

Prepared By/Return To: CenturyLink-Christy Allgood  
417 W. Main St  
Charlottesville, VA 22903

### **CABLE EASEMENT**

This Cable Easement and the rights contained in it are granted by SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA (“Grantor”), whose address is 401 McIntire Road, Charlottesville, VA 22902.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor, for itself, its successors and assigns, grants to **LUMEN D/B/A CENTRAL TELEPHONE COMPANY OF VIRGINIA**, a public service company, its successors, assigns, lessees, licensees and agents (“Grantee”), subject to the terms stated in this Cable Easement, a perpetual easement (“Easement”) to install, construct, operate, maintain, expand, replace and remove a communication system that Grantee may from time to time require consisting of underground cables and related facilities or structures as are reasonably necessary for Grantee to exercise the rights granted to it in this Cable Easement, upon, over, through, under and along a parcel of land as described on Exhibit “A” (“Easement Tract”) which is attached to and incorporated by reference into this Cable Easement, said Easement Tract being a portion of real property having a street address of: 4217 Red Hill Road, Charlottesville, VA 22903 in Albemarle County, Virginia, VDOT Plan sheet number: 40GG and 40GGRW, Property parcel number(s): 001, Tax Map Number(s): 10100-00-00-056A0, on highway plans for the Virginia Department of Transportation, project number 0708-002-949, RW201 on record in the Clerk’s office of the Circuit Court, Albemarle County, Virginia (“Property”).

The grant of Easement also gives to Grantee the following rights: (a) the right of reasonable ingress and egress over and across the Easement Tract, Property and any real property owned or controlled by Grantor that is adjacent to the Easement Tract or Property for the purpose of Grantee exercising the rights granted to it in this Cable Easement. Grantee shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to Grantor; (b) the right to clear and keep clear all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract that interfere with Grantee exercising the rights granted to it in this Cable Easement; (c) the right to permit the carry-in and attachment of the conduit, wires, cables or other such items of any other entity or person as may be required by law; and (d) at Grantee’s expense, the right to bring to and place at the Easement Tract electrical or other utility service for Grantee’s use, and if required by the utility, Grantor will grant a separate easement to the utility for the purpose of the utility having access to and bringing service to the Easement Tract.



**EXHIBIT A TO CABLE EASEMENT**

**DESCRIPTION OF EASEMENT TRACT**

The Easement Tract is a strip of land thirty feet (30') wide being fifteen feet (15') on either side of the centerline of the cable facilities as installed ("Centerline"). Notwithstanding the approximate description of the Easement Tract herein, the actual location of the cable facilities as installed will control to determine the length and Centerline of the Easement Tract. Where the Centerline of the Easement Tract intersects the perimeter boundary of the Property, the sidelines of the Easement Tract shall extend to the said perimeter boundary.