

Prepared by: Leland Charter, LLC
Mark S. Dudeck
3610Thadeuss Lott Lane
Leland, NC 28451

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 14 day of October, 2021, by and between **Leland Charter, 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 219, Bolivia, NC 28422.*

WITNESSETH

That whereas Developer is the owner and developer of a tract or parcel located in Northwest Township, Brunswick County, North Carolina, known as Classical Charter Schools of Leland;

And 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 property and to make water from Grantee's system available to individual owners.

And whereas Grantee has adopted through appropriate resolution stated policy regarding water distribution 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 by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

367 linear feet of 8-inch water main line with one fire hydrant to serve the school with a 20-foot public utility easement centered on the water main as shown on the asbuilts prepared by Norris & Tunstall Consulting Engineers and attached herein as Exhibit A.

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

Non-exclusive easements over, along and upon the entire area of the 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 distribution systems 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 Developers, its successor and assigns, equal rights of easement and easement over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such 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 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.

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 the Deed of Dedication in the office of the Brunswick County Register of Deeds.

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

Leland Charter, LLC

By: 

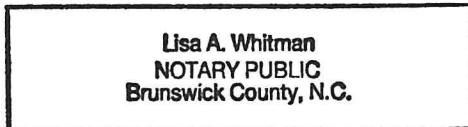
Mark S. Dudeck, Manager

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I, a Notary Public of the County and State aforesaid, do hereby certify that Mark J. Dudeck personally came before me this day, and (I have personal knowledge of the identity of the principal) OR (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____) OR (a credible witness has sworn to the identity of the principal (s)); and he/she acknowledged that he/she is (Title of officer, ie: President, Vice President, Member, Manager) of (Name of Developer), a North Carolina Corporation or LLC, and that he/she, as (Title of officer), being authorized to do so, executed the foregoing on behalf of the (Corporation or LLC).

Witness my hand and official seal, this the 14th day of October, 2021.



Lisa A. Whitman
Signature of Notary Public
Lisa A. Whitman
Printed or Typed Name of Notary Public

My Commission Expires: 04-17-2026

ACCEPTANCE OF DEED

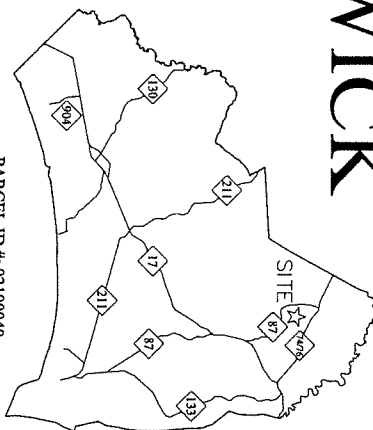
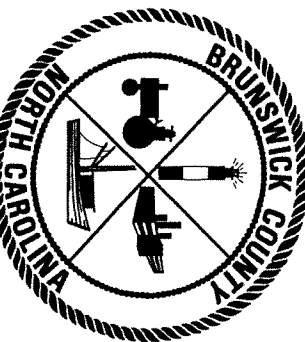
This Deed of Dedication and accompanying Affidavit for (Name of Developer) was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 2021.

Brunswick County Board of Commissioners

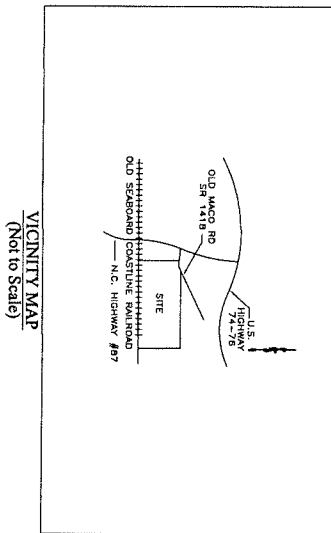
Randy Thompson, Chairman

Daralyn Spivey
Clerk to the Board

COUNTY OF BRUNSWICK



PARCEL ID #: 02100040



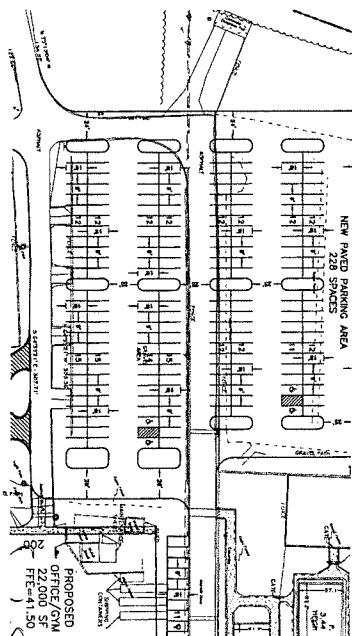
VICINITY MAP
(Not to Scale)

**ROGER BACON ACADEMY
WATERMAIN EXTENSION - PHASE 2**

TYPE OF WORK: ADD 376 LF OF 8" WATERLINE AND 1 FIRE HYDRANT.

