

Prepared by: Thomas J. Morgan, Attorney at Law
PO Box 1388, Wilmington, NC 28402

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the ____ day of _____, 2018, by and between BILL CLARK HOMES OF WILMINGTON, LLC, a North Carolina Limited Liability Company, with an office and place of business in New Hanover County, and whose address is 127 Racine Drive, Suite 201, Wilmington, North Carolina 28403, 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 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 Shallotte Township, Brunswick County, North Carolina, known as Sunset Ridge, Phase 4, Section 2 as described on a plat recorded in Map Cabinet 105 at pages 32 & 33, and Developer is the owner of certain easements set out in a deed recorded in Book 2382 at page 633, as amended in Book 2419 at page 1228 (hereinafter collectively “the Development”);

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 sewer from Grantee's system available to individual owners.

And whereas Grantee has adopted through appropriate resolution stated policy regarding water distribution and sewer 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 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 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

All of the water distribution lines and sewer collection lines and equipment located under, along and within the property described as SUNSET RIDGE SUBDIVISION, Phase 4, Section 3, as the same appears on a plat thereof recorded in Map Cabinet 105 at pages 32 & 33 of the Brunswick County Registry and as shown on the Exhibit Map prepared by Withers & Ravenel dated January 2018 attached hereto and marked "Exhibit A".

ITEM TWO

Non-exclusive easements over, along and upon the entire area of all streets, roads, parking areas and cul-de-sacs depicted on the plats and serving the areas referenced in Item One above, for purposes of entry into the Development for maintenance, repair and upkeep of the water distribution and sewer collection systems and for connecting the same to the Development lots developed or to be developed lying adjacent to said streets, roads, parking areas and cul-de-sacs. Reserving unto Developer, its successors and assigns, equal rights of easement and access over, in, along and upon said streets, roads, parking areas and cul-de-sacs for purposes of installing and maintaining such other utilities as may be required for the development of the Development, including but not limited to, electric, gas, telephone, cable, and sewer.

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, together with non-exclusive easements over along and upon the entire area of the streets and cul-de-sacs depicted on the maps and servicing 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 Developer, its successors 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.

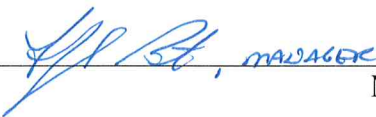
And Developer does hereby covenant that it is seized of said water and sewer lines and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

Developer warrants to Grantee that the system 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.

BILL CLARK HOMES OF WILMINGTON, LLC

By: 
Manager

By:  , MANAGER
Manager

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I, a Notary Public of the County and State aforesaid, do hereby certify that Edward H Clark and Cheryl Blanton personally came before me this day, and (I have personal knowledge of the identity of the principals) or (I have seen satisfactory evidence of the principals' 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 acknowledge that he/she is Manager of BILL CLARK HOMES OF WILMINGTON, 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.

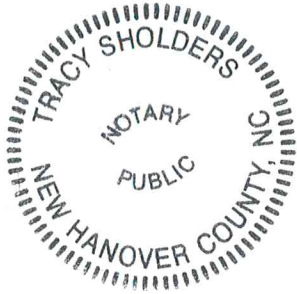
WITNESS my hand and official seal, this the 19 day of February, 2018.

Tracy Sholders
Notary Public Signature

(NOTARY SEAL)

Tracy Sholders
Printed or typed name of Notary Public

My Commission Expires August 16, 2020



ACCEPTANCE OF DEED

This Deed of Dedication was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 2018.

Scott Phillips, Chair

**Margie Stephenson, CMC
Clerk to the Board**

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Bill Clark Homes of Wilmington, LLC was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 2018.

