

Prepared by Price & Williams, P.A.

Excise Stamps: no taxable consideration

Rob Williams

NORTH CAROLINA

DEED OF DEDICATION

BRUNSWICK COUNTY

This DEED OF DEDICATION, made and entered into this 28th day of October, 2021, by and between **BBTB REAL PROPERTIES NC, LLC**, a North Carolina limited liability company, successor in interest to River Bluff Holdings II, LLC, having a mailing address, to wit: PO Box 4937, Pinehurst, NC 28374, hereinafter referred to as "DEVELOPER," and **BRUNSWICK COUNTY**, a governmental entity created and existing under the laws of the State of North Carolina, hereinafter referred to as "GRANTEE," whose mailing address is PO Box 249, Bolivia, NC 28422.

WITNESSETH

WHEREAS, DEVELOPER is the owner of a certain tract or parcel located in Northwest Township, Brunswick County, North Carolina, said property being better known as The Bluffs on the Cape Fear; Subdivision and

WHEREAS, DEVELOPER has caused to be installed water distribution lines and sanitary sewer lines under and along the road rights of way and within the boundaries of certain tracts herein described and referenced; and

WHEREAS, DEVELOPER wishes to obtain water and sanitary sewer service from the GRANTEE for the property, and to make water and sanitary sewer service from Grantee's system available to the individual owners; and

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

NOW, THEREFORE, DEVELOPER, for and in consideration of Grantee accepting said water and sanitary sewer lines and making water and sanitary sewer service available to said subdivision, DEVELOPER, does hereby give, grant and convey unto GRANTEE, its lawful successors or assigns, the following described property:

All of the subsurface water and distribution lines, sanitary sewer lines, lift stations and related facilities serving The Bluffs on the Cape Fear development and located within the following rights-of-ways and parcels of land: ALL of Lots 458 through 471, together with that portion of the variable width rights-of-way designated as "Fallen Pear Lane" that touch and concern the aforementioned lots, as is shown on that certain map entitled "Final Plat of Phase 4A The Bluffs on the Cape Fear Lots 458 - 471", recorded in Map Cabinet 50, Page 10, Brunswick County Registry. Reproducible copies of said plats are on file with Brunswick County.

Lots 458 through 471 are further described and illustrated on the Record Drawings of the Bluffs on the Cape Fear, Phase 4A, as prepared by McKim & Creed, dated 10/22/21.

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


Non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs as depicted on the maps and serving the areas referenced above for the purpose of entry into the subdivision for maintenance, repair and upkeep of the water and sanitary sewer 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 Developer, its successors or assigns, equal rights of easement and easement over, in, above, among 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 and cable.

AND DEVELOPER does hereby covenant that it is seized of said water distribution and sanitary 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 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 this Deed of Dedication in the Office of the Brunswick County Register of Deeds.

IN WITNESS WHEREOF, the party has hereunto set its hand and seal the day above first above written.

BBTB REAL PROPERTIES NC, LLC

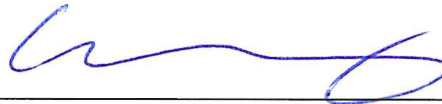
By: 
Name: Douglass S. Talbot, Manager

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Douglass S. Talbot, Manager of BBTB Real Properties NC, LLC.

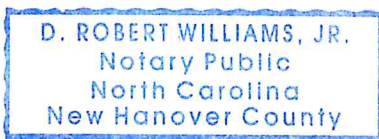
Today's Date: Oct. 28, 2021.



[Notary's signature as name appears on seal]

D. Robert Williams Jr.

[Notary's printed name as name appears on seal]



My commission expires: July 25, 2022

[Affix Notary Seal in Space Above]

ACCEPTANCE OF DEED

**THIS Deed of Dedication and accompanying affidavit for BBTB Real Properties
NC, LLC was accepted by the Brunswick County Board of Commissioners on the
_____ day of _____, 2021.**

