

After recording, please return to:
Brightspeed
Right of Way Dept.
1120 South Tryon Street
Charlotte, NC 28203

Prepared by:
Todd Stults
Brightspeed ROW PM

RECORDING INFORMATION ABOVE

Grantor: COUNTY OF ALBEMARLE
Grantee: BRIGHTSPEED OF VIRGINIA, LLC
Parcel: 09100-00-00-002E0

EASEMENT AGREEMENT

The undersigned (“Grantor”), for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to **BRIGHTSPEED OF VIRGINIA, LLC**, a limited liability company, its successors, assigns, lessees, licensees, agents and affiliates (“Grantee”), having an address of 1120 South Tryon Street, Charlotte, North Carolina 28203, Attn: Right of Way Dept., a perpetual, non-exclusive easement as shown on Exhibit A as “C/L 15” Brightspeed Easement Hereby Dedicated 1179 SF or 0.041 AC” (“Easement”) to construct, operate, maintain, repair, expand, replace and remove a communication system that Grantee from time to time may require, consisting of but not limited to, cables, wires, conduits, manholes, drains, splicing boxes, vaults, surface location markers, equipment cabinets and associated wooden or concrete pads, aerial lines, poles and cables, and other facilities and structures, including utility service if required to operate such system, facilities and structures (collectively, the “Facilities”) over, under and across the following property located in the County of Albemarle, in the Commonwealth of Virginia, identified as Parcel Number 09100-00-00-002E0, which Grantor owns (the “Property”):

SEE THE DESCRIPTION SET FORTH ON **EXHIBIT A** ATTACHED
HERETO, AND BY THIS REFERENCE MADE A PART OF, THIS
AGREEMENT

Grantor further grants and conveys to Grantee the following incidental rights:

- (1) The right of ingress and egress over and across Grantor’s lands to and from the Easement; and
- (2) The right to clear all trees, roots, brush and other obstructions that interfere with Grantee’s use and enjoyment of the Easement Area as shown on Exhibit A.

Grantor reserves the right to use and enjoy the Property so long as Grantor's use does not materially interfere with the rights granted in this Easement Agreement. Grantor will not erect any structure or plant trees or other vegetation within the Easement Area that will interfere with the Easement or Facilities and will not alter the surface or subsurface of the Property or the ground immediately adjacent to the Easement Area by grading or otherwise excavating, without Grantee's written consent.

(34) Grantee must remove from the Easement Area all trash and other debris resulting from or otherwise accumulating due to establishment, installation, construction, maintenance, use or repair of the Facilities.

Grantor warrants that Grantor is the owner of the Property identified as Parcel Number 09100-00-00-002E0.

The rights, conditions and provisions of this Easement Agreement will run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Executed by Grantor this _____ day of _____, 2026.

SIGNATURE ON FOLLOWING PAGE

GRANTOR:

COUNTY OF ALBEMARLE

By: _____
Jeffrey B. Richardson, County Executive

COMMONWEALTH OF VIRGINIA)

) ss.

CITY OF CHARLOTTESVILLE)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026,
by Jeffrey B. Richardson, as County Executive on behalf of the County of
Albemarle, Virginia.

My commission expires: _____
WITNESS my hand and official seal.

Notary Public

(SEAL)

Approved as to Form:

County Attorney

Date

EXHIBIT A TO EASEMENT AGREEMENT

Legal Description of Easement Tract

The easement is a strip of land fifteen (15) feet wide shown on the plat named “15’ BRIGHTSPEED EASEMENT HEREBY DEDICATED 1779 SF or 0.041 AC” as shown on that certain plat of Timmons Group dated December 8, 2025 and titled “Plat Showing 15’ Brightspeed Easement Across The Lands of County Of Albemarle Tax Map Parcel 91-2E Scottsville Magisterial District, Albemarle County, Virginia” recorded immediately prior hereto in the Circuit Court Clerk’s Office of the County of Albemarle. ▸