Brunswick County Board of Commissioners

Frank Williams, Chairman

**Andrea White
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.

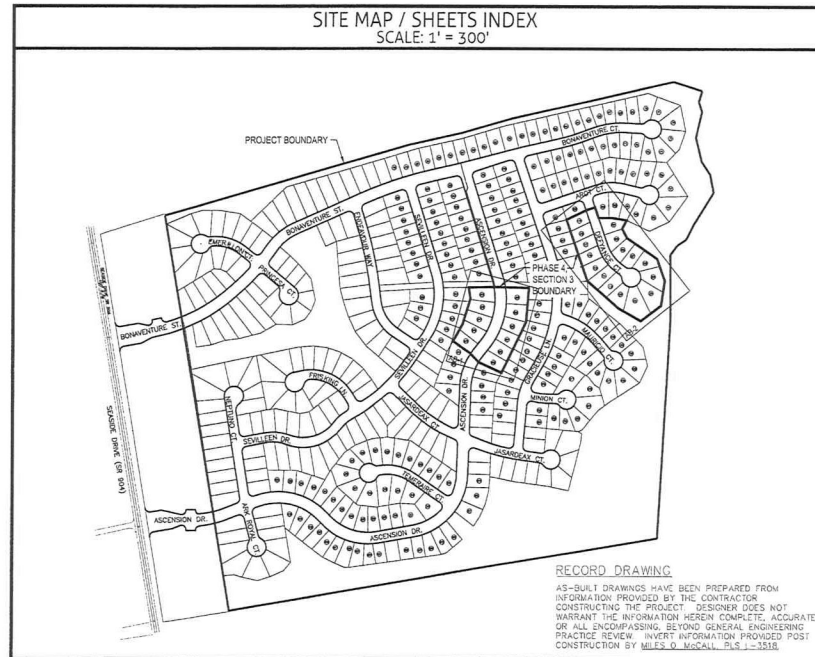
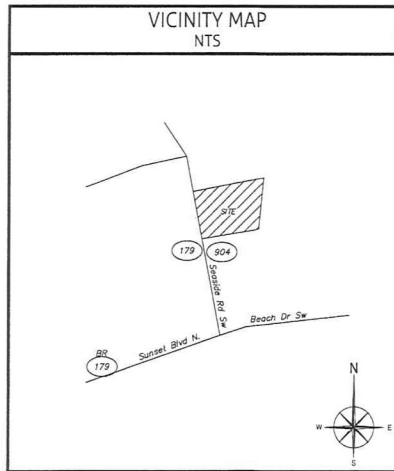
WATER & SEWER RECORD DRAWINGS

SUNSET RIDGE SUBDIVISION - PHASE 4, SECTION 3

SUNSET BEACH, NORTH CAROLINA

JANUARY 2018

AS-BUILT PLAN FOR SUNSET RIDGE WMA PROJECT NO. 01131000



INDEX OF SHEETS
CO: COVER SHEET
AB-1: ASCENSION DRIVE PLAN & PROFILE
AB-2: DEFYANCE COURT & SEWER LINE "G" PLAN & PROFILE

SITE DATA
AS-BUILT DATA:
WATER MAIN = 840 LF
GRAVITY SEWER MAIN = 725 LF
NO. OF SEWER CLEAN-OUTS = 27

RECORD DRAWING

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	— — — — —	- - - - -
ROADWAY CENTERLINE	— — — — —	- - - - -
RIGHT OF WAY LIMITS	— — — — —	- - - - -
EASEMENT LINE	— — — — —	- - - - -
CURB & GUTTER	— — — — —	- - - - -
SANITARY SEWER FACILITIES	— — — — —	- - - - -
STORM SEWER FACILITIES	— — — — —	- - - - -
WATERLINE	— — — — —	- - - - -
WATERWAYS	— — — — —	- - - - -
AS-BUILT CLEAN-OUT STUB	o	o
AS-BUILT FIRE HYDRANT ASSEMBLY	▼	▼
AS-BUILT WATER METER	□	□

RECORD DRAWING
 AS-BUILT DRAWINGS HAVE BEEN PREPARED FROM INFORMATION PROVIDED BY THE CONTRACTOR CONSTRUCTING THE PROJECT. DESIGNER DOES NOT WARRANT THE INFORMATION HEREIN COMPLETE, ACCURATE, OR ALL ENCOMPASSING, BEYOND GENERAL ENGINEERING PRACTICE REVIEW. INVERT INFORMATION PROVIDED POST CONSTRUCTION BY MILES O. MCCALL, P.E., 1-3518.

