

Prepared by: Southport Charter Campus, LLC
Mark S. Dudeck
3610 Thadeuss 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 **Southport Charter Campus, 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 a tract or parcel located in Lockwood Folly Township, Brunswick County, North Carolina, known as Classical Charter Schools of Southport;

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:

1,141 linear feet of 8-inch water main line with ⁽⁴⁾~~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.

Southport Charter Campus, LLC

By: 

Mark S. Dudeck, Manager

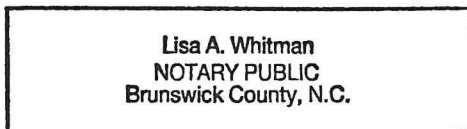
STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I, a Notary Public of the County and State aforesaid, do hereby certify that

Mark S. 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

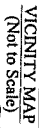
This Deed of Dedication and accompanying Affidavit for (Name of Developer) was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 2021.

Brunswick County Board of Commissioners

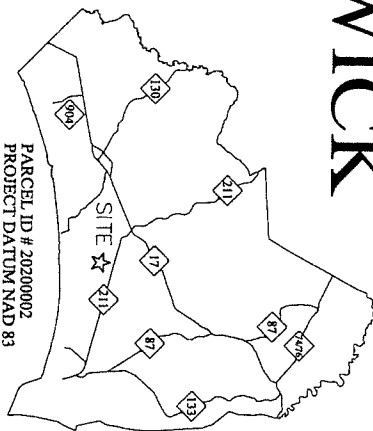
Randy Thompson, Chairman

Daralyn Spivey
Clerk to the Board

COUNTY OF BRUNSWICK



SOUTH BRUNSWICK CHARTER SCHOOL EXPANSION - AS-BUILT



PARCEL ID # 20200002
PROJECT DATUM NAD 83

TYPE OF WORK:

INSTALLATION OF
1,411 LF OF NEW 8"

C-900 PVC WATER MAIN

AND 4 NEW FIRE HYDRANTS

<u>INDEX OF SHEETS</u>	
C :	COVER SHEET
OP :	OVERALL PLAN
DP :	DEMOLITION PLAN
CI :	GRADING AND DRAINAGE PLAN

C2	:	LAYOUT PLAN
C3	:	UTILITY PLAN
C4	:	DETAILS
C5	:	BURNSWICK COUNTY DETAILS
C6	:	BURNSWICK COUNTY DETAILS
C7	:	BURNSWICK COUNTY DETAILS
C8	:	BURNSWICK COUNTY DETAILS
C9	:	BURNSWICK COUNTY DETAILS
C10	:	BURNSWICK COUNTY DETAILS

AS-BUILT DRAWING DATE: 10/28/21

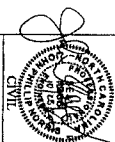
DESIGNER
J. PHILIP NORRIS, P.E.
NORRIS & TINSTAL CONSULTING ENGINEERS, P.C.
1429 ASH-LEITE RIVER RD.
ASH, NC 28420
PHONE (910) 287-5900
FAX: (910) 287-5902
EMAIL: PNORRIS@NTENGINEERS.COM

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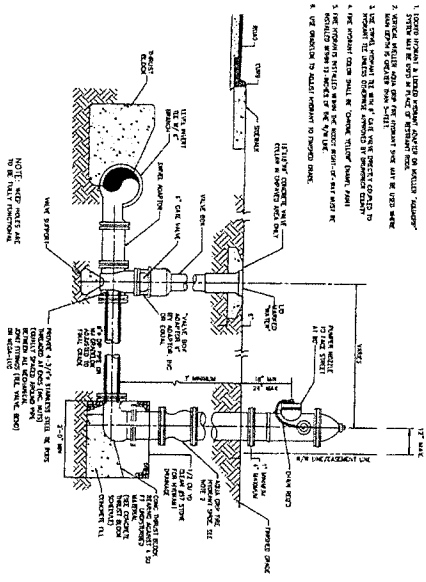
"ENGINEER'S CERTIFICATION OF COMPLIANCE WITH BRUNSWICK COUNTY SPECIFICATIONS AND DETAILS

