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Recorded: 03/16/2004 at 11:06:06 AM
Fee Amt: $26.00 Page 1 of 5
Excise Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1532 PG 2298-2302

DOCUMENT COVER SHEET

Document Title(s)(or transactions contained therein):

Deed of Easement

5

Grantor/Trustor/Mortgagor(s)

Lake Norman Airpark Owners Association, INC

Additional names on page _____ of document.

Grantee/Trustee/Mortgagee(s)

Daniel J. Coulter and wife Kelly M. Coulter

Additional names on page _____ of document.

Legal Description:

1. County: Iredell
2. Township: 17100 Davidson
3. Lot Number/or Acreage: 994-940
4. Subdivision Name: Lake Norman Airpark
5. Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number(s)

Document Prepared By:

Lake Norman Airpark Owners Association Inc

Return Original Document To:

Lake Norman Airpark Owners Association Inc
P.O. Box 3732
Mooresville, NC 28117

Prepared by and Return to:
Lake Norman Airpark Owners Association, Inc
P.O. Box 3732
Mooresville, NC. 28117

STATE OF NORTH CAROLINA

COUNTY OF IREDELL **DEED OF EASEMENT**

THIS DEED OF EASEMENT, made this 1st day of March, 2004 by and between Lake Norman Airpark Owners Association, Inc. of Iredell County, North Carolina, "party of the first part"; and Daniel J. Coulter and wife, Kelly M. Coulter of Mooresville, North Carolina, hereinafter referred to collectively as "the party of the second part";

WITNESSETH:

THAT WHEREAS, said party of the fisrt part is the owner of a certain tract of land, more particularly described in Deed Book 799, at page 978, or Deed 994-940, in the Office of the Register of Deeds for Iredell County, North Carolina, reference to which is hereby made for greater certainty of description; and whereas, said party of the second part is the owner of a certain tract of land which adjoins the land of the first part, and is more particularly described as Deed 1517-1611, in the Office of the Register of Deeds for Iredell County, North Carolina; and whereas, said party of the second part desires to construct a dwelling upon the land and to connect the same with an underground septic system that does presently or will eventually encroach upon said lands of the party of the first part;

NOW, THERFORE, said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to him in hand paid, does hereby give, grant, and convey unto said party of the second part a perpetual right and easement over the lands more specifically described as follows:

10' SEWER EASEMENT FOR LOT #24 LAKE NORMAN AIRPARK PHASE I
COMMENCING AT A #4 REBAR CORNER OF LOT # 23 (TERRY AND LAURA DAVIS, DEED: 1484-1598) AND LOT # 24 (DANIEL AND KELLY COULTER, DEED: 1517-1611) AT THE R/W OF NORMANDY ROAD AND THENCE RUNNING NORTH 29-56-37 EAST 213.96 FEET TO A #4 REBAR AT THE CORNER OF LOT # 23 AND # 24; THENCE RUNNUNG SOUTH 40-58-01 EAST 20.00 FEET TO A # 4 REBAR TO THE POINT AND PLACE OF **BEGINNING** AND THENCE RUNNING WITH-IN LAKE NORMAN AIRPARK OWNERS ASSOCIATION, INC. PROPERTY (DEED: 994-940) AND BEING THE

Dedmon Surveys
PO BOX 494
Denver, NC 28037
704-483-4908

10' SEWER EASEMENT FOR LOT # 24 LAKE NORMAN AIR PARK PHASE I

COMMENCING AT A # 4 REBAR CORNER OF LOT # 23 (TERRY AND LAURA DAVIS, DEED: 1484-1598) AND LOT # 24 (DANIEL AND KELLY COULTER, DEED: 1517-1611) AT THE R/W OF NORMANDY ROAD AND THENCE RUNNING NORTH 29-56-37 EAST 213.96 FEET TO A # 4 REBAR AT THE CORNER OF LOT # 23 AND # 24; THENCE RUNNING SOUTH 40-58-01 EAST 20.00 FEET TO A # 4 REBAR TO THE POINT AND PLACE OF **BEGINNING** AND THENCE RUNNING WITH-IN LAKE NORMAN AIR PARK OWNERS PROPERTY (DEED: 994-940) AND BEING THE CENTERLINE OF A 10 FOOT EASEMENT TWO NEW LINES AS FOLLOWS: NORTH 29-56-37 EAST 26.20 FEET TO A # 4 REBAR; THENCE CONTINUING NORTH 40-56-30 WEST 224.28 FEET TO A # 4 REBAR.

