

Prepared by: Manoj Bhatia

(Note: Name of preparer must be on first page of this document)

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the _____ day of _____, 2022, by and between Inwood Investments, LLC, a North Carolina LLC, 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, whose mailing address is 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 **Leland** Township, Brunswick County, North Carolina, and whereas Developer has caused to be installed sewer collection lines under and along the road rights-of-way hereinafter described and referenced,

And whereas Developer wishes to obtain sewer from Grantee for the property and to make sewer from Grantee's system available to individual owners,

And whereas Grantee has adopted through appropriate resolution stated policy regarding water distribution and sewer collection systems under the terms of which, among other things, in

order to obtain water and sewer for said subdivision Developer must convey title to the sewer system to Grantee through an instrument of dedication acceptable to Grantee,

NOW, THEREFORE, Developer, in consideration of Grantee accepting said sewer lines and making 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 of that eight-inch gravity sewer collection line, and end of line manhole, within the 30 foot public utility easement on Parcel # 0280000875, said sewer line and public utility easement as shown on the record drawings prepared by Paramounte Engineering, Inc., dated 2/8/2022, herein included as Exhibit A, and on the Map of Subdivision for Mercantile Park Phase 1, recorded in Map Cabinet 129 Page 27 of the Brunswick County Registry, and included herein as Exhibit B.

TO HAVE AND TO HOLD said 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 sewer collection line and for connecting the same to individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developer, 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 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 sewer system for a period of one (1) year from the date of recording of 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.

By Manoj Bhatia, Managing Member
(Name and Title of Officer signing)

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, do hereby certify that Manoj Bhatia 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 NC Driver's License) OR (a credible witness has sworn to the identity of the principal(s)); and he/she acknowledged that he is (Member, Manager) of (Inwood Investments LLC), a North Carolina Inwood Investments LLC, and that he, as (Managing Member), being authorized to do so, executed the foregoing on behalf of the (Inwood Investments LLC).

Witness my hand and official seal this the 25th Day of April
2022

Kirby Pennix

Signature of Notary Public

(NOTARY SEAL)



March 2, 2027

Kirby Pennix

Printed or Typed Name of Notary Public

My Commission expires March 2, 2027

ACCEPTANCE OF DEED

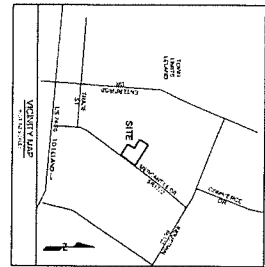
This Deed of Dedication and accompanying Affidavit for Inwood Investments, LLC
was accepted by the Brunswick County Board of Commissioners on the _____ day of
_____, 2022.

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey
Clerk to the Board

-EXHIBIT A-

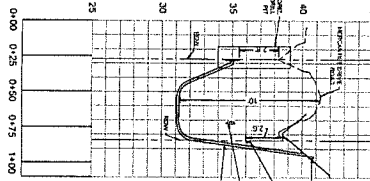


- RISK AND LIFE SAFETY NOTES**
1. THE INFORMATION IS BASED ON THE AVAILABLE RECORD DRAWINGS AND FIELD SURVEY OF THE EXISTING UTILITIES AND DEVELOPMENT.
 2. THE INFORMATION IS BASED ON THE AVAILABLE RECORD DRAWINGS AND FIELD SURVEY OF THE EXISTING UTILITIES AND DEVELOPMENT.
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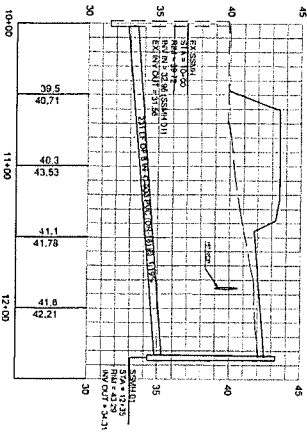
SITE DATA

