BOOK 1332
PAGES 701 - 704

Iredell County, NC
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Brenda D. Bell, Register of Deeds

4

Prepared by and return to:
Kevin C. Donaldson
Homesley, Jones, Gaines, Homesley & Dudley
330 South Main Street
Mooresville, NC 28115

NORTH CAROLINA)
)
IREDELL COUNTY)

EASEMENT

THIS EASEMENT, made and reserved this 28th day of March, 2002, by **REGENCY LAKE, LLC**, a North Carolina limited liability company with its office located in Iredell County, North Carolina, hereinafter referred to as "Regency Lake";

WITNESSETH:

THAT WHEREAS, Regency Lake is the record owner of Lots 25 and 26 in Block F of Regency Lake Village Subdivision, located in Davidson Township, Iredell County, North Carolina, as recorded in Plat Book 10, pages 59 and 59A, in the office of the Register of Deeds for Iredell County, North Carolina; and

WHEREAS, the said lots are not suitable for the installation of a standard septic tank system; and

WHEREAS, Regency Lake is the record owner of Lots 2,3, and 5 in Block E of Regency Lake Village Subdivision, located in Davidson Township, Iredell County, North Carolina, as recorded in Plat Book 10, pages 59 and 59A, in the office of the Register of Deeds for Iredell County, North Carolina; and

WHEREAS, Regency Lake desires to reserve an easement to permit the installation of a sewage disposal system or portions thereof on the below described property of Regency Lake.

NOW, THEREFORE, Regency Lake does herewith reserve for itself, its successors and assigns, a perpetual easement over the property 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 Regency Lake, its 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 Regency Lake, and the persons or firms exercising said easement shall repair all damage caused to the 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 the installation will not interfere with Regency Lake or other owners in said subdivision. The property over which this easement is granted is more particularly described as follows:

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

BEING all of Lot 2, Block E, of Regency Lake Subdivision, as platted, planned and recorded in Plat Book 10, Pages 59 and 59A, Iredell County Registry.

Regency Lake also reserves unto itself, its successors and assigns, a right and easement to cross Lots 5 and 3, Block E, of Regency Lake Village Subdivision as necessary to connect said tract with the lots thereby served and more particularly described as follows: BEING a sanitary sewer easement for drain line with the beginning point being the northeasternmost corner of Lot 25, Block F, Regency Lake Subdivision (Plat Book 10, Pages 59 and 59A), and running thence from said beginning point South 35-15-41 West 15.00 feet; thence North 54-44-19 West 37.41 feet; thence North 35-15-41 East 15.00 feet; thence North 16-58-14 East 238.38 feet (crossing Regency Boulevard); thence with the line of Lot 3 North 49-52-50 West 115.12 feet; thence North 09-18-29 East 30.00 feet; thence North 07-58-02 East 16.54 feet; thence South 73-02-10 East 186.98 feet; thence South 16-57-59 East 15.00 feet; thence North 73-02-10 West 159.83 feet; thence South 09-18-29 West 15.95 feet; thence South 49-52-50 East 116.96 feet; thence South 16-58-14 West 258.19 feet to a point in the southern margin of the right of way for Regency Boulevard; thence South 54-44-19 East 16.34 feet to the point and place of Beginning, said easement to be used to connect the said drain line to the above described easement area.

That attached hereto and incorporated herein by reference is a survey of Summit Land Surveying Company dated January 29, 2002, showing the said easement area including the herein granted easement to permit Regency Lake to run the septic tank or sewer lines across Lots 3 and 5, Block E, Regency Lake Village Subdivision, to utilize said easement areas.

TO HAVE AND TO HOLD said right and easement to Regency Lake, its successors in title, and assigns, it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by Regency Lake and hereinabove referred to.

This easement has been prepared by attorney Kevin C. Donaldson who has not rendered a title certificate regarding the property over and in which the said easements are located.

IN WITNESS WHEREOF, the said Regency Lake, LLC, has caused this instrument to be signed in its corporate name by its duly authorized officers the day and year first above written.

REGENCY LAKE, LLC

BY _____ (SEAL)
John T. Eagan, III, Member/Manager

NORTH CAROLINA

IREDELL COUNTY

I, Irene L. Pierce, a Notary Public of the State and County Catawba aforesaid, do hereby certify that JOHN T. EAGAN, III, member/manager of REGENCY LAKE, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution and sealing of the foregoing instrument as member/manager on behalf and as the act of the company referred to in this acknowledgement.

WITNESS my hand and Notarial Seal, this 28th day of March, 2002.

My commission expires:

2-10-05

Notary Public

IRENE L. PIERCE NOTARY PUBLIC CATAWBA COUNTY, N. C.