Brunswick County Board of Commissioners

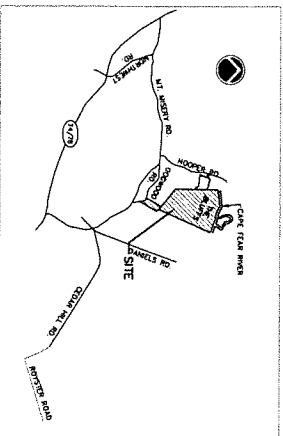
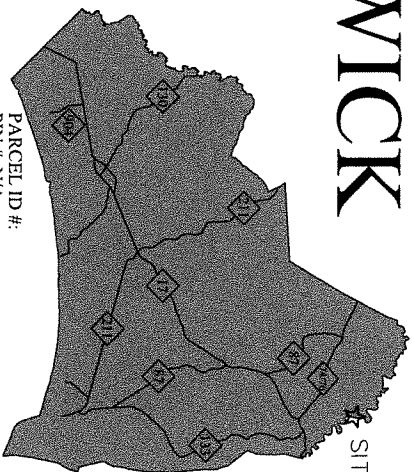
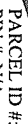
By: _____

Randy Thompson, Chairman

Daralyn Spivey,

Clerk to the Board

SITE



VICINITY MAP
(Not to Scale)

OWNER
PBTB REAL PROPERTIES INC LLC

PO BOX 4937
PINEHURST, NC 28374
910-639-3218

SURVEYOR

MCKIM & CREED, INC
243 N. FRONT ST.

910-343-1048 (OFFICE)
910-251-8282 (FAX)

ENGINEER

RICHARD A. MOORE, P.E.

MCKIM & CREED
243 N. FRONT ST.

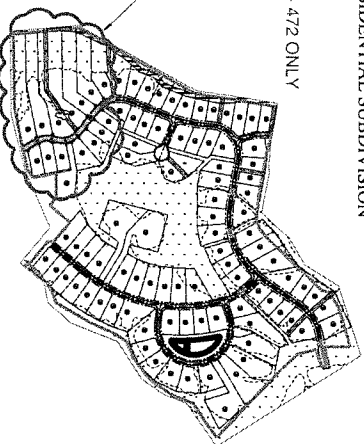
WILMINGTON, NC 28401
910-343-1048 (OFFICE)

910-251-8282 (FAX)
RAMMOORE@MCKIMCREED.COM

TYPE OF WORK:
SINGLE FAMILY 1 RESIDENTIAL SUBDIVISION
101 TOTAL LOTS
PHASE 4A
INCLUDES LOTS 458 - 472 ONLY

PHASE 4A
INDEX

INCLUDES LOTS 458 - 472 ONLY

PHASE 4A RECORD
DRAWING BOUNDARY

THE BLUFFS ON THE CAPE FEAR PHASE 4A

SHEET INDEX

[illegible]

"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 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."

[illegible]

