

Prepared by:
Nathaniel H. Cook
Block, Crouch, Keeter, Behm & Sayed, LLP
P.O. Box 4, Wilmington, NC 28402

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 12 day of April, 2021, by and between STJ DEVELOPMENTS, LLC, a North Carolina limited liability company 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 governmental entity created and existing under the 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 certain tracts or parcels of land located in Brunswick County, North Carolina, known as Phase 2 - The Towns at St. James Plantation, being a portion of the property described in the Deed recorded in Book 4131, Page 210, Brunswick County Registry and depicted on that plat entitled "Subdivision Plat, Phase 2 - CM-4 & MF-4, The Towns at St. James Plantation, PIN:206708889574, D.B. 4131, PG. 210, Lockwood Folly Township, Brunswick County, NC," prepared by Paramounte Engineering, Inc., which map is recorded in Map Cabinet 127 at Pages 62-65 in the office of the Register of Deeds of Brunswick County; and

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

AND WHEREAS Developer wishes to obtain water and sewer from Grantee for the property and to make water and sewer from Grantee's system available to individual owners

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

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

Being the water and sewer lines located in the areas described as Berkeley Court 45' Private ROW, Harpers Way 45' Private ROW, Sundew Drive 45" Private ROW, and Naples Court Private ROW as depicted on that plat entitled "Subdivision Plat, Phase 2 - CM-4 & MF-4, The Towns at St. James Plantation, PIN:206708889574, D.B. 4131, PG. 210, Lockwood Folly Township, Brunswick County, NC," prepared by Paramounte Engineering, Inc., which map is recorded in Map Cabinet 127 at Pages 62-65, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD said water and sewer lines and equipment above described above together with the privileges and appurtenances thereto belonging to Grantee forever.

Developer hereby grants to Grantee a non-exclusive easement over, along, and upon the entire streets and cul-de-sacs depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair, and upkeep of the water and sewer distribution systems located therein and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developer, its successors and assigns, equal rights of easement and easements over, in, along, and upon said streets and cul-de-sacs for the purposes of installing and maintaining such other utilities as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, cable, and sewer.

And Developer does hereby covenant that it is seized of said water and sewer lines and equipment 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 persons whomsoever.

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

IN WITNESS WHEREOF, the Developer has caused this instrument to be duly executed the day and year first above written.

STJ DEVELOPMENTS, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
Patrick Lennon, Authorized Agent

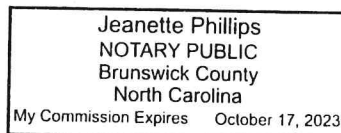
STATE OF NORTH CAROLINA
COUNTY OF Brunswick

I, a Notary Public of the State and County aforesaid, do hereby certify that on this 12 day of April, 2021 personally appeared before me PATRICK LENNON, Authorized Agent of STJ DEVELOPMENTS, LLC, a North Carolina limited liability company

☒ personally known to me;
☐ proved to me by satisfactory evidence;
☐ proved to me on the oath or affirmation of _____, who is personally known to me,

to be the person whose name is signed on the preceding Deed of Dedication, and acknowledged to me that he signed it voluntarily for its stated purpose.

(NOTARY SEAL)



[Signature]
Signature of Notary Public
Jeanette Phillips
Printed or Typed Name of Notary Public

My Commission Expires: October 17, 2023

ACCEPTANCE OF DEED OF DEDICATION

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

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Andrea White
Clerk to the Board

UTILITY RECORD DRAWINGS - LOTS 1A/B-5A/B & 37A/B-54A/B ST. JAMES CM-4-PH2 BRUNSWICK COUNTY, NC JANUARY 2021

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.

PREPARED FOR:
STJ DEVELOPMENTS, LLC.
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

DEVELOPER:
STJ DEVELOPMENTS, LLC
60 GREGORY ROAD
BELVILLE, NC 28451

ENGINEER (CIVIL):
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIM DUNKLESCALES, P.E. (910) 791-4707

