

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 THE RESERVE AT SUNSET HARBOR, LLC, a North Carolina LLC, hereinafter referred to as Developer with a mailing address listed as P.O. Box 349, West End, NC 27376), 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;

W I T N E S S E T H:

THAT WHEREAS Developer is the owner and developer of a tract or parcel located in Lockwood Folly Township, Brunswick County, North Carolina, known as Grande Palms, Phase 1, Lots **40** thru 75 as depicted on the subdivision plat recorded in Map Book 135, Pages 24 thru 26 in the office of the Register of Deeds of Brunswick County (the "Plat", hereinafter referred to as the project;

AND WHEREAS Developer has caused to be installed water distribution lines, sewer lines all located under and along the private roadway rights-of-way of Grande Palms Trail, DC Mace Trail and Harbor Lights Court within the Project and owned by Grantor hereinafter described and referenced;

AND WHEREAS Developer wishes to obtain water and sewer service from Grantee's system for the property and to make water and 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 under the terms of which, among other things, in order to obtain water and sewer services for said subdivision Developer must convey title to the water and sewer distribution systems to Grantee through an instrument of dedication acceptable to Grantee;

NOW, THEREFORE, Developer, in consideration of Grantee accepting said water and sewer lines and making water and sewer available to said subdivision, 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 Grande Palms Trail, DC Mace Trail and Harbor Lights 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 January, 2022 and revised May, 2022 titled "Record Drawings for Grande Palms, Phase 1 Lots 40 thru 75" copies of which are maintained in the permanent files of the Brunswick County Engineering Department.

Prepared By: Angus A. McDonald, Jr.

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.

And Developer 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.

Developer warrants to Grantee that the system(s) 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.

THE RESERVE AT SUNSET HARBOR, LLC
By: Angus A. McDonald, Jr.

Angus A. McDonald, Jr., General Manager

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I, a Notary Public of the County and State aforesaid, do hereby certify that Angus A. McDonald, Jr. personally appeared before me this day, and I have personal knowledge of the identity of the principal, and he acknowledged that he is General Manager of The Reserve at Sunset Harbor, LLC, a North Carolina LLC, and that he, as General Manager, being authorized to do so, executed the foregoing on behalf of the LLC.

WITNESS MY Hand and official seal, this the 24th day of May, 2022



Sabrina B. Babson

Signature of Notary Public

Sabrina B. Babson

MY COMMISSION EXPIRES: 10-27-2023

ACCEPTANCE OF DEED

THIS DEED of Dedication and accompanying Affidavit for Grande Palms, Phase 1, Lots 30 thru 75, was accepted by the Brunswick County Board of Commissioners on the ____ day of _____, 20 ____.

