

Prepared by and return to:
Brandon M. Colby, Attorney at Law
Colby & Mincey, PLLC
1001 Military Cutoff Road, STE 204
Wilmington, NC 28405

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

DEED OF DEDICATION

THIS DEED OF DEDICATION made and entered into this the 28 day of July 2022, by and between SUNRISE CORPORATE DEVELOPMENT HOLDINGS, LLC, Managed by RIPTIDE BUILDERS DEVELOPMENT, INC., hereinafter referred to as Grantor the address of the Grantor is: 8985 Marshview Lane, SW, Sunset Beach, NC 28468), and BRUNSWICK COUNTY, a governmental entity created and existing under the laws of the State of North Carolina, hereinafter referred to as Grantee the address of the Grantee is 30 Government Ct. D., Bolivia, NC 28422

WITNESSETH:

THAT WHEREAS Grantor(s) are/is the owners and developer of a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as Byrd Watch Subdivision at Sea Trail Plantation, Phase 2 Lots 14 thru 49 as depicted on the subdivision plat recorded in Map Book 134 Pages 14 thru 17 in the office of the Register of Deeds of Brunswick County (the "Plat", hereinafter referred to as the project;

AND WHEREAS Grantor(s) has caused to be installed water distribution lines, sewer lines all located under and along the private roadway rights-of-way of Sunridge Drive, Lunar Drive and Duxbury Court within the Project and owned by Grantor hereinafter described and referenced;

AND WHEREAS Grantor wishes to obtain water and sewer service from Grantee for the property and to make water and sewer from Grantee's system available to the Project;

AND WHEREAS Grantee has adopted through appropriate resolution stated policy regarding water distribution and sewer collection under the terms of which, among other things, in order to obtain water and sewer services for Project, Grantor must convey title to the water and sewer lines to Grantee through an instrument of dedication acceptable to Grantee;

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

ITEM ONE

The water and sewer lines and all related equipment to said systems located under, along, under and within Sunridge Drive, Lunar Drive and Duxbury Court within the Project, as depicted on the Plat and as shown on the Record Drawings prepared by J. Christian Russell, P.E. of East Coast Engineering, P.C. dated December, 2021 titled "Record Drawings for Byrd Watch Subdivision at Sea Trail Plantation, Phase 2 Lots 14 thru 49" copies of which are maintained in the permanent files of the Brunswick County Engineering Department.

TO HAVE AND TO HOLD said water and 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.

ITEM TWO

GRANTOR 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.

GRANTOR WARRANTS to Grantee that the system herein conveyed is of good quality and free from faults and defects, and conforms to Record Drawings. Grantor 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.

SUNRISE CORPORATE DEVELOPMENT HOLDINGS, LLC

By: _____ (SEAL)

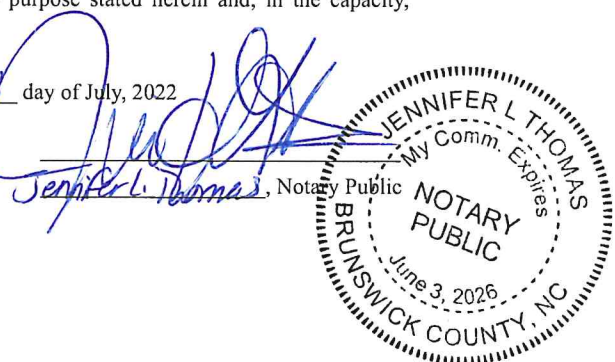
Riptide Builders Development Inc., Member/Manager By
Robert Hill, as President

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated: Robert Hill

WITNESS MY Hand and official seal, this the 28 day of July, 2022

MY COMMISSION EXPIRES: 6/3/2026



ACCEPTANCE OF DEED

THIS DEED of Dedication and accompanying Affidavit for Byrd Watch Subdivision at Sea Trail Plantation Phase 2 Lots 14 thru 49 sewer and water facilities, was accepted by the Brunswick County Board of Commissioners on the ____ day of _____, 20 ____.

