

Prepared by:
Evan Gosney
4401 Leeds Ave, Suite 400
N. Charleston, SC 29405

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 17th day of August, 2027 by and between Pulte Home Company, LLC, a Michigan 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, P.O. Box 249, Bolivia NC 28422, party of the second part, hereinafter referred to as Grantee;

WITNESSETH:

That whereas Developer is the owner and developer of a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as Eagle Run Phase 2, Parcel A Tract -1 (18 Lots) and Parcel A Tract - 2 (25 Lots).

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:

All water [and/or sewer] lines and related facilities and improvements located in the following street rights-of-way: **Wingspan Court** (50' Public Right-of-Way) and **Crested Eagle Court** (50' Public Right-of-Way); as shown on a map entitled "SUBDIVISION PLAT OF EAGLE RUN PHASE II, REMAINDER PARCEL A, TRACT-1 (18 LOTS); PORTION OF PARCEL A TRACT -2 (25 LOTS) (43 LOT SUBDIVISION) TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP, Brunswick County, North Carolina prepared for PULTE HOME COMPANY, LLC" recorded in Map Cabinet 138, Pages 20-24, Brunswick County, Register of Deeds.

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.

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

By: , Pulte Home Company LLC
Eric Korsten, Division VP

STATE OF SOUTH CAROLINA §
COUNTY OF HORRY §

I, Earl R. Bailey, a Notary Public of the County and State
aforesaid, do hereby certify that Eric Korsten personally came before me
this day, and he/she acknowledged that he/she is (Division President/Division Vice President,
of Pulte Home Company, LLC, a Michigan limited liability company, and that he/she, as
Division Vice President, being authorized to do so, executed the foregoing on behalf of
such limited liability company.

Witness my hand and official seal, this the 17th day of August,
20 22.

(NOTARY SEAL)



Printed or Typed Name of Notary Public:

My Commission Expires:

Earl R. Bailey
Earl R. Bailey

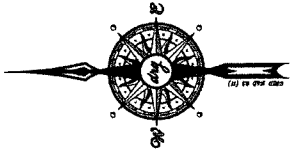
ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Pulte Home Company was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 20____.

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey
Clerk to the Board



LEGEND

	Iron Rebar Found (IRF)
	Iron Pipe Found (IPF)
	Crimp Top Pipe (CTP)
	Pipe (ROD)
	Iron Pipe Set (IPS)
	Calculated Point (CP)
	Monument
	Overhead Power
	Total Distance (CO)
	Current Owner (L.T.B.D.)
	Line To Be Deleted



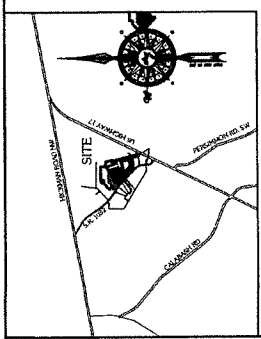
SUBDIVISION PLAT OF EAGLE RUN-PHASE II
(43 LOT SUBDIVISION)
TOWN OF CAROLINA SHORES
SHALLOTTE TOWNSHIP
BRUNSWICK COUNTY - NORTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC

Development Resource Group of the Carolinas, PLLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drpgllc.com

DATE: 03-07-2022	SCALE: 1"=60'	20,188
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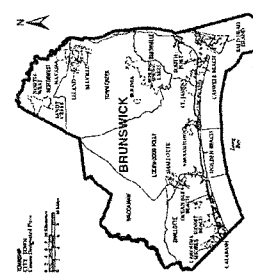