Brunswick County Board of Commissioner

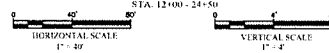
Randy Thompson, Chairman

Daralyn Spivey

Clerk to the Board

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

GRAND PALMS TRAIL ROADWAY/SEWER PROFILE



RECORD DRAWINGS
JANUARY 2022

RECORD DRAWINGS PART 1 OF INFORMATION
PROVIDED BY THE CONTRACTOR

THIS PLAN IS NOT ISSUED FOR
CONSTRUCTION WITHOUT A PROFESSIONAL
CORPORATE SEAL



RD1.0

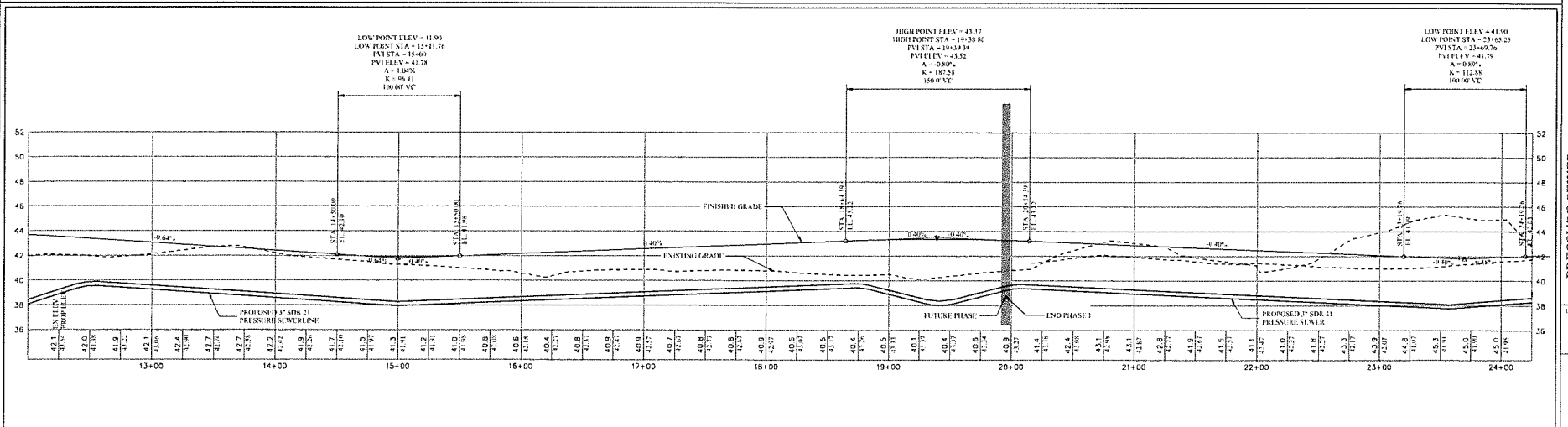
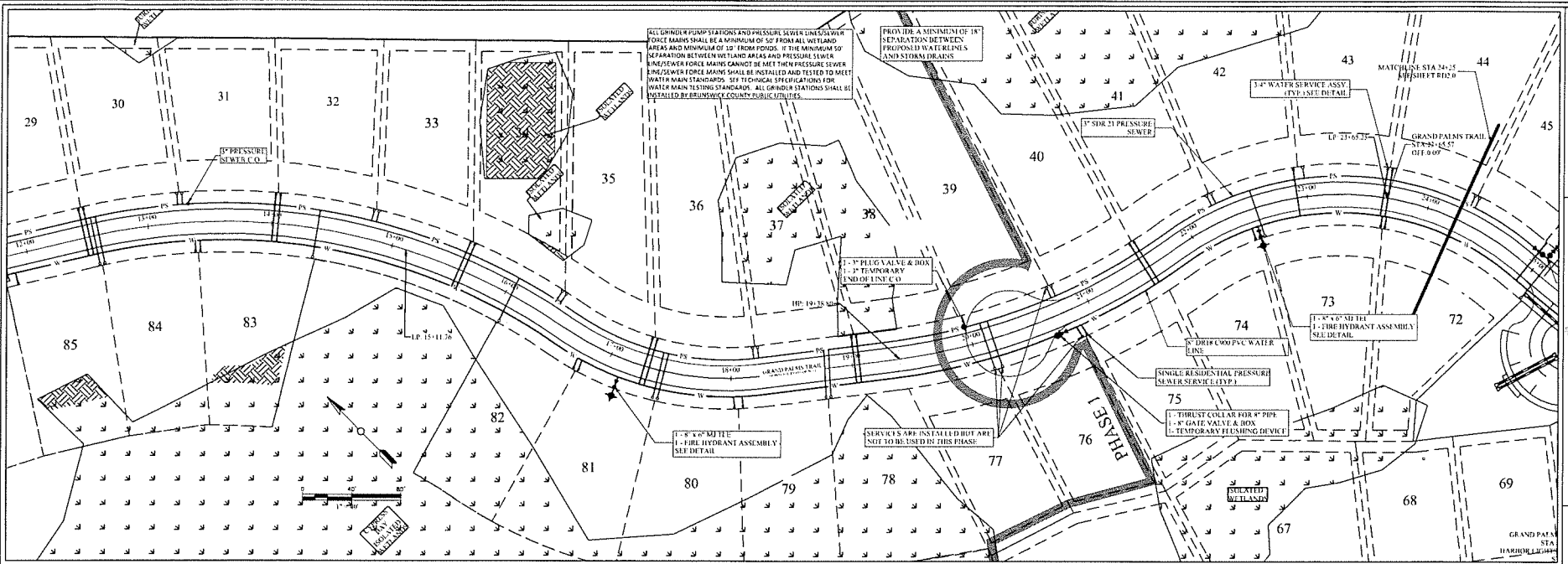
FILE PROJECT NO. 1584