OWNER:
THE ROGER BACON ACADEMY
3610 THADDEUS LOTT LANE
LELAND, NC 28451

DESIGNER
PHIL NORRIS
NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.
1900 EASTWOOD RD., SUITE #11
WILMINGTON, NC 28403
PHONE: 910-343-9653
FAX: 910-343-9604
EMAIL: PNORRIS@NTENGINEERS.COM



<u>INDEX OF SHEETS</u>	
C :	BC COVER
C4 :	WATERMAIN EXTENTION
C8 :	DETAILS
C9 :	DETAILS
C10 :	DETAILS

[illegible]

"ENGINEER'S CERTIFICATION OF COMPLIANCE WITH BRUNSWICK COUNTY SPECIFICATIONS AND DETAIL." I hereby certify that the plans, details, and associated project specifications comply with the latest version, as of this date, of Brunswick County's Standard Specifications and Standard Details per standard engineering practice. Furthermore, I confirm my understanding that reviews and approvals by Brunswick County personnel do not imply that Brunswick County personnel have reviewed and are in agreement with every portion of the plans and specifications that I have submitted. I understand that Brunswick County reviews and approvals are meant to ensure that the overall plans are in general compliance with County objectives. I understand that it is my full responsibility to ensure that plans and specifications are in full compliance with applicable County, State, Federal, and other municipal requirements. Additionally, I understand that the County will not assume operation, maintenance, or ownership of constructed facilities that do not meet County requirements and the County may refuse to issue permits at facilities that the County deems are non-compliant with County Specifications. I also confirm my understanding that County Inspectors are for the sole use of the County and I certify that I will not use, or direct others to use, County Inspectors for State compliance purposes or any other purpose."

TECH: D BLACKMON / ED
DES: P NORRIS / JPN
CHK: P NORRIS / JPN
PROJECT NO. 20116
SHEET NO. C

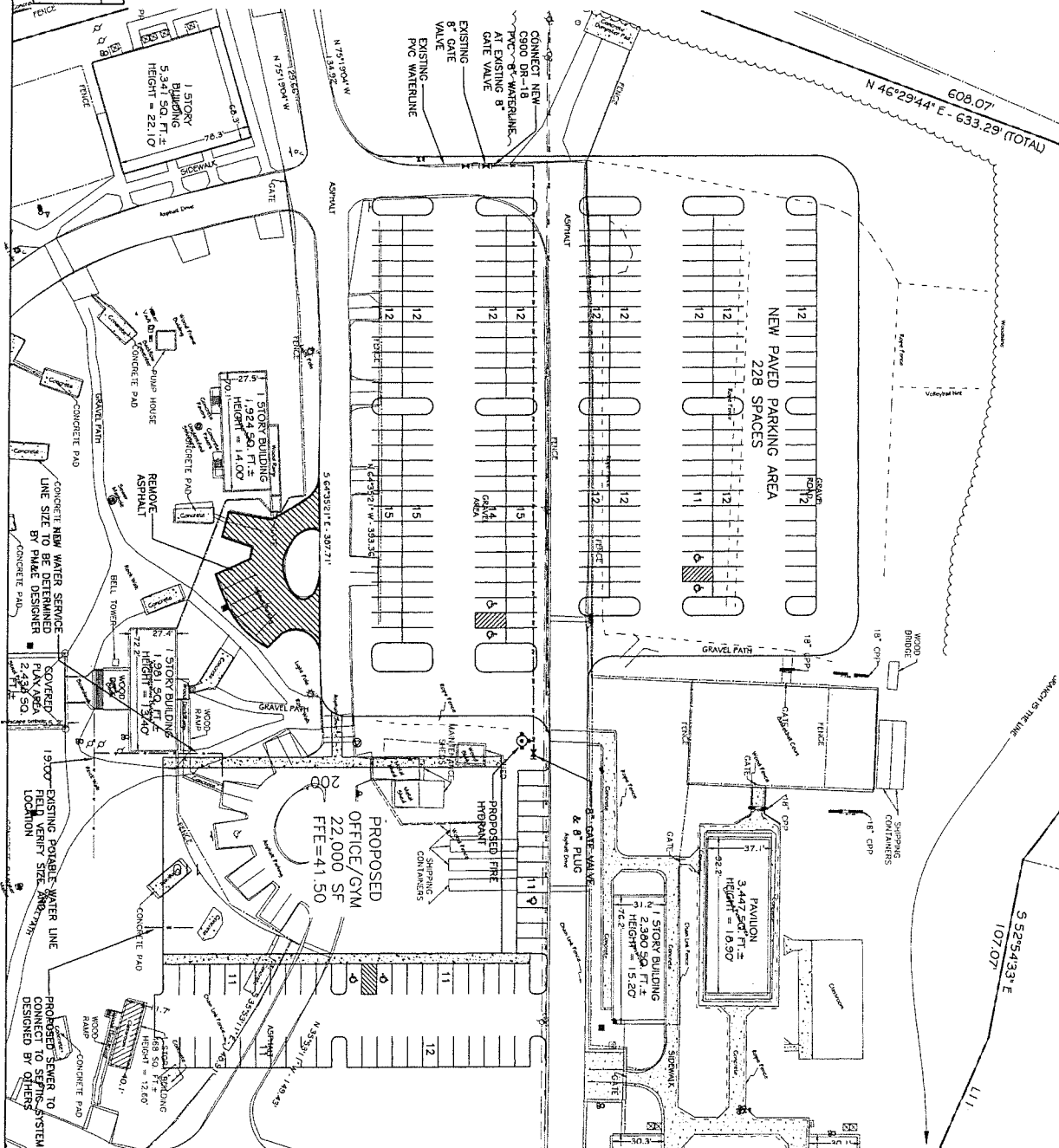
PROJECT NAME: ROGER BACON ACADEMY
WATERMAIN EXTENSION - PHASE 2
LOCATION: LEARNING LANE, LELAND NC
OWNER: ROGER BACON ACADEMY
DESIGNER: P NORRIS, NORRIS & TUNSTALL, P.C.

