Type: CRP
Recorded: 07/23/2018 at 04:25:29 PM
Fee Amt: $26.00 Page 1 of 3
Iredell County, NC
Ronald N. Wyatt Register of Deeds
BK 2567 PG 2225-2227

Prepared by and mail to:
Thomas, Godley & Grimes, PLLC
514 Williamson Road, Suite 421
Mooresville, NC 28117

DECLARATION OF EASEMENT FOR SEPTIC
(Regarding Lots 1 and 2 of Lakeview Park Subdivision)

NORTH CAROLINA

IREDELL COUNTY

THIS DECLARATION OF EASEMENT made this 20 day of July 2018 by **Patrick Joseph Distinctive Homes, LLC** (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant is the owner of Lot 1 and Lot 2 as shown on that plat recorded in Plat Book 67, Page 28 on the Iredell County Registry, and;

WHEREAS, the Declarant desire to establish on Lot 2 for the benefit of Lot 1, an exclusive easement to construct, operate and maintain a septic system over, across and under a portion of Lot 2 as shown and located on that survey attached hereto as Exhibit A and incorporated herein by reference (the "Septic Easement").

WHEREAS, the owner of Lot 1 shall be responsible for installing and maintaining the septic system and shall re-seed the Septic Easement as needed during after such installation and maintenance. Owner of Lot 2 shall maintain the landscaping within the Septic Easement.

NOW THEREFORE, the Declarant does hereby establish on Lot 2 for the benefit of Lot 1, an exclusive easement to construct, operate and maintain a septic system over across and under a portion of Lot 2 as shown and located on that survey attached hereto as Exhibit A and incorporated herein by reference. The owner of Lot 1 shall be responsible for installing and maintaining the septic system and shall re-seed the Septic Easement as needed during after such installation and maintenance. Owner of Lot 2 shall maintain the landscaping within the Septic Easement.

The Declarant further grants a temporary easement as need to install the septic system on Lot 2.

TO HAVE AND TO HOLD said easement to the owners of Lot 1 in title; it being agreed that the right and easement hereby granted is appurtenant to and is to run with the lands.

NORTH CAROLINA
IREDELL COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Mike Patrick Shalvoy**, Declarant, personally appeared before me this day and acknowledged that he is the member/manager of Declarant, **Patrick Joseph Distinctive Homes, LLC** a North Carolina limited liability company and that as member/manager did execute the foregoing instrument on behalf of the company.

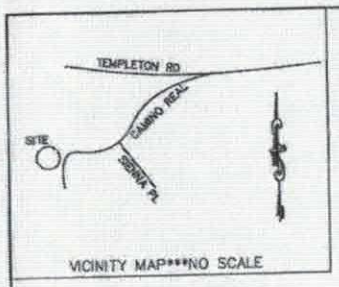
Witness my hand and official stamp or seal, this 20 day of July 2018.

Camillia Holley
Notary Public

My Commission Expires: 04/08/2023

CAMILLIA HOLLEY
NOTARY PUBLIC
IREDELL COUNTY, NORTH CAROLINA

THIS MAP IS NOT A CERTIFIED SURVEY
AND NO RELIANCE MAY BE PLACED IN
ITS ACCURACY. G.S. 47-30 (n)



VICINITY MAP***NO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°12'18" E	39.80'
L2	N 30°30'55" E	57.63'
L3	N 30°21'39" E	40.48'
L4	S 00°32'45" W	59.80'
L5	S 01°13'26" W	12.19'
L6	S 20°31'18" E	20.83'
L7	N 85°39'31" E	34.44'

NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) OVERHEAD POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
5) DEED REFERENCE: 2492/2168
6) TAX PARCEL: 4635869461
7) ADDRESS: 304 CAMINO REAL ROAD

LEGEND
"CL" = P.P. = POWER POLE
□ = POWER TRANS.
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
(W) = WELL
☼ = LP = LIGHT POLE
PDE = PUBLIC DRAINAGE EASEMENT
CP = COMPUTED POINT

SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK_____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 18 DAY OF July, A.D. 2018.

PROFESSIONAL LAND SURVEYOR

L-3499
REGISTRATION NUMBER

OFFICIAL SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN

BOUNDARY SURVEY
OF
LOT 1 LAKEVIEW PARK
DAVIDSON TWSP., IREDELL CO., N.C.
SCALE: 1" = 40' DATE: JULY 18, 2018

OWNER: PATRICK JOSEPH DISTINCTIVE HOMES LLC

0' 20' 40' 100'
SCALE IN FEET

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive – Suite 102 * Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com

THIS MAP MAY NOT BE A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH
ANY APPLICABLE LAND DEVELOPMENT REGULATIONS
AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH
RECORDING REQUIREMENTS FOR PLATS.

FILE: CAMINO REAL 310.DWG