add discipline

TECH: RAC

DES: RAM.PAC

CHK: RAM

PROJECT

#4837-000

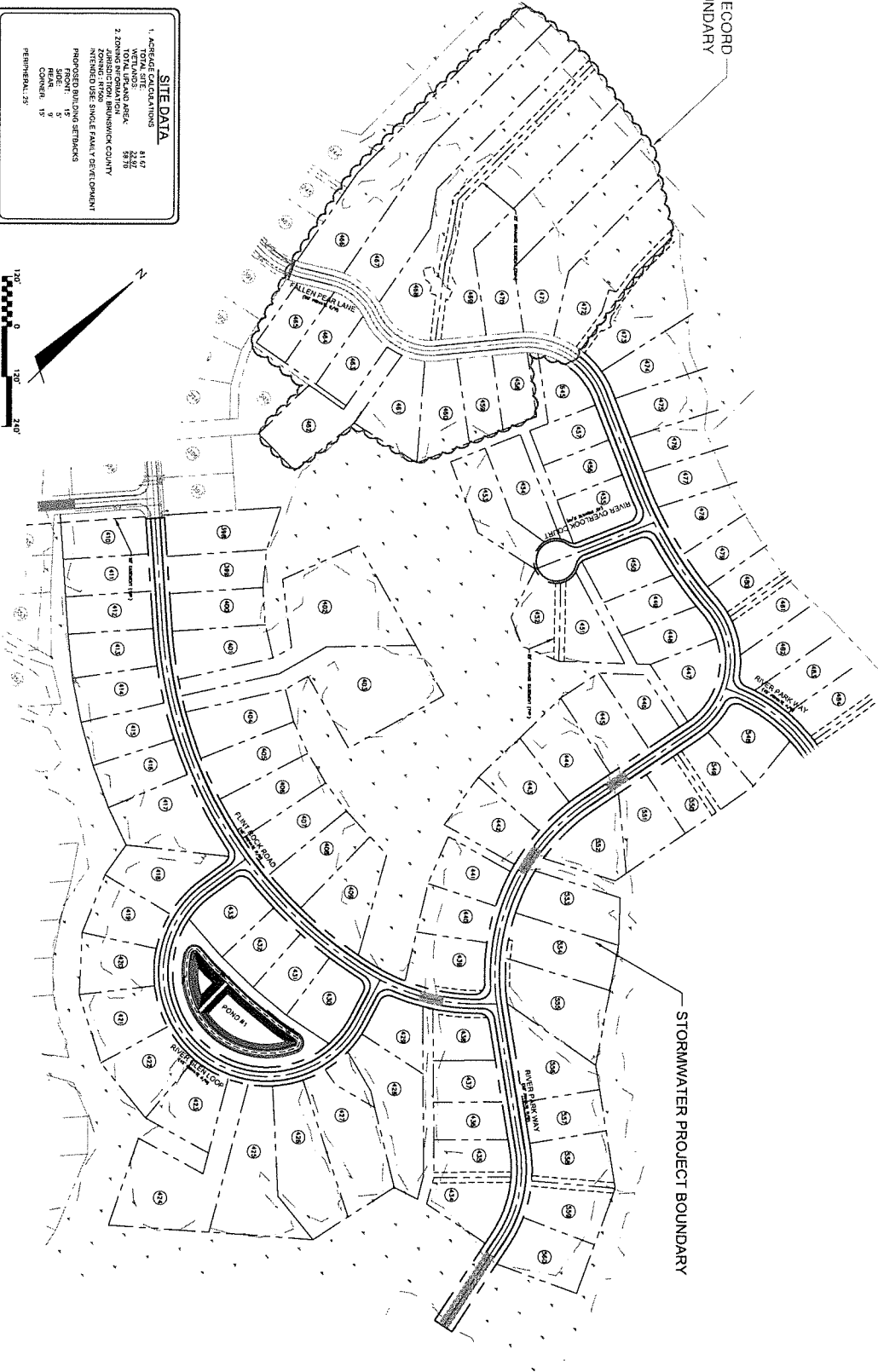
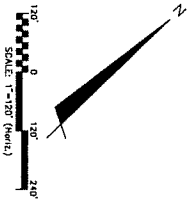
DATE:

1

GENERAL NOTES:

- [illegible]

SITE DATA	
1. ACREAGE CALCULATIONS	81.67
TOTAL SITE	81.67
WETLANDS	22.82
TOTAL UPLAND AREA	58.78
2. ZONING	99.70
JARVIS/CLINTON BROWN/COCK COUNTY	
ZONING: R7000	
INTENDED USE: SINGLE FAMILY DETACHED	
PROPOSED BUILDING SETBACKS	
FRONT: 15'	
SIDE: 5'	
REAR: 9'	
CORNER: 15'	
PERMITS/FEES: 25'	



