

Prepared by and return to: Burns, Day & Presnell, PA, PO Box 10867, Raleigh, NC 27605

greg HINSHAW

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 4th day of January, 2022, by and between TOWNES AT SEASIDE, LLC, a North Carolina limited liability company, with an office and place of business in Cumberland 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;

WITNESSETH:

That WHEREAS Developer is the owner and developer of a tract or located in Sunset Beach, Brunswick County, North Carolina, known as The Villas At Seaside;

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

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

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

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

Being all of The Villas at Seaside, Phase 1, as shown on Plat Book 132, Page 67, Brunswick County Registry;

Together with a non-exclusive right of ingress, egress and regress for access and utilities as described in that Access and Utility Easement Agreement recorded in Book 4336, Page 669, Brunswick County Registry.

TO HAVE AND TO HOLD said water [and/or sewer] 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 [and/or 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 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 [and/or 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.

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

TOWNES AT SEASIDE, LLC

By: *David Vannoy*
Name: David Vannoy
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF ~~BRUNSWICK~~ Hoke

I, a Notary Public of the County and State aforesaid, do hereby certify that David Vannoy 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 Manager of Townes at Seaside, LLC, a North Carolina limited liability company and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

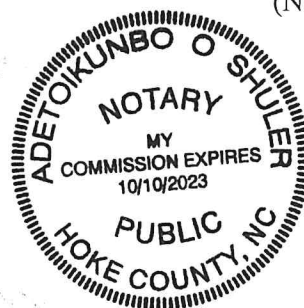
Witness my hand and official seal this 4th day of January, 2022.

Adetokunbo O Shuler
Signature of Notary Public

(NOTARY SEAL)

Adetokunbo O Shuler
Printed or Typed Name of Notary Public

My Commission Expires: 10/10/2023



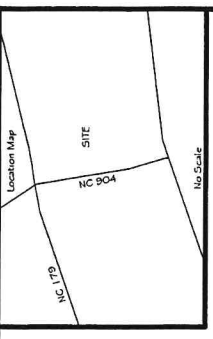
ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for the Townes at Seaside, LLC was accepted by the Brunswick County Board of Commissioners on the ____ day of _____, 202_.

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey Clerk to the Board



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	CHORD BEARING	DELTA ANGLE
C1	50.00'	76.34'	N 35°02'42" E	50°00'00"	N 60°59'16" E	50°00'00"
C2	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C3	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C4	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C5	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C6	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C7	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C8	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C9	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C10	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C11	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C12	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"
C13	125.00'	181.16'	N 09°34'40" W	120°00'00"	N 09°34'40" W	120°00'00"

I, Randy D. Ward, certify that this map was drawn from an actual survey made under my direct supervision, that the ratio of precision of the actual field closure, as calculated by the U.S. Coast and Geodetic Survey, is 1:10,000+; that it conforms to G.S. 47-30 as amended and that it is true and correct to the best of my knowledge and belief.

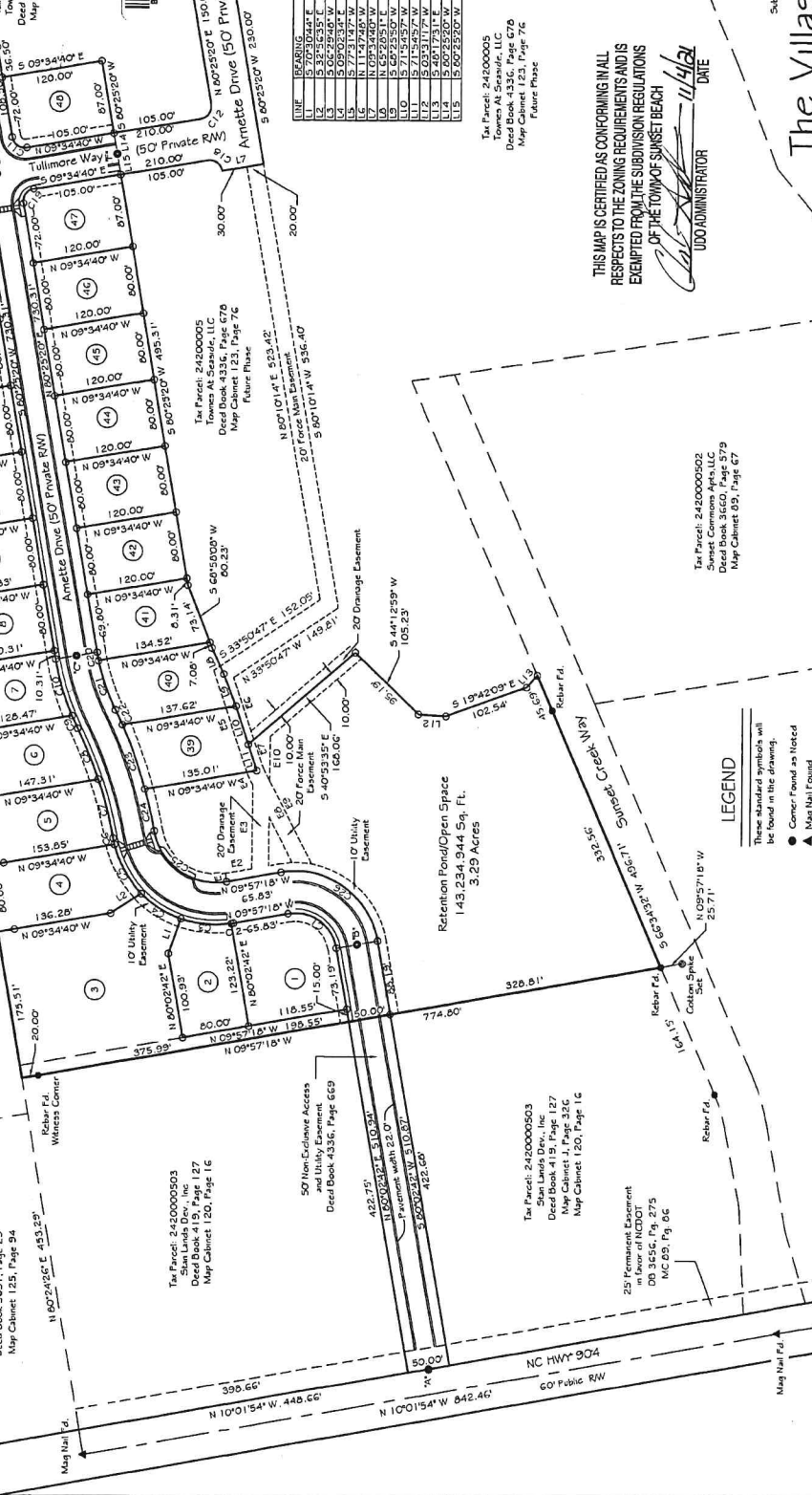
I further certify that this survey creates a subdivision within the area of a county or municipality that has the authority to create a subdivision and that the map is a true and correct representation of the land that it regulates parcels of land.