CURVE #	RADIUS	CURVE TABLE			CHORD
		LENGTH	DELTA		
C1	175.00'	24.95'	9° 10' 03"	571.44' 22"	24.92'
C2	175.00'	94.89'	16° 31' 40"	559.23' 30"	50.31'
C3	50.00'	21.61'	22° 07' 04"	538.37' 36"	21.64'
C4	50.00'	37.14'	42° 33' 45"	545.15' 42"	36.29'
C5	50.00'	37.14'	42° 33' 45"	537.43' 04"	36.29'
C6	50.00'	37.14'	42° 33' 45"	590.16' 49"	36.29'
C7	50.00'	43.31'	51° 55' 22"	N52° 28' 37"E	43.78'
C8	50.00'	40.77'	42° 58' 03"	N 3° 35' 42"E	39.01'
C9	25.00'	30.77'	70° 31' 44"	N10° 51' 45"E	28.67'
C10	125.00'	53.88'	25° 41' 47"	N10° 28' 31"E	53.46'



~VICINITY MAP N.T.S.~

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S76° 26' 19"W	55.27
L2	S60° 48' 01"W	43.76
L3	S52° 17' 36"W	43.76
L4	S45° 57' 56"W	21.35
L5	S51° 07' 37"W	8.18
L7	S51° 07' 37"W	57.00
L8	S51° 07' 37"W	21.46
L9	N51° 07' 37"E	15.07
L10	N51° 07' 37"E	0.86
L11	N54° 38' 55"E	49.88
L12	N43° 31' 26"E	42.51
L13	N71° 44' 23"E	42.02



CERTIFICATE OF SURVEY AND ACCURACY

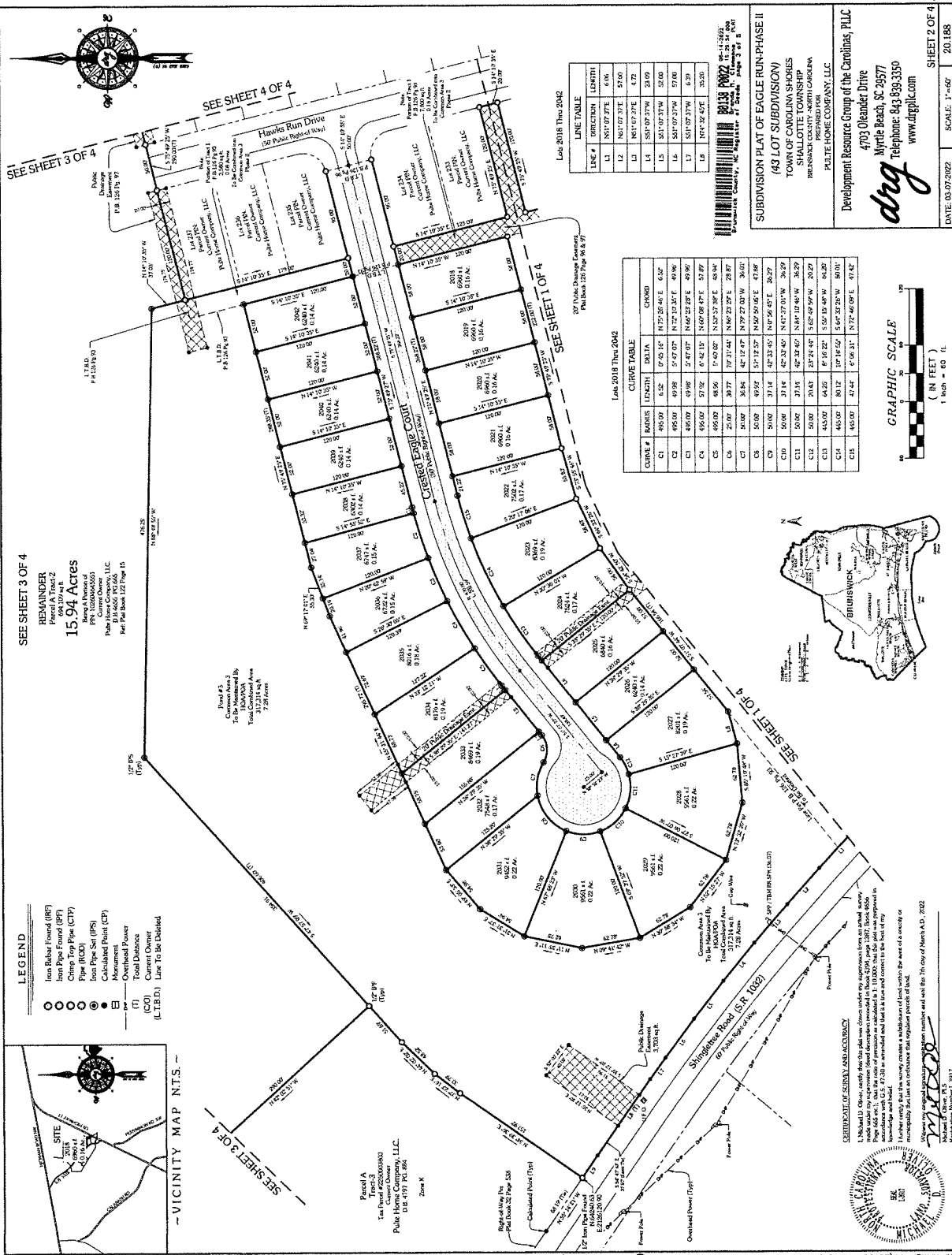
I, Michael D. Oliver, testify that this plot was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 4394, page 1387, Book 4656, Page 666 etc.), that the ratio of deer population as calculated is 1:10,000, that this plot was prepared in accordance with U.S. 47-30 as amended and that it is true and correct to the best of my knowledge and belief.