PROJECT NAME: MERCANTILE DR. BUSINESS PARK PHASE I
 PROJECT ADDRESS: 2205 MERCANTILE DRIVE NE, LELAND, NC 28451
 PROJECT OWNER: MERCANTILE PARK, LLC
 PROJECT ENGINEER: WOOD ENTERPRISES, LLC
 PROJECT DATE: 12/1/2019
 PROJECT SHEET: 22 OF 25
 PROJECT USE: LIGHT INDUSTRIAL

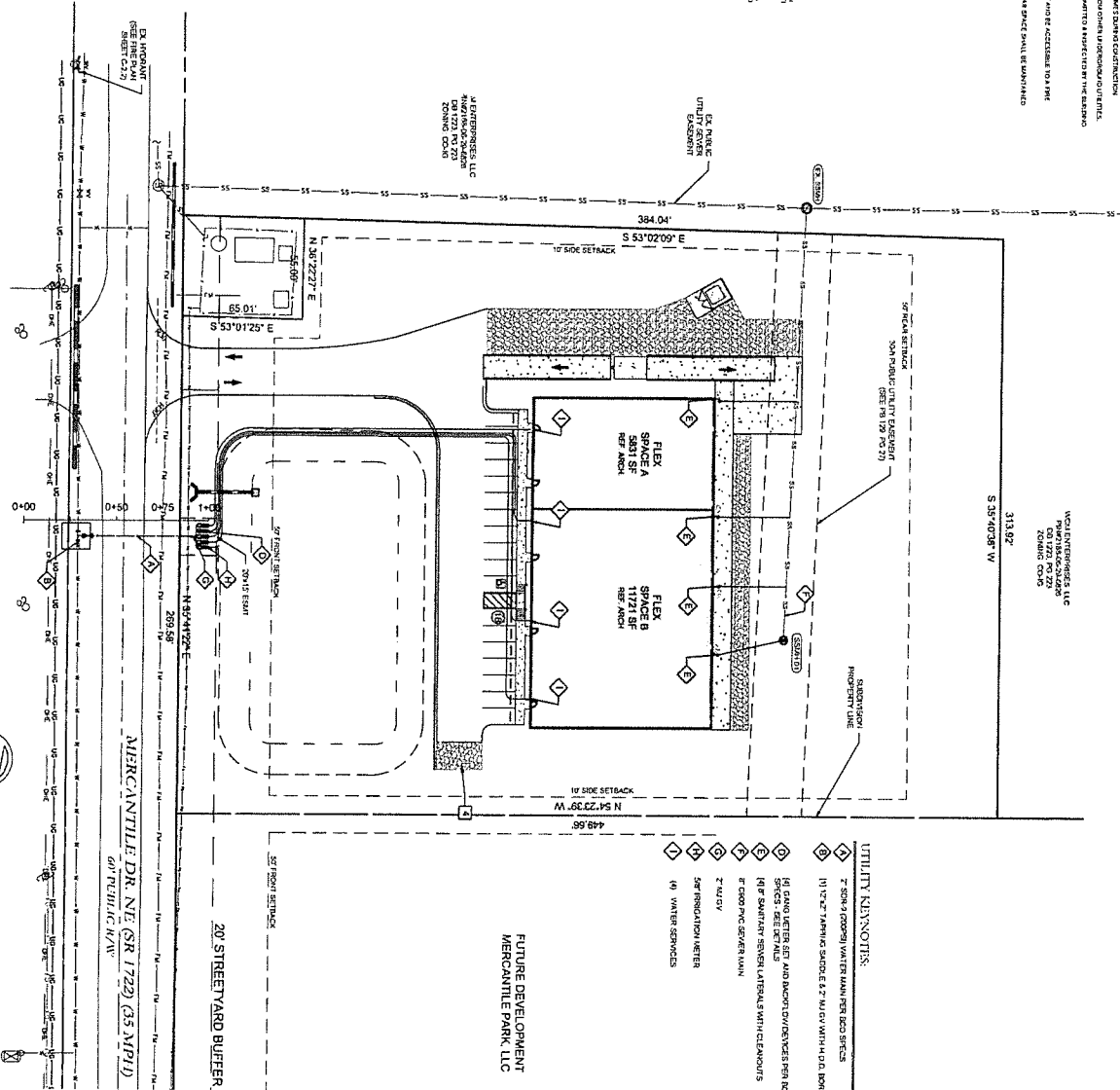
SEWER QUANTITIES	
MATERIAL	QUANTITY
5" CORRUGATED	231 LF
SEWER MATERIALS	4 EA



DESIGN PROFILE FOR WATER MAIN HDD



AS-BUILT SEWER MAIN PROFILE



GRAPHIC SCALE
 SCALE 1"=30'

RECORD DRAWING

<p>PROJECT STATUS</p> <p>CONCEPTUAL LAYOUT PRELIMINARY DESIGN FINAL DESIGN PREPARED FOR CONSTRUCTION</p> <p>DRAWING INFORMATION</p> <p>DATE: 12/1/2019 DESIGNED: [Signature] CHECKED: [Signature] APPROVED: [Signature]</p>	<p>UTILITY ASBUILT PLAN</p> <p>MERCANTILE DR. BUSINESS PARK PHASE I 2205 Mercantile Drive NE, Leland, NC 28451 BRUNSWICK CO., NORTH CAROLINA</p>	<p>PARAMOUNT</p> <p>122 Centre Drive Wilmington, North Carolina 28403 (910) 791-6707 (F) (910) 791-6700 (P) NC License # C-2446</p>	<p>CLIENT INFORMATION</p> <p>INWOOD INVESTMENTS, LLC 1320 Maynard Rd, Suite 201 Cary, NC 27513 (919) 244-0046</p>	<p>REVISIONS / STATUS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE														

129/27

1 of 1

DATE: MAY 14, 2011 SCALE: 1"=40'

PROJECT: 2008-01

SEAL

PROFESSIONAL
LAND SURVEYOR
NORTH CAROLINA
L-6317

[Signature]

INWOOD INVESTMENTS, LLC
1320 SE Maynard Road, Suite 201
Cary, NC 27511

PARAMOUNT
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

CERTIFICATE OF REGISTRATION BY REGISTRIER OF DEEDS

COUNTY OF SHERBURN