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 the 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 Specifications and the County may refuse to issue permits at facilities that the County deems are non-compliant with County requirements. 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 / JN
GIB: P NORRIS / JN
PROJECT NO.
20118
SHEET NO.
C

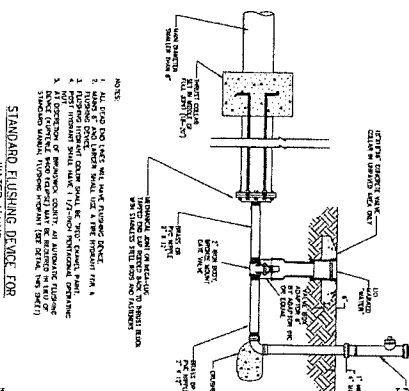


PROJECT NAME: SOUTH BRUNSWICK CHARTER SCHOOL
EXPANSION
LOCATION: SUNSET HARBOR ROAD
OWNER: COASTAL HABITAT CONSERVANCY, LLC
DESIGNER: P NORRIS, NORRIS & TUNSTALL



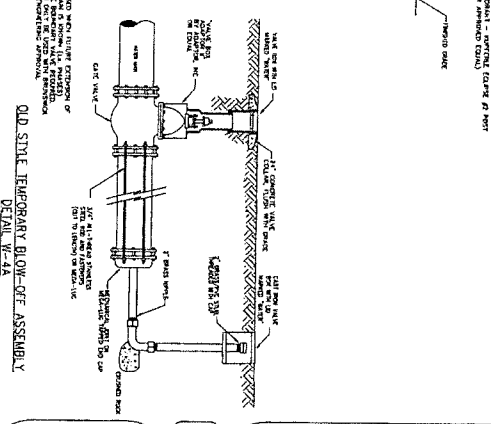
FIRE HYDRANT ON
MAINS 12" AND SMALLER
DETAIL W-1

FIRE HYDRANT ON
MAINS LARGER THAN 12"
DETAIL W-2



AUTOMATIC FLUSHING DEVICE FOR MAINS 6" AND LARGER (FOR MAINS TO BE EXTENDED LATER).
DETAIL W-3

STANDARD FLUSHING DEVICE FOR
WATER MAINS.
DETAIL W-4



OLD STYLE TEMPORARY BLOW-OFF ASSEMBLY
DETAIL W-4A

GENERAL WATER DETAILS
FOR
BRUNSWICK COUNTY
NORTH CAROLINA



COUNTY OF BRUNSWICK

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2021 HORRIS & TUNSTALL			

BRUNSWICK COUNTY DETAILS - AS-BUILT
SOUTH BRUNSWICK CHARTER SCHOOL EXPANSION
SUNSET HARBOUR ROAD

OWNER
COASTAL HABITAT CONSERVANCY, LLC
ATTN: MARK DUDECK
3810 THADDEUS LOTT LANE
LELAND, NC 28557

NORRIS & TUNSTALL
— CONSULTING ENGINEERS P.C. —
2602 IRON GATE DR., SUITE 102 1429 ASH-LITTLE RIVER RD. NW
WILMINGTON, NC 28412 ASH, NC 28620

Licensee MC-M41
20118
SEX JPN
DOB JPN
ED08
DATE 10/28,

AC-BUILT COMPANY DATE 10/09/2011

THESE U-BUILT ON RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPALED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.



STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

Southport Charter Campus, 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 disposes 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 Classical Charter Schools of Southport, 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:

1,141 linear feet of 8-inch water main line with ⁽⁴⁾ 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 14th day of October, 2021.