I, Michael D. Oliver, testify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 7th day of March A.D., 2022

Michael D. Oliver, MLS
Registration Number L-3917





STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

PULTE HOME COMPANY, LLC, a Michigan limited liability company, with an office and place of business in Wake County, Mecklenburg County, and multiple other counties in 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 the Town of Carolina Shores, Shallotte Township, Brunswick County, North Carolina, known as Eagle Run Phase II, Remainder Parcel A, Tract 1 (18 Lots), containing lots numbered 2000-2017; Portion of Parcel A Tract -2 (25 Lots), containing lots numbered 2018-2042 inclusive for a total (43 Lot Subdivision) 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 rights-of-way property hereinafter described and referenced:

Wingspan Court (50' Public Right-of-Way) and **Crested Eagle Court** (50' Public Right-of-Way); as shown on a map entitled "SUBDIVISION PLAT OF EAGLE RUN PHASE II, REMAINDER PARCEL A, TRACT-1 (18 LOTS); PORTION OF PARCEL A TRACT -2 (25 LOTS) (43 LOT SUBDIVISION) TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP, Brunswick County, North Carolina prepared for PULTE HOME COMPANY, LLC" recorded in Map Cabinet 138, Pages 20-24, Brunswick County, Register of Deeds.

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 20th day of July, 20 22.

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

By: [Signature]
Name: Eric Korsten
Title: VP of Operations

STATE OF SOUTH CAROLINA §
COUNTY OF CHARLESTON §

Signed and sworn to (or affirmed) before me this day by Eric Korsten.
(Name of Principal)

Date: July 20, 2022

(NOTARY SEAL)



[Signature]
Signature of Notary Public

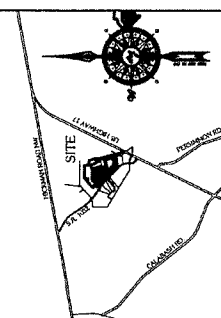
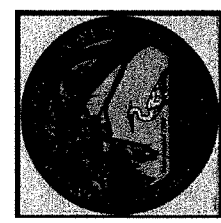
Printed or Typed Name of Notary Public:

Earl R. Bailey

My Commission Expires: 2/21/27

138120

105



SUBDIVISION PLAT OF EAGLE RUN-PHASE II

REMAINDER PARCEL A TRACT-1 (18 LOTS)

