BLDG-2023-19643

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625

PERMIT # OSWP-2023-13042

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 4636-36-5141 ✓

APPLICANT / OWNER: Spivey Construction Co. Inc. | APPLICANT ADDRESS: PO Box 4268, Mooresville, NC 28117

SITE ADDRESS: 167 LUGNUT LN, MOORESVILLE, NC 28117 ✓ | PHONE: (704) 202-9461 | ALT. PHONE: 704) 663-4189

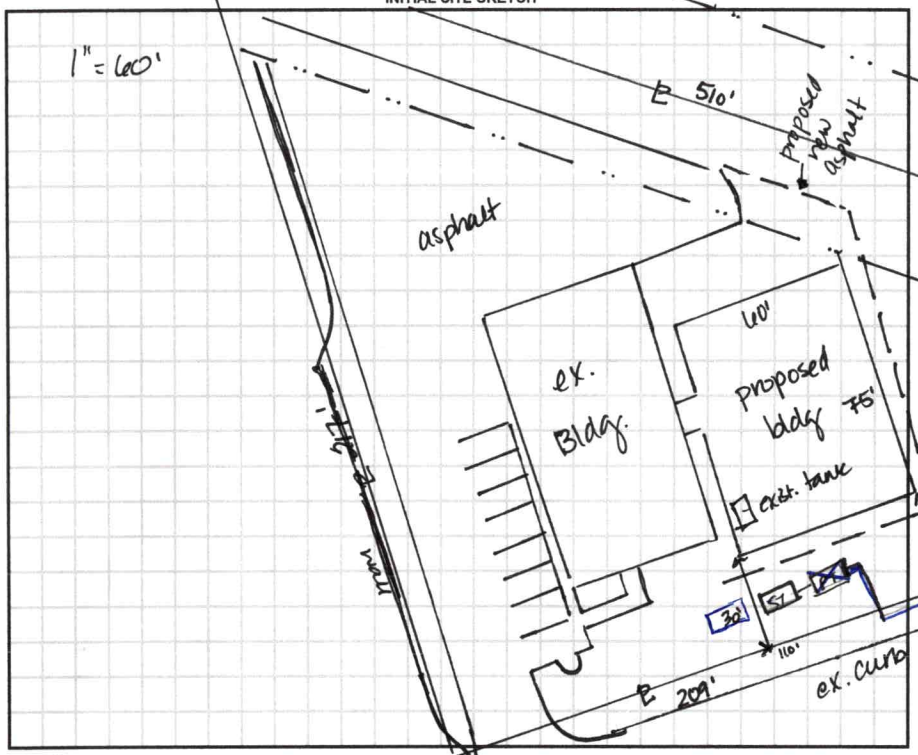
SITE DIRECTIONS: W Brawley School -> L Stutts -> R Fast Lane -> L Lugnut -> lot on L | SAP CONTROLLED: YES ☐ NO ☐

SUBDIVISION: Brawley Business Park ✓ | SECTION: 3 ✓ | LOT #: 16 & 16A ✓ | LOT AREA: 1.145 | DESIGN FLOW: 240 | L.T.A.R.: EXISTING

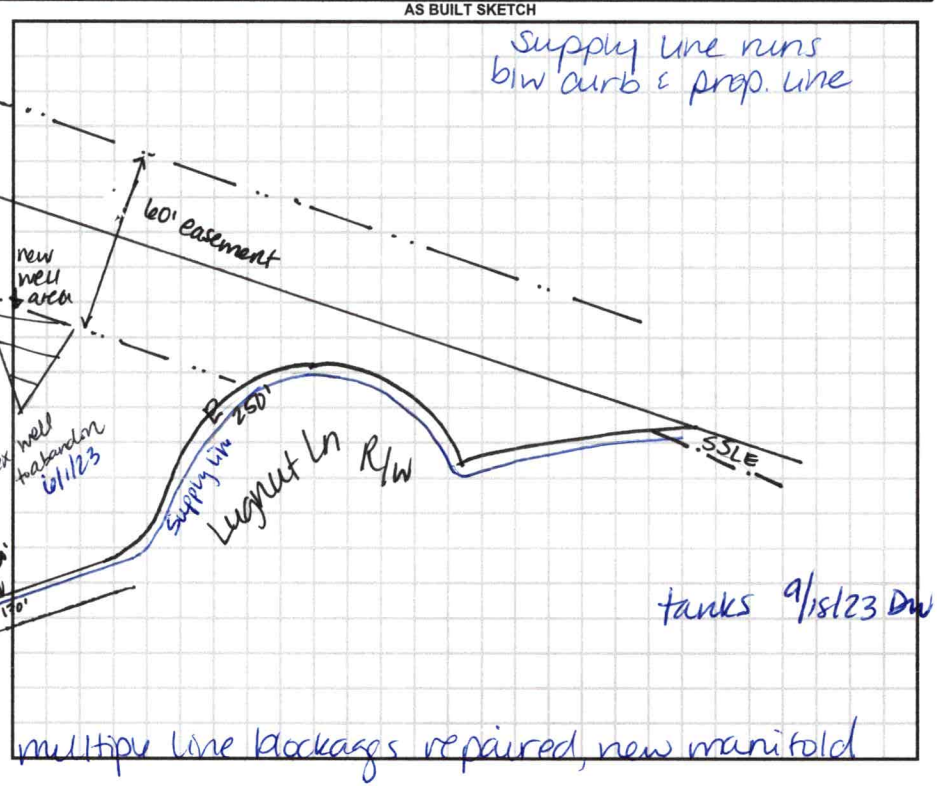
Septic Tank: 1000 (gal)	STB: F160	Date: 7/28/23	☑ New System ☐ Repair ☐ Expansion	System Type: III ✓	☐ Residence	No. Bedrooms: 0	Water Supply: New Well
Pump Tank: 1000 (gal)	PT: 363	Date: 7/29/23	System Description: Existing - New Tanks only		☐ Business	No. Persons: 0	
Pump Make:	Model:	Serial #:	Repair System Description: Existing		☒ Other ~~#~~	No. Employees: /	
# Nitrification Fields: 1	# Lines: EXISTING	Linear Ft.: EXISTING	Maintenance Agreement Required: ☐ YES ☑ NO		☑ Slab	☐ Crawl Space	
Trench Width: EXIST	Trench Bottom Depth (Low side): EXISTING		Gravel Depth: EXISTING	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	# accessory bldg

Comments / Conditions: Pump, crush & fill old tanks. Pressure test supply line for offsite system prior to connection.
Hobby shop only - no employees, personal use only. Existing system sufficient.
Offsite easement recorded: Language = B2958, P 1922. Description = B1248, P1095

INITIAL SITE SKETCH



AS BUILT SKETCH



Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

☐ IMPROVEMENT PERMIT with plat valid without expiration. ☑ IMPROVEMENT PERMIT with site plan valid for 60 mos. ☑ AUTHORIZATION TO CONSTRUCT valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.