This project had several design iterations. The certifying engineer, Joseph S. Boyd, PE #29113, is not certifying the design, rather that construction was carried out in accordance with generally accepted soil for construction practices. Also, having made periodic observations during construction and reviewed the post construction survey, as noted, that the sewer system appears to have been constructed in substantial conformance with the NCDENR (DWQ) Minimum Design Criteria, with exceptions noted. - 351

PREPARED BY:



WithersRavenel
 Engineers | Planners | Surveyors

219 Station Road Ste 101 | Wilmington, NC 28405 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

DEVELOPER/OWNER

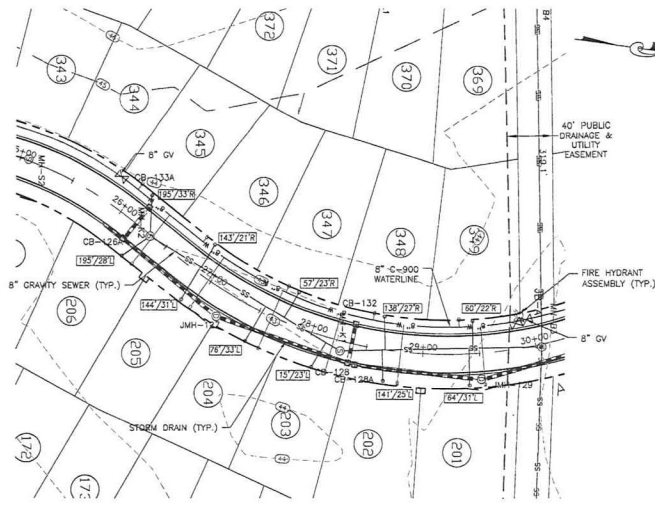
Bill Clark Homes
 127 Racine Dr., Suite 201
 Wilmington, NC 28403
 (910) 350-1744

ATTN: Landon Weaver

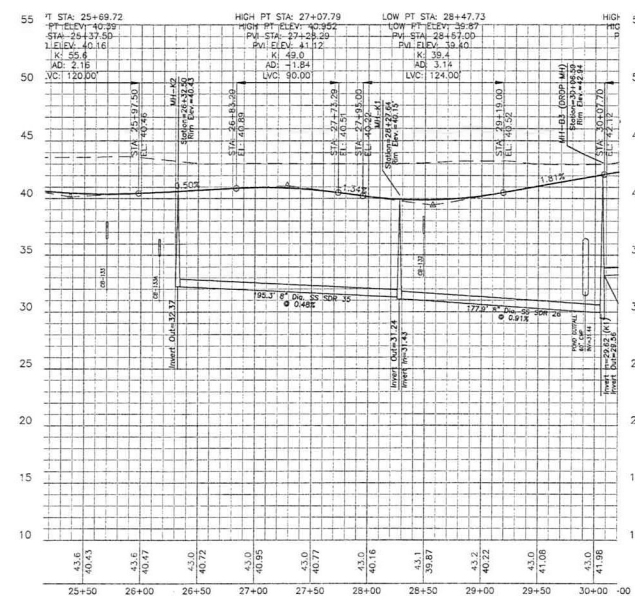
— EXHIBIT A —

N:\1512-01001\1512010001 - Sunset Ridge - P4 - Plan - 1/24/18\Drawings\1512010001.dwg - 1/24/18 10:24:14 AM - 10/16/18

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.



ASCENSION DR. PLAN



ASCENSION DR. PROFILE

8. REVISIONS TO LOTS, REVISIONS TO LOTS 201-208 & 209-248 11-18-15 JDB
 7. EXISTING LOT #3 TO MATCH SURVEYOR ON LOTS 341-353 08-18-17 JDB

No	Revision	Date	By
1	UPDTE ROAD WIDTH, ELEVATION	8-11-14	JDB
2	UPDTE STORM DRAIN PER HICOT COMMENTS	8-5-14	JDB
3	UPDTE EASEMENT TEXT PER HICOT COMMENTS	8-12-14	JDB
4	REVISION TO HICOT COMMENTS	8-12-14	JDB
5	UPDTE STORM PER HICOT COMMENTS	3-5-15	JDB

Designer	JDB	Scale	AS NOTED
Drawn By	SJF	Date	02-05-2017
Checked By	JDB	Job No.	03130300 00