DATE: 07/19/21	SUBMITTAL: ASBUILT
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LEGEND

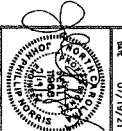
PROPERTY LINE
RIGHT OF WAY
PROPOSED 8" WATERLINE

AS-BUILT DRAWING DATE: 07/19/21
THESE AS-BUILT OR RECORD DRAWINGS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE INFORMATION PROVIDED AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE WORK AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT AS A RESULT.



SCALE: 1" = 30'

C4



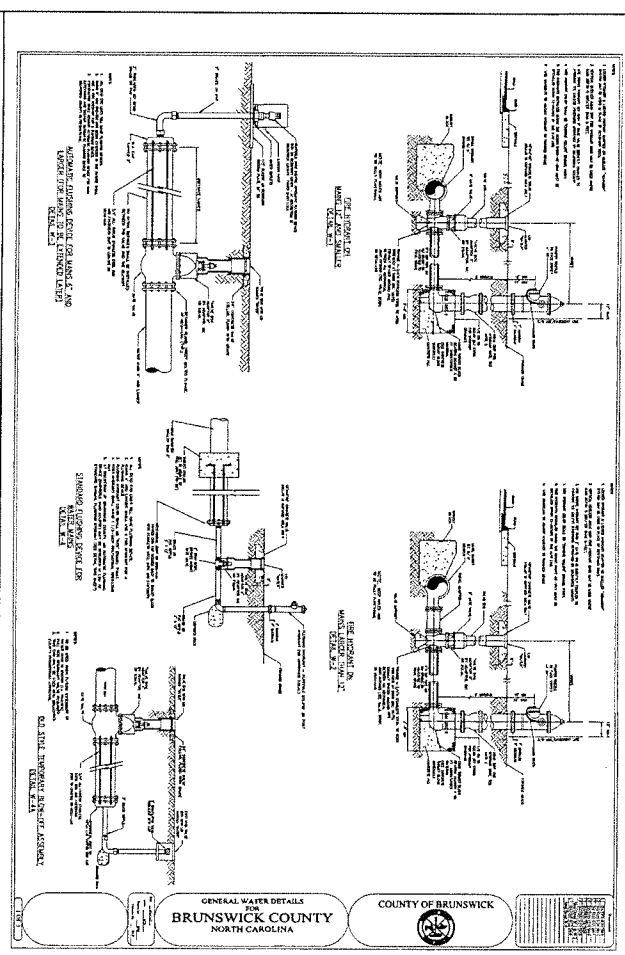
NORRIS & TUNSTALL CONSULTING ENGINEERS P.C.