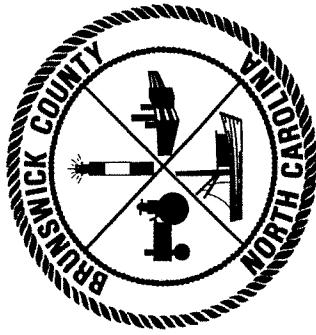
Brunswick County Board of Commissioner

Randy Thompson, Chairman

LEANN WEIGAND

Clerk to the Board

'Exhibit A'



FOR
BYRD WATCH SUBDIVISION
AT SEA TRAIL PLANTATION
PHASE 2 - LOTS 14-49
BRUNSWICK COUNTY, NORTH CAROLINA

SURVEYOR



RECORD DRAWINGS
DECEMBER 2021

[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."

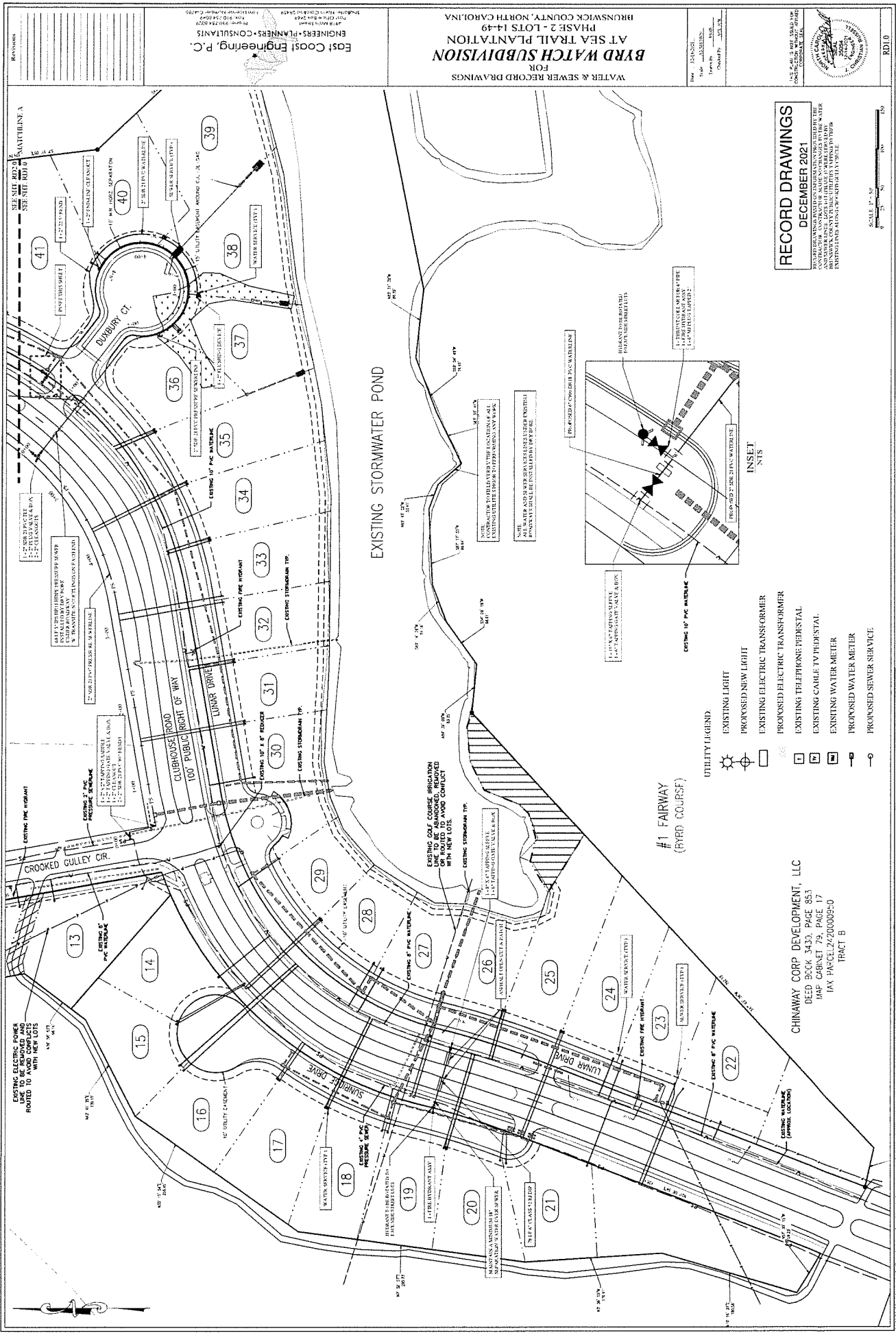
RECORD DRAWINGS
BYRD WATCH SUBDIVISION, LOTS 14-49
OWNER: SUNRISE CORPORATE DEVELOPMENT HOLDINGS LLC
DESIGNER: EAST COAST ENGINEERING