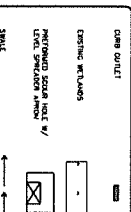
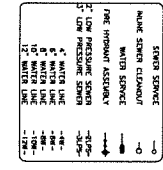
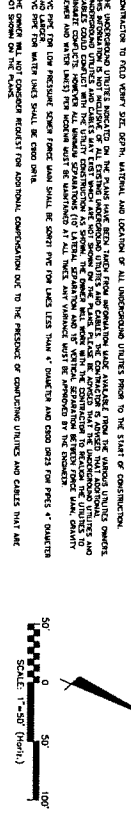
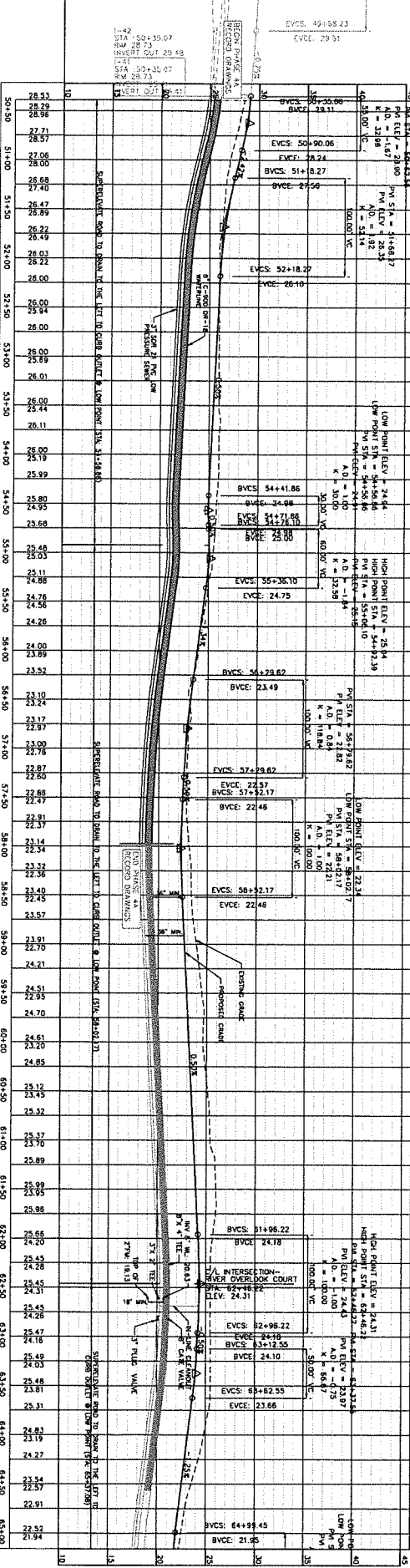
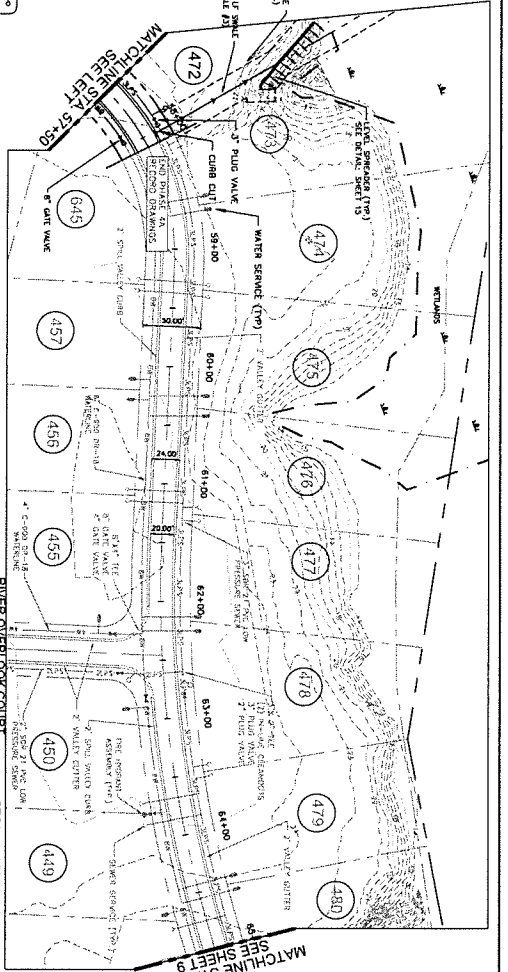
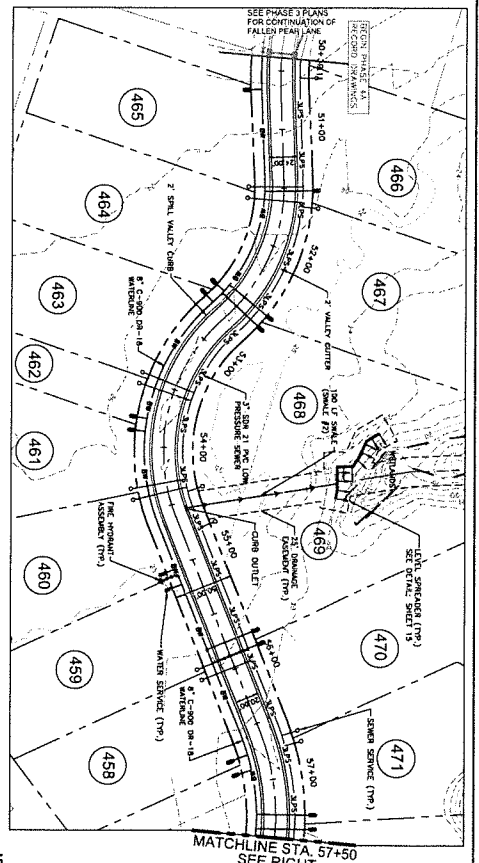
241 North Front Street