PORTION OF PARCEL A TRACT-2 (25 LOTS)

EAGLE RUN-PHASE II (43 LOT SUBDIVISION)

TOWN OF CAROLINA SHORES
SHALLOTTE TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA
PULTE HOME COMPANY, LLC

NOTES:

1. PARCEL ID: 22500038
PARCEL PIN: 105604140359
Total Original Acreage of Tract-1: 42.26 Ac.
This plat is a portion of Parcel A Tract-1, as shown on the plat of Parcel A Tract-1, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
PARCEL ID: 2250003802
PARCEL PIN: 105604145551
Total Original Acreage of Tract-2: 25.81 Ac.
This plat is a portion of Parcel A Tract-2, as shown on the plat of Parcel A Tract-2, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
The survey of Tracts 1 & 2 A.D.
Owner of Record:
Pulte Home Company, LLC
4401 Levels Avenue, Suite 400
North Charleston, South Carolina, 29405
2. This plat is a portion of Parcel A Tract-1, as shown on the plat of Parcel A Tract-1, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
This plat is a portion of Parcel A Tract-2, as shown on the plat of Parcel A Tract-2, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
This plat is a portion of Parcel A Tract-1, as shown on the plat of Parcel A Tract-1, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
This plat is a portion of Parcel A Tract-2, as shown on the plat of Parcel A Tract-2, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
3. Declaration is made to original purchaser of the survey, it is not transferable to additional entities or subsequent owners.
The survey is made for the purpose of some land original signature and endorsement of the surveyor.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership or other facts that may affect the title to the land surveyed or the survey map display.
5. Subdivision and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the accuracy of the survey or the conditions of the land surveyed or the survey map display.
6. This property is subject to all easements or restrictions of record.
7. The plat is subject to all easements or restrictions of record.
8. Last property transfer: Deed Book 4394, Page 1387.
9. 1/2" Iron Pin Set at all corners unless noted otherwise.
10. All bearings are based upon the North Carolina State Plane Coordinate System (NAD83/2011). All distances shown are Horizontal not grid.
11. This Property Subject to Development Agreement Filed in D.B. 4326 Pg. 404
12. Date of Field Survey: October, 2019

REFERENCE:

1. Plat of Parcel A Tract-1, as shown on the plat of Parcel A Tract-1, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
2. Plat of Parcel A Tract-2, as shown on the plat of Parcel A Tract-2, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
3. Plat of Parcel A Tract-1, as shown on the plat of Parcel A Tract-1, dated 05/14/2022, recorded in Map 2022-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.
4. Subdivision/Consolidation Plat of Combined Area 94.57 Acres - Subdivided Area of 6.23 Acres, dated February 17th, 2020 by Development Resource Group of The Carolinas, recorded in Map 2020-03-04, Final Plat of Eagle Run Phase II, Brunswick County, NC, Book 122, Page 15.

Certificate of Ownership and Dedication

I, the undersigned hereby approve that the required for Public system(s) have been met in accordance with NPA 201. In an acceptable manner and with the highest system(s) located in accordance with the North Carolina Fair Prevention Code.

