Drawn by: William H. Trotter, Jr.
Mail to: PARHAM, HELMS & KELLAM
1329 East Morehead Street
Charlotte, NC 28204

STATE OF NORTH CAROLINA

EASEMENT

COUNTY OF MECKLENBURG

THIS GRANT OF EASEMENT, made this 12th day of JUNE, 1989, by MADY CONSTRUCTION COMPANY, INC., a North Carolina corporation, (hereinafter referred to as "Grantor");

W I T N E S S E T H:

WHEREAS, Grantor is the owner of certain residential real property located in Iredell County, North Carolina known as Lots 11 and 15 of Lakeview Shores Subdivision as shown in Map Book 7 at Pages 47 and 48 in the Iredell County Public Registry; and

WHEREAS, the said Lot 11 is not suitable for the installation of a standard septic tank system; and

WHEREAS, Grantor has agreed to convey an easement over a portion of the said Lot 15 to permit installation of a sewage disposal system or portions thereof on the below described property of the Grantors.

NOW, THEREFORE, in consideration of Ten and no/100 ($10.00) Dollars to it in hand paid, the Grantor does herewith grant and convey unto all future owners of the said Lot 11, a perpetual easement over the portion of Lot 15 hereinafter described subject to the provisions hereinafter set forth for the purpose of installing a nitrification field or other drainage system or absorption systems for sewage disposal, together with the right of way and easement at any time for Grantor, successors and assigns, to enter on said tract with equipment and/or personnel to perform necessary installation, maintenance or repairs to said system. Persons or firms exercising the easement herein contained shall proceed expeditiously with completion of any maintenance or installation to avoid unnecessary inconvenience to the owner of Lot 15, and the persons or firms exercising said easement shall repair all damage caused to the lawn located on said property immediately. It is further understood that all nitrification fields or other installation placed on said property under this easement will be placed underground and in such a manner that insofar as is practicable the installation will not interfere with the owner's use of the lot. The property over which this easement is granted is more particularly described as follows:

(1) Easement for Benefit of Lot 11: Being a part of Lot 15 of Lakeview Shores as shown on map thereof recorded in Map Book 7 at pages 47 and 48 of the

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BOOK 786 PAGE 551
L.L. NESBIT
REGISTER OF DEEDS

COPY

Iredell County Public Registry and being more particularly described as follows:

The Beginning Point is situated in the easterly right-of-way margin of Lakeshore Drive (S.R. 1216) N 10-41-30 W 10.0 feet from the southerly boundary line of Lot 15 of Lakeview Shores; thence proceed from said Beginning Point with the said right-of-way margin of Lakeview Shores N 10-41-30 W 78.0 feet to a point; thence N 79-18-30 E 85.00 feet to a point; thence S 10-41-30 E 78.00 feet to a point; thence S 79-18-30 W 85.00 feet to the point and place of Beginning. All as shown on survey of Don Ray Allen, R.L.S., dated November 22, 1988.

The aforedescribed easement shall be deemed to run with the land and shall be binding upon the Grantor and all future owners of the aforesaid lots their respective heirs, executors, administrators and/or assigns.

IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement under seal the day and year first above written.

MADY CONSTRUCTION COMPANY, INC.

By: _____
President

ATTEST:

M.E. Westmoreland
CORPORATE Secretary

(Corporate Seal)

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, ALICE H. CALDWELL, a Notary Public in and for said County and State do hereby certify that M.E. WESTMORELAND personally appeared before me this day and acknowledged that She is CORPORATE Secretary of Mady Construction Company, Inc., and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its CORPORATE Secretary.

WITNESS my hand and official seal, this 12th day of June, 1989.

Alice H Caldwell
Notary Public

My comm. exp.: 10-30-89

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J. L. NESBIT
REGISTER OF DEEDS

Drawn by: Mady Construction Co., Inc.
Mail to: Mady Construction Co., Inc.
18808 Highway 73, West
Huntersville, NC 28078

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

EASEMENT

THIS GRANT OF EASEMENT, made this 21st day of July, 1989, by MADY CONSTRUCTION COMPANY, INC., a North Carolina corporation, (hereinafter referred to as "Grantor");

W I T N E S S E T H:

WHEREAS, Grantor is the owner of certain residential real property located in Iredell County, North Carolina known as Lots 11 and 15 of Lakeview Shores Subdivision as shown in Map Book 7 at Pages 47 and 48 in the Iredell County Public Registry; and

WHEREAS, the said Lot 15 is not suitable for the installation of a standard well and septic tank system; and

WHEREAS, Grantor has agreed to convey an easement over a portion of the said Lot 11 to permit installation of wells or portions thereof on the below described property of the Grantors.

