

Prepared by: Mack L. Hewett, Jr., Hewett Law Firm, PLLC, 712 Village Rd., Suite 205, Shallotte, NC 28470

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

DEED OF DEDICATION

THIS DEED OF DEDICATION made and entered into this the 25th day of March, 2021, by and between All-In, LLC, with an office and place of business in Brunswick County, North Carolina, party of the first part, hereinafter referred to as "Developer"; and Brunswick County, a government entity created and existing under laws of the State of North Carolina, party of the second part, hereinafter referred to as Grantee; *whose mailing address is PO Box 249, Bolivia, NC 28422.*

WITNESSETH:

That whereas Developer is the owner and developer of a tract or parcel located in Lockwood Folly Township, Brunswick County, North Carolina, as more particularly described as follows:

Being all of Tract One containing 25.28 acres, more or less, and all of Tract Two, containing 24.57 acres, more or less, as more particularly described in a survey plate dated 27 October 2017 entitled "Combination Survey for All In, LLC," prepared by Christopher D. Stanley, PLS and recorded in Map Cabinet 103 at page 95, Brunswick County Registry, to which reference is hereby made for greater certainty of description.

WHEREAS Developer has caused to be installed water distribution lines under and along the road rights of way hereinafter described and referenced; and

WHEREAS Developer wishes to obtain water from Grantee for the above described lots, and make water from Grantee's system available to the aforementioned properties; and

WHEREAS, Grantee has adopted through appropriate resolution stated policies regarding subdivision water distribution systems under the terms of which, among other things, in order to obtain water for said subdivision, Developer must convey title to the water distribution system to Grantee through an instrument of dedication acceptable to Grantee;

Now, therefore, Developer, in consideration of Grantee accepting said water lines and making water available to said subdivision, has conveyed and by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

All of the water distribution lines and equipment located under, along and within the road, street, and cul-de-sac rights of way shown on a plat thereof being more particularly described as follows:

As shown on a Water System As-Built Titled, "Utility Plan-Water As-Built, Sea Breeze RV Park, Holden Beach, NC 130, Brunswick County, North Carolina," a reproducible copy which is on file with the County of Brunswick to which reference is made for a more particular description.

TO HAVE AND TO HOLD said water lines and easements above described together with the privileges and appurtenances thereto Grantee forever.

Non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs depicted on the plats and serving the areas referenced in Item One, above, for purposes of entry into the campground for maintenance, repair and upkeep of the water distribution systems and for connecting the same individual campground lots developed lying adjacent to said streets and cul-de-sacs; reserving unto Developer, its successors and assigns, equal rights of easements and access over, in, along and upon said streets and cul-de-sacs for purpose of installing and maintaining such utilities as may be required for development of said campground, including, but not limited to water, electric, gas, telephone, cable, and sewer.

And DEVELOPER does hereby covenant that it is sized of said water lines and easement described above in fee simple and has the right to convey the same in fee

simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all person whomsoever.

Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects, and conforms to as-built drawings. Developer warrants said system for a period of one (1) year from the date of recording of the Deed of Dedication in the office of the Brunswick County Register of Deed.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officer.

All-In, LLC

Sammy Varnam

By: Sammy Varnam (Managing Member)

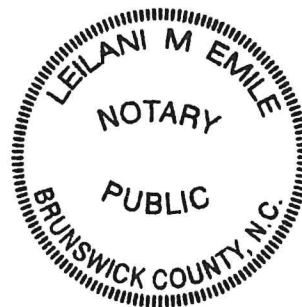
STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, the undersigned Notary Public of the County and State aforesaid, certify that Sammy Varnam personally came before me this day and acknowledged that he is the managing member of All-In, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 25 day of March, 2021.

(stamp or seal)

My Commission Expires: 10/19/2025

Leilani M Emile



ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for All-In, LLC was accepted by the Brunswick County Board of Commissioners on the ____ day of _____, 2021.

