Type: CONSOLIDATED REAL PROPERTY
Recorded: 5/12/2021 3:27:44 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Maureen P. Purcell Register of Deeds

BK 2812 PG 1318 - 1321

Submitted electronically by Copeland Richards, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Iredell County Register of Deeds.

STATE OF NORTH CAROLINA
IREDELL COUNTY

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this 13 day of May, 2021 by and between MALLARD HEAD DEVELOPMENT CORP., a North Carolina corporation ("Mallard Head") and MARIN DEVELOPMENT COMPANY, LLC ("Marin").

RECITALS:

1. Marin is the owner of Lot 26 of Mallard Head Country Club, Section 1 ("Lot 26") as shown on a map thereof recorded in Map Book 16 at Page 17 Iredell County Public Registry. See Deed recorded in Book 2490 at Page 2325 Iredell County Public Registry.

2. Marin wishes to install, operate, monitor, maintain, replace, repair, and improve a wastewater system, including a septic tank and drain field and for ingress and egress to and from Lot 26 (the "Permitted Uses") within the property owned by Mallard Head adjoining the rear yard of Lot 26, consisting of a 10' strip of land identified as "10' supply line esmt" and a 0.218 acre area entitled "Septic Easement for Lot #26", as more fully described and referenced on the Survey attached hereto as Exhibit A (the "Easement Area"); and

3. Marin has requested, and Mallard Head has agreed to provide, a permanent easement for the Permitted Uses within the Easement Area.

NOW THEREFORE in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency is acknowledged, the parties agree as follows:

1. Grant of Easement. Mallard Head does hereby give, grant, and convey to Marin, its successors and assigns, a permanent, nonexclusive easement in and to the Easement Area for the Permitted Uses by Marin, its successors and assigns, appurtenant to, and

Prepared by and mail to: Copeland Richards PLLC, Attorneys at Law (rjk)
Post Office Box 430
Davidson, North Carolina 28036

as if it were part of, Lot 26; provided that this grant of easement is made subject to easements, reservations, and restrictions of record.

TO HAVE AND TO HOLD the Easement Area unto Marin, its successors and assigns, for the aforesaid uses and purposes and none other.

2. Indemnity. Marin, for itself and for each owner of Lot 26, agrees to indemnify and hold harmless Mallard Head, its officers, directors, successors, and assigns, with respect to any cost, expense, claim, demand, action, judgment, obligation, or liability arising out of, or connected with, the use of the Easement Area granted herein during the period such person owns Lot 26. This indemnity shall run with the land and be binding upon and enforceable against each subsequent owner of Lot 26.

3. Quiet Enjoyment. Mallard Head agrees that it will not use or occupy, or permit others to use or occupy, the Easement Area in a manner that will interfere with the Permitted Use of or damage the Easement Area.

IN WITNESS WHEREOF the parties have signed this Easement Agreement as of the day and year first above appearing.

ATTEST:

By _____
Name: SAMUEL A. ZINKER
Title: SECRETARY MHDC

MALLARD HEAD DEVELOPMENT CORP.

By _____
Name: Edward P. Campbell
Title: President MHDC

MARIN DEVELOPMENT COMPANY, LLC

By: _____
Name: Brooke B. Marin
Title: Owner + Managing Member

STATE OF NORTH CAROLINA
Iredell COUNTY

I, a Notary Public of the County and State aforesaid, certify that Samuel Andrew Linker personally came before me this day and acknowledged that he is the Secretary of Mallard Head Development Corp., a corporation organized and existing under the laws of the State of North Carolina, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its the President and attested by him as its ____ Secretary.

Witness my hand and official stamp or seal, this 12 day of July 2021.

Deborah Fox
Notary Public
Print name: Deborah Fox

My commission expires: 03/25/24

(Notary Seal)

Deborah Fox
Notary Public
Iredell County
North Carolina
My Commission Expires 3/25/2024

NORTH CAROLINA
Iredell COUNTY

I, a Notary Public of said County and State, certify that Brooke S. Marin personally came before me this day and acknowledged that he/she is the Owner + Managing member of Marin Development Company, LLC, a limited liability company, and that he/she, as Owner + Managing member, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 12 day of July, 2021.