GRANDE PALMS
PHASE 1, LOTS 40 - 75
FORMERLY THE RESERVE AT SUNSET HARBOR
BRUNSWICK COUNTY, NORTH CAROLINA

PRESSURE SEWER AND WATER DISTRIBUTION
RECORD DRAWINGS

East Coast Engineering, P.C.
ENGINEERS-PLANNERS-CONSULTANTS
4018 Biscuit Ridge Road
Fayetteville, NC 28404
Phone: 910.754.8000
Fax: 910.754.8009
Email: info@eastcoasteng.com
License Number: E-1745

REVISIONS



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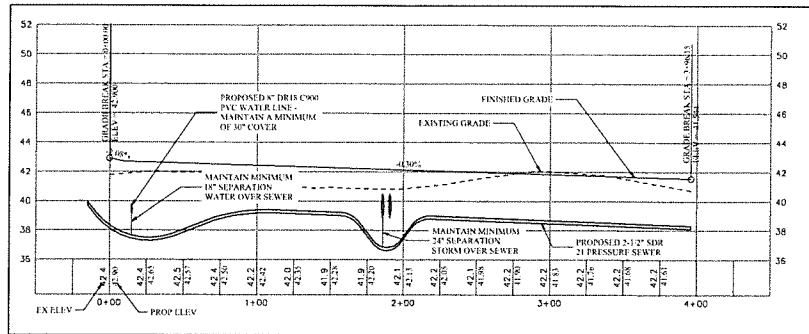
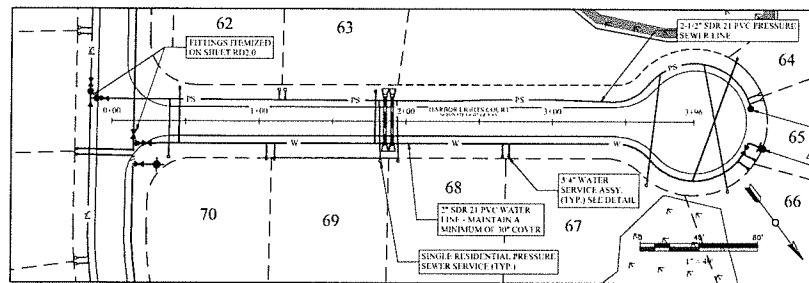
PRESSURE SEWER AND WATER DISTRIBUTION
RECORD DRAWINGS
GRANDE PALMS
PHASE 1, LOTS 40 - 75
FORMERLY THE RESERVE AT SUNSET HARBOR
BRUNSWICK COUNTY, NORTH CAROLINA

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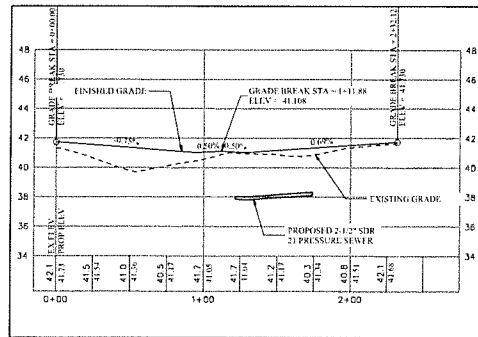
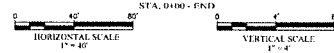
RD2.0