3002 IRON GATE DR., SUITE 102 WILMINGTON, NC 28412 PHONE: (910) 243-9651
1429 ASH-LITTLE RIVER RD. NW ASH, NC 28412 PHONE: (910) 287-5900

OWNER:
THE ROGER BACON ACADEMY
3410 THADDEUS LOTT LANE
LELAND, NC 28451
ATTN: MARK DUDECK
910.612.1049

UTILITY PLAN - AS-BUILT
ROGER BACON ACADEMY EXPANSION
LEARNING LANE
BRUNSWICK COUNTY, NORTH CAROLINA

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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BRUNSWICK COUNTY, NORTH CAROLINA

2602 IRON GATE DR., SUITE 102 1429 ASH LITTLE RIVER RD. NW
WILMINGTON, NC 28412 ASH, NC 28420
PHONE (910) 343-9653 PHONE (910) 287-5900

20116

ISS	JPN
COL	JPN
Draw	ED8
DATE	02/25/72

LEONARD H.C. MOULDER

JOHN PHILLIP MOULDER
1968
7/1/1

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

Leland Charter, 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 Northwest Township, Brunswick County, North Carolina, known as Classical Charter Schools of Leland, 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 under and along the road rights-of-way property hereinafter described and referenced:

367 linear feet of 8-inch water main line with one fire hydrant to serve the school with a 20-foot public utility easement centered on the water main as shown on the asbuilts prepared by Norris & Tunstall Consulting Engineers and attached herein as Exhibit A.

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 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 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 14 day of October, 2021.

Leland Charter, LLC

By: *Mark S. Dudeck*

Mark S. Dudeck, Manager

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

Signed and sworn to (or affirmed) before me, this day by *Mark S. Dudeck*.
(Name of Principal)

Date: *10-14-2021*

(NOTARY SEAL)

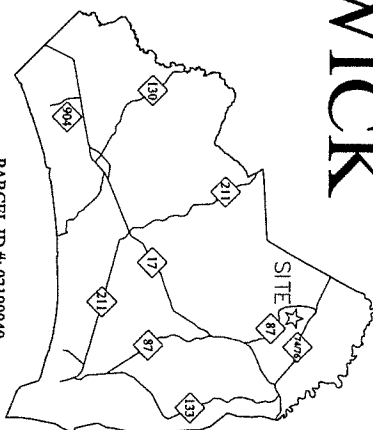
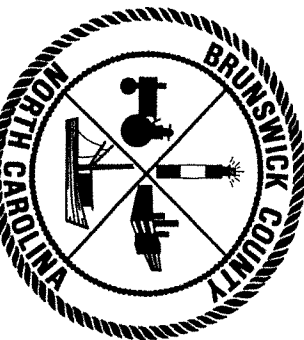
Lisa A. Whitman
NOTARY PUBLIC
Brunswick County, N.C.

Lisa A. Whitman
Signature of Notary Public

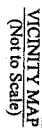
Lisa A. Whitman
Printed Name of Notary Public

My Commission Expires: *04-17-2024*

COUNTY OF BRUNSWICK



PARCEL ID #: 02100040



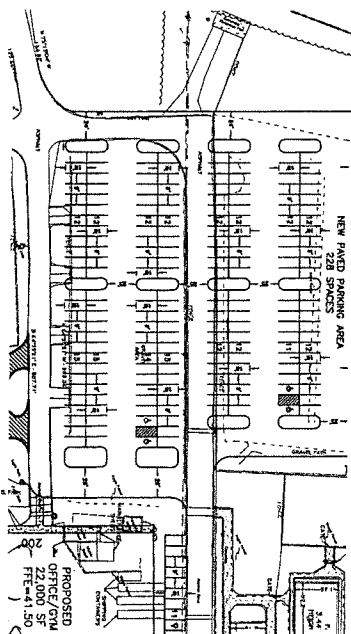
VICINITY MAP
(Not to Scale)

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LELAND, NC 28451

ATTN. MARK DUDECK
910-612-1049

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1900 EASTWOOD RD., SUITE #11
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919-763-2111