FILED FOR REGISTRATION ON THE _____ DAY OF _____, 20____ AT _____
(A.M./P.M.) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____

CLUSTER OF OBJECTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

commonly known as

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF LELAND, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE LELAND TOWN PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK COUNTY.

SUBMISSION ADMINISTRATOR _____ DATE _____

~~CONFIDENTIAL~~ NORTH CAROLINA

WCM ENTERPRISES,
LLC
PIN#2188-08-29-6826
DB 1223, PG 223
ZONING: CO-IG

CERTIFICATE OF ACCURACY AND MAPS

I, JOSHUA TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN BY MY PERSON OR AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THE DATA SHOWN HEREON, THAT THE SURVEY WAS CONDUCTED AS SHOWN HEREON, THAT THE DATA INCLUDES ALL DATA CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED BY ME, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH C.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL HAND, LICENSE NUMBER AND SEAL THIS 18TH DAY OF MAY, A.D. 2011.

JOHNNA TAYLOR, FLA LICENSE NO. L-32178

I, JOSHUA TAYLOR, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES

JOSHUA TAYLOR, PLUS LICENSE NO. L-52171


Brunswick County, NC Register of Deeds
B0129 P0027 00-003-2027
Brenda N. Clemmons PURT
11-03-20 000 page 1 of 1

LEGEND:

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	RIGHT OF WAY
	SETBACK
	EASEMENT
	IPB

APPROVED
Minor Subdivision/Minor S
Justin Brantley
Planning Director or Designe
Date: 6/19/2001