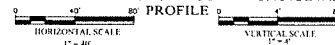
CCC PROJECT NO 1384



HARBOR LIGHTS COURT ROADWAY/SEWER PROFILE



HARBOR LIGHTS COURT CUL-DE-SAC/SEWER PROFILE



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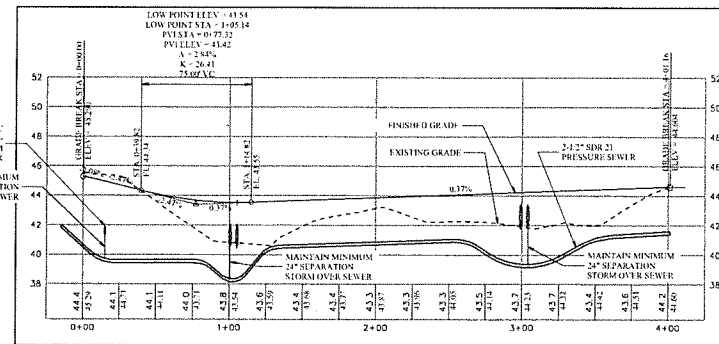
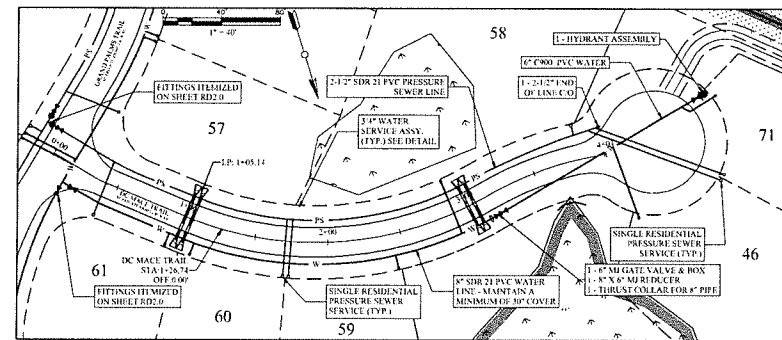
ALL GRINDER PUMP STATIONS AND PRESSURE SEWER LINES/SEWER FORCE MAINS SHALL BE A MINIMUM OF 50' FROM ALL WETLAND AREAS AND MINIMUM OF 10' FROM POND. IF THE MINIMUM 50' SEPARATION BETWEEN WETLAND AREAS AND PRESSURE SEWER LINES/SEWER FORCE MAINS CANNOT BE MET THEN PRESSURE SEWER LINES/SEWER FORCE MAINS SHALL BE INSTALLED AND TESTED TO MEET WATER MAIN STANDARDS. SET TECHNICAL SPECIFICATIONS FOR WATER MAIN TESTING STANDARDS. ALL GRINDER STATIONS SHALL BE INSTALLED BY BRUNSWICK COUNTY PUBLIC UTILITIES.

PROVIDE A MINIMUM OF 18" SEPARATION BETWEEN PROPOSED WATER LINES AND STORM DRAINS

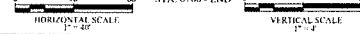
RECORD DRAWINGS

JANUARY 2022

RECORD DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR



DC MACE TRAIL ROADWAY/SEWER PROFILE



Revisions
A - 12-2022 Moved
Flushing device

East Coast Engineering, P.C.
ENGINEERS-PLANNERS-CONSULTANTS
4918 High Street
Spartanburg, South Carolina 29405
Phone: 803.574.6079
Fax: 803.574.6079
Licenses: Professional Engineer C-28435
Professional Planner C-28435

