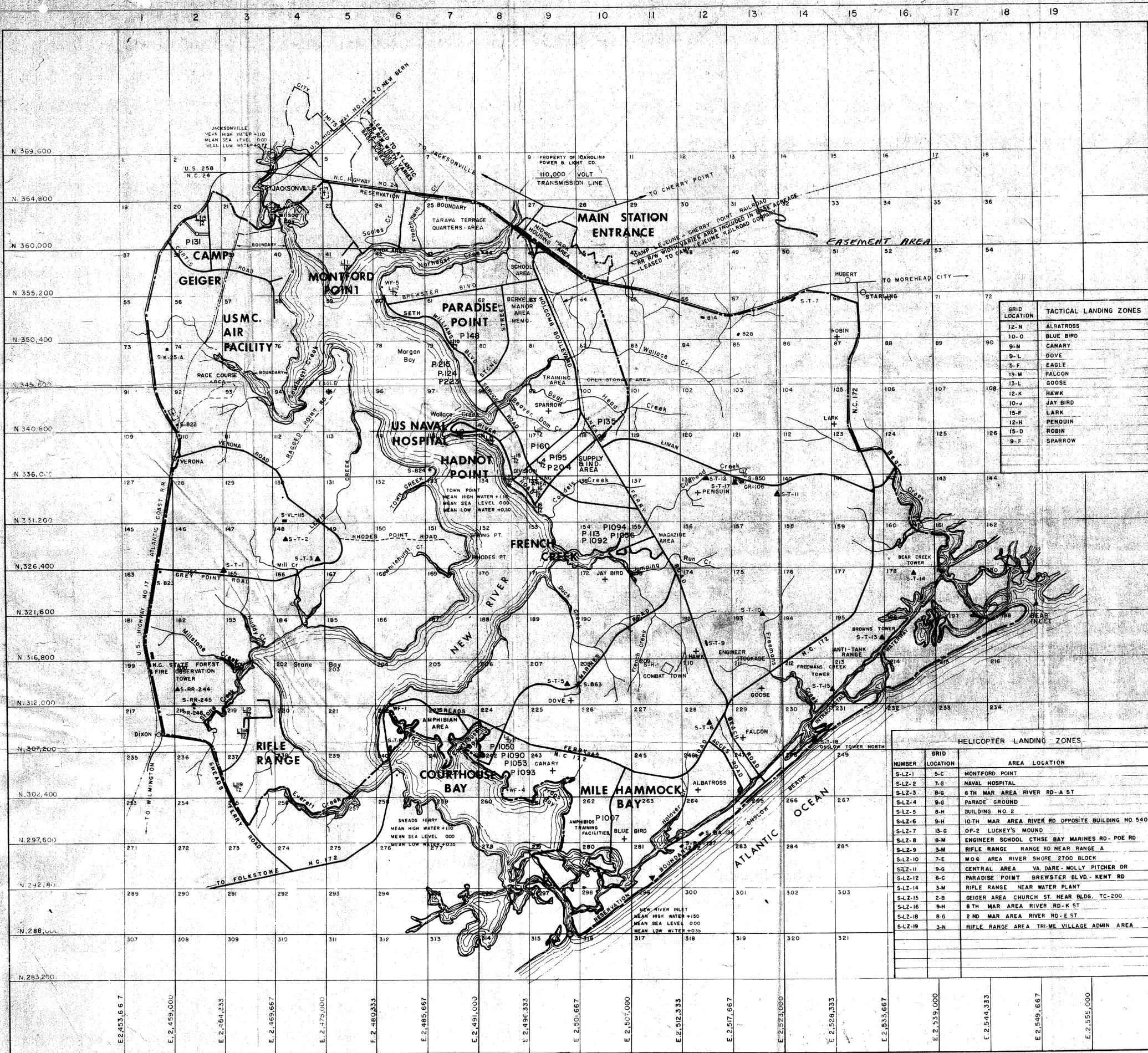


SECTION "A" 1"=10'



SECTION "B" 1"=30'