NOW, THEREFORE, in consideration of Ten and no/100 ($10.00) Dollars to it in hand paid, the Grantor does herewith grant and convey unto all future owners of the said Lot 15, a perpetual easement over the portion of Lot 11 hereinafter described subject to the provisions hereinafter set forth for the purpose of installing wells, together with the right of way and easement at any time for Grantor, successors and assigns, to enter on said tract with equipment and/or personnel to perform necessary installation, maintenance and repairs to said wells. Persons or firms exercising the easement herein contained shall proceed expeditiously with completion of any maintenance or installation to avoid unnecessary inconvenience to the owner of Lot 11, and the persons or firms exercising said easement shall repair all damage caused to the lawn located on said property immediately. It is further understood that wells on said property under this easement will be placed underground and in such a manner that insofar as is practicable the installation will not interfere with the owner's use of the lot. The property over which this easement is granted is more particularly described as follows:

(1) Easement for Benefit of Lot 15: Being a part of Lot 11 of Lakeview Shores as shown on map thereof recorded in Map Book 7 at pages 47 and 48 of the Iredell County Public Registry and being more particularly described as follows:

BEGINNING at an iron pipe, easternmost corner of Lot No. 11, Block D, Lakeview Shores Sub. (Plat Book 4, pages 47 & 48, Iredell County Registry); and running thence N. 54 deg. 23 min. W. 34.30 feet to a stake; thence N. 75 deg. 05 min. W. 74.80 feet; thence N. 60 deg. 56 min. W. 88.65 feet to an iron pipe, northwesterly corner of Lot No. 11; thence a new line N. 35 deg. 00 min. E. 17.00 feet to an iron pipe in the edge of Lake Norman; thence with the edge of Lake Norman as follows: (1) S. 76 deg. 07 min. E. 40.24 feet; (2) S. 56 deg. 37 min. E. 57.90 feet; (3) S. 80 deg. 55 min. E. 50.94 feet; (4) S. 60 deg. 00 min. E. 51.75 feet to a stake; thence a new line S. 35 deg. 08 min. W. 25.41 feet to the point of Beginning, containing 0.11 acre.

The aforedescribed easement shall be deemed to run with the land and shall be binding upon the Grantor and all future owners of the aforesaid lots their respective heirs, executors, administrators and/or assigns.

IN WITNESS WHEREOF, the Grantor has hereunto executed this easement under seal the day and year first above written.

MADY CONSTRUCTION COMPANY, INC.

BY: _____
President

ATTEST:

M. E. Westmoreland
Corporate Secretary

(Corporate Seal)

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Jenny Wallace, a Notary Public in and for said County and State do hereby certify that M. E. Westmoreland personally appeared before me this day and acknowledged that s he is Corporate Secretary of Mady Construction Company, Inc., and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Corporate Secretary.

WITNESS my hand and official seal, this 21st day of July, 198

Jenny Wallace
Notary Public

My comm. exp.: 7-22-90

DAS DON ALLEN SURVEYORS, INC.
Rt 7 BOX 293 • MOORESVILLE, N.C. 28115 • (704) 664-7029

THIS IS TO CERTIFY THAT ON THE 22nd. DAY OF NOVEMBER 19 88 I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE SHOWN HEREON.

SIGNED _____
DONALD RAY ALLEN, RLS

NORTH CAROLINA REGISTERED L-1131 LAND SURVEYOR DONALD RAY ALLEN

LINE	DIRECTION	DISTANCE
L1	S60°48'00"E	65.00'
L2	S31°20'38"W	10.00'
L3	S60°48'24"E	13.05'
L4	S58°39'22"E	10.00'
L5	S60°46'37"E	23.83'
L6	S10°41'29"E	188.93'
L7	S10°41'29"E	198.93'
L8	N79°18'30"E	10.05'
L9	S31°20'38"W	20.38'
L10	N79°18'30"E	20.05'
L11	S10°37'31"E	39.61'
L12	S10°44'38"E	50.39'
L13	S10°41'30"E	10.00'
L14	S10°41'30"E	38.70'
L15	S10°41'30"E	100.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	109.75'	20.00'	19.97'	N66°01'14"W
C2	233.96'	204.27'	197.85'	N35°49'26"W
C3	223.96'	195.54'	189.39'	N35°49'26"W
C4	243.96'	51.63'	51.53'	S54°44'34"E
C5	243.93'	140.03'	138.11'	S32°16'03"E
C6	243.94'	21.33'	21.32'	S13°22'47"E

Harry Y. Mott

