Type: CRP
Recorded: 06/08/2015 at 04:59:59 PM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK2360 PG2311-2313

Prepared by:
Thomas & Godley, PLLC
Mail to: Grantor

SEPTIC EASEMENT DECLARATION

NORTH CAROLINA
IREDELL COUNTY

THIS SEPTIC EASEMENT DECLARATION is made this 22nd day of May 2015 by Jeffrey Blair and spouse, Allison Blair (the "Declarants").

WITNESSETH:

WHEREAS, Declarants are the owners of Tract 1 and Lot 2, as shown on the attached survey and that Plat for Copper Ridge subdivision recorded in Plat Book 49, Page 38 of the Iredell County Registry; and

WHEREAS, Declarants desire to establish for the benefit of Lot 2 a nonexclusive easement, including rights of ingress and egress, for the purpose of installing operating, maintaining, monitoring and repairing a septic system over and across a portion of Tract 1 for as long as the septic system is needed to serve Lot 2.

NOW THEREFORE, Declarants as the owners of Tracts 1 and 2 do hereby declare for the benefit of Lot 2 that a nonexclusive easement, including rights of ingress and egress, be hereby established for the purpose of installing operating, maintaining, monitoring and repairing a septic system over and across a portion of Tract 1, more particularly described herein below, for as long as the septic system is needed to serve Lot 2:

> BEGINNING at a 1" pipe in the southwestern corner of Tract 1 of Jeffrey and Allison Blair (DB 2292/2258) and a corner of Lot 1 in Copper Ridge subdivision recorded in Plat Book 49, Page 38 of the Iredell County Registry, thence with the western line of Tract 1 N 01-20-00 E 98.01 feet to a point, thence with new lines of Tract 1 the following courses and distances: 1) S 87-42-16 E 60.50 feet to a point, thence 2) S 02-44-05 E 25.00 feet to a point, thence 3) S 04-31-13 W 31.53 feet to a point, thence 4) S 86-15-07 E 46.72 feet to a point, thence 5) N 85-38-35 E 25.17 feet to a point thence 6) N 73-58-20 E 26.03 to a point, thence 7) N89-30-28 E 26.50 feet to a point in the eastern line of Tract 1, thence with the eastern line of Tract 1 S 01-51-12 W 20.00 feet to an EIP in the southeastern corner of Tract 1, thence with the southern line of Tract 1 S 82-07-50 W 185.78 feet (having passed through an EIP at 33.41 feet, to the point and place of beginning, containing 8,486 sq. ft.

TO HAVE AND TO HOLD said easement to the owner of Lot 2 and said owner's successors in title; it being agreed that the right and easements hereby granted are appurtenant to and are to run with Lot 2.

Page Count 3
NS PQ SI

ROTC

IN WITNESS WHEREOF, the Declarants have hereunto set their hands and affixed their seals the day and year first above written.

Jeffrey Blair (SEAL) Allison Blair (SEAL)

NORTH CAROLINA
IREDELL COUNTY

I, Crystal B. Marlowe Jr, a Notary Public of the County and State aforesaid, certify that Jeffrey and Allison Blair Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20nd day of May 2015.