SURVEY

VICINITY MAP
(Not to Scale)

R00.0	COVER SHEET
R01.0	WATER AND SEWER RECORD DRAWINGS
R02.0	WATER AND SEWER RECORD DRAWINGS
R03.0	WATER AND SEWER RECORD DRAWINGS

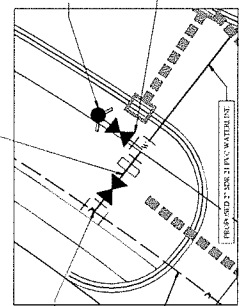


RECORD DRAWINGS
DECEMBER 2021

FOR THE RECORDATION OF INFORMATION CONCERNING THE
BYRD WATCH SUBDIVISION
PHASE 2 - LOTS 14-49
BRUNSWICK COUNTY, NORTH CAROLINA

SCALE 1" = 50'
1" = 100'

- UTILITY LEGEND**
- EXISTING LIGHT
 - PROPOSED NEW LIGHT
 - EXISTING ELECTRIC TRANSFORMER
 - PROPOSED ELECTRIC TRANSFORMER
 - EXISTING TELEPHONE FIBERSTAL
 - EXISTING CABLE TV FIBERSTAL
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING SEWER SERVICE
 - PROPOSED SEWER SERVICE



EXISTING STORMWATER POND

#1 FAIRWAY
(BYRD COURSE)