1. AREA CALCULATED BY COORDINATE METHOD.
2. THE SUBJECT PAVEMENT IS LOCATED IN FLOOD ZONE X, WHICH IS NOT A SPECIAL HAZARD FLOOD AREA AS DETERMINED BY FEMA PANEL NUMBER 37228000B IN BIRMINGHAM COUNTY WITH AN EFFECTIVE DATE 1, 2006.
3. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION MOVED IN THE 2006 FLOOD HAZARD MAP. THERE ARE NO ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
4. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
5. NO MOIST MOVEMENT WAS FOUND WITHIN 2.00 FEET OF THE PAVEMENT.
6. HORIZONTAL DISTANCE (IN) 83-3111 WAS ESTABLISHED UTILIZING A SURVEY GRADE GRIP RECEIVED OPERATING IN VICE MODE WITH REPEAT

PARCEL INFO
PAR ID: 0280000850
PIN: 2108-05-39-431Z
OWNER: MERCANTILE PARK, LLC
MC 40, PG 38
DS 4009, PG 560

SETBACKS:	50'
FRONT:	10'
SIDE:	50'
REAR:	

WCM ENTERPRISES,
LLC
PIN#2188-06-29-6826
DB 1223, PG 223
ZONING: C-01G

LOT 2
MERCANTILE PARK, LLC
509,574 SF ±
11.70 AC

WCM ENTERPRISES, LLC
PIN#2188-06-29-6826
DB 1223, PG 223
ZONING: CO-IG

LOT 1
INWOOD INVESTMENTS, LLC

LINE	BEARING	DISTANCE
1	N 36° 21' 22" E	20.00'
2	N 42° 18' 38" W	30.00'
3	N 35° 41' 22" E	30.00'
4	N 54° 18' 35" W	30.00'

50' FRONT

L3 20' PUBLIC UTILITY ESMT.

W 823.16(1)
MERCANTILE DR. NE (SR 1722) (35 MPH)

SCALF: 1-380

100

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

Inwood Investments, 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, hereby deposes and says under oath as follows:

1. That it is the owner of certain property located in Leland Township, Brunswick County, North Carolina, know as Mercantile Park Phase 1 Subdivision, containing lots numbered 1 thru 1, as more particularly described in a Deed of Dedication in favor of Brunswick County of even date herewith.
2. That is has caused to be installed a sewer collection line under and along the road right-of-way and/ or onsite public utility easement hereinafter described and referenced:

All of that eight-inch gravity sewer collection line, and end of line manhole, within the 30-foot public utility easement on Parcel # 0280000875, said sewer line and public utility easement as shown on the record drawings prepared by Paramounte Engineering, Inc., dated 2/8/2022, herein included as Exhibit A, and on the Map of Subdivision for Mercantile Park Phase 1, recorded in Map Cabinet 129 Page 27 of the Brunswick County Registry, and included herein as Exhibit B.

3. All the work which has been performed in the construction and installation of said sewer collection line described in paragraph 2, above, has been fully paid for and there are now no liens or any kind including an y 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 the sewer lines installed therein which would in any way jeopardize title to the subdivision or the sewer collection lines located therein.

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

By Manoj Bhadia
(Name and Title of Officer signing)

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, a Notary Public of the County and State aforesaid, do hereby certify that Manoj Bhadia 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 NCID) OR (a credible witness has sworn to the identity of the principal(s)); and he/she acknowledged that he is (Member, Manager) of (Inwood Investments LLC), a North Carolina Inwood Investments LLC, and that he, as (Managing Member), being authorized to do so, executed the foregoing on behalf of the (Inwood Investments LLC).

Witness my hand and official seal this the 5 Day of August
2022



Joan C. Stringfellow
Signature of Notary Public

Joan C. Stringfellow

Printed or Typed Name of Notary Public

My Commission expires April 10, 2025

Map Cabinet 129 pg 27 6/9/2021 Rwa

129/27

- EXHIBIT B -