FAX: 910-343-9604
EMAIL: PNORRIS@NTENGINEERS.COM



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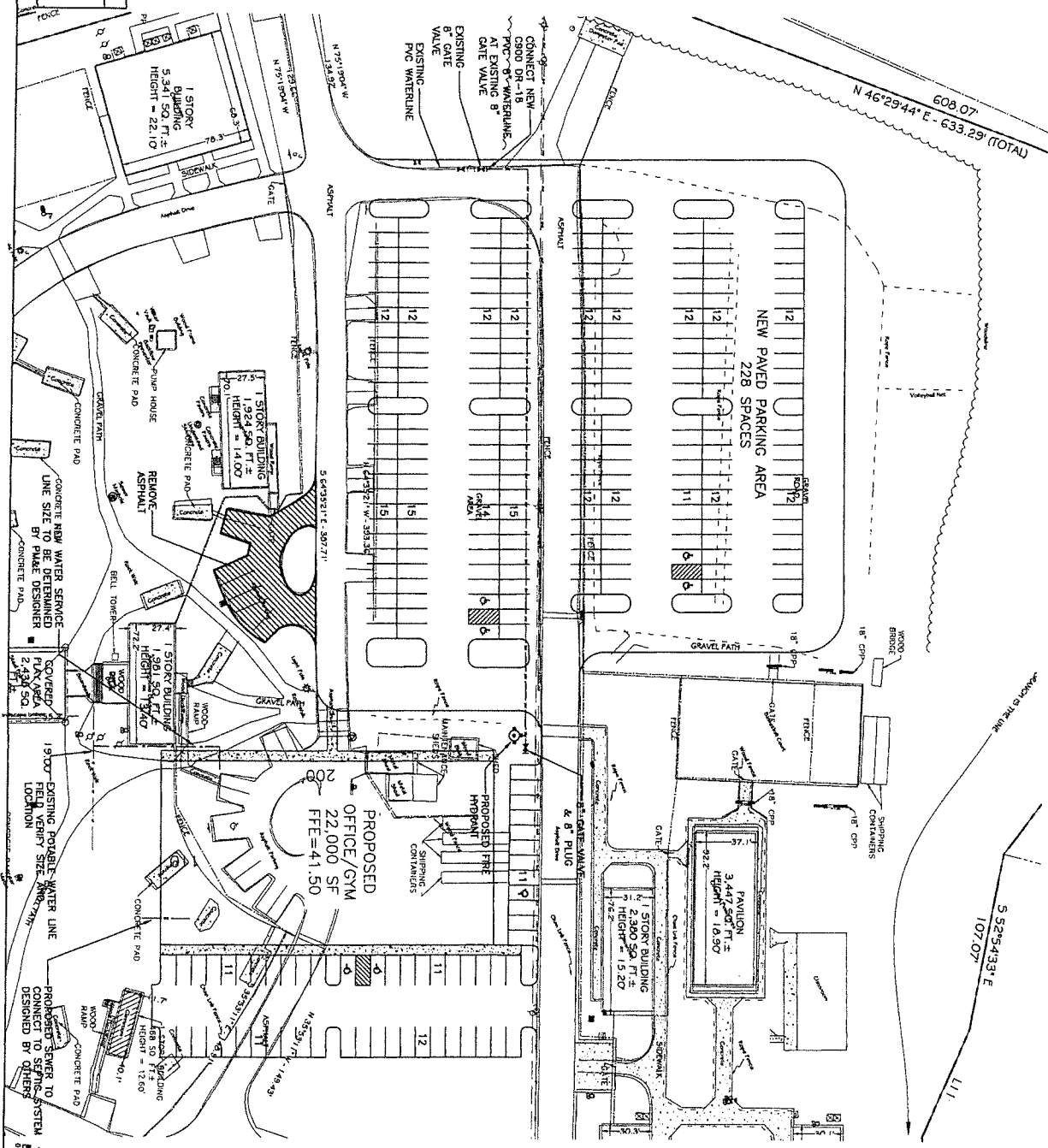
PROJECT NAME: ROGER BACON ACADEMY
WATERMAIN EXTENSION - PHASE 2
LOCATION: LEARNING LANE, LELAND NC
OWNER: ROGER BACON ACADEMY
DESIGNER: P NORRIS, NORRIS & TUNSTALL, P.C.

AS-BUILT DRAWING DATE: 07/19/21

THESE AS-BUILT OR RECORD DRAWINGS HAVE BEEN PREPARED BY THE DESIGNER AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT AS A RESULT.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED 8" WATERMAIN



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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SCALE: 1" = 30'

C4

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

200 IRON GATE DR., SUITE 102
1429 ASH LITTLE RIVER RD., NW
WILMINGTON, NC 28403

DATE: 07/19
DRAWN BY: JPM
CHECKED BY: EDB

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

200 IRON GATE DR., SUITE 102
1429 ASH LITTLE RIVER RD., NW
WILMINGTON, NC 28403

OWNER:
THE ROGER BACON ACADEMY
3419 THADDEUS LOTT LANE
LELAND, NC 28551

UTILITY PLAN - ASBUILT
ROGER BACON ACADEMY EXPANSION
LEARNING LANE