Owner / Applicant Signature: Guy Smith | Date:

IMPROVEMENT PERMIT by: D. Mebery | Date: 1/18/23

AUTHORIZATION TO CONSTRUCT by: D. Mebery | Date: 6/6/23

Installed By: Sipe Landscaping

OPERATION PERMIT by: D. Mebery | Date: 10/2/24 ✓

Existing System Inspected By: | Date:

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 BETWEEN 8am-9am the day the inspection is needed.

✓

	Date	Initials
Drain Lines Checked	existing	
Tanks Checked	9/15/23	DW
Pressure Manifold or Valve Box Checked	9/11/24	DW
Pressure Head Set	10/2/24	DW
Electrical Checked	9/11/24	DW
Floats Set	9/11/24	DW
Alarm Checked	9/11/24	DW
Maintenance Contract Y / (N)		

IREDELL COUNTY HEALTH DEPARTMENT

STATESVILLE 704-878-5305 125.00 Paid MOORESVILLE 704-664-5281

IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM INSPECTION

PERMIT# 094376 PIN# 4636 36 5142 4636-36-5141 DATE 3/12/01

OWNER OR CONTRACTOR Ronnie L. Smith PHONE: Business 663-7223 Home

ADDRESS 129 Fast Lane Mooresville, NC. 28117

LOCATION 1100 TL Stutts (R) Fast Lane (L) Lugnut to last lot on (L)

SUBDIVISION Brawley Business Park BLOCK / SECTION LOT 16 LOT AREA 1.22 Ac SITE CLASS. PS DESIGN FLOW 240 L.T.A.R. .3

Septic Tank: 1000 Gallons; STB 794 Date 9/01

Pump Tank: 1000 Gallons; PT 29 Date 9/01

Pump Make: ME-1005-24 Model MYERS Serial No. 11/01

Nitrification Field: No Fields 1 Square Feet 800 Linear Feet 267

No Lines 3 @ 89' Trench Width 3' Max Trench Bottom Depth 3' Gravel Depth 12"

[X] New System [ ] Repair System Type: I, II, [III], IV, V, VI

System Description: Pres. Man. - Conventional

Repair System Description: None

Maintenance Agreement Required: [ ] Yes [X] No

[ ] House/Mod. Home No. Bedrooms

[ ] Mobile Home No. Bathrooms

[X] Business No. Employees 7

[ ] Other

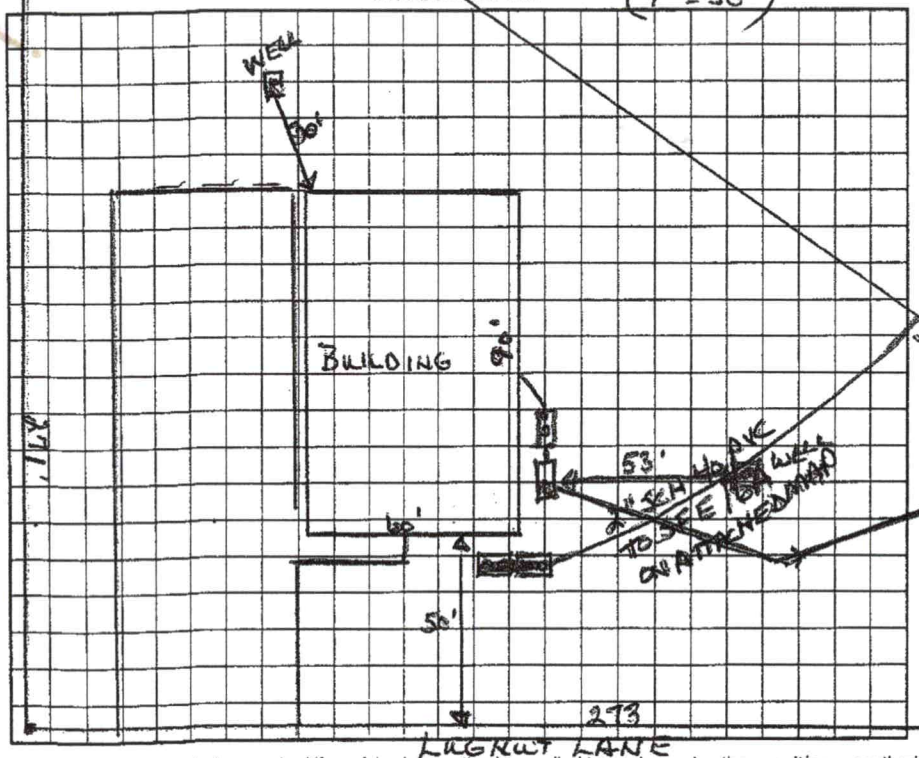
[X] Slab [ ] Crawl Space [ ] Basement w/plumbing [ ] Basement wo/plumbing