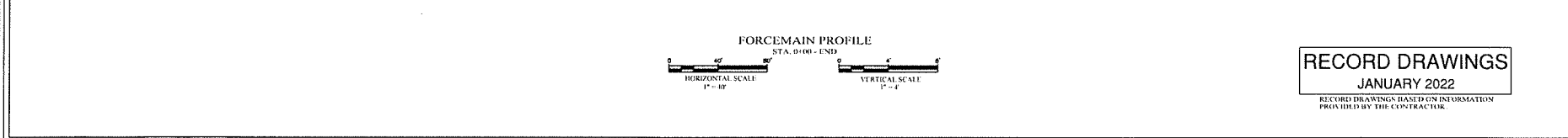
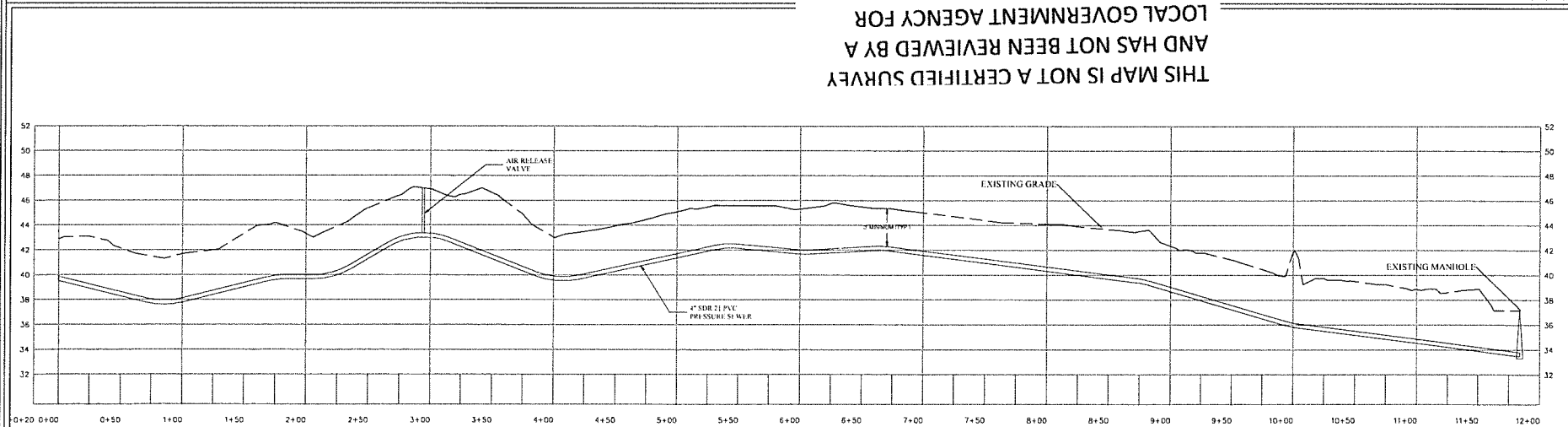
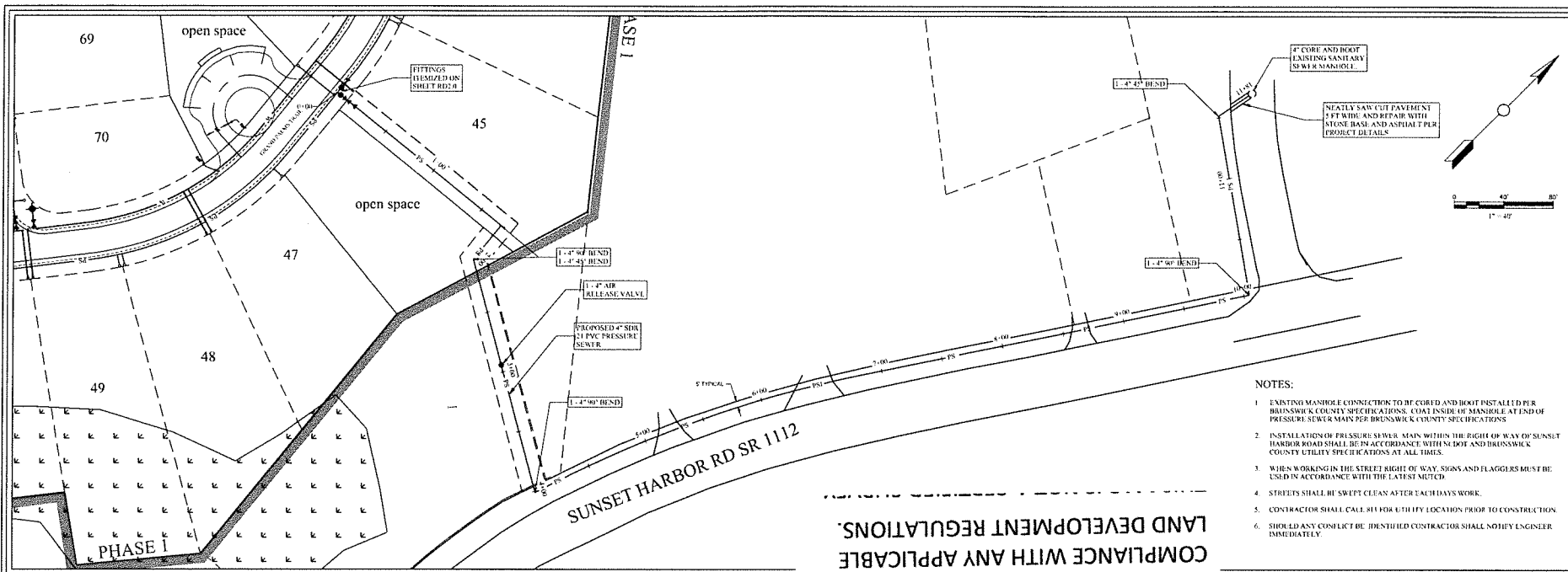
PRESSURE SEWER AND WATER DISTRIBUTION
RECORD DRAWINGS
GRANDE PALMS
PHASE 1, LOTS 40 - 75
FORMERLY THE RESERVE AT SUNSET HARBOR
BRUNSWICK COUNTY, NORTH CAROLINA

Rev: 01-2022
Scale: AS SHOWN
Drawn By: E.C.
Checked By: E.C.