Witness my hand and seal this 11th day of October, 2021.

Randy D. Ward
L-3394
Notary Public for the State of North Carolina

Under the undersigned hereby certifies that the required improvements to Storm Water, Water & Sewer have been installed in an acceptable manner and in accordance with the regulations of the Brunswick County Engineering and Utilities Departments and all representatives of the Brunswick County United Development Ordinance.

11/5/21
W. L. L. P. R. E. 11/5/2021
Brunswick County Engineering Director's Office



LEGEND

These standard symbols will be found in the drawing.

- Corner Found as Noted
- ▲ May Not be Found
- 1/2 Rebar Set
- Control Point/Control Spike

Area Summary

Road RW= 2.31 Acres
Total Lots= 6.66 Acres
Retention Pond/Open Space= 3.29 Acres
Buffer= .14 Acres
Pump Station Site= .09 Acres
Phase 1 Total Area= 12.45 Acres

NOTES:

Adjoining property owners based on Brunswick County GIS.
Based on Flood Insurance Rate Map 37201055005, Community # 375359, Flood 1055, dated 02/20/12, this parcel appears to be located in Zone X.
For further details see maps as referenced.
All distances shown are horizontal ground.
Area calculated by coordinates.

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The Villas at Seaside

Subdivision Survey of:
Phase 1
Lots 1-14 and 39-48
Of a part of the lands owned in Deed Book 4336, Page 678
Shalotte Township
Brunswick County, NC

Owner Name:
Town of Seaside, LLC
Main Address:
10000 Seaside Blvd.
Fayetteville, NC 28303-5501

Scale 1" = 100'
October 25th, 2021

Owner Name:
Town of Seaside, LLC
Main Address:
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Fayetteville, NC 28303-5501

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Prepared by Burns, Day & Presnell (greg Hinshaw)
Return to Bryant Spencer, 2919 Breezewood Ave., Ste 100, Fayetteville, NC 278303

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

Townes at Seaside, LLC, a North Carolina limited liability company, with an office and place of business in Cumberland 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 Sunset Beach, Brunswick County, North Carolina, known as Villas at Seaside Subdivision, containing lots numbered 1 through 16 and Lot 39 through 48, 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/or sewer lines under and along the road right-of-ways property hereinafter described and referenced:

Being all of The Villas at Seaside, Phase 1, as shown on Plat Book 132, Page 67, Brunswick County Registry;

Together with a non-exclusive right of ingress, egress and regress for access and utilities as described in that Access and Utility Easement Agreement recorded in Book 4336, Page 669, Brunswick County Registry.

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

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 25th day of JANUARY, 2022.

TOWNES AT SEASIDE, LLC

By: [Signature]

Name: DAVID B. VANNOY

Its Manager

STATE OF NORTH CAROLINA

Cumberland
COUNTY OF ~~BRUNSWICK~~

igned and sworn to (or affirmed) before me this day by David B. Vannoy.
(Name of Principal)

Date: January 25, 2022

(NOTARY SEAL)

[Signature]
Signature of Notary Public

Amy Jarman
Printed or Typed Name of Notary Public

My Commission Expires: 1/4/23