RIVER BLUFF HOLDINGS II, LLC

BLUFFS ON THE CAPE FEAR
PHASE 4A
BRUNSWICK COUNTY, NC

SITE PLAN

DATE	10/27/2021
WCE POOL #	4437-0553
DRIVER	RAS, CM, DHS
DECEASED	RAS, CM
CHECKED	RAM
POOL MON	RAM

[illegible]


NOTES:
1. WATER LINE AND SEWER
FORCE MAIN TO BE LOCATED
OFF BACK OF CURB UNLESS
OTHERWISE SHOWN.

CLUB CAULT!

EXISTING W/CLANDS

PREPARED SCALE HOLE W/
LEVEL SPREADER ARMOR

SMALL

[illegible]

Prepared by Price & Williams, P.A.

Rob Williams

STATE OF NORTH CAROLINA

AFFIDAVIT

COUNTY OF BRUNSWICK

BBTB Real Properties NC, LLC, a North Carolina limited liability company, with an office and place of business located 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 The Bluffs on the Cape Fear Subdivision, containing Lots 458 through 471, together with that portion of the variable width rights-of-way designated as "Fallen Pear Lane" that touch and concern the aforementioned lots, as more particularly described in a Deed of Dedication of even date herewith.
2. THAT it has caused to be installed water distribution and sanitary sewer lines under and along the road right of ways of the property hereinafter described and referenced:

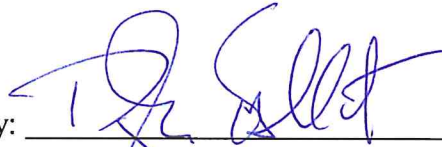
All of the subsurface water and distribution lines, sanitary sewer lines, lift stations and related facilities serving The Bluffs on the Cape Fear development and located within the following rights-of-ways and parcels of land: ALL of Lots 458 through 471, together with that portion of the variable width rights-of-way designated as "Fallen Pear Lane" that touch and concern the aforementioned lots, as is shown on that certain map entitled "Final Plat of Phase 4A The Bluffs on the Cape Fear Lots 458 - 471", recorded in Map Cabinet 50, Page 10, Brunswick County Registry. Reproducible copies of said plats are on file with Brunswick County.

Lots 458 through 471 are further described and illustrated on the Record Drawings of the Bluffs on the Cape Fear, Phase 4A, as prepared by McKim & Creed, dated 10/22/21.

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

IN WITNESS WHEREOF, the Affiant has caused this instrument to be executed by its authorized officer(s) this the 28th day of October, 2021.

BBTB REAL PROPERTIES NC, LLC

By: 
Name: Douglass S. Talbot, Manager

STATE OF NORTH CAROLINA

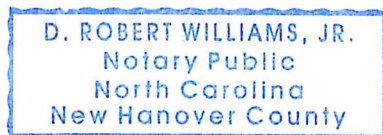
COUNTY OF New Hanover

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Douglass S. Talbot, Manager of BBTB Real Properties NC, LLC.

Today's Date: Oct. 28, 2021.



[Notary's signature as name appears on seal]



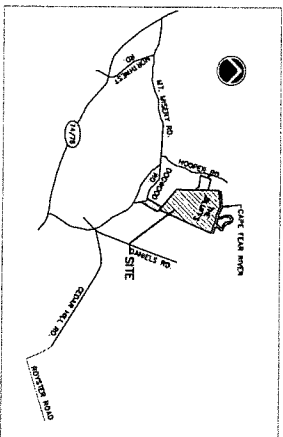
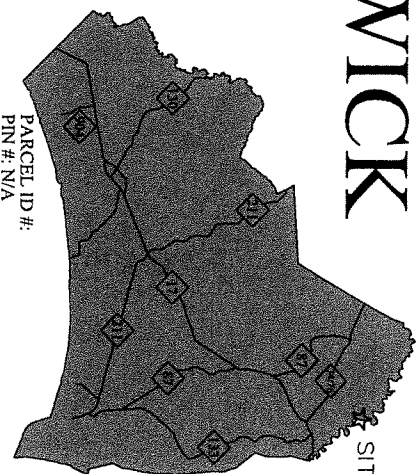
D. Robert Williams Jr