Water Supply: [X] Individual [ ] Public [ ] Community

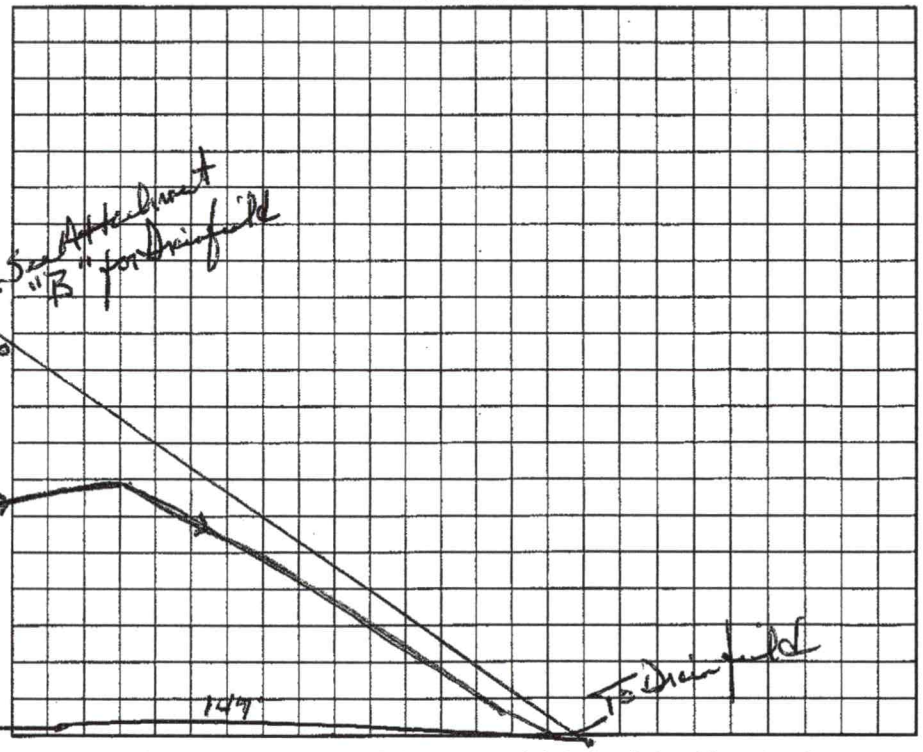
Comments:/Conditions: Drainfield to go in SFE 16A shown on attached map.

Comments:/Conditions:

INITIAL SITE SKETCH (1" = 50')



AS BUILT SKETCH



Permit can be suspended or revoked if any false information is supplied toward securing the permit/any unauthorized changes are made to the site/any unauthorized changes are made in the installation of the system. Improvement Permit with plat valid without expiration. Improvement Permit with site plan valid for sixty months. Authorization to Construct is valid for a period equal to that of Improvement Permit – not to exceed sixty months.

Signed: * Ronnie L. Smith date 3-14-01

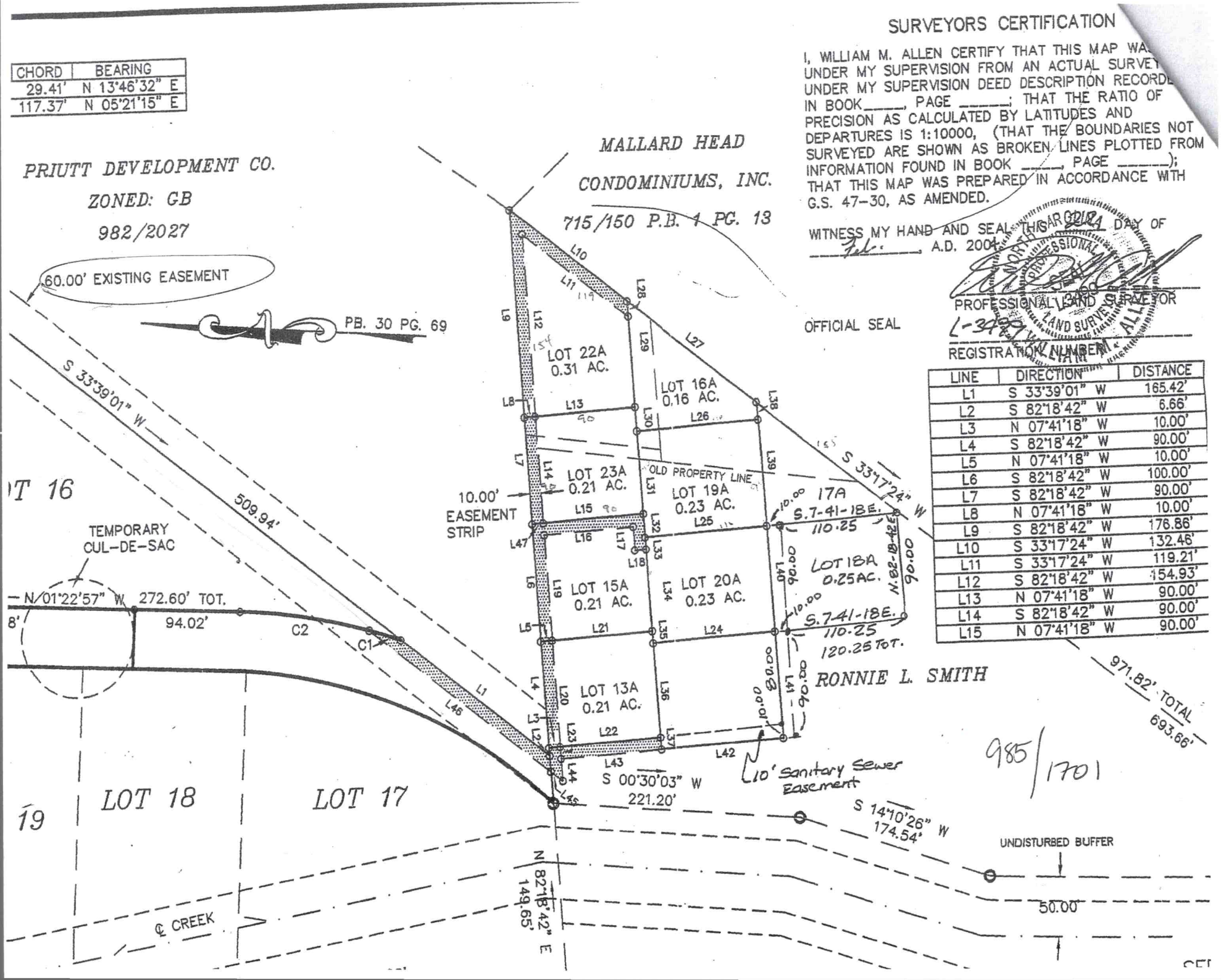
Improvement Permit by: Wesley Sparks R.S. date 3/12/01

Authorization to Construct by: Wesley Sparks R.S. date 3/12/01

Installed by: Ronnie L. Smith

Operation Permit by: Wesley Sparks R.S. date 12/18/01

Existing System Inspection by: date



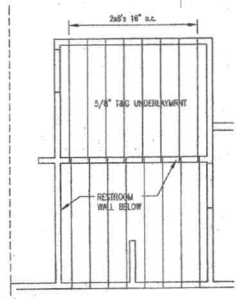
LINE	DIRECTION	DISTANCE
L1	S 33°39'01" W	165.42'
L2	S 82°18'42" W	6.66'
L3	N 07°41'18" W	10.00'
L4	S 82°18'42" W	90.00'
L5	N 07°41'18" W	10.00'
L6	S 82°18'42" W	100.00'
L7	S 82°18'42" W	90.00'
L8	N 07°41'18" W	10.00'
L9	S 82°18'42" W	176.86'
L10	S 33°17'24" W	132.46'
L11	S 33°17'24" W	119.21'
L12	S 82°18'42" W	154.93'
L13	N 07°41'18" W	90.00'
L14	S 82°18'42" W	90.00'
L15	N 07°41'18" W	90.00'

Acknowledgement Of Plans Submittal ONLY!