Owner's/Agent's Representative

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

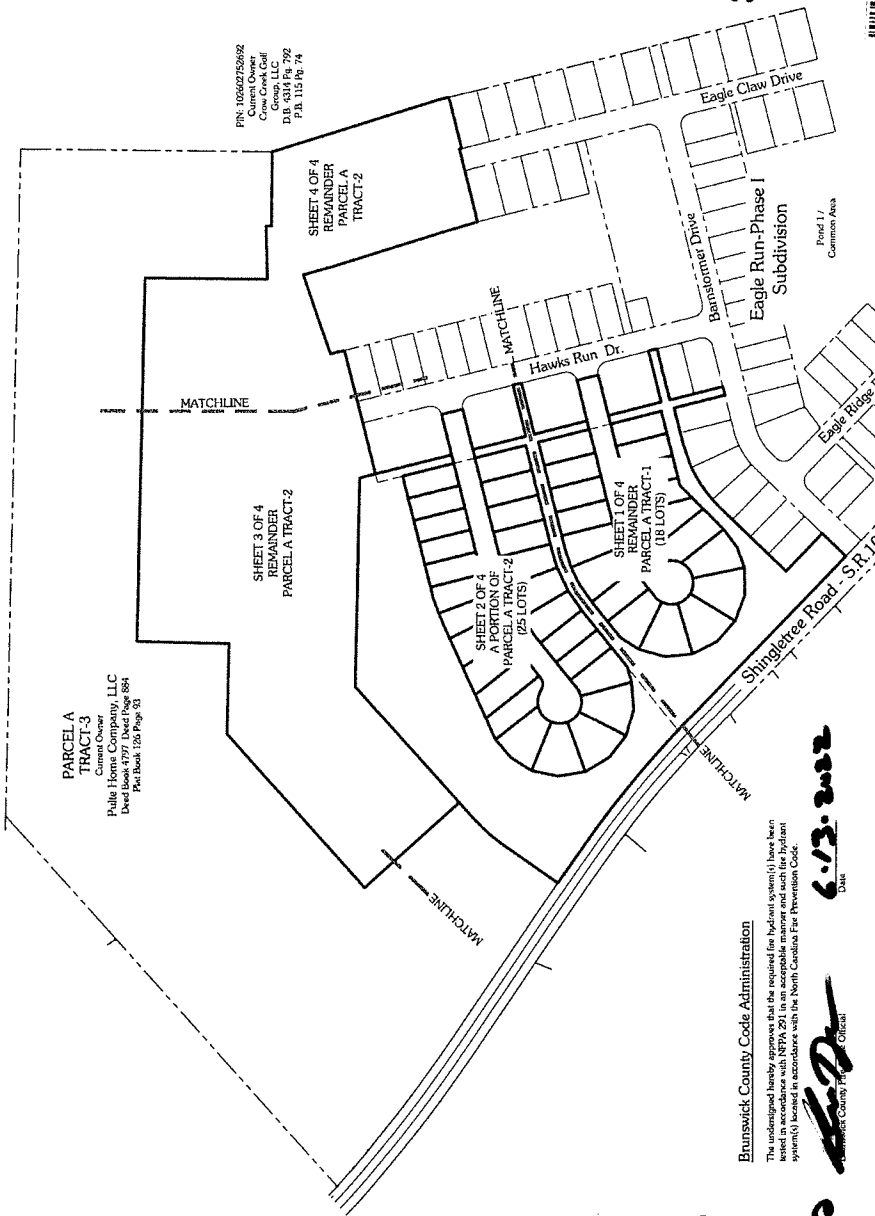
Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022

Signature: *[Signature]* Date: 05/14/2022



EAGLE RUN-PHASE II SUBDIVISION DATA	
REMAINDER PARCEL A TRACT-1	6.64 acres
A PORTION OF PARCEL A TRACT-2	9.87 acres
TOTAL TRACT	16.51 acres
TOTAL RIGHT OF WAY	1.68 acres
TOTAL COMMON AREA	7.28 acres
TOTAL PRIVATE LOTS	7.55 acres
LINEAR FEET OF PUBLIC STREETS	1,278 ft
TOTAL # OF LOTS	43
SUBDIVISION LOT (MULTIPLE)	8,240 sqft
LARGEST LOT (#2004)	10,132 sqft

CERTIFICATE OF SURVEY AND ACCURACY
I, Michael D. Oliver, certify that this plat was drawn under my supervision from an actual survey made under my supervision (dated description recorded in Book 4394, page 1387, Book 4556, Page 600 etc.), that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with the North Carolina Fair Prevention Code, and that it is true and correct to the best of my knowledge and belief.
I further certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates practice of this.
Whereas my original signature, registration number and seal this 7th day of March A.D. 2022
Michael D. Oliver
Registration Number L-3917