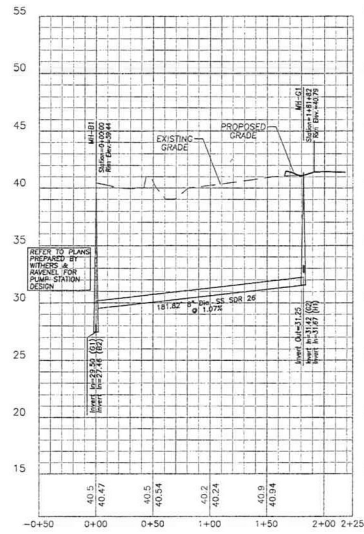
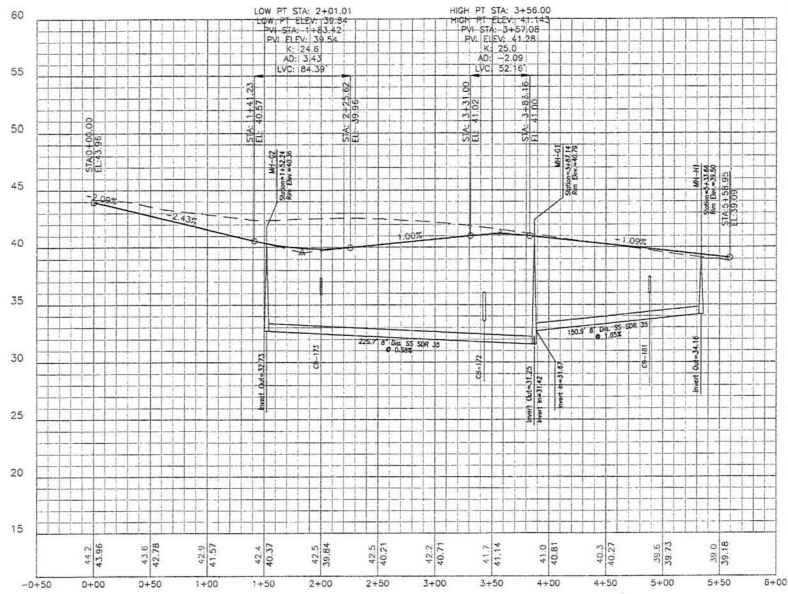
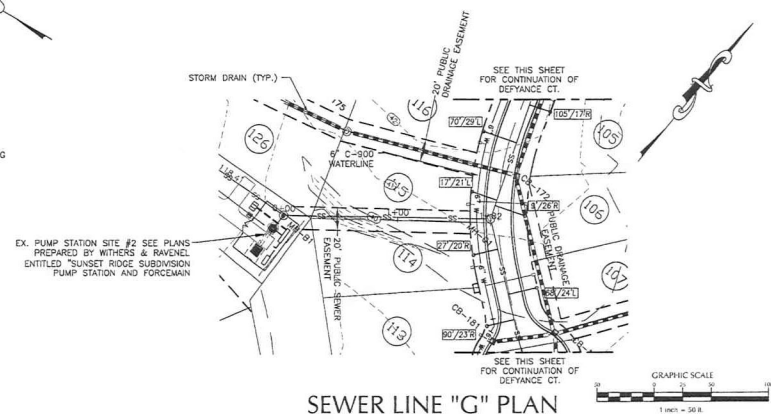
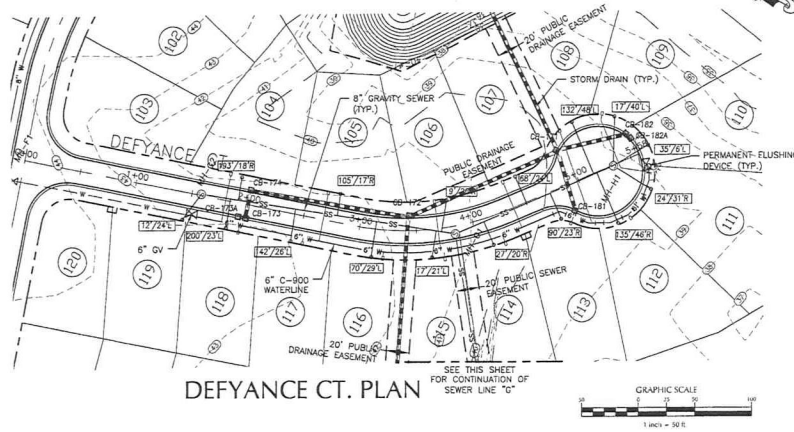
SUNSET RIDGE
 PHASE 4 - SECTION 3
 BRUNSWICK COUNTY
 NORTH CAROLINA