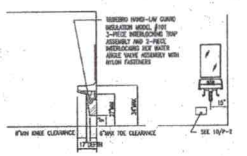
Willie Spivey

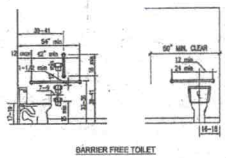
Date 11/22/22

Date 11/22/22

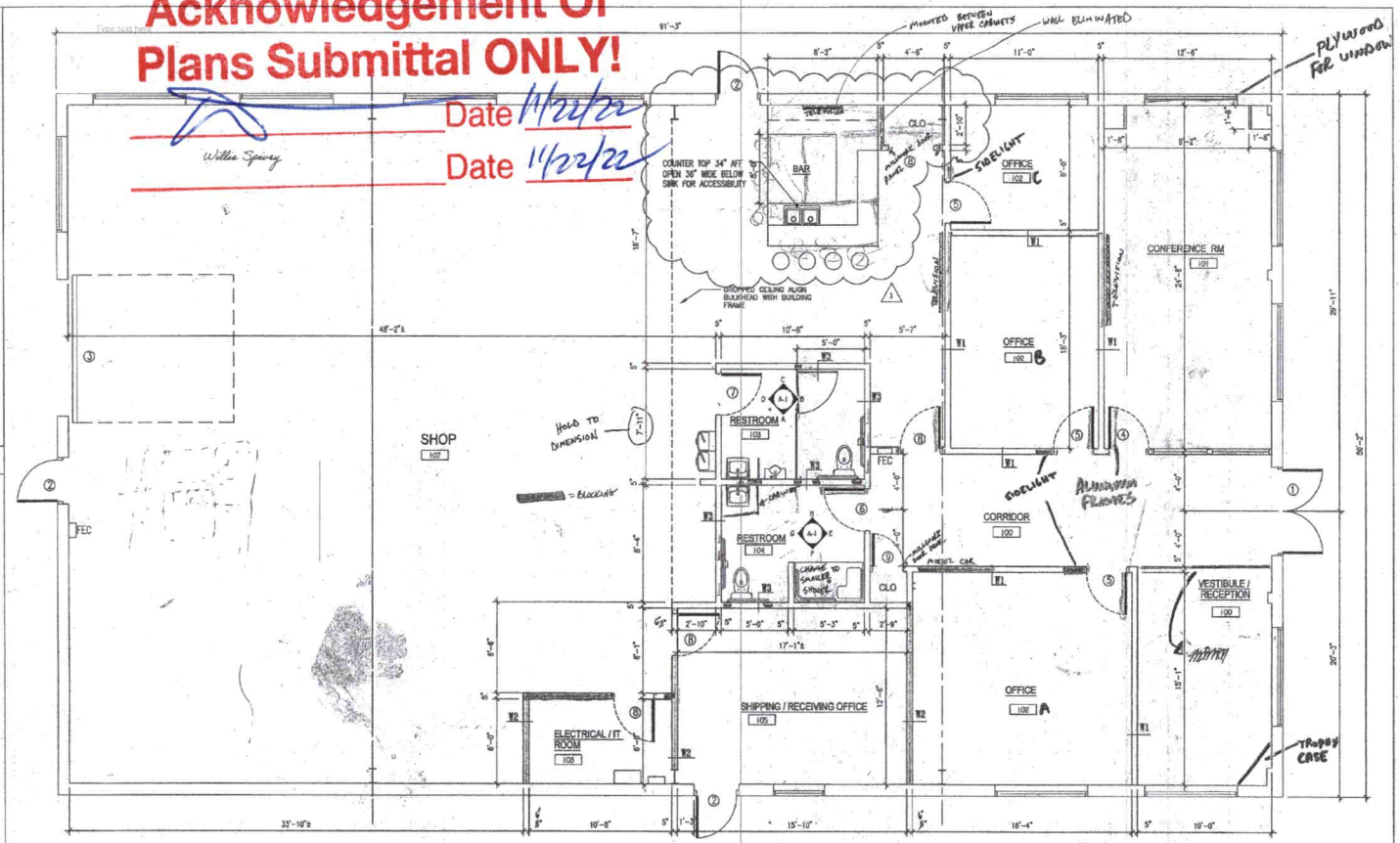


PLATFORM Scale: 1/4"=1'-0" File: 5

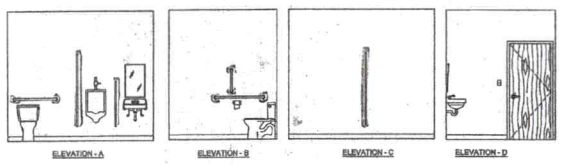


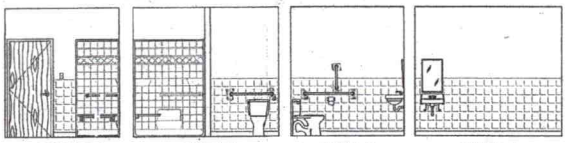


ACCESSIBILITY Scale: File: 4

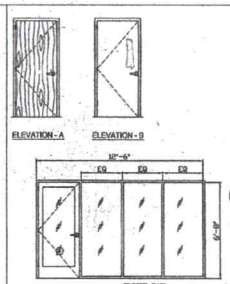


FLOOR PLAN Scale: 1/4"=1'-0" File: 2





RESTROOM ELEVATIONS Scale: 1/4"=1'-0" File: 3



DOOR / HARDWARE SCHEDULE

MARK	LOCATION	MATERIAL	FIRE RATING	SIZE	DOOR MATERIAL	FIRE RATING	FRAME MATERIAL	HARDWARE GROUP	REMARKS
1	ENTRY	ALUM	N.A.	PR 3'-0"x7'-0"	ALUM/GL	N.A.	EXISTING	HW-1	EXISTING, TEMPERED GL.
2	EXTERIOR	HM	N.A.	3'-0"x7'-0"	HM	N.A.	EXISTING	HW-1	EXISTING
3	EXTERIOR	—	N.A.	12'-0"x12'-0"	—	N.A.	EXISTING	—	EXISTING OVERHEAD DR, TEMPERED GL.
4	CONF. RM	ALUM	N.A.	3'-0"x8'-0"	ALUM/GL	N.A.	C	HW-4	NEW TEMPERED GL. STOREFRONT
5	OFFICE	SCWD	N.A.	3'-0"x8'-0"	HM	N.A.	A	HW-2	
6	RESTROOM	SCWD	N.A.	3'-0"x8'-0"	HM	N.A.	A	HW-3	
7	RESTROOM	SCWD	N.A.	3'-0"x8'-0"	HM	N.A.	A	HW-4	
8	ELEC. RM	HM	N.A.	3'-0"x8'-0"	HM	N.A.	A	HW-5	
9	CLOSET	HCWD	N.A.	2'-6"x8'-0"	HM	N.A.	B	HW-6	
10	CLOSET	—	N.A.	3'-0"x8'-0"	C.O.	N.A.	—	—	CASED OPENING

HARDWARE GROUP

HW-1 EXISTING LOCKSET, CLOSER, BUTTS 1-1/2 PR. (CLASSROOM FUNCTION)
HW-2 LOCKSET (1), CLOSER (2), BUTTS 1-1/2 PR (3), HOLDER (5).
HW-3 LOCKSET (PRIVACY FUNCTION), BUTTS 1-1/2 PR, CLOSER (2), WALL STOP, CLOSER
HW-4 PUSH/PULL (7), CLOSER (2), BUTTS 1-1/2 PR (3), HOLDER (5).
HW-5 PASSAGE SET — BUTTS 1½ PR, CLOSER (2), WALL STOP, CLOSER
HW-6 PR. DUMMY LEVER PULLS, BUTTS 1-1/2 PR.

SPECIFICATIONS DOOR HARDWARE TO MEET NCBC VOL. I-C section 2.0 ACCESSIBILITY REQUIREMENTS

1- LOCKSET-SCHLAGE LEVON # A10S-625, SATIN CHROME, LEVER OPERATED — (EXISTING OR CLASSROOM FUNCTION)
2- CLOSER-LCN 1460
3- HINGES-HAGER BB1191, AS112
4- WALL STOP-IVES #WS402CVX
5- HOLDER (KICK DOWN) IVES #FS452-4