THIS PLAN IS NOT ISSUED FOR CONSTRUCTION WITHOUT THE ATTESTED CORPORATE SEAL.



RD3.0



GRANDE PALMS PIASE 1, LOTS 40 - 75 FORMERLY THE RESERVE AT SUNSET HARBOR BRUNSWICK COUNTY, NORTH CAROLINA	East Coast Engineering, P.C. ENGINEERS-PLANNERS-CONSULTANTS 4018 South Street Wilmington, NC 28409 (704) 761-5400 Fax: (704) 761-5400 Form License Number C-1985
RECORD DRAWINGS PRESSURE, SEWER, AND WATER DISTRIBUTION	
Drawn: <u>01-31-2001</u> Sub: <u>AS-5000</u> Plan: <u>1</u> of <u>1</u> End-use: <u>NC</u>	
THIS PLAN IS NOT ISSUED FOR CONSTRUCTION WITHOUT THE APPROVED CORPORATE SEAL 	

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

AFFIDAVIT

I, Angus A. McDonald, Jr., General Manager of THE RESERVE AT SUNSET HARBOR, LLC, a North Carolina LLC, with an office and place of business in West End, North Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

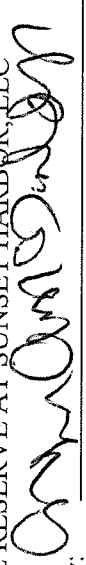
1. That it is the owner of certain property located in Lockwood Folly Township, Brunswick County, North Carolina, known as Grande Palms Subdivision, Phase 1 Lots 40 thru 75, as more particularly described in a Deed of Dedication in favor of Brunswick County of even date herewith.
2. That it has caused to be installed water distribution lines and sewer collection lines, all located under and along the private roadway right-of ways of Grande Palms Trail, DC Mace Trail and Harbor Lights Court within the Project as hereinafter described and referenced:

BEING that certain project known as Grande Palms, Phase 1, Lots 40 thru 75 as more particularly described in the plat recorded in Map Cabinet 135, Pages 24 to 26 in the office of the Register of Deeds of Brunswick County and in those plans entitled "Record Drawings for Grande Palms, Phase 1 Lots 40 thru 75" said drawings prepared by J. Christian Russell, P.E. of East Coast Engineering & Surveying, P.C. and dated January 2022 and revised May 2022; 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 subdivision property which would in any way jeopardize title of Affiant or any contractor arising out of any work performed in said subdivision or to the water lines and sewer lines located therein which would in any way jeopardize title to the subdivision or the water distribution 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 24 day of May, 2022

THE RESERVE AT SUNSET HARBOR, LLC

By: 

Name and Title of Officer Signing

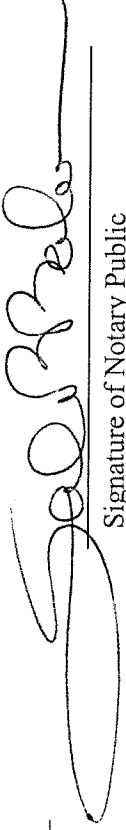
Prepared By: Angus A. McDonald, Jr.

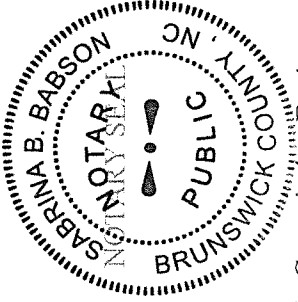
STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

Signed and sworn to (or affirmed) before me, this day by Angus A. McDonald, Jr., as General Manager
of THE RESERVE AT SUNSET HARBOR, LLC,

Date: 5-24-22





Signature of Notary Public

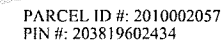
Sabrina B. Babson

Printed Name of Notary Public

My Commission Expires:

10-27-2023

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.



VICINITY MAP
(Not to Scale)

THE RESERVE AT SUNSET HARBOR, LLC
PO BOX 349
WEST END, NORTH CAROLINA

COASTALGEOMATICS
LAND SURVEYING • MAPPING • PLANNING

Physical Address: 5041-3 Mon Street, Shofar, NC 28470
Mailing Address: Post Office Box 1560, Shofar, NC 28459
Telephone: 810-356-1800 ~ www.rastafarm.com

Engineers
PLANNERS • INC.