Deborah Fox
Notary Public
Print name: Deborah Fox

My commission expires: 03/25/24

(NOTARIAL SEAL)

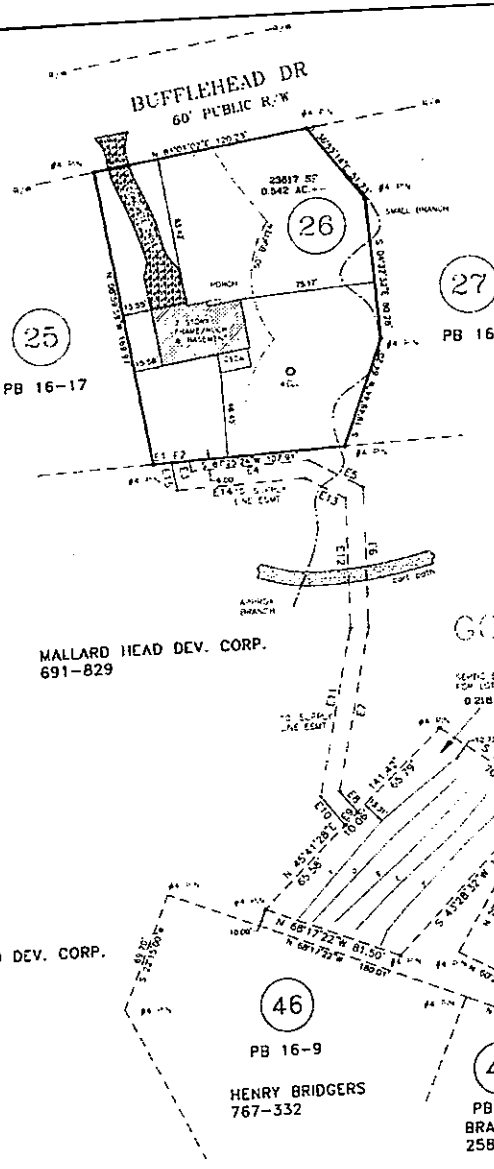
Deborah Fox
Notary Public
Iredell County
North Carolina
My Commission Expires 3/25/2024

NOTES:
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT SHOWN.
- OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
- DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
- 10' DRAIN & UTILITY EASEMENT MAY EXIST ALONG EACH LOT LINE.
- NO DNDS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.

SETBACKS:
FRONT - 35'
REAR - 35'
SIDE - 12'

LEGEND

R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT
CL	CENTERLINE
PDE	PERMANENT DRAINAGE EASEMENT
■	UTILITY POLE
☐	LIGHT POLE
	UNDERGROUND POWER
	SANITARY SEWER LINE
	OVERHEAD UTILITY LINE
	GUY WIRE
	UNDERGROUND TELECOMMUNICATIONS LINE
	GAS LINE
	WATER LINE
	FIBER OPTIC CABLE LINE



NOTE: NOT ALL UTILITIES ARE IDENTIFIED ON THIS MAP. ONLY THOSE MARKED AT TIME OF FIELD SURVEY ARE NOTED. CONTRACTOR/ENGINEER/ESTIMATOR SHOULD VERIFY LOCATION, SIZE & TYPE BY A FIELD VISIT. CONTRACTOR MUST HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES NOT SHOWN ON SURVEY.

Course	Bearing	Distance
L1	N 87°25'24" E	10.09'
L2	N 87°25'24" E	10.09'
L3	S 10°02'48" E	6.05'
L4	N 87°25'24" E	66.76'
L5	S 60°59'23" E	34.29'
L6	S 00°31'02" E	79.88'
L7	S 11°34'53" W	95.27'
L8	S 36°10'13" E	10.81'
L9	S 45°45'27" W	10.06'
L10	N 36°10'13" W	21.31'
L11	N 11°42'41" E	97.82'
L12	N 00°31'02" W	74.06'
L13	N 60°59'23" W	23.64'
L14	S 87°25'24" W	72.10'
L15	N 10°02'48" W	16.14'

PB 16-17

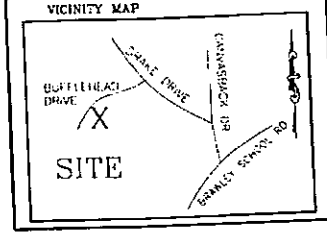
"This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

50 0 50 100 150
GRAPHIC SCALE - FEET

EXHIBIT A

DEDMON SURVEYS

VICINITY MAP



I, DAVID C. POOVEY, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 2490, PG 2325)(PB 16, PG 17; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22 DAY OF MARCH, AD 2021.

PROFESSIONAL LAND SURVEYOR — L-3762 LICENSE NO.

DEDMON SURVEYS
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 BUSINESS NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170

DATE 5-5-2021
SCALE: 1" = 50'

DB: 691 PG: 829
DB: 2490 PG: 2325
PB: 16 PG: 9 & 17

DAVIDSON TOWNSHIP
IREDELL COUNTY, NC

SURV. BY: CP | DRAWN: CP | JOB# MH26XSEPTIC

PHYSICAL SURVEY
FOR
BRANDEN
HARRISON
SEPTIC EASEMENT MAP
LOT #26 MALLARD HEAD COUNTRY CLUB
123 BUFFLEHEAD DR - MOORESVILLE, NC