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

BRUNSWICK COUNTY
ATTN: (910) 667-1111
PX: 810-750-0501

PROGRESS ENERGY
PX: 1-800-432-4949

PIEDMONT NATURAL GAS
PX: 810-796-7100

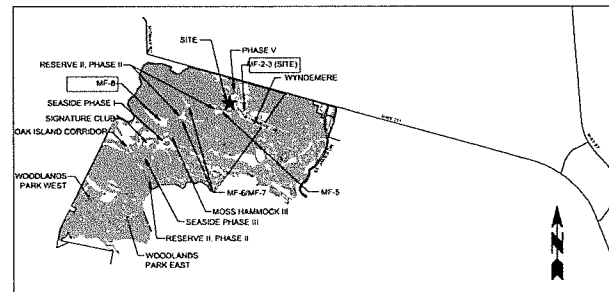
EMERGENCY DIAL 911

POLICE - FIRE - RESCUE

BRUNSWICK COUNTY ENGINEERING
(WATER & SEWER)
ATTN: MRS. VILLAGE PRINCE, PE
PX: (910) 253-3651

BELL SOUTH
PX: 1-800-632-4949

TIME WARNER CABLE
PX: 810-753-4639



VICINITY MAP
1" = 4,000'

PREPARED BY:
PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-4707 (O); (910) 791-4707 (F)
PROJECT # 18159-PE

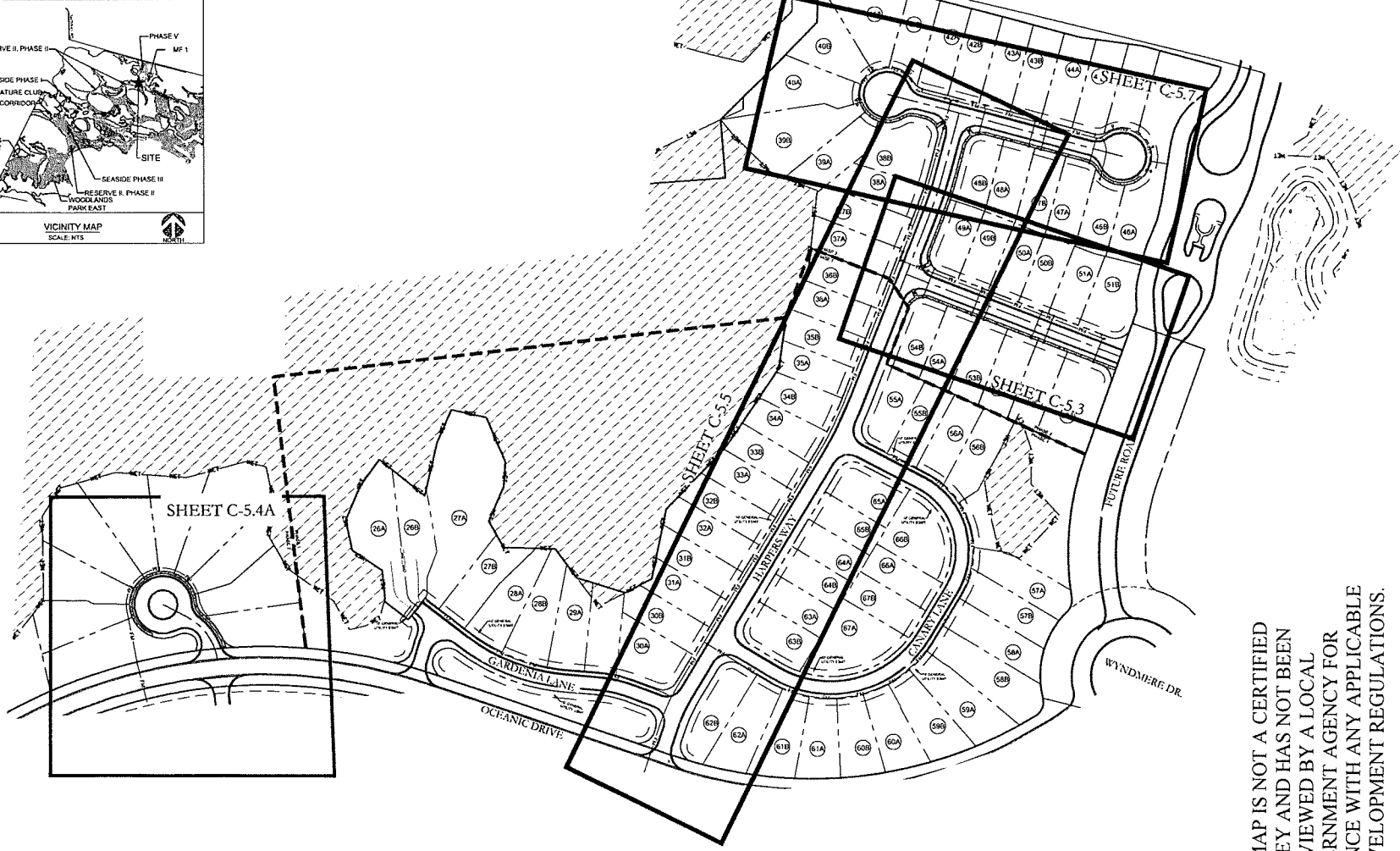
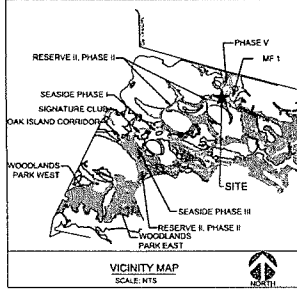
SANITARY SEWER QUANTITIES	
MATERIAL	QUANTITY
2" SDR21 PVC	1300 LF
3" SDR21 PVC	265 LF