ENGINEERS • PLANNERS • CONSULTANTS

4918 Main Street
Post Office Box 2469
Shelton, North Carolina 28459

Phone: 910.754.8029
FAX: 910.754.8049
Firm License Number C-4785

PHASE 1, LOTS 40 - 75
FORMERLY THE RESERVE AT SUNSET HARBOR
BRUNSWICK COUNTY, NORTH CAROLINA

TYPE OF WORK:

**SINGLE FAMILY RESIDENTIAL SUBDIVISION SERVED BY COUNTY WATER
AND COUNTY SEWER**

RD0.0	BRUNSWICK COUNTY TITLE
RD1.0	PLAN-PROFILE & UTILITY
RD2.0	PLAN-PROFILE & UTILITY
RD3.0	PLAN-PROFILE & UTILITY
RD4.0	PLAN-PROFILE & UTILITY

RECORD DRAWINGS BASED ON INFORMATION
PROVIDED BY THE CONTRACTOR.

PROJECT NAME: RESERVE @ SUNSET HARBOR
LOCATION: BRUNSWICK COUNTY, NC
OWNER: RESERVE AT SUNSET HARBOR, LLC
DESIGNER: EAST COAST ENGINEERING



CIVIL

SURVEY

TECH: MGB

DES: ECL

CHK: JCR/ACL.

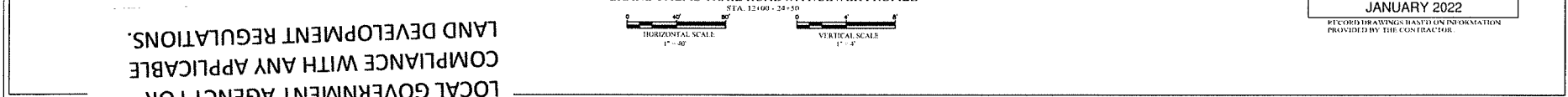
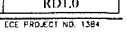
PROJECT NO.
1384

SHEET NO.
RD0.0

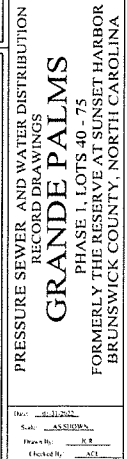
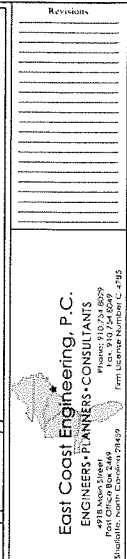
APPROVAL STATUS	DATE	BY	DEPARTMENT
☐ YES ☐ NO ☐ N/A			PLANNING
☐ YES ☐ NO ☐ N/A			ENGINEERING
☐ YES ☐ NO ☐ N/A			PUBLIC UTILITIES

“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 Inspections are for the sole use of the County and I certify that I will not use, or direct others to use, County inspections for State compliance purposes or any other purpose."

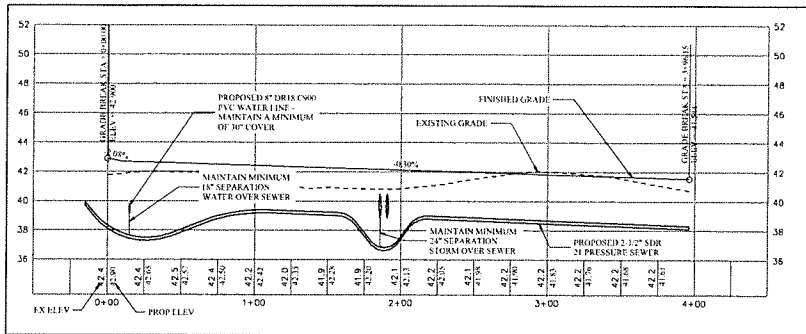
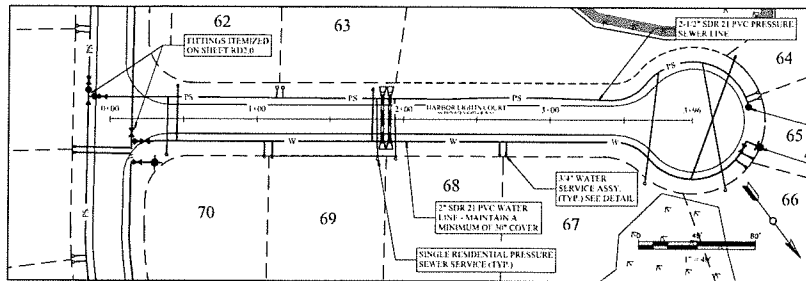


RECORD DRAWINGS BASED ON INFORMATION
PROVIDED BY THE CONTRACTOR.