BRUNSWICK COUNTY, NC REGISTER OF DEEDS
Page 1 of 5
05/14/2022

05/14/2022

05/14/2022

05/14/2022

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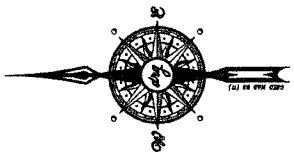
05/14/2022

05/14/2022

Development Resource Group of the Carolinas, PLLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com

drp

COVER
DATE: 03-07-2022
SCALE: 1"=200'
20.188



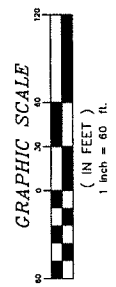
- LEGEND**
- Iron Rebar Found (RRF)
 - Iron Pipe Found (RPF)
 - Clamp Top Pipe (CTP)
 - Pipe (RDP)
 - Iron Pipe Set (IPS)
 - Calculated Point (CP)
 - Monument
 - Overhead Power
 - Total Distance
 - Current Owner
 - (COI)
 - (L.T.B.D.) Line To Be Deleted

SUBDIVISION PLAT OF EAGLE RUN PHASE II
(43 LOT SUBDIVISION)
TOWN OF CAROLINA SHORES
SHALLOTTE TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA
PULTE HOME COMPANY, LLC

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4703 Oleander Drive
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www.drgpllc.com

drag

SHEET 1 OF 4
SCALE: 1"=60'
DATE: 03-07-2022

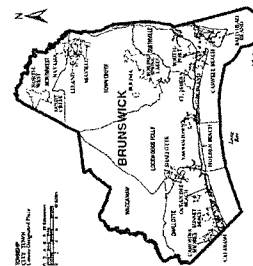
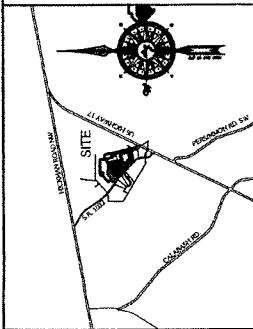


Los 2000 thru 2017

CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	175.00	24.96	8° 10' 03"	571.44 23' W 24.92'
C2	175.00	50.49	16° 31' 40"	559' 22' 30" W 50.31'
C3	50.00	21.82	25° 00' 04"	538' 37' 36" W 21.64'
C4	50.00	37.14	42° 33' 45"	54° 50' 42" W 36.97'
C5	50.00	37.14	42° 33' 45"	537' 40' 04" E 36.29'
C6	50.00	37.14	42° 33' 45"	586° 10' 49" E 36.29'
C7	50.00	43.31	51° 55' 22"	N 52° 08' 37" E 43.78'
C8	50.00	40.07	47° 55' 02"	N 47° 30' 26" E 39.01'
C9	25.00	30.77	70° 31' 44"	N 15° 51' 45" E 28.87'
C10	125.00	53.88	24° 41' 07"	N 65° 58' 31" E 53.46'