CRYSTAL B MARLOWE JR NOTARY PUBLIC IREDELL COUNTY, NC

Notary Public
Crystal B Marlowe

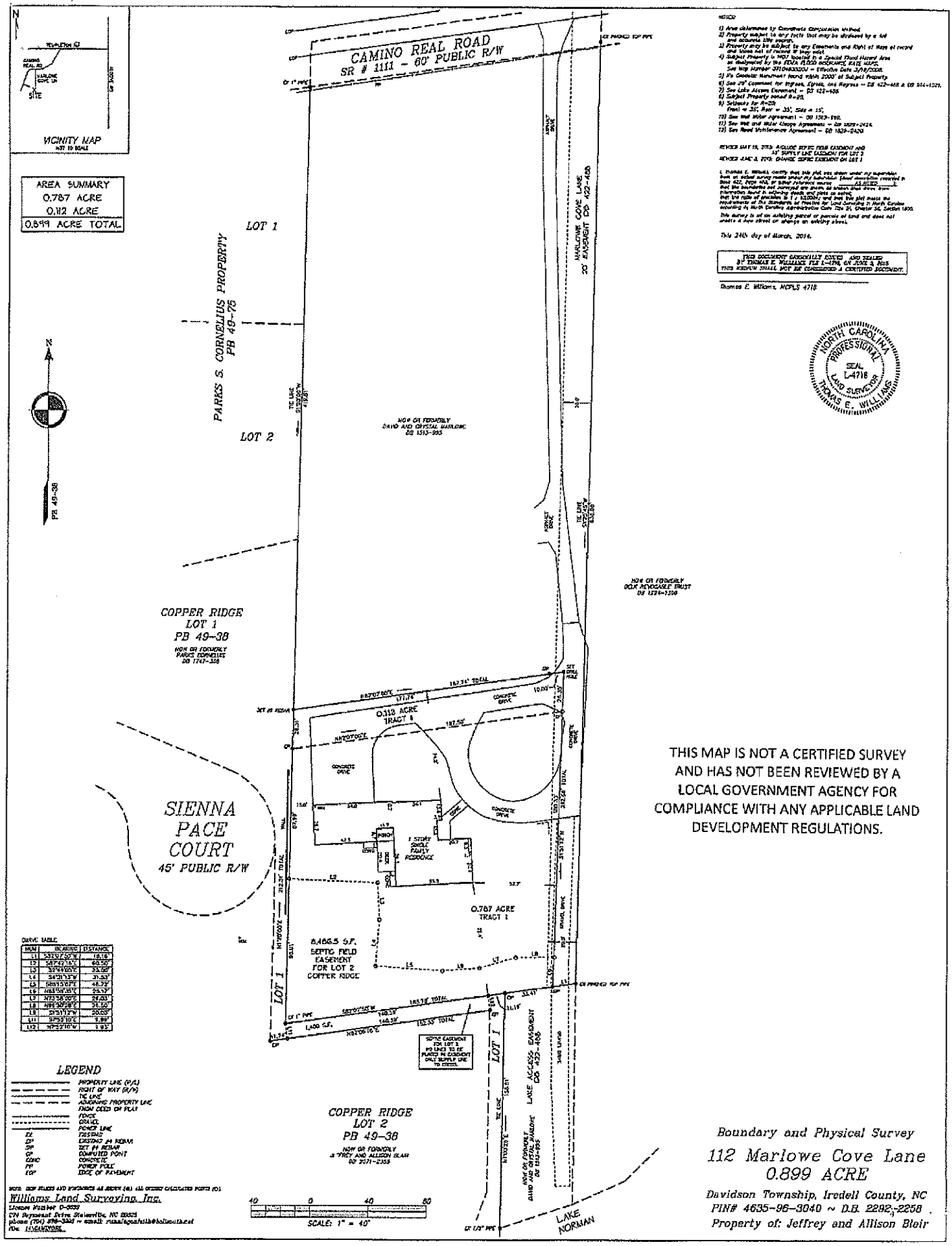
My Commission Expires: April 30, 2020

NORTH CAROLINA, IREDELL COUNTY.

The foregoing Certificate of is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR IREDELL COUNTY

BY:_____ Deputy/Assistant Register of Deeds


CAMINO REAL ROAD
SR # 1111 - 60' PUBLIC R/W
VICINITY MAP
NOT TO SCALE
AREA SUMMARY
0.787 ACRE
0.112 ACRE
0.899 ACRE TOTAL
LOT 1
LOT 2
PARKS S. CORNELIUS PROPERTY
PB 49-75
MARLOWE COVE LANE
20' EASEMENT
DB 422-466
NOW OR FORMERLY
DAVID AND CRYSTAL MARLOWE
DB 1513-995
COPPER RIDGE
LOT 1
PB 49-38
NOW OR FORMERLY
PARKS CORNELIUS
DB 1747-358
NOW OR FORMERLY
DGR REVOCABLE TRUST
DB 1284-1358
0.112 ACRE
TRACT 1
0.787 ACRE
TRACT 1
1 STORY
SINGLE
FAMILY
RESIDENCE
8,468.5 S.F.
SEPTIC FIELD
EASEMENT
FOR LOT 2
COPPER RIDGE
SIENNA
PACE
COURT
45' PUBLIC R/W
LOT 1
LOT 2
LAKE ACCESS EASEMENT
DB 422-466
COPPER RIDGE
LOT 2
PB 49-38
NOW OR FORMERLY
A. TREY AND ALLISON BLAIR
DB 2071-2353
LAKE
NORMAN
SEPTIC EASEMENT
FOR LOT 2.
NO LINES TO BE
PLACED IN EASEMENT
ONLY SUPPLY LINE
TO CROSS.
LEGEND
PROPERTY LINE (P/L)
RIGHT OF WAY (R/W)
TIE LINE
ADJOINING PROPERTY LINE
FROM DEED OR PLAT
FENCE
GRAVEL
POWER LINE
EASEMENT
EXISTING #4 REBAR
SET #5 REBAR
COMPUTED POINT
CONCRETE
POWER POLE
EDGE OF PAVEMENT
SCALE: 1" = 40'
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.
NORTH CAROLINA
PROFESSIONAL
SEAL
L-4718
LAND SURVEYOR
THOMAS E. WILLIAMS
Boundary and Physical Survey
112 Marlowe Cove Lane
0.899 ACRE
Davidson Township, Iredell County, NC
PIN# 4635-96-3040 ~ D.B. 2292-2258
Property of: Jeffrey and Allison Blair
Williams Land Surveying, Inc.