WATER QUANTITIES	
MATERIAL	QUANTITY
8" C900 PVC	990 LF
4" C900 PVC	785 LF

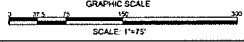


SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-5.0	INDEX SHEET
C-5.3, C-5.4A C-5.5&C-5.7	PLAN AND PROFILES

RECORD DRAWINGS



THIS MAP IS NOT A CERTIFIED
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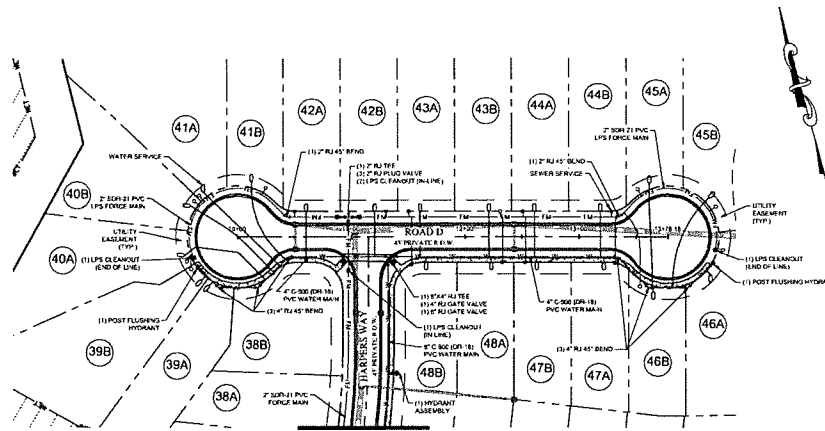
RECORD DRAWING

PROJECT STATUS CORRECTION: NONE PREPARED: 10/21/19 DRAWN: [Signature] CHECKED: [Signature] DESIGNED: [Signature]	PLAN & PROFILE INDEX CM-4-PHASE 2 ST. JAMES PLANTATION BRUNSWICK COUNTY, NC	PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-0707 (O) (910) 791-6760 (F) NC License #: C-2846	STJ DEVELOPMENTS, LLC 60 GREGORY ROAD, SUITE 1 BELVILLE, NC 28541
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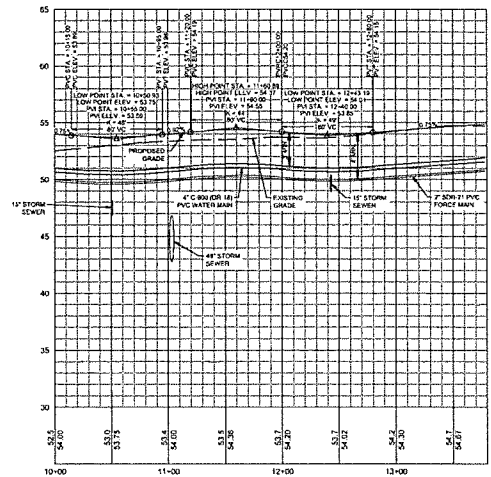


GRAPHIC SCALE
0 25 50 100
SCALE: 1"=50'

[illegible]

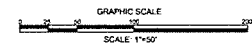


SEE SHEET C-5.5
ROAD D - PLAN VIEW
HORIZONTAL SCALE: 1"=50'



ROAD D - PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 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STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

STJ Developments, LLC, a North Carolina limited liability company with an office and place of business in Brunswick County, North Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