Brunswick County Board of Commissioners

By: Randy Thompson, Chairman

Andrea White
Clerk to the Board

THIS MAP IS NOT A CERTIFIED
SURVEY AND HAS NOT BEEN
REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

CHUCK S. SAMPSON, LLC
2000 EASTWOOD RD., SUITE #111
WILMINGTON, NC 28401
PHONE: (910) 341-1963

MATCHLINE SEE ABOVE

SCALE: 1" = 50'



NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2000 EASTWOOD RD., SUITE #111 1429 ASH-LITTLE RIVER RD. NW
WILMINGTON, NC 28401 ARL, NC 28420
PHONE: (910) 341-1963 PHONE: (910) 381-0000

OWNER:
-ALL IN, LLC
-1574 MONSTER BUCK EST
-SUNNY, NC 28462
-910-443-4245

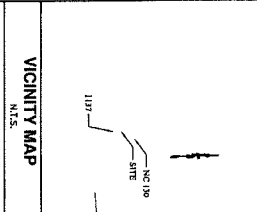
UTILITY PLAN - WATER AS-BUILT
SEA BREEZE RV PARK
HOLDEN BEACH - NC 130
BRUNSWICK COUNTY, NORTH CAROLINA

SYMBOL	DATE	DESCRIPTION	BY
R1	04/23/20	20' PUBLIC EASEMENT BW	TJS
REVISIONS			
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LEGEND	
—	PROPERTY LINE
—	RIGHT OF WAY
—	EXISTING CONDUIT
—	EXISTING PIPE DRAINAGE
—	PROPOSED 2" WATER LINE
—	PROPOSED 8" WATER LINE
—	PROPOSED 12" WATER LINE
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	PROPOSED STORM DRAIN
—	PROPOSED STORM AROUND ALLEYS
—	LIMITS OF DISTURBANCE