Los 2000 thru 2017

LINE #	DIRECTION	LENGTH
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L8	S51° 07' 37" W	21.46
L9	S51° 07' 37" E	15.07
L10	N54° 38' 53" E	0.86
L11	N54° 38' 53" E	49.88
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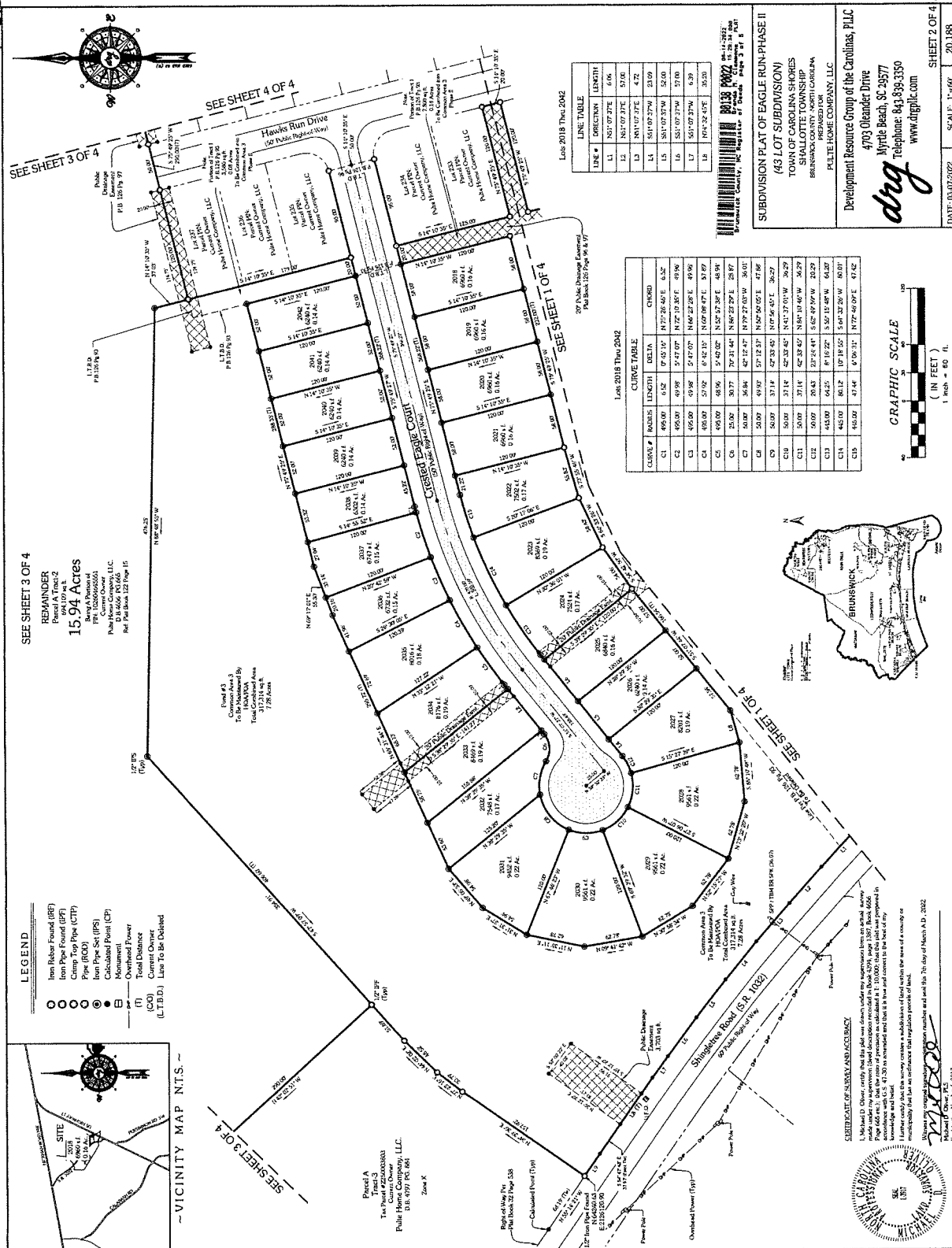
CERTIFICATE OF SURVEY AND ACCURACY

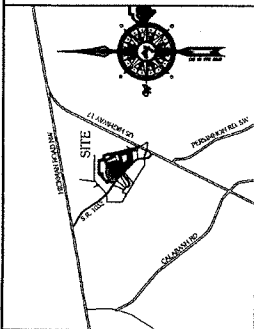
I, Michael D. Oliver, certify that this plat was drawn under my supervision from a survey of the land shown on this plat, and that the same is true and correct to the best of my knowledge and belief, and that the same is in accordance with the laws of the State of North Carolina.