Revisions

No.	Description	Date
1	ISSUED FOR PERMIT	12/15/2021
2	FOR RECORD	12/15/2021

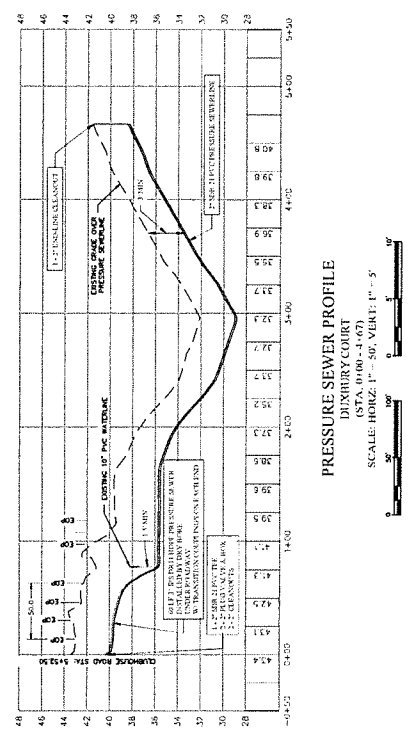
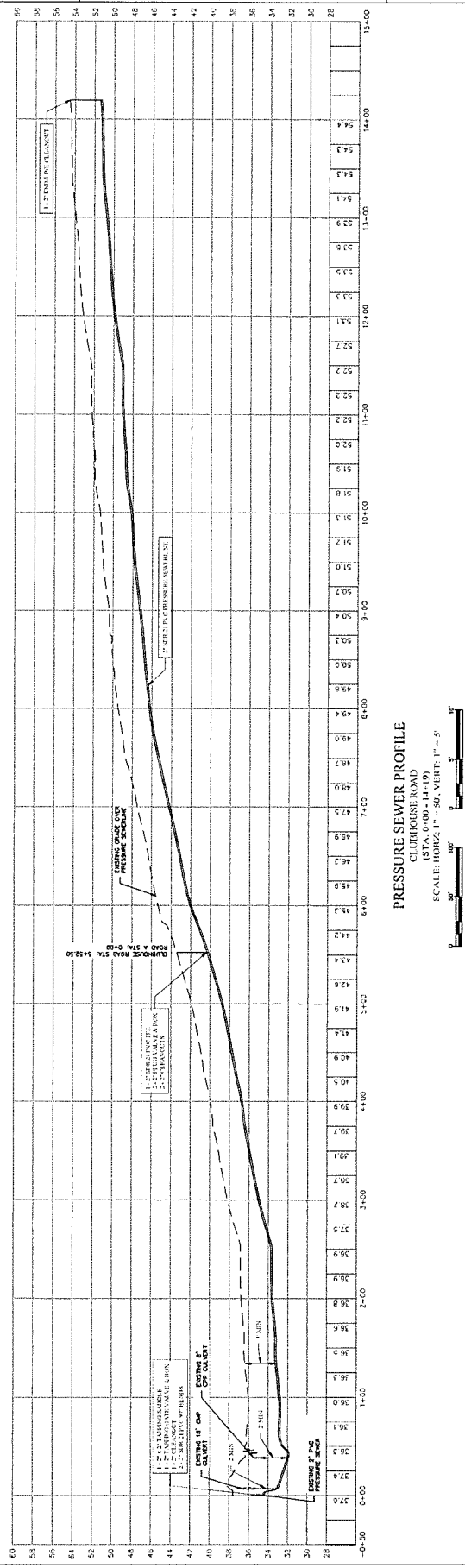
East Coast Engineering, P.C.
ENGINEERS, PLANNERS & CONSULTANTS
4000 W. 10th Street
Fayetteville, NC 28404
Phone: 919.242.2029
Fax: 919.242.2030
www.eastcoasteng.com

WATER & SEWER RECORD DRAWINGS
FOR
BYRD WATCH SUBDIVISION
AT SEA TRAIL PLANTATION
PHASE 2 - LOTS 14-49
BRUNSWICK COUNTY, NORTH CAROLINA

DATE: 12/15/2021
BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: 1" = 50'

CHINAWAY CORP DEVELOPMENT, LLC
DEED BOOK 3430, PAGE 853
IAP CABINET 79, PAGE 17
IAX FACCL24200009-0
TRACT B

2021. This drawing is the property of East Coast Engineering, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of East Coast Engineering, P.C.



Prepared by and return to:
Brandon M. Colby, Attorney at Law
Colby & Mincey, PLLC
1001 Military Cutoff Road, STE 204
Wilmington, NC 28405

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

I, Robert Hill, President of RIPTIDE BUILDERS DEVELOPMENT, INC., Manager of SUNRISE CORPORATE DEVELOPMENT HOLDINGS, LLC, a North Carolina LLC, with an office and place of business in Brunswick County, North Carolina, hereinafter referred to Affiant, being first duly sworn, herby deposes and says under oath as follows:

1. That it is the owner of certain property located in Shallotte Township, Brunswick County, North Carolina, known as Byrd Watch Subdivision at Sea Trail Plantation, Phase 2 Lots 14 thru 49, HEREINAFTER referred to as the Project, 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 collection lines, all located under and along the private roadway right-of ways of Sunridge Drive, Lunar Drive and Duxbury Court within the Project as hereinafter described and referenced:

BEING that certain project known as Byrd Watch Subdivision at Sea Trail Plantation, Phase 2, Lots 14 thru 49 as more particularly described in the plat recorded in Map Cabinet 134, Pages 14 to 17 in the office of the Register of Deeds of Brunswick County and in those plans entitled "Record Drawings for Byrd Watch Subdivision at Sea Trail Plantation, Phase 2 Lots 14 thru 49" said drawings prepared by J. Christian Russell, P.E. of East Coast Engineering & Surveying, P.C. and dated December 2021; copies of which are attached hereto and of which are on file with the Brunswick County Engineering Department, County of Brunswick, North Carolina.

3. All the work which has been performed in the construction and installations of said water lines 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 material against the Project which would in any way jeopardize title of Affiant or any contractor arising out of any work performed in said Project which would in any way jeopardize title to the Project or to the water lines and sewer lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 28 day of July, 2022.

SUNRISE CORPORATE DEVELOPMENT HOLDINGS, LLC

By: _____ (SEAL)

Riptide Builders Development Inc., as Member/Manager,

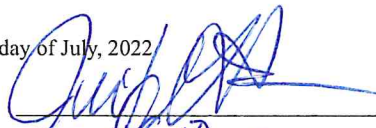
By Robert Hill, as President

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

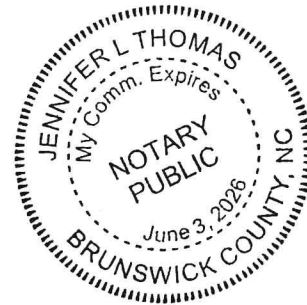
I, certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and, in the capacity, indicated: Robert Hill

WITNESS MY Hand and official seal, this the 28 day of July, 2022

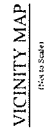
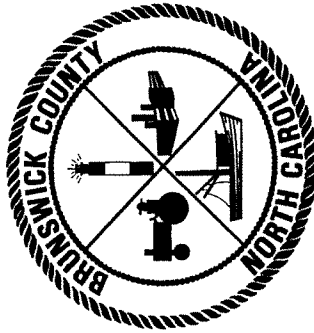


Jennifer L. Thomas, Notary Public

MY COMMISSION EXPIRES: 6/3/2026



'Exhibit A'