1. That it is the owner of certain property located in Lockwood Folly Township, Brunswick County, North Carolina, known as Phase 2 - The Towns at St. James Plantation, being a portion of the property described in the Deed recorded in Book 4131, Page 210, Brunswick County Registry and depicted on that plat entitled ““Subdivision Plat, Phase 2 - CM-4 & MF-4, The Towns at St. James Plantation, PIN:206708889574, D.B. 4131, PG. 210, Lockwood Folly Township, Brunswick County, NC,” prepared by Paramounte Engineering, Inc., which map is recorded in Map Cabinet 127 at Pages 62-65 in the office of the Register of Deeds of Brunswick County, as 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 and sewer lines under and along the road right-of-way hereinafter described and referenced:

Being the water and sewer lines located in the areas described as Berkeley Court 45' Private ROW, Harpers Way 45' Private ROW, Sundew Drive 45' Private ROW, and Naples Court Private ROW as depicted on that plat entitled ““Subdivision Plat, Phase 2 - CM-4 & MF-4, The Towns at St. James Plantation, PIN:206708889574, D.B. 4131, PG. 210, Lockwood Folly Township, Brunswick County, NC,” prepared by Paramounte

Engineering, Inc., which map is recorded in Map Cabinet 127 at Pages 62-65, reference to which is hereby made for a more particular description.

3. All the work which has been performed in the construction and installation of said water and sewer 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 materials against the subdivision of which Affiant is aware which would in any way jeopardize 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 and sewer lines installed therein which would in any way jeopardize title to the subdivision or the water and sewer lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized Vice President, this the 12 day of April, 2021.

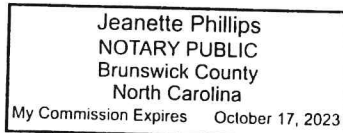
STJ DEVELOPMENTS, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
Patrick Lennon, Authorized Agent

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

Signed and sworn to before me this day by PATRICK LENNON, Authorized Agent of STJ DEVELOPMENTS, LLC, a North Carolina limited liability company.

Date: April 12, 2021



[Signature]
Signature of Notary Public
Jeanette Phillips
Printed Name of Notary Public

(NOTARY SEAL)
My Commission Expires: October 17, 2023

UTILITY RECORD DRAWINGS - LOTS 1A/B-5A/B & 37A/B-54A/B ST. JAMES CM-4-PH2

BRUNSWICK COUNTY, NC JANUARY 2021

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PREPARED FOR:
STJ DEVELOPMENTS, LLC.
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

DEVELOPER:
STJ DEVELOPMENTS, LLC
60 GREGORY ROAD
BELVILLE, NC 28451

ENGINEER (CIVIL):
PARAMOUNT ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIM CLUNSKALES, P.E. (910) 791-6107

NOTICE REQUIRED

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CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

BRUNSWICK COUNTY
ATTN: JEFFREY HILL
PH: 910-253-2957

PROGRESS ENERGY
PH: 1-800-632-4949

PIEDMONT NATURAL GAS
PH: 910-799-7183

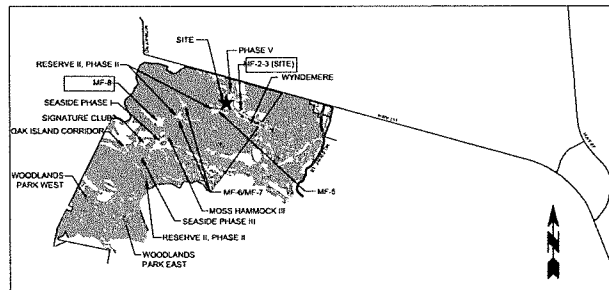
EMERGENCY DIAL 911

POLICE - FIRE - RESCUE

BRUNSWICK COUNTY ENGINEERING
(WATER & SEWER)
ATTN: NED VOLLMER, P.E.
PH: 910-253-2957

BELL SOUTH
PH: 1-800-632-4949

TIME WARNER CABLE
PH: 910-792-4939



VICINITY MAP

1" = 4,000'

PREPARED BY:
PARAMOUNT
ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6107 (F), (910) 791-6107 (F)
PROJECT # 18150-PE

SANITARY SEWER QUANTITIES

MATERIAL	QUANTITY
2" SDR21 PVC	1300 LF
3" SDR21 PVC	265 LF

WATER QUANTITIES

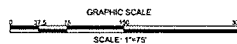
MATERIAL	QUANTITY
8" C900 PVC	990 LF
4" C900 PVC	785 LF



SHEET INDEX


SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-5.0	INDEX SHEET
C-5.1 C-5.4A C-5.5B C-5.7	PLAN AND PROFILES