6- THRESHOLD — ALUMINUM, ACCESSIBLE LF =.D.
7- PULL PLATE — DELTANA # PPH4016U32D, PUSH PLATE DELTANA # PP4016U32D

FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT	NOTES
100	VESTIBULE/RECEPN	3* A	6	9	7	9'-0"	---
101	CONF. ROOM	1	2	9	7	9'-0"	---
102	OFFICES	1	2	9	7	9'-0"	---
103	RESTROOMS	5	5	5,10	9	9'-0"	--- FULL HEIGHT WALL TILE
104	RESTROOMS	5	5	5,10	9	9'-0"	---
105	SHIPPING/RECEIVING	*	*	9	8	9'-0"	---
106	ELEC/IT ROOM AREA	*	*	9	8	9'-0"	---
107	SHOP	1	2	4	7	---	EXPOSED STRUCTURE
108	ELECTRICAL/IT RM.	*	*	9	8	9'-0"	---

1- CARPET TILE: BY INTERFACE OR EQUAL. COLOR TO BE SELECTED BY OWNER.
2- VINYL CONT. WALL BASE: ARMSTRONG #50 4" (BLACK).
3- 18"x18" CERAMIC TILE: TILE AND COLOR TO BE SELECTED BY OWNER.
4- 4"x4" CERAMIC TILE: FLOOR AND 48" WAINSCOT, TILE AND COLOR TO BE SELECTED BY OWNER.
5- 4"x4" CERAMIC TILE: FLOOR, 48" WAINSCOT AND TO CEILING IN SHOWER. TILE AND COLOR TO BE SELECTED BY OWNER.
6- CERAMIC TILE BASE: MATCH ROOM FLOOR TILE.
7- 2x4 SAT.-IN CEILING TILE: "PEARL" STANDARD WITH CHROME GRID. PROVIDE 8" UNFACED BATT INSULATION.
8- 2x4 SAT.-IN CEILING TILE: "PEARL" STANDARD WITH WHITE GRID. PROVIDE 8" UNFACED BATT INSULATION.
9- PAINT: TWO COATS LATEX COLOR TO BE SELECTED BY OWNER.
10- PAINT: TWO COATS EPOXY COLOR TO BE SELECTED BY OWNER.

WALL & CEILING FINISH REQUIREMENTS

INTERIOR WALL AND CEILING FINISHES SHALL MEET THE REQUIREMENTS OF NC FIRE PREVENTION FIRE CODE CHAPTER 8 AND 2009 NC BUILDING CODE, TABLE 803.5.

WALL TYPE SCHEDULE

W1 INTERIOR PARTITION TO 4" ABOVE CEILING, 4-5/8" METAL STUD, 5/8" GWB EA.SIDE WITH 4" BATT INSULATION

W1/2 INTERIOR PARTITION TO STRUCTURE, 6" METAL STUD, 5/8" GWB EA.SIDE WITH 4" BATT INSULATION

W3 INTERIOR PARTITION TO 8'-0", 2-5/8" METAL STUD, 5/8" GWB EA.SIDE WITH 4" BATT INSULATION, MOISTURE RESISTANT GWB OR BACKER BOARD AS REQUIRED INSIDE RESTROOMS. PARTITIONS TO SUPPORT PLATFORM FOR MECHANICAL EQUIPMENT. SEE S/A-1.