SURVEYOR



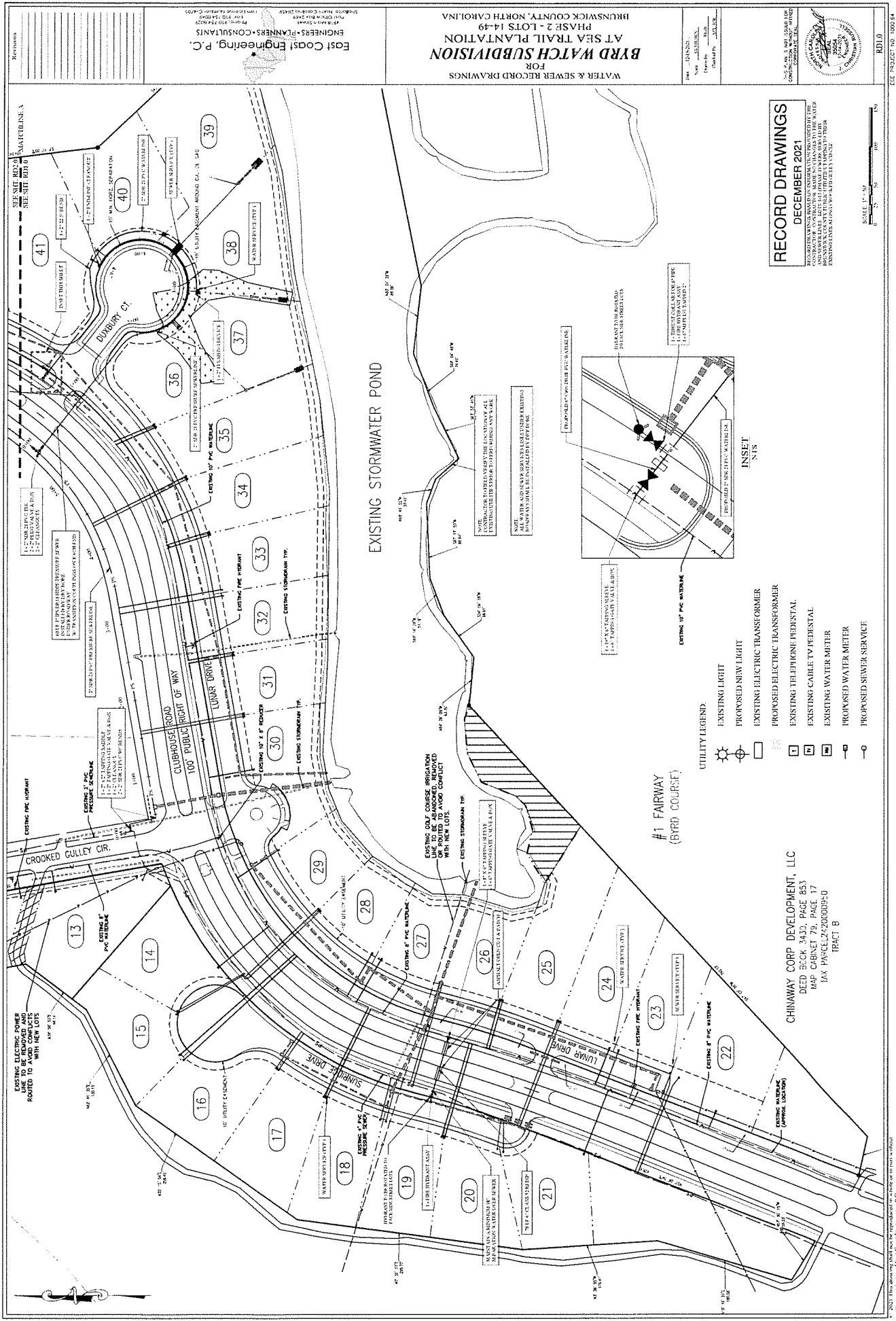
RECORD DRAWINGS
DECEMBER 2021

[illegible]

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

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DATE: 12/14/2021	SUBMITTAL:	RECORD DRAWINGS BYRD WATCH SUBDIVISION, LOTS 14-49 OWNER: SUNSHINE CORPORA TE DEVELOPMENT HOLDINGS LLC DESIGNER: EAST COAST ENGINEERING
		