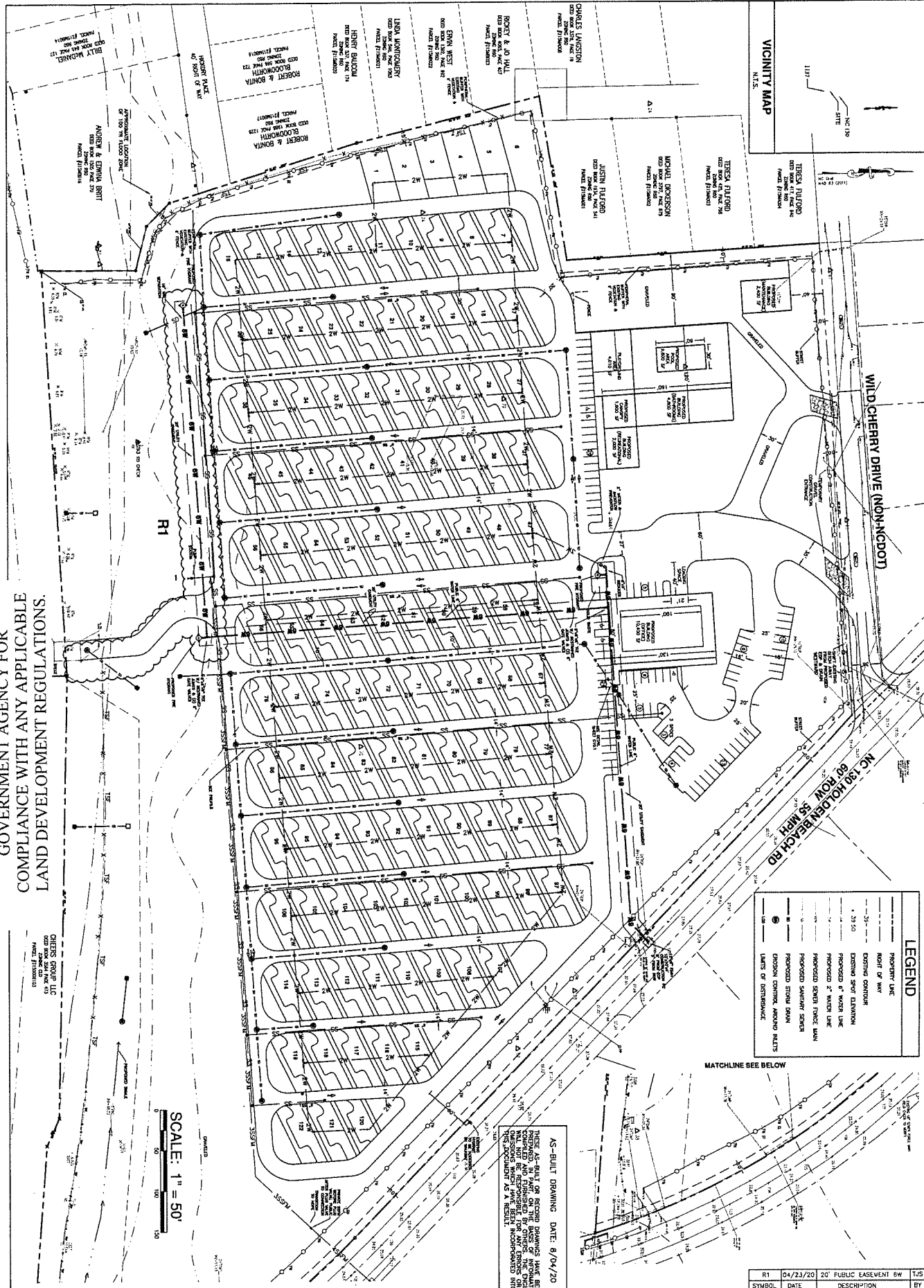
MATCHLINE SEE BELOW

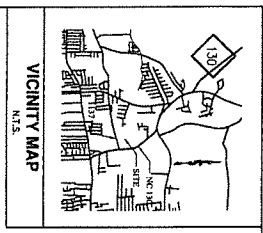
AS-BUILT DRAWING DATE: 6/04/20
THESE AS-BUILT OR RECORD DRAWINGS HAVE BEEN
COMPILED AND FINISHED BY OTHERS. THE ENGINEER
HAS CONDUCTED A VISUAL GENERAL REVIEW OF THE
DRAWINGS WHICH HAVE BEEN REPRODUCED INTO
THIS DOCUMENT AS A RESULT.



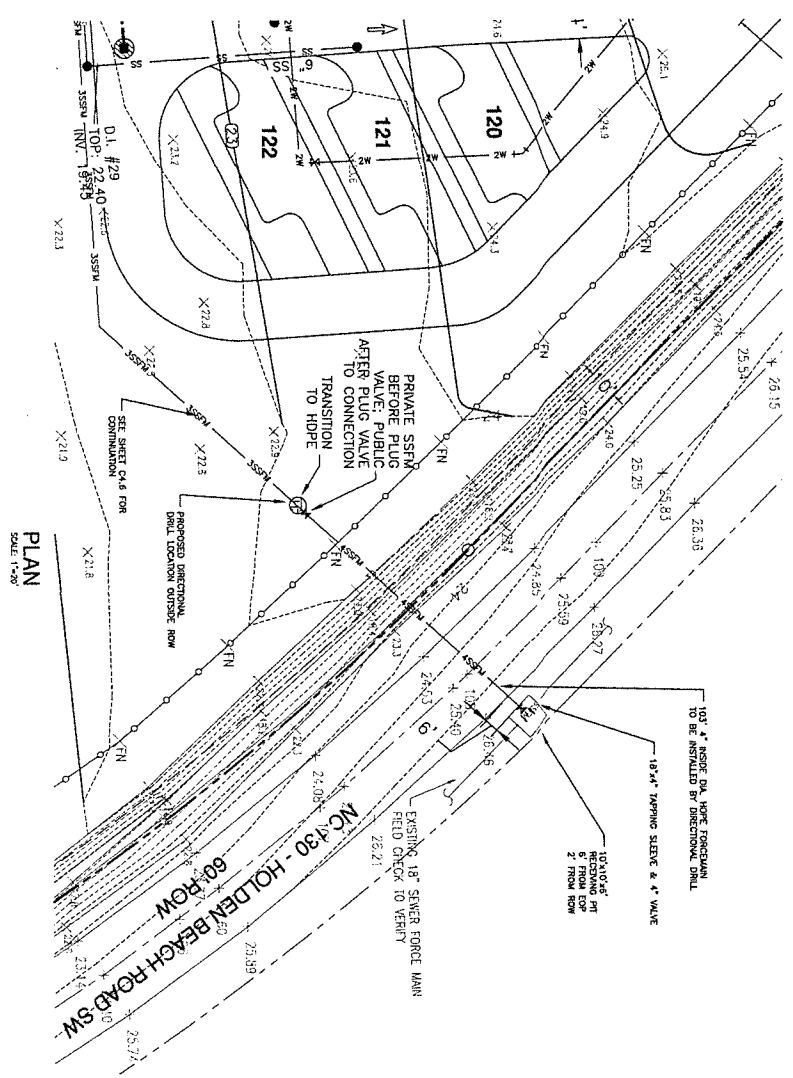
WILD CHERRY DRIVE (NON-NCDOT)