INDICATES PARTITION TO STRUCTURE

SCHEDULES Scale: File: 1

SEAL

R. GRAY MILLER REGISTERED ARCHITECT SEAL 2108 NORTH CAROLINA MOORESVILLE, N.C. 6-8-12

MILLER ASSOCIATES, P.A. CERT. NO. 51194 REGISTERED ARCHITECTURAL CORPORATION NORTH CAROLINA MOORESVILLE, N.C.

MILLER ASSOCIATES, P.A.
ARCHITECTURE for BUSINESS
Box 4291, Mooresville, NC 28117
Phone (704)662-8339
gray@graymillerarchitect.com

C4 ENTERPRISES LLC
167 LUGNUT LANE MOORESVILLE, NC

PROJECT NO.: 120-13
ISSUED DATE: 05/08/2012
FILE NAME: C4 Motorsports/120-13 ConDo

Rev.	No.	Date
REVIEW COMMENTS	1	08/08/201:

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SHEET TITLE: FLOOR PLAN

SHEET A-1

Acknowledgement Of Plans Submittal ONLY!

Date 11/22/22

Willie Spivey Date 11/22/22

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES

B. REFER TO A500 FOR ENLARGED TOILET ROOM PLANS AND DETAILS

C. REFER TO A597'S FOR CASEWORK ELEVATIONS AND DETAILS

D. REFER TO A600 & A601 FOR DOOR AND STOREFRONT SCHEDULE AND DETAILS

E. DO NOT SCALE THESE DRAWINGS

F. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR UNLESS NOTED OTHERWISE

G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, TRADE STANDARDS, AND MANUFACTURER'S SPECIFICATIONS

H. ALL CONTRACTORS MUST MAKE ON SITE VISITATIONS TO PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF CONSTRUCTION

I. LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

J. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR BY OTHERS

K. VERIFY SIZE AND LOCATION OF AND PROVIDE REQUIRED OPENINGS THROUGH FLOORS AND WALLS. ACCESS FLOORS, FURRING, CURBS, ANCHORS AND INSERTS. PROVIDE ALL BASES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT

L. FOLLOW MANUFACTURER'S BEST INSTALLATION METHODS FOR PROPER INSTALLATION OF ALL MATERIALS.

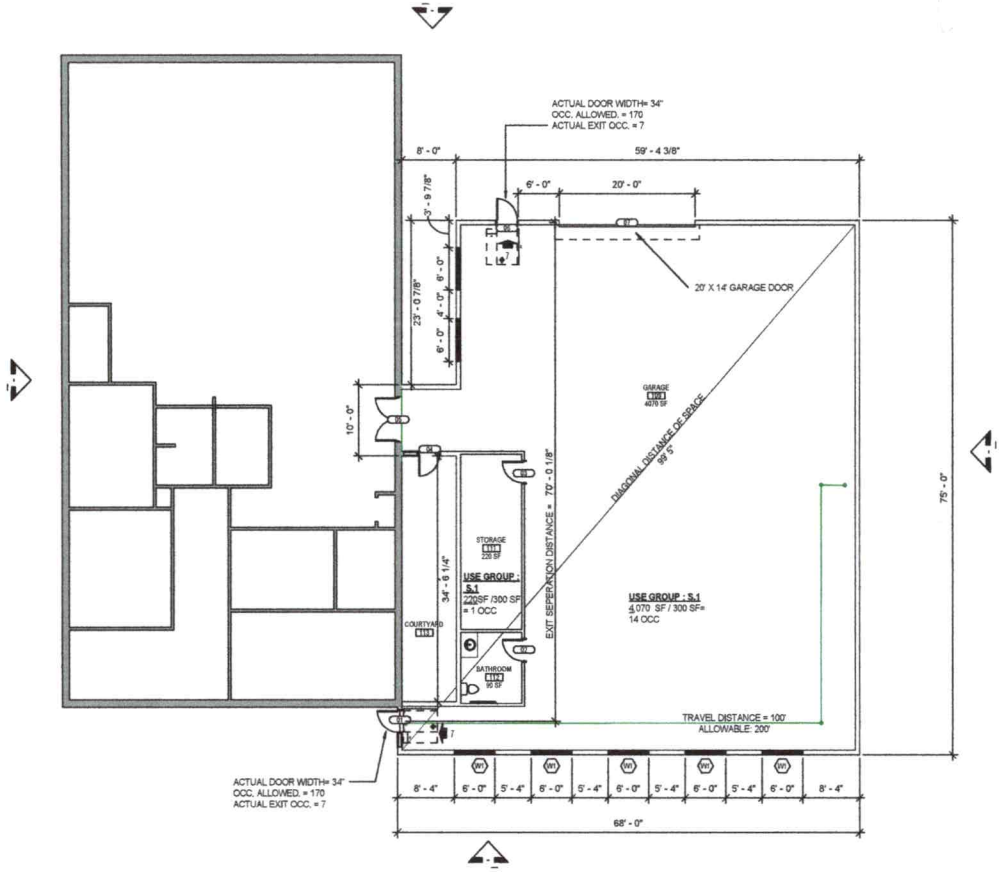
M. PROVIDE 1'-6" MINIMUM CLEARANCE FOR HANDICAP ACCESS FROM EDGE OF ALL DOORS ON THE 'PULL' SIDE TO THE ADJACENT FINISHED WALL AND 1'-0" ON 'PUSH' SIDE.

N. DOOR JAMBS ARE 4" OFF NEAREST PERPENDICULAR WALL UNLESS NOTED OTHERWISE OR IN ORDER TO PROVIDE NECESSARY CLEARANCE FOR CODE COMPLIANCE.

O. CONTRACTOR TO PROVIDE AND INSTALL ALL UPPER AND BASE CABINETS SHOWN (UNLESS NOTED OTHERWISE)

P. COORDINATE MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENTS WITH 'MEP DRAWINGS

Q. SEE CIVIL DRAWINGS FOR SITE WORK



1 / A101 FIRST FLOOR PLAN

1/8" = 1'-0"

DESIGN ASSOCIATES, INC. ARCHITECTURE
SCHÆFFER
245 East Broad Street,
Statesville, North Carolina 28677
704.873.4421
www.sdaarchitecture.us

PROGRESS PRINT NOT FOR CONSTRUCTION

167 LUGNUT LANE

Project Title

No.	Date	Revisions	By
4			
3			
2			
1			

Drawn By: EP
Checked By: Checker
Proj. #: 1527
Date: Issue Date

Sheet Title

OVERALL FLOOR PLANS

Sheet No.