CIVIL		
SURVEY		
TECH 143R		
DES REV		
GRC ADAPT.		
PROJECT NO. # 1000.64		
SHEET NO. RD00.0		



RECORD DRAWINGS
DECEMBER 2021

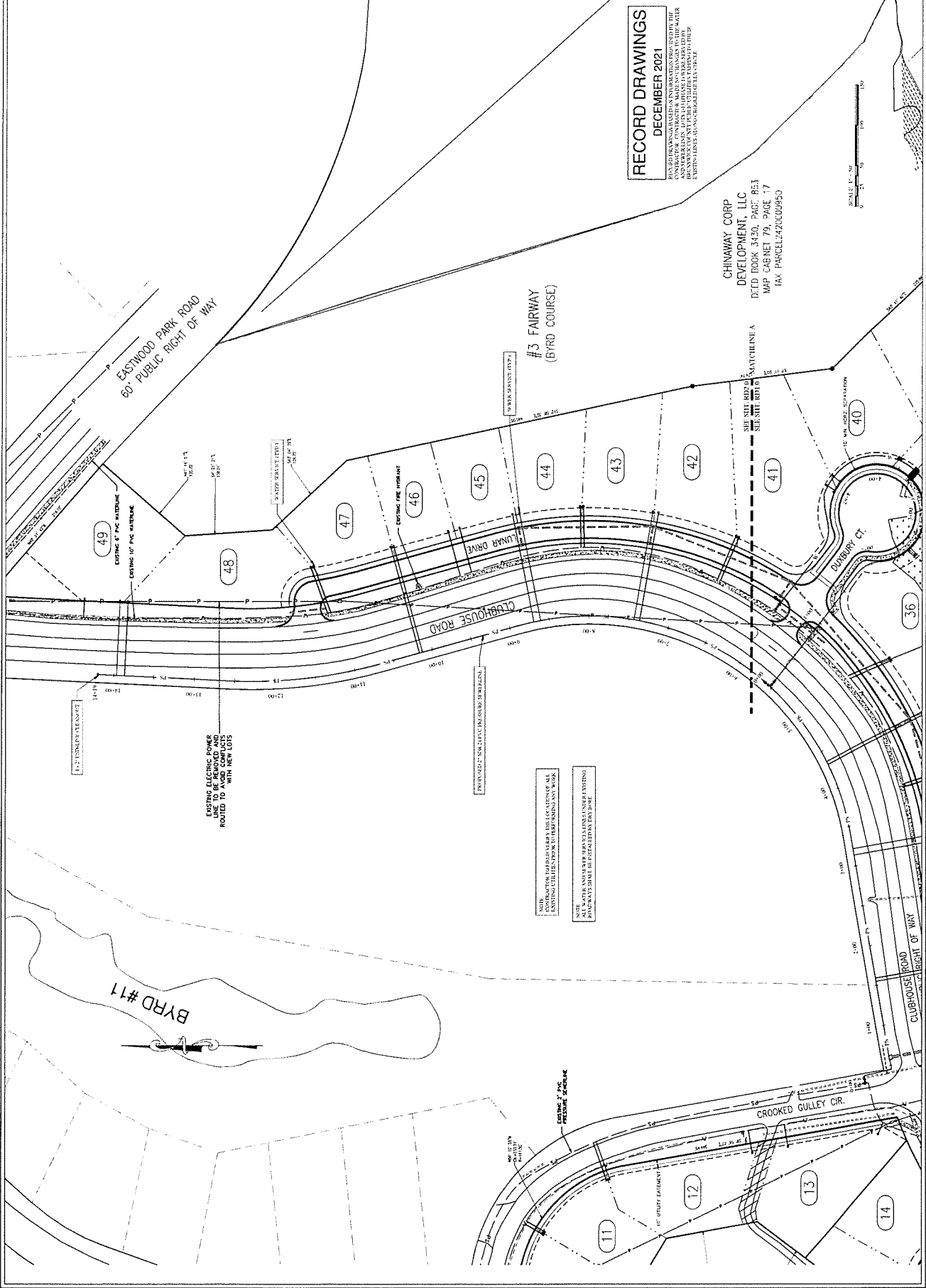
SCALE 1" = 50'

- UTILITY LEGEND:**
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 - PROPOSED NEW LIGHT
 - EXISTING ELECTRIC TRANSFORMER
 - EXISTING TELEPHONE PEDIESTAL
 - EXISTING CABLE TV PEDIESTAL
 - EXISTING WATER METER
 - PROPOSED WATER METER
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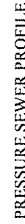
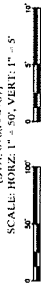
WATER & SEWER RECORD DRAWINGS
FOR
BYRD WATCH SUBDIVISION
AT SEA TRAIL PLANTATION
PHASE 2 - LOTS 14-49
BRUNSWICK COUNTY, NORTH CAROLINA

East Coast Engineering, P.C.
ENGINEERS • PLANNERS • CONSULTANTS





PRESSURE SEWER PROFILE



SCALE: HORZ: 1" = 50', VERT: 1" = 5'

SCALE: HORZ: 1" = 50', VERT: 1" = 5'

BRUNSWICK COUNTY, NORTH CAROLINA

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Page 1, Column Number C-1785

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