Southport Charter Campus, LLC

By: 

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)

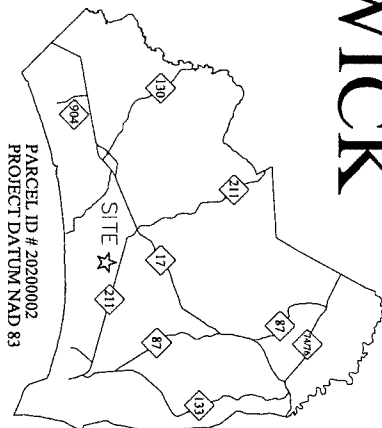
Lisa A. Whitman
NOTARY PUBLIC
Brunswick County, N.C.


Signature of Notary Public

Lisa A. Whitman
Printed Name of Notary Public

My Commission Expires: 04-17-2026

COUNTY OF BRUNSWICK



SOUTH BRUNSWICK CHARTER SCHOOL EXPANSION - AS-BUILT

INDEX OF SHEETS	
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C6	BRUNSWICK COUNTY DETAILS
C7	BRUNSWICK COUNTY DETAILS
C8	BRUNSWICK COUNTY DETAILS
C9	BRUNSWICK COUNTY DETAILS
C10	BRUNSWICK COUNTY DETAILS

LANDSCAPE CERTIFICATION OF COMPLIANCE WITH BRUNSWICK COUNTY SPECIFICATIONS AND DETAILS
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 Inspections are for the sole use of the County and I certify that I will not use, or direct others to use, County Inspections for State compliance purposes or any other purpose."

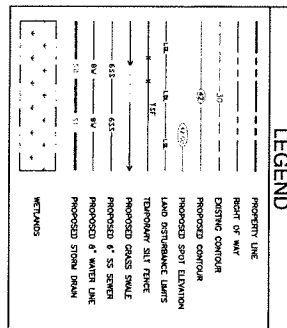
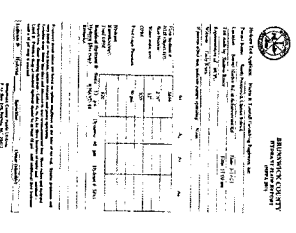
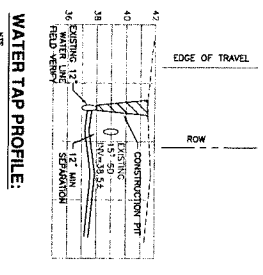
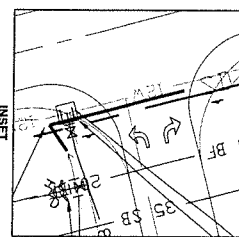
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TECH: D BLACKMON / EDB
DES: P NORRIS / JPN
CIR: P NORRIS / JPN
PROJECT NO.
20118
SHEET NO.
C

PROJECT NAME: SOUTH BRUNSWICK CHARTER SCHOOL
EXPANSION
LOCATION: SUNSET HARBOR ROAD
OWNER: COASTAL HABITAT CONSERVANCY, LLC
DESIGNER: P NORRIS, NORRIS & TUNSTALL

DATE: 10/28/21

SUBMITTAL: AS-BUILT



-	-	-	-
SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2021 NORRIS & TUNSTALL			

UTILITY PLAN - AS-BUILT
SOUTH BRUNSWICK CHARTER SCHOOL EXPANSION
SUNSET HARBOUR ROAD
BRUNSWICK COUNTY, NORTH CAROLINA

OWNER
COASTAL HABITAT CONSERVANCY, LLC
ATTN: MARK DUDECK
3810 THADDEUS LOTT LANE
LELAND, NC 28457

NORRIS & TUNSTALL
— CONSULTING ENGINEERS P.C. —

2602 IRON GATE DR., SUITE 102 WILMINGTON, NC 28412 PHONE (919) 343-5633	1429 ASH LITTLE RIVER RD. NW ASH, NC 28420 PHONE (919) 287-5900
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AS-BUILT DRAWING DATE: 10/28/21

[illegible]

SCALE: 1" = 50'