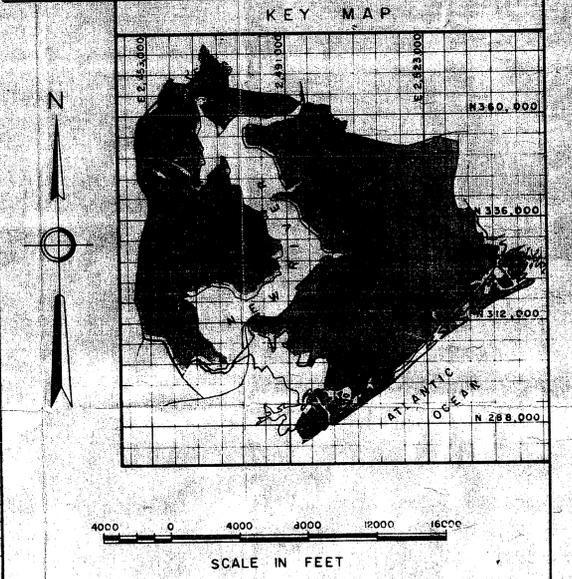


LEGEND

	EXISTING TO BE RETAINED	EXISTING TO BE REMOVED	PLANNED PRE-M-DAY
BUILDINGS & STRUCTURES			
ROADS WALKS & PAVED AREAS			
RAILROADS			
NAVY PROPERTY BOUNDARY WITHOUT FENCE			
NAVY PROPERTY BOUNDARY WITH FENCE			
FENCE			
SHORE LINE			
MAIN STATION ENTRANCE			

GRID LOCATION	TACTICAL LANDING ZONES
12-N	ALBATROSS
10-O	BLUE BIRD
9-N	CANARY
9-L	DOVE
5-F	EAGLE
13-M	FALCON
13-L	GOOSE
12-K	HAWK
10-J	JAY BIRD
15-F	LARK
12-H	PENGUIN
15-D	ROBIN
9-F	SPARROW

NOTE: GRID IS BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM



HELICOPTER LANDING ZONES

NUMBER	GRID LOCATION	AREA LOCATION
S-LZ-1	5-C	MONTFORD POINT
S-LZ-2	7-G	NAVAL HOSPITAL
S-LZ-3	8-G	6TH MAR AREA RIVER RD-A ST
S-LZ-4	9-G	PARADISE POINT BUILDING NO. 2
S-LZ-5	8-H	BUILDING NO. 2
S-LZ-6	9-H	10TH MAR AREA RIVER RD OPPOSITE BUILDING NO. 540
S-LZ-7	13-G	OP-2 LUCKEY'S MOUND
S-LZ-8	8-M	ENGINEER SCHOOL CTNSE BAY MARINES RD. POE RD
S-LZ-9	3-M	RIFLE RANGE RANGE RD NEAR RANGE A
S-LZ-10	7-E	MOQ AREA RIVER SHORE 2700 BLOCK
S-LZ-11	9-G	CENTRAL AREA VA DARE-MOLLY PITCHER DR
S-LZ-12	6-C	PARADISE POINT BREWSTER BLDV. KENT RD
S-LZ-14	3-M	RIFLE RANGE NEAR WATER PLANT
S-LZ-15	2-B	GEIGER AREA CHURCH ST. NEAR BLDG. TC-200
S-LZ-16	9-H	8TH MAR AREA RIVER RD-K ST
S-LZ-18	8-G	2ND MAR AREA RIVER RD-E ST
S-LZ-19	3-N	RIFLE RANGE AREA TRI-ME VILLAGE ADMIN. AREA

NO. AND OR COR	DESCRIPTION OF AMENDMENT OR CORRECTION	DATE
LANTDIV DWG. NO.	DEPARTMENT OF THE NAVY	
80811	NAVAL FACILITIES ENGINEERING COMMAND	
A.G. ODELL, JR. & ASSOCIATES ARCHITECTS	MARINE CORPS BASE CAMP LEJEUNE, N.C.	
CHARLOTTE, N.C.	BASEWIDE / MISC. MAP	
SUBMITTED LANTDIV	DATE	
CONCUR G5 MCGAMLEJ	DATE	
APPROVED BY CMC	SCALE GRAPHIC	NAVFAC DWG. NO.
	SHEET 2 OF 64	1284811

ENCL 1