[Notary's printed name as name appears on seal]

My commission expires: July 25, 2022

[Affix Notary Seal in Space Above]

SITE



VICINITY MAP
(Not to Scale)

PARCEL ID #:
PIN #: N/A

SHEET INDEX

OWNER
B2B REAL PROPERTIES, NC, LLC
PO BOX 4937
PINEHURST, NC 28374
910-639-3218

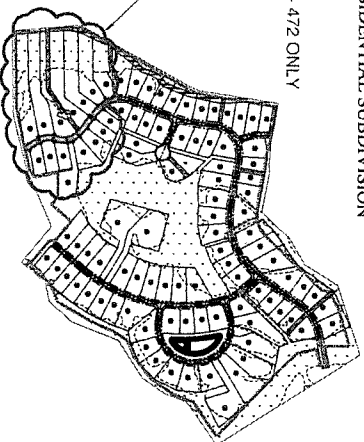
TYPE OF WORK:

SINGLE FAMILY RESIDENTIAL SUBDIVISION

101 TOTAL LOTS

INCLUDES LOTS 458 - 472 ONLY

SURVEYOR
MCKIM & CREED, INC
243 N.FRONT ST.
WILMINGTON, NC 28401
910-343-1048 (OFFICE)
910-251-8282 (FAX)

PHASE 4A RECORD
DRAWING BOUNDARY

SHEET #	PI #	DESCRIPTION
1	00-000	COVER
2	00-000	BACKSIDE OF COVER AND REVERSE
3	00-000	FRONT COVER
4	00-000	FRONT COVER
5	00-000	FRONT COVER
6	00-000	FRONT COVER
7	00-000	FRONT COVER
8	00-000	FRONT COVER
9	00-000	FRONT COVER
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97	00-000	FRONT COVER
98	00-000	FRONT COVER
99	00-000	FRONT COVER
100	00-000	FRONT COVER

ENGINEER
RICHARD A. MOORE, P.E.
MCKIM & CREED
243 N. FRONT ST.
WILMINGTON, NC 28401
910-343-1048 (OFFICE)
910-251-8282 (FAX)
RAMOORE@MCKIMCREED.COM

[illegible]

"ENGINEER'S CERTIFICATION OF COMPLIANCE WITH BRUNSWICK COUNTY SPECIFICATIONS AND DETAILS"
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PROJECT NAME: THE BLUFFS ON THE CAPE FEAR RIVER-PHASE 4
LOCATION: MACO

DATE	10/22/
SUBMIT	100

RECORDS UNIT

CIVIL

ELECTR



CIV

adel disci

TECH: N

CITK: R.