ASCENSION DRIVE
 PLAN & PROFILE

WithersRavenel
 Engineers | Planners | Surveyors
 719 Station Road Ste 101 | Wilmington, NC 28405 | 910.256.7277 | www.withersravenel.com

Sheet No.
AB-1

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.



NOTE:
SOME STORM DRAIN SEPARATIONS WITH RESPECT TO THE SEWER LINE ARE WITHIN 24 INCHES VERTICAL. THIS PROJECT WAS ORIGINALLY DESIGNED IN 2004, WHEN THE REQUIRED SEPARATION WAS 12 INCHES, AND WAS INSTALLED AS SUCH.

RECORD DRAWING
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RECORD DRAWING

This project had several design iterations. The certifying engineer, Joseph S. Boyle, PE #39113, is not certifying the design, rather that construction was carried out in accordance with generally accepted utility construction practices. Also, having made periodic observations during construction and reviewed the post construction survey, it is noted that the sewer system appears to have been constructed in substantial conformance with the NCDENR DWG - Minimum Design Criteria, with exceptions noted. - JSB

No.	Revision	Date	By	Designer	Scale
1	EDITED ROAD VERTICAL ELEVATION	8-18-14	JSB	AS NOTED	
2	UPDATED STORM DRAIN AND SEWER CONNECTIONS	7-22-14	JSB		
3	REVISED EASEMENT TEXT FOR MOISTY CONDITIONS	8-12-14	JSB		
4	REVISED ROADWAY VERTICAL ELEVATIONS	8-12-14	JSB		

SUNSET RIDGE
PHASE 4 - SECTION 3
BRUNSWICK COUNTY
NORTH CAROLINA

DEFYANCE COURT & SEWER LINE "G"
PLAN & PROFILE

WithersRavenel
Engineers | Planners | Surveyors
219 Sarsen Road Ste 201 | Wilmington, NC 28405 | (910) 256-9277 | License # C-0002 | www.withersravenel.com

Sheet No.
AB-2

STATE OF NORTH CAROLINA

AFFIDAVIT

COUNTY OF BRUNSWICK

BILL CLARK HOMES OF WILMINGTON, LLC, a North Carolina Limited Liability Company, with an office and place of business in New Hanover County, North Carolina, hereinafter referred to as Affiant, by and through its hereinafter named managers, being first duly sworn, hereby 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 SUNSET RIDGE SUBDIVISION, Phase 4, Section 3, containing lots numbered 104-119, 201-206, and 345-349, as more particularly described in 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 lines under and along the road right-of-ways property hereinafter described and referenced:

BEING all of SUNSET RIDGE SUBDIVISION, Phase 4, Section 3, as the same appears on a plat thereof recorded in Map Cabinet 105 at pages 32 & 33 of the Brunswick County Registry.

3. All the work which has been performed in the construction and installation of said water distribution 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 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 sewer lines installed therein

which would in any way jeopardize title to the subdivision or the water distribution lines and sewer lines located therein.

This the 19 day of February, 2018.

BILL CLARK HOMES OF WILMINGTON, LLC

By: [Signature]
Manager

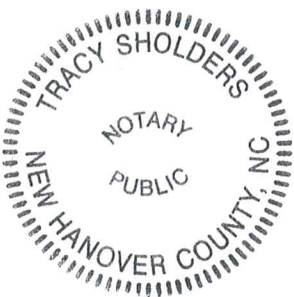
By: [Signature]
Manager

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

Sworn to (or affirmed) and subscribed before me this the 19 day of February, 2018,
2017 by Edward H Clark and Cheryl Blanton.

(NOTARY SEAL)



[Signature]
Notary Public Signature

Tracy Sholders
Printed or Typed Name of Notary Public

My Commission Expires: August 16, 2020