NC 130 HOLDEN BEACH RD
60' ROW 50' HIGH





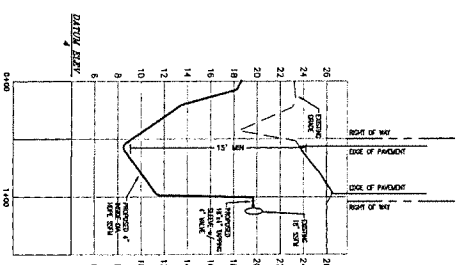
VICINITY MAP
N.T.S.



PLAN
SCALE 1"=50'

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

LEGEND	
---	PROPERTY LINE
---	RIGHT OF WAY
---	EXISTING CONDUIT
---	EXISTING 18" WATER LINE
---	PROPOSED 18" WATER LINE
---	PROPOSED 24" WATER LINE
---	PROPOSED 36" WATER LINE
---	PROPOSED 48" WATER LINE
---	PROPOSED 60" WATER LINE
---	PROPOSED 72" WATER LINE
---	PROPOSED 84" WATER LINE
---	PROPOSED 96" WATER LINE
---	PROPOSED 108" WATER LINE
---	PROPOSED 120" WATER LINE
---	PROPOSED 132" WATER LINE
---	PROPOSED 144" WATER LINE
---	PROPOSED 156" WATER LINE
---	PROPOSED 168" WATER LINE
---	PROPOSED 180" WATER LINE
---	PROPOSED 192" WATER LINE
---	PROPOSED 204" WATER LINE
---	PROPOSED 216" WATER LINE
---	PROPOSED 228" WATER LINE
---	PROPOSED 240" WATER LINE
---	PROPOSED 252" WATER LINE
---	PROPOSED 264" WATER LINE
---	PROPOSED 276" WATER LINE
---	PROPOSED 288" WATER LINE
---	PROPOSED 300" WATER LINE
---	PROPOSED 312" WATER LINE
---	PROPOSED 324" WATER LINE
---	PROPOSED 336" WATER LINE
---	PROPOSED 348" WATER LINE
---	PROPOSED 360" WATER LINE
---	PROPOSED 372" WATER LINE
---	PROPOSED 384" WATER LINE
---	PROPOSED 396" WATER LINE
---	PROPOSED 408" WATER LINE
---	PROPOSED 420" WATER LINE
---	PROPOSED 432" WATER LINE
---	PROPOSED 444" WATER LINE
---	PROPOSED 456" WATER LINE
---	PROPOSED 468" WATER LINE
---	PROPOSED 480" WATER LINE
---	PROPOSED 492" WATER LINE
---	PROPOSED 504" WATER LINE
---	PROPOSED 516" WATER LINE
---	PROPOSED 528" WATER LINE
---	PROPOSED 540" WATER LINE
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---	PROPOSED 2988" WATER LINE
---	PROPOSED 3000" WATER LINE



PROFILE
SCALE 1"=5' VERT

AS-BUILT DRAWING DATE: 11/18/20
THESE AS-BUILT OR RECORD DRAWINGS HAVE BEEN
COMPILED AND FORWARDED TO THE ENGINEER
FOR REVIEW AND APPROVAL. THE ENGINEER'S
REVISIONS HAVE BEEN INCORPORATED INTO
THIS DOCUMENT AS A RESULT.