Michael D. Oliver, PLS
Registration Number L-3917

Witness my signed signature, registration number and seal this 7th day of March A.D., 2022

Michael D. Oliver





~ VICINITY MAP N.T.S. ~

- LEGEND**
- Iron Rebar Found (IRF)
 - Iron Pipe Found (IPF)
 - Crimp Top Pipe (CTP)
 - Pipe (POD)
 - Iron Pipe Set (IPS)
 - Calculated Point (CP)
 - Monument
 - Overhead Power
 - Total Distance
 - Current Owner
 - (LTBD): Line To Be Deleted

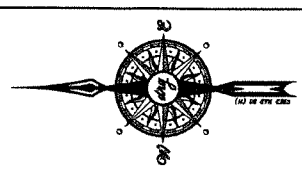
Parcel A
Tract-3
Tax Parcel #2250003603
Current Owner
Pulte Home Company, LLC
D.B. 4797 PG. 884
Zone X

1/2" Iron Pipe Found
N 65.00 S 55.00 E
E 21.00 S 45.00 E

SEE SHEET 4 OF 4
MATCHLINE

REMAINDER
Parcel A Tract-2
0.1119 Acre
Being A Portion of
Pulte Home Company, LLC
D.B. 4555 PG. 665
Ref: Plat Book 122 Page 15

15.94 Acres



Parcel A
Tract-3
Tax Parcel #2250003603
Current Owner
Pulte Home Company, LLC
D.B. 4797 PG. 884

5 85° 48' 55" E
827.44'

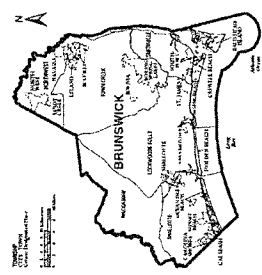
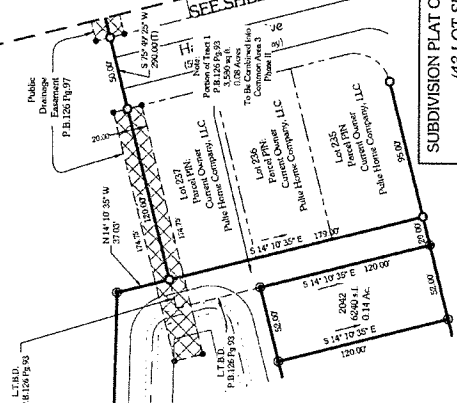
Iron Pipe Found
N 64.88 S 22.00 E
E 21.00 S 45.00 E

Parcel A
Tract-3
Tax Parcel #2250003603
Current Owner
Pulte Home Company, LLC
D.B. 4797 PG. 884
Zone X

MATCHLINE
SEE SHEET 2 OF 4

SEE SHEET 2 OF 4

SEE SHEET 2 OF 4
SEE SHEET 4 OF 4



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CERTIFICATE OF SURVEY AND ACCURACY

I, Michael D. Oliver, certify that this plat was drawn under my supervision from an actual survey made under the provisions of the North Carolina Surveying and Mapping Act of 1971, and that the plat is a true and correct representation of the land shown hereon, and that it is true and correct to the best of my knowledge and belief.

Witness my hand and seal this 7th day of March A.D. 2022.

Michael D. Oliver, P.E., S.M.



SUBDIVISION PLAT OF EAGLE RUN-PHASE II
(43 LOT SUBDIVISION)
TOWN OF CAROLINA SHORES
SHALLOTTE TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA
PREPARED FOR
PULTE HOME COMPANY, LLC

Development Resource Group of the Carolinas, PLLC
4793 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843.839.3350
www.drgpllc.com

DRG

DATE: 03-07-2022 SCALE: 1"=60' SHEET 3 OF 4 20.188