A101

CONSTRUCTION DOCUMENTS

COPYRIGHT ALL RIGHTS RESERVED

12/3

IREDELL COUNTY NC 03/19/2001
10
$160.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

Excise Tax $ 160.00

IREDELL COUNTY NC
Book 1248
Pages 1095-1097
FILED 3 PAGE(S)
03/19/2001 3:57 PM
BRENDA D. BELL
Register Of Deeds

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.4636-36-5142

Verified by _____ County on the _____ day of _____, _____.
by: _____

Mail after recording to Grantee
This instrument was prepared by G. Patteson Williams P.O. Box 2009 Cornelius, NC 28031

Brief description for the Index

Lot 16, Brawley Road Business Park

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED *made March 19, 2001, by and between*

GRANTOR	*GRANTEE*
RONNIE L. SMITH *and wife,* ***LEE A. SMITH***	***HEINZ DREMEL*** *and wife,* ***PATRICIA DREMEL***
	Property Address: ***Lot 16, Lugnut Lane, Mooresville, NC 28117***
	Mailing Address: ***109 Cypress Cove Lane, Mooresville, NC 28117***

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, *that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of* ***Mooresville*** *Township,* ***Iredell*** *County, North Carolina and more:*

BEING all of Lot 16, Phase 3 of Brawley Road Business Park as shown in Plat Book 30, Page 69 and being a revision of Lot 10 as shown in Plat Book 29, Page 24 of the Iredell County Public Registry.

Also conveyed herein and attached as Exhibit "A" and incorporated herein by reference is a Septic Easement containing 0.24 acres, more or less, and a Septic Access Easement containing 0.13 acres, more or less, and known as Lot 16A.

N.C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.
#003

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1039, Page 2177

A map showing the above described property is recorded in Plat Book 30 at Page 69.

TO HAVE AND TO HOLD *the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.*

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This conveyance is made subject to all restrictions, easements and rights-of-way, including those for utilities and public roadways and the lien of future ad valorem taxes, which the Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, *the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.*

_____ Ronnie L. Smith (SEAL)
Ronnie L. Smith

By:_____ Lee A. Smith (SEAL)
Lee A. Smith

_____

ATTEST:

_____

SEAL-STAMP

NORTH CAROLINA, **Mecklenburg** County.
I, a Notary Public of Lincoln County and State aforesaid, certify that **Ronnie L. Smith and Lee A. Smith** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19 day of March, 2001.

_____ Notary Public

My commission expires: 5/18/2004

SEAL-STAMP

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that is Secretary of a North Carolina corporation, 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 as its Secretary. Witness my hand and official stamp or seal, this _____ da of _____, _____.

_____ Notary Public

My commission expires: _____

The foregoing Certificate(s) of Cheryl A Abernethy is/are certified to becorrect. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the Brenda D Bell REGISTER OF DEEDS FOR Iredell COUNTY
By Kay W Mills Deputy/Assistant - Register of Deeds

Exhibit "A"

Legal Description Septic Easement

Lying and being in Davidson Township, Iredell County, North Carolina and being more particular described as follows:

Beginning at the Northwest corner of Mallard Head Condominium Inc. property (recorded in deed book 715 page 150) thence S. 33-17-24 W. 158.95' feet to the true point of beginning; thence S. 33-17-24 W. 234.23' feet to a point; thence N. 03-04-16 E. 180.00' feet to a point; thence N. 82-18-42 E. 10.18' feet to a point; thence N. 82-18-42 E. 109.82' feet to the point and place of beginning containing 0.24 acres more or less according to a survey by Don Allen & Associates dated March 15, 2001. Together with a 10' utility easement which leads from lot 16 Brawley Business Park to septic easement describes as follows:

Beginning at the southwest corner of lot 16 Brawley Business Park, thence S. 33-39-01 W. 165.42' feet; thence N. 82-18-42 E. 272.27' feet; thence S. 03-04-16 W. 122.15' feet; thence S. 82-18-42 W. 10.18' feet to a point located at the Northwest corner of the above septic easement; thence along the Western edge of 10' utility easement (4) calls as follows 1) N. 03-04-16 E. 111.97' feet, 2) S. 82-18-42 W. 282.31' feet, 3) N. 33-39-01 E. 215.20' feet, 4) thence with a circular curve to the right having a radius of 500.27' feet and an arc length of 29.42' feet (chord bearing of N. 13-46-32 E. 29.41' feet) to the point and place of beginning, according to a survey by Don Allen & Associates dated March 15, 2001.

This easement shall terminate and become null and void at shuch time as public sewer service becomes available for the benefit of Lot 16 of Brawley Business Park.

Type: CRP
Recorded: 3/14/2011 4:00:43 PM
Fee Amt: $712.00 Page 1 of 2
Revenue Tax: $690.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2111 PG 1699 - 1700

GENERAL WARRANTY DEED

2

Excise Tax: $690.00

Tax Parcel ID No.: 4636-36-5141 Verified by: Iredell County

on the ____ day of_____, 20____ By:_____

Mail/Box to: Grantee

This instrument was prepared by: Kevin C. Donaldson, Jones, Childers, McLurkin & Donaldson, PLLC, 236 Raceway Drive, Suite 7, Mooresville, NC 28117

Brief description for the Index: Lot 16, BRAWLEY ROAD BUSINESS PARK

THIS DEED, made this the 11th day of March, 2011, by and between

GRANTOR: **Harbor View Investments, LLC , A North Carolina Limited Liability Company**
whose mailing address is **148 Lugnut Lane, Ste. 103**
Mooresville, NC 28117
(herein referred to collectively as **Grantor**) and

GRANTEE: **C4 Enterprises, LLC , A North Carolina Limited Liability Company**
whose mailing address is **631 Brawley School Road, Ste. 407**
Mooresville, NC 28117
(herein referred to collectively as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of **Mooresville**, Township of **Davidson** County of **Iredell**, State of North Carolina, more particularly described as follows:

BEING all of Lot SIXTEEN (16) of "BRAWLEY ROAD BUSINESS PARK PHASE 3 REVISION OF LOT 16-18, PLAT BOOK 30, PAGE 69", as the same is platted, planned and recorded in Plat Book 47, Page 62, Iredell County Registry, reference to said plat being hereby made for a greater certainty of description.