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1905 EASTWOOD RD., SUITE 111 WILMINGTON, NC 28403
PHONE: (910) 341-9653
1403 ASH LITTLE RIVER RD. NW ASH, NC 28403
PHONE: (910) 287-5900

OWNER:
- ALL IN, LLC
- 1574 MONSTER DUCK EST
- SUPPLY, NC 28462
- 910-445-4245

NCDOT ENCROACHMENT - WQ0040773
SEA BREEZE RV PARK
HOLDEN BEACH - NC 130
BRUNSWICK COUNTY, NORTH CAROLINA



License # 2441
18032
NCDOT
ENCROACHMENT

STATE OF NORTH CAROLINA

AFFIDAVIT

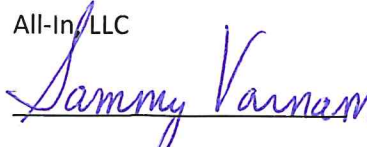
COUNTY OF BRUNSWICK

All-In, LLC, a North Carolina Limited Liability Company, with an office and place of business at 1574 Monster Buck Estates, Supply, North Carolina 28462 hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

1. That is the owner of certain property located in Lockwood Folly Township, Brunswick County, North Carolina and more particularly described in a Deed of Dedication in favor of Brunswick County of even date herewith.
2. That it has caused to be installed water distribution lines under and along the road right of ways as described in a Deed of Dedication in favor of Brunswick County of even date herewith.
3. All the work which has been performed in the construction and installation of said water distribution lines described in paragraph 2, above, has been fully paid for and there are now no liens of any kind including any lien for labor or material against the subdivision property which would in any way jeopardized title of affiant to the property in said subdivision nor are there any legal actions pending against Affiant or any contractor arising out of any work performed in said subdivision or the water lines installed therein which would in any way jeopardize title to the subdivision or the water distribution lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer, this 25 day of March, 2021

All-In, LLC



By: Sammy Varnam, Manager

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

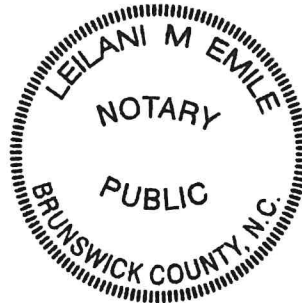
I, Leilani M Emile, a Notary Public of the County and State aforesaid, certify that Sammy Varnam, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NC driver's license, personally came before me this day and acknowledged that he is Manager of All-In, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, voluntarily executed the foregoing on behalf of said limited liability company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 25 day of March, 2021.