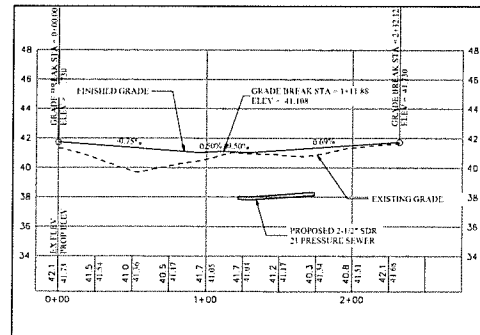
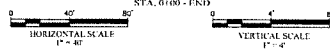


RECORD DRAWINGS
JANUARY 2022
RECORD DRAWINGS BASED ON INFORMATION
PROVIDED BY THE CONTRACTOR.

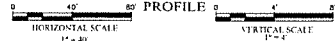




HARBOR LIGHTS COURT ROADWAY/SEWER PROFILE



HARBOR LIGHTS COURT CUL-DE-SAC/SEWER PROFILE



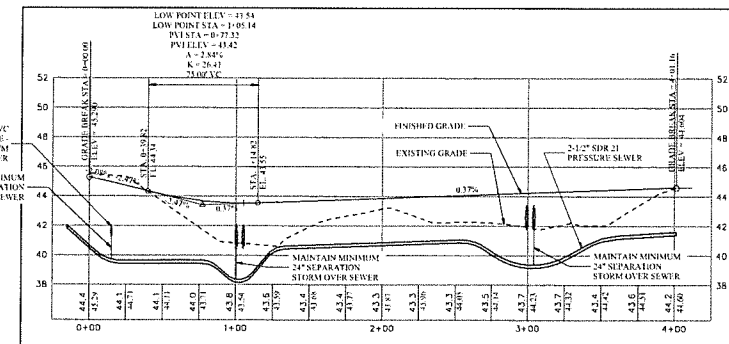
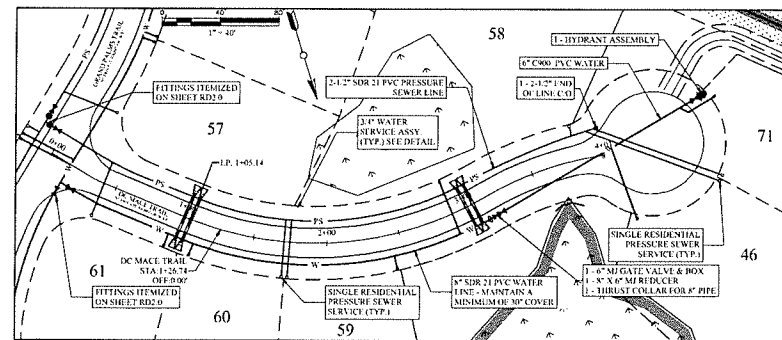
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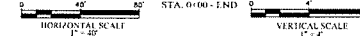
PROVIDE A MINIMUM OF 18\"/>

RECORD DRAWINGS JANUARY 2022

RECORD DRAWINGS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR



DC MACE TRAIL ROADWAY/SEWER PROFILE



Revisions
A 5.24.2022 Mined
Handling device

East Coast Engineering, P.C.
ENGINEERS-PLANNERS-CONSULTANTS
Post Office Box 2449
Ft. Lauderdale, FL 33301
Phone: 954.544.0099
Fax: 954.544.0099
E-mail: info@eastcoasteng.com
www.eastcoasteng.com

PRESSURE SEWER AND WATER DISTRIBUTION
RECORD DRAWINGS
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BRUNSWICK COUNTY, NORTH CAROLINA

Drawn By: J. L. Smith
Scale: AS SHOWN
Checked By: J. L. Smith

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CORPORATE SEAL



RD3.0