There is also conveyed herewith a Septic Easement containing 0.24 acre, more or less and a Septic Access Easement containing 0.13 acre, more or less, known as Lot 16A and being more particularly described in Deed recorded in Book 1248, Page 1095, Iredell County Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1895, Page 1311, and being reflected on plat(s) recorded in Map/Plat Book 47, page/slide 62.

Revised December 17, 2009

All or a portion of the property herein conveyed ___ includes or _X__ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:
1. ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
2. ANY AND ALL ZONING AND PLANNING ORDINANCES.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Harbor View Investments, LLC
(Entity Name)
By: _____
Print/Type Name & Title: **Brian P. Long, Member/Manager**

By: _____
Print/Type Name & Title: **Robert J. Long, Member/Manager**

State of North Carolina
County of Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Brian P. Long, Member/Manager and Robert J. Long, Member/Manger for Harbor View Investments, LLC.

Date: 3/10/11

_____
Shannon Proctor Notary Public
Notary's Printed or Typed Name

My Commission Expires:
06/22/14

(Official/Notarial Seal)

SHANNON PROCTOR NOTARY PUBLIC MECKLENBURG COUNTY, NC

State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____
_____ [insert name(s) of principal(s)].

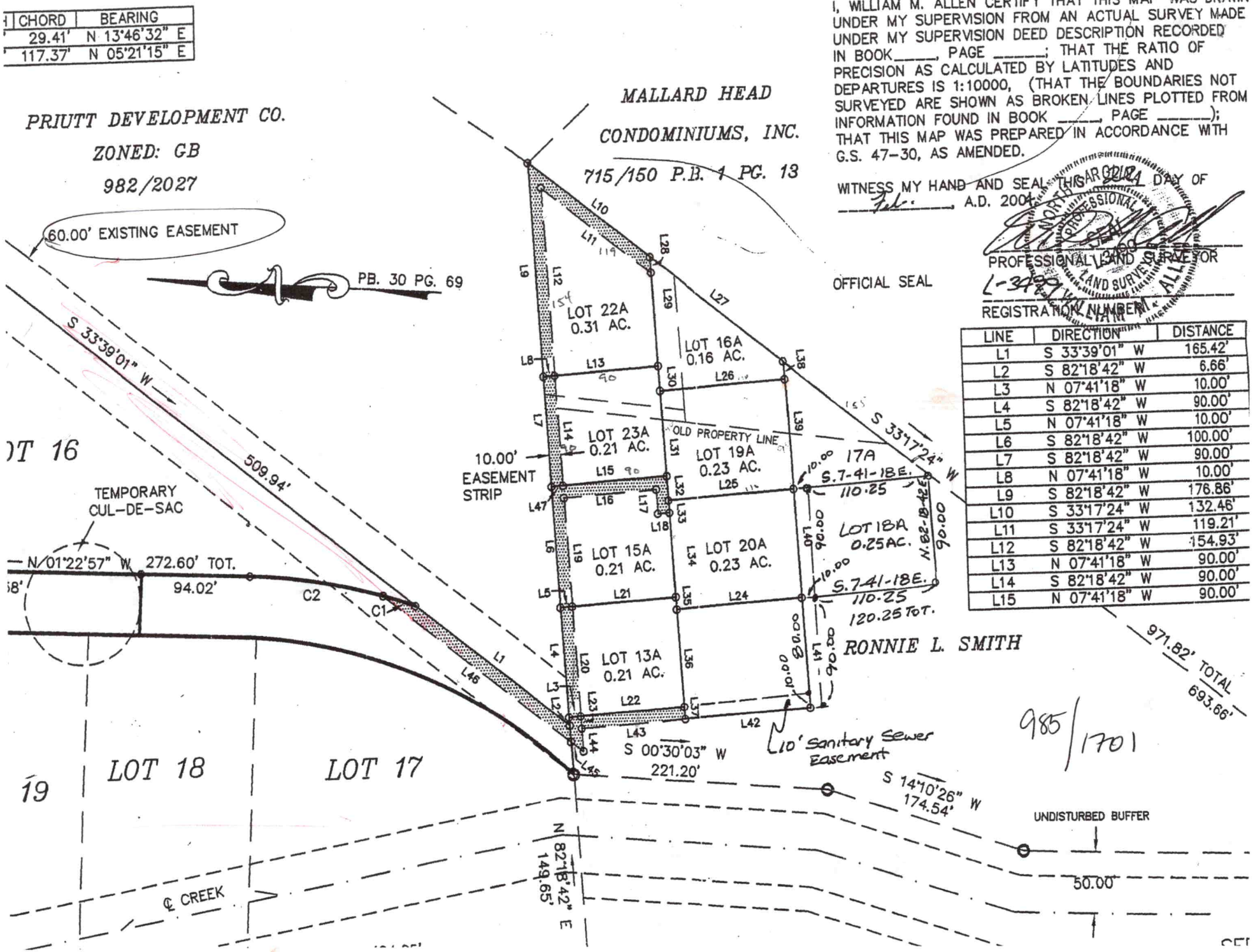
Date: _____

_____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:
_____

(Official/Notarial Seal)

Revised December 17, 2009



LINE	DIRECTION	DISTANCE
L1	S 33°39'01" W	165.42'
L2	S 82°18'42" W	6.66'
L3	N 07°41'18" W	10.00'
L4	S 82°18'42" W	90.00'
L5	N 07°41'18" W	10.00'
L6	S 82°18'42" W	100.00'
L7	S 82°18'42" W	90.00'
L8	N 07°41'18" W	10.00'
L9	S 82°18'42" W	176.86'
L10	S 33°17'24" W	132.46'
L11	S 33°17'24" W	119.21'
L12	S 82°18'42" W	154.93'
L13	N 07°41'18" W	90.00'
L14	S 82°18'42" W	90.00'
L15	N 07°41'18" W	90.00'

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 Ddepartures 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 22nd DAY OF Feb., A.D. 2004.

OFFICIAL SEAL

PROFESSIONAL LAND SURVEYOR

L-3499

REGISTRATION NUMBER

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