RECORD DRAWINGS



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RECORD DRAWING

PROJECT STATUS NOT STARTED NOT IN PROGRESS NOT COMPLETED RE-TESTED/RE-TESTED		PLAN & PROFILE INDEX CM-4 PHASE 2 ST. JAMES PLANTATION BRUNSWICK COUNTY, NC		PARAMOUNT ENGINEERING 122 Citizens Drive Wilmington, North Carolina 28403 (910) 791-6707 (0) (910) 791-6706 (F) NC License # C-2846		CLIENT INFORMATION STJ DEVELOPMENTS, LLC 60 GREGORY ROAD, SUITE 1 BELVILLE, NC 28651		REVISIONS	
SEAL 		DRAWING INFORMATION DATE: 12/28/19 DRAWN BY: JCH CHECKED BY: JCH DESIGNED BY: JCH IN CHARGE: JCH							
C-5.0		PCL JOB# 18155.PE							



**Know what's below.
Call before you dig.**

RECORD DRAWING

PROJECT STATUS
CONCEPT LAYOUT
PRELIMINARY
FINAL DESIGN
RELEASED FOR CONSTRUCTION

DRAWING INFORMATION
SHEET NO. 1
SCALE
DESIGNED BY
CHECKED BY

SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
324843
JAMES S. CLINEBELL
2/6/21

C-5.3

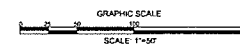
PE: JORE 12-150-PM

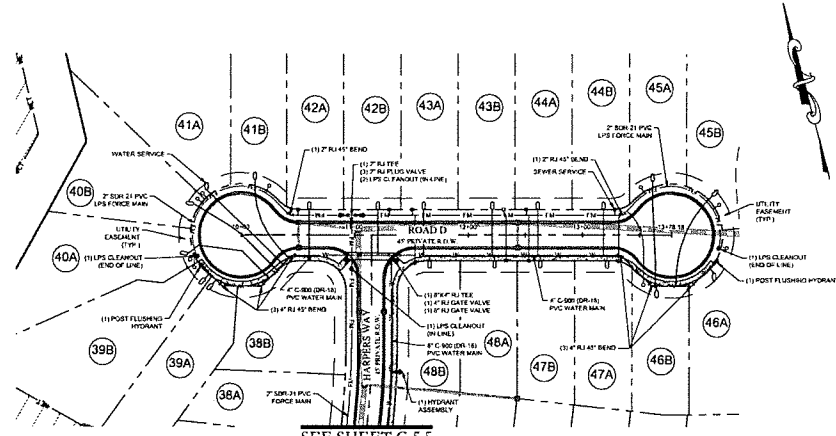


ROAD F - PLAN VIEW

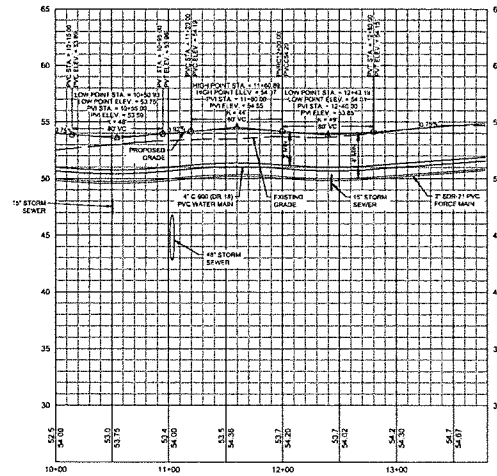


811.
Know what's below.
Call before you dig.

[illegible]

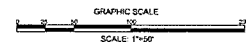


SEE SHEET C-5.5
ROAD D - PLAN VIEW
HORIZONTAL SCALE: 1"=50'



ROAD D - PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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.



Know what's below.
Call before you dig.

REVISIONS

STJ DEVELOPMENTS, LLC
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 29511

PARAMOUNT
ENGINEERS, P.C.
122 Greene Drive
Wilmington, North Carolina 28403
(910) 791-5707 (O) (910) 791-5700 (F)
NC License # C-2346

PLAN & PROFILE
ROAD D
CM4 - PHASE 2
ST JAMES PLANTATION
BRUNSWICK COUNTY, NC

PROJECT STATUS
CONSTRUCTION PROJECT
APPROVED FOR CONSTRUCTION
DATE: 10/1/2024
BY: [Signature]

DRAWING INFORMATION
SHEET: 1 OF 1
DATE: 10/1/2024
BY: [Signature]

SEAL
[Professional Engineer Seal]
JAMES G. GREGORY
P.E.
10/1/2024

C-5.7
PLOT JOB# 10/159/PJ

RECORD DRAWING