SEPTIC EASEMENT FOR LOT # 24 LAKE NORMAN AIR PARK PHASE I

BEGINNING AT A # 4 REBAR SAID POINT BEING LOCATED S 59-43-40 WEST 5.09 FEET FROM THE CENTERLINE OF A 10 FOOT SEWER EASEMENT AND RUNNING THENCE WITH PROPERTY OF LAKE NORMAN AIRPARK OWNERS (DEED: 994-940) NORTH 31-05-39 WEST 125.00 FEET TO A # 4 REBAR; CONTINUING NORTH 59-43-40 EAST 80.00 FEET TO A # 4 REBAR; THENCE, CONTINUING SOUTH 31-05-39 EAST 125.00 FEET TO A # 4 REBAR; THENCE, CONTINUING SOUTH 59-43-40 WEST 74.91 FEET TO A # 4 REBAR; THENCE, CONTINUING SOUTH 59-43-40 WEST 5.09 FEET TO A # 4 REBAR AND BACK TO THE POINT AND PLACE OF **BEGINNING** CONTAINING 10,000 SQ. FEET.

Phillip A. Harris

Phillip A. Harris
PLS # 4164

NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR PHILLIP A. HARRIS

2/25/04

SEWER EASEMENT FOR DANIEL J. COULTER & KELLY M. COULTER

SCALE: 1" = 60'

DATE OF FIELD SURVEY: JANUARY 14, 2004

DATE OF PLAT: JANUARY 28, 2004

RONNIE DEDMON SURVEYORS, P.A.
CHUCK POOVEY, PLS #3703
ROBERT DEDMON, PLS #3369
PHILLIP HARRIS, PLS #4164
4837 NC HIGHWAY 49
P.O. BOX 494, DENVER, N.C. 28037
(704) 483-4908

REFERENCE TO PLAT OF LAKE NORMAN AIR PARK PHASE 1 - PB:21/84A & PHASE 2 - PB:22-64

THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.

NOTE: OWNER TO VERIFY ALL SETBACKS & ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.

I CERTIFY THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE.

PHILLIP A. HARRIS, PLS L-4164

DATE: 2-2-04

SEAL L-4164 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR PHILLIP A. HARRIS

PLAT BOOK: 22-64 PAGE

VICINITY MAP
(NOT TO SCALE)

SITE
NORMANDY RD
CHERRY HILL RD
PERTH RD
H150
NC
HWY

LEGEND

- S — S — BOUNDARY LINE
- S — S — SANITARY SEWER LINE
- G — G — NATURAL GAS LINE
- U — U — UNDERGROUND POWER
- OHP — OHP — OVERHEAD UTILITIES
- T — T — UNDERGROUND TELEPHONE
- W — W — WATER LINE
- D — D — STORM DRAIN
- C — C — BURIED CABLE LINE
- X — X — FENCE (TYPE NOTED)
- (E) : EXISTING IRON
- ○ : UNMARKED POINT
- R/W : RIGHT-OF-WAY
- E/P : EDGE OF PAVEMENT
- ● : IRON (AS NOTED)
- ⊗ : UTILITY POLE
- ℄ : CENTERLINE

GRAPHIC SCALE - FEET

0 60 120 180

DEDMON SURVEYS

LAKE NORMAN AIRPARK OWNERS
994-940
PIN #: 4638-53-4760

24 REBAR

N 38°43' 40" E 80.00'

S 51°09' 38" E 125.08'

S 38°43' 40" W 80.00'

N 51°09' 38" W 125.08'

SEPTIC EASEMENT 10,000 SQ. FT.

S 40°58' 30" E 300.11'

10' CENTERLINE OF SEWER EASEMENT

N 29°56' 37" W 213.98'

S 40°58' 01" E 270.00' 280.00'

N 89°00' 37" E 26.97'

BROKEN LINES NOT SURVEYED, CALL TAKEN FROM RECORDED PLAT.