Leilani M Emile

Notary Public

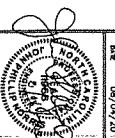
My Commission Expires: 10/19/2025



THIS MAP IS NOT A CERTIFIED
SURVEY AND HAS NOT BEEN
REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

CHERRY GROUP LLC
600 WEST 10TH ST
WILMINGTON, NC 28401

C4



16032
JMN
ZAC
08/04/20

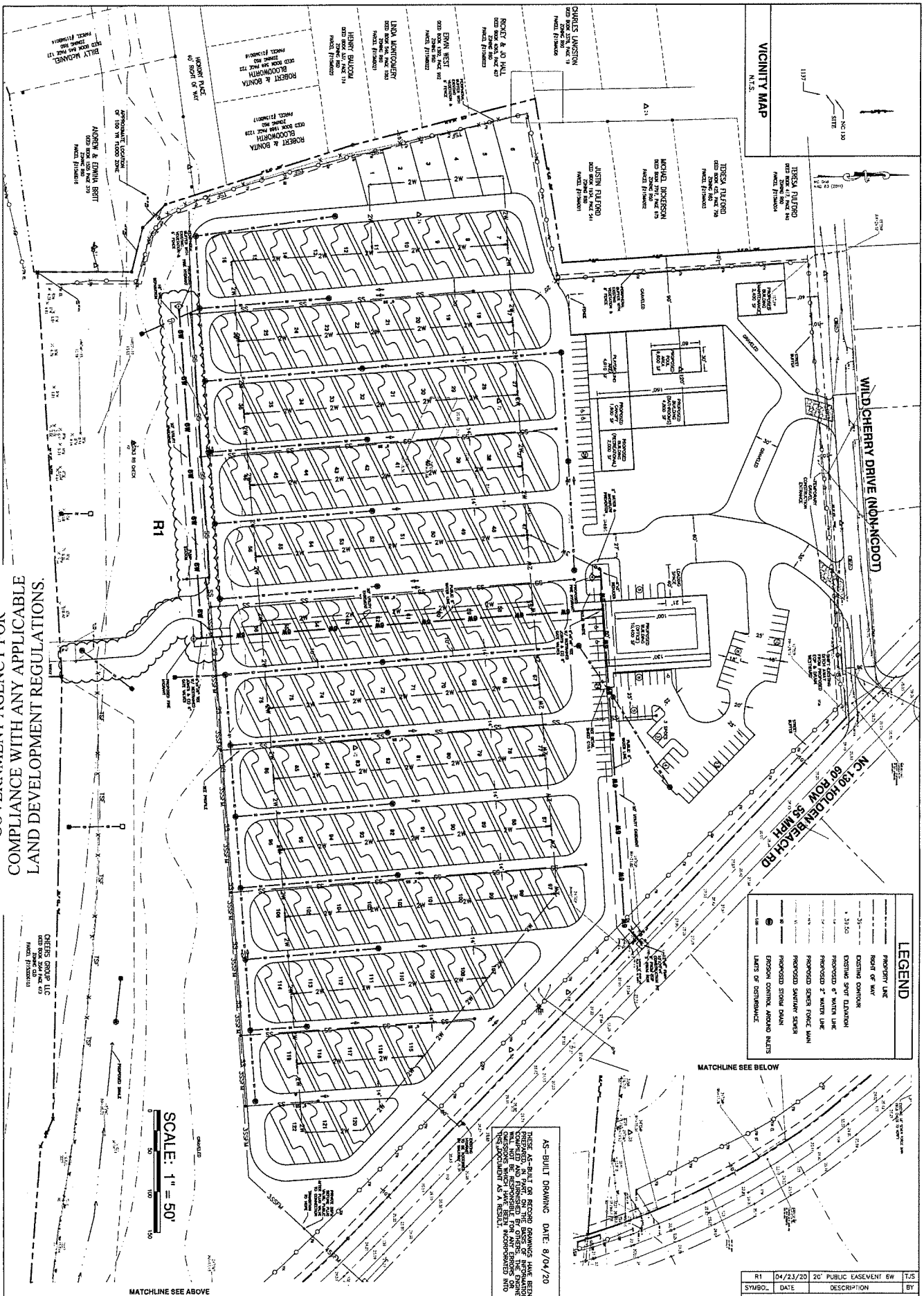
NORRIS & TUNSTALL CONSULTING ENGINEERS P.C.

1000 EASTWOOD RD. SUITE 111
WILMINGTON, NC 28401
PHONE (910) 247-5500

1429 ASH LITTLE AVENUE, NW
DEALE, NC 28621
PHONE (910) 247-5500

OWNER:
ALL IN, LLC
1574 MONSTER BUCK EST
SUPPLY, NC 28462
910-443-4245

UTILITY PLAN - WATER AS-BUILT
SEA BREEZE RV PARK
HOLDEN BEACH - NC 130
BRUNSWICK COUNTY, NORTH CAROLINA



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EXISTING CENTERLINE
	PROPOSED 30' ELEVATION
	PROPOSED 6' WATER LINE
	PROPOSED 3' WATER LINE
	PROPOSED STORM DRAIN
	EROSION CONTROL AROUND DENTS
	LIMITS OF DISTURBANCE

REVISIONS

SYMBOL	DATE	DESCRIPTION	BY
R1	04/23/20	20' PUBLIC EASEMENT 6W	TJS

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AS-BUILT DRAWING DATE: 8/04/20
THESE AS-BUILT OR RECORD DRAWINGS HAVE BEEN
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REPRODUCTION.

SCALE: 1" = 50'

MATCHLINE SEE ABOVE

MATCHLINE SEE BELOW