Type: CRP
Recorded: 06/08/2015 at 04:58:02 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK2360 PG2307-2310

Prepared by:
Thomas & Godley, PLLC
Mail to: Grantor

SEPTIC EASEMENT AGREEMENT

NORTH CAROLINA

IREDELL COUNTY

THIS SEPTIC AGREEMENT granted this 8th day of June 2015 by Parks Cornelius (the "Grantor"), to Jeffrey Blair and spouse, Allison Blair (the "Grantees").

WITNESSETH:

WHEREAS, the Grantor is the owner of Lot 1, as shown on the attached surveys and on that Plat for Copper Ridge subdivision recorded in Plat Book 49, Page 38 conveyed to Grantor by a Deed recorded in Book 1747, Page 366 all recordings of the Iredell County Registry; and

WHEREAS, the Grantees are the owners of Lot 2 and Tract 1, as shown on the attached survey and on that Plat for Copper Ridge subdivision recorded in Plat Book 49, Page 38 of the Iredell County Registry; and

WHEREAS, the Grantor desires to convey to Grantees for the benefit of Lot 2, a nonexclusive easement, including rights of ingress and egress, for the purpose of installing operating, maintaining, monitoring and repairing a septic supply line over and across a portion of Lot 1 for as long as the supply line is required for the septic system it is serving; and

ROTC

Page Count 4
NS PQ SI

WHEREAS, the Grantor also desires to convey to Grantees for the benefit of Lot 2, a nonexclusive septic easement to operate and maintain septic systems and septic repair areas on both Lot 2 and Tract 1.

WHEREAS, except for the septic supply line no other parts of the septic systems will be located within the septic easement area.

NOW THEREFORE, the Grantor for and in consideration of ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does give, grant and convey unto the Grantees a perpetual, nonexclusive easement, including ingress and egress, for the purpose of installing operating, maintaining, monitoring and repairing a septic supply line over and across a portion of Lot 1 for as long as the supply line is required for the septic system it is serving.

Grantor also conveys said septic easement for the purpose of operating and maintaining a septic system and septic repair area on Lot 2 and Tract 1.

Other than the septic supply lines no other part of the septic systems will be located within the septic easement area which is more particularly described as follows:

> BEGINNING at an EIP in the northeast corner of Lot 2 of Copper Ridge subdivision recorded in Plat Book 49, Page 38 of the Iredell County Registry. thence with the northern line of Lot 2, S 82-06-16 W 140.59 feet to a point, thence a new line of Grantor N 7-52-10 W 9.99 feet to a 1' pipe in the southwest corner of Tract 1, thence with the southern line of Tract 1 N 82-04-50 E 140.59 to a point, thence S 7-52-40 E 9.93 feet to the place of beginning, containing 1,400 sq. ft. in accordance with that survey by Thomas E. Williams, PLS, attached hereto.

TO HAVE AND TO HOLD said easement to the said Grantees and their successors in title; it being agreed that the right and easements hereby granted are appurtenant to and are to run with Lot 2 and Tract 1.

(signature page to follow)

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal the day and year first above written.

Parks Cornelius (SEAL)
Parks Cornelius

NORTH CAROLINA
IREDELL COUNTY

I, a Notary Public of the County and State aforesaid, certify that Parks Cornelius Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8th day of June 2015.