IRON

R/W

NORMANDY ROAD 60' R/W

CHORD BEARING N 29°56' 37" W
R=307.28'
A=229.41'

244.84'
N 49°01' 59" W

PIN #: 4638-11-2994
LOT #24
DANIEL J. COULTER & KELLY M. COULTER
DEED: 1517-161

PIN #: 4638-44-3383
LOT #25
KEITH L. HEGEDUS
1396-1077
LAKE NORMAN AIR PARK
PHASE 2
PB: 22-64

PIN #: 4638-41-0780
LOT #23
TERRY & LAURA DAVIES
1484-1598
LAKE NORMAN AIR PARK
PHASE I
PB: 21-84A

PIN #: 4638-53-4760
LAKE NORMAN AIRPARK OWNERS
994-940

PIN #: 4638-53-4760
LAKE NORMAN AIRPARK OWNERS
994-940

THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.

NOTE: OWNER TO VERIFY ALL SETBACKS & ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.

SEWER EASEMENT
FOR
DANIEL J. COULTER & KELLY M. COULTER

SCALE: 1" = 60'
DATE OF FIELD SURVEY: *JANUARY* 14, 2004
DATE OF PLAT: *JANUARY* 26, 2004
RONNIE DEDMON SURVEYORS, P.A.
RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4837 *NC HIGHWAY #16 NORTH*
P.O. BOX 494, DENVER, N.C. 28037
(704) 483-4908

REFERENCE TO PLAT OF LAKE NORMAN AIR PARK PHASE 1 - PB:21/84A & PHASE 2 - PB:22/64

#4 REBAR
S 31°05' 39" E 125.00'
N 59°43' 40" E 80.00'
100
SEPTIC EASEMENT 10,000 SQ. FT.
80.00'
S 59°43' 40" W 74.91'
125.00'
N 31°05' 39" W
5.09'
S 40°56' 30" E 500.11'
40@100'

10' CENTERLINE OF SEWER EASEMENT
224.28'
N 40°56' 30" W

PIN #: 4638-53-4760
LAKE NORMAN AIRPARK OWNERS
994-940

N 29°56' 37" E 26.20'
20.00'
S 40°58' 01" E 270.00'
290.00'
IRON

BROKEN LINES NOT SURVEYED.
CALL TAKEN FROM RECORDED PLAT.

N 29°56' 37" E 213.96'

PIN #: 4638-44-0798
LOT #23
TERRY & LAURA DAVIES
1484-1598
LAKE NORMAN AIR PARK
PHASE 1
PB: 21-84A

PIN #: 4638-11-2594
LOT #24
DANIEL J. COULTER
& KELLY M. COULTER
DEED: 1517-1611

S 49°01' 59" W 244.84'

PIN #: 4638-44-3393
LOT #25
KEITH L. HEGEDUS
1396-1077
LAKE NORMAN AIR PARK
PHASE 2
PB: 22-64

CHORD: N 29°59' 52" W 224.12'
R=307.28'
A=229.41'

NORMANDY ROAD 60' R/W

R/W

IRON

DEDMON SURVEYS

" I CERTIFY THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE."

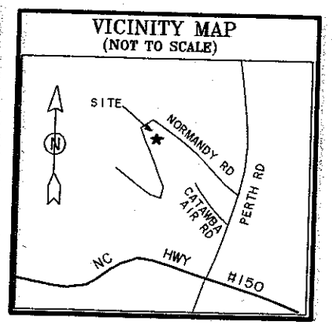
PHILLIP A. HARRIS, PLS
L-4164

NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR PHILLIP A. HARRIS

1-27-04

PLAT BOOK: 22-64

VICINITY MAP
(NOT TO SCALE)



LEGEND

———	BOUNDARY LINE
——S——S——	SANITARY SEWER LINE
——G——G——	NATURAL GAS LINE
——U——U——	UNDERGROUND POWER
——V——V——	OVERHEAD UTILITIES
——T——T——	UNDERGROUND TELEPHONE
——W——W——	WATER LINE
——D——D——	STORM DRAIN
——C——C——	BURIED CABLE LINE
——X——X——	FENCE (TYPE NOTED)

(F) = EXISTING IRON (S) = SET IRON
—O— = UNMARKED POINT —●— = IRON (AS NOTED)
R/W = RIGHT-OF-WAY —O— = UTILITY POLE
E/P = EDGE OF PAVEMENT C/L = CENTERLINE

60 0 60 120 180
GRAPHIC SCALE – FEET

1:60