

Stuart Bonnell

From: W Brumsey <wbrumsey4@brumseylaw.com>
Sent: Monday, September 19, 2016 5:02 PM
To: Charles Friedman; Stuart Bonnell
Cc: Grey Folkes; Leigh Folkes
Subject: RE: Moyock Commons - E Street Easement

Below is the text from my e-mail dated January 27, 2016 to Chip:

Chip:

In my opinion the easement described in the attached deed (394/822) does lie over E St and not within the adjoining property as shown in your plat.

The Jarvis family owned all of this property at one time. In Deed Book 86, Page 19, the Jarvis family conveyed 6 acres to W. H. Romm. The beginning point of the description in that deed is on Puddin Ridge Rd. and is 35 feet from the property line. The Jarvis family essentially retained a 35 feet strip of land to use as access to the property you own now. That 35 feet strip is where the easement in 394/822 lies and E street is within that 35 feet strip.

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From: Charles Friedman [mailto:csfriedman1@gmail.com]
Sent: Monday, September 19, 2016 4:28 PM
To: Stuart Bonnell <stuart@hfpc-online.com>
Cc: Grey Folkes <greysurfs@gmail.com>; Leigh Folkes <leighf@hfpc-online.com>; W Brumsey <wbrumsey4@brumseylaw.com>
Subject: Re: Moyock Commons - E Street Easement

Stuart, An attorney I hired named Bill Brumsey IV who's office is in Curritick researched e street title and agreed that the easement is where you say it is, he is on this email now if anyone needs to contact him, thank you, chip friedman

Sent from my iPhone

On Sep 19, 2016, at 3:44 PM, Stuart Bonnell <stuart@hfpc-online.com> wrote:

Chip, earlier in our meeting in our office you had mentioned that the County attorney had agreed with the location of the easement along 'E Street. So that I would be armed with it for the community meeting, within the next couple of days, could you please email me a copy of the attorney's message? You mentioned that this message had previously been forwarded to me – after searching, I cannot seem to find this in our records. Thanks, Stuart

HASSELL & FOLKES, P.C.

Stuart W. Bonnell, P.E.

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