Crystal B Marlowe
Notary Public

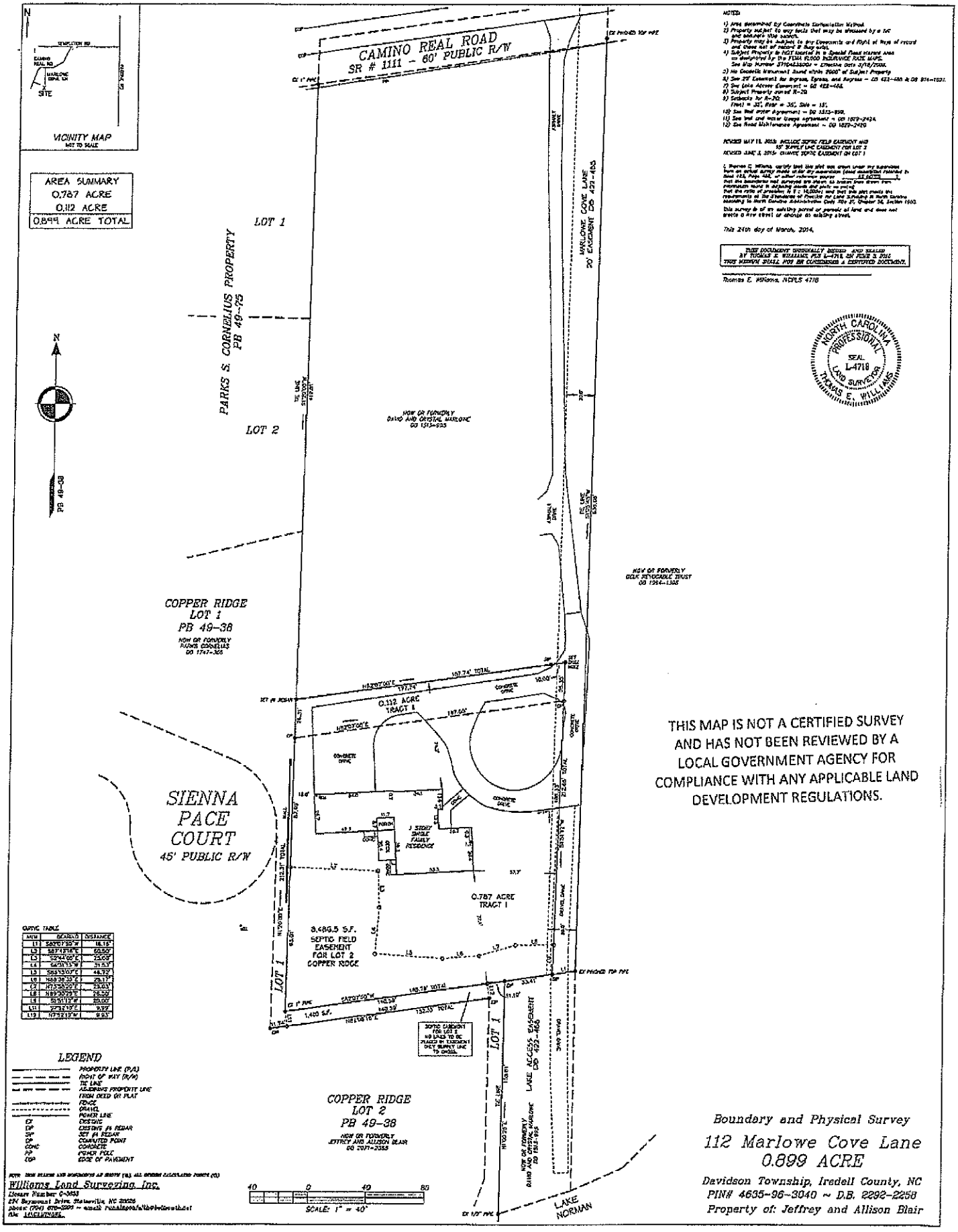
My Commission Expires: April 30, 2020

NORTH CAROLINA, IREDELL COUNTY.

The foregoing Certificate of is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR IREDELL COUNTY

BY:_____ Deputy/Assistant Register of Deeds


CAMINO REAL ROAD
SR # 1111 - 60' PUBLIC R/W
VICINITY MAP
NOT TO SCALE
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20' EASEMENT
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PB 49-38
COPPER RIDGE
LOT 1
PB 49-38
NOW OR FORMERLY
PARKS CORNELIUS
DB 1747-326
NOW OR FORMERLY
DAVID AND CRYSTAL MARLOWE
DB 1514-933
NOW OR FORMERLY
DALE REVOCABLE TRUST
DB 1954-1305
0.112 ACRE
TRACT 2
0.787 ACRE
TRACT 1
SIENNA
PACE
COURT
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SINGLE
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SEPTIC EASEMENT
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NOW OR FORMERLY
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DB 2291-2258
NOW OR FORMERLY
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POWER LINE
CMP
EXISTING IR REBAR
SET IR REBAR
COMPUTED POINT
CONCRETE
POWER POLE
EDGE OF PAVEMENT
SCALE: 1" = 40'
NOTES
REVISED MAY 11, 2015: INCLUDE SEPTIC FIELD EASEMENT AND 15' SUPPLY LINE EASEMENT FOR LOT 2
REVISED JUNE 3, 2015: CHANGE SEPTIC EASEMENT ON LOT 1
THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY THOMAS E. WILLIAMS, PLS L-4718, ON JUNE 3, 2015
THIS MAPMAY SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
Thomas E. Williams, NCPLS 4718
NORTH CAROLINA
PROFESSIONAL
SEAL
L-4718
LAND SURVEYOR
THOMAS E. WILLIAMS
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.
Boundary and Physical Survey
112 Marlowe Cove Lane
0.899 ACRE
Davidson Township, Iredell County, NC
PIN# 4635-96-3040 ~ D.B. 2292-2258
Property of: Jeffrey and Allison Blair
Williams Land Surveying, Inc.
License Number C-3653
224 Beaumont Drive, Statesville, NC 28625
Phone: (704) 878-3569 ~ email: tewilliams@wilsonbridge.net
File: 14CW1096.