000000

PROJECT

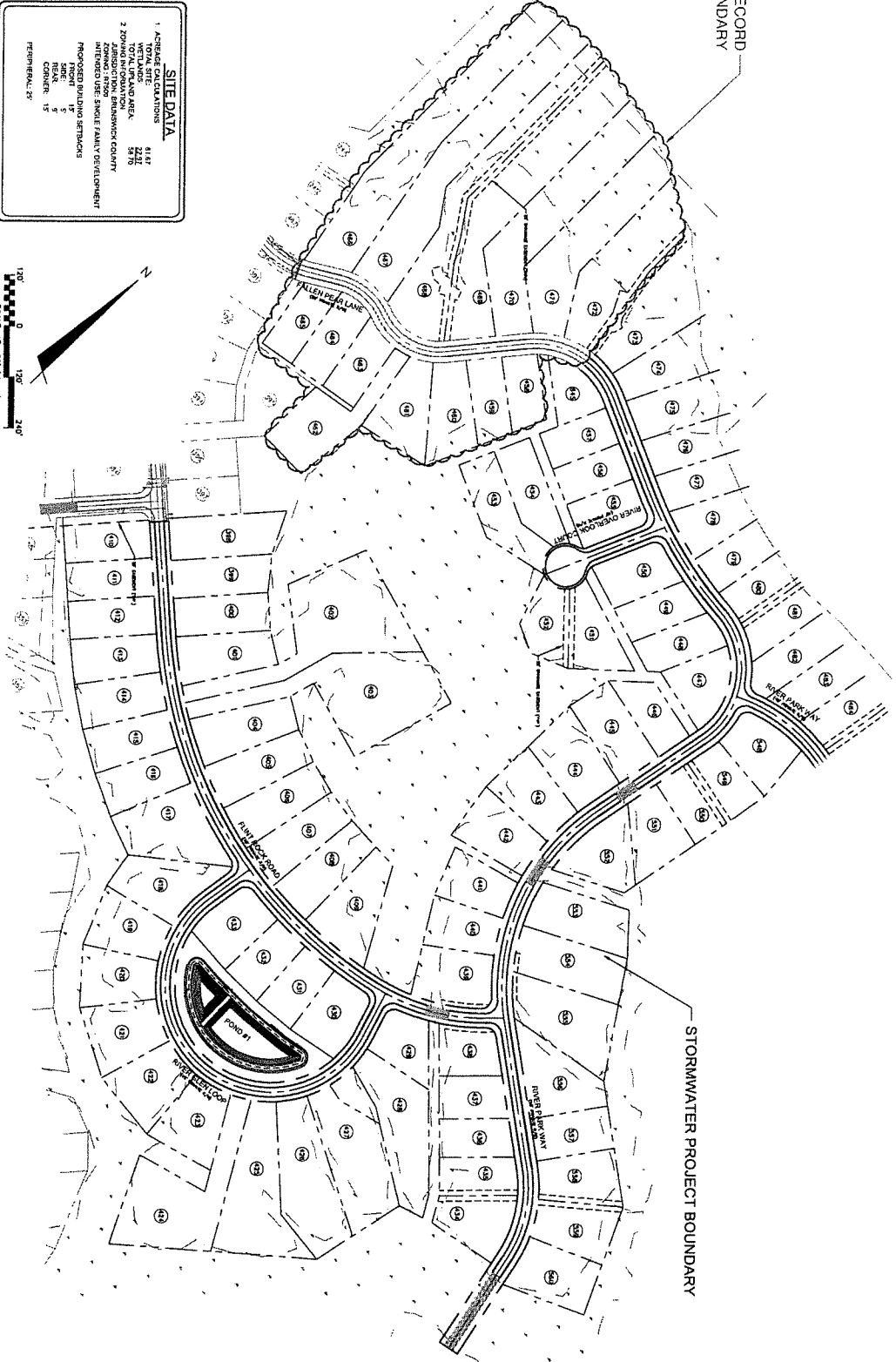
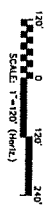
SHEET

GENERAL NOTES:

- [illegible]

SITE DATA

- | | |
|---|--------|
| TOTAL SITE | 41.67 |
| WETLANDS | 22.91 |
| TOTAL UPLAND AREA: | \$8.70 |
| 2. ZONING AND REGULATION | |
| JURISDICTION: BUNDESNICK COUNTY | |
| ZONING: R-7050 | |
| INTENDED USE: SINGLE FAMILY DEVELOPMENT | |
| PROPOSED BUILDING SETBACKS | |
| FRONT | 15' |
| SIDE: | 5' |
| REAR: | 5' |
| CORNER: | 15' |
| PERIPHERAL: 25' | |



—STORMWATER PROJECT BOUNDARY



McKIM & CREED
243 North Front Street

RIVER BLUFF HOLDINGS II, LLC
111 MILITARY CUT OFF ROAD SUITE 251
WILMINGTON, NC 28405
(910)256-2211

BLUFFS ON THE CAPE FEAR
PHASE 4A
BRUNSWICK COUNTY, NC

DATE:	10/13/2001
WET. PROD. #	4811-0005
DRYING	NAR. CDM. DRS
DECKED	NAL. CON
ORDERED	NAY
PRIN. MGR.	NAM

SCALE
HORIZONTAL
1"=100'
VERTICAL
1"=10'

DATE	11-11-11
TIME	11:11

