14
4

BOOK 1287
PAGES 322 - 325
Iredell County, NC
Recorded 09/21/2001 11:37:34am
No 9999-00029957 1 of 4 pages
Excise Tax: $6.00
Brenda D. Bell, Register of Deeds

Excise Tax $6.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Gem Custom HOmes 4516 New Garden Ct. Charlotte NC 28215
This instrument was prepared by **Kennedy & Wulfhorst, P.A., P.O. Box 242 Denver, NC 28037**

Brief Description for the index **Lot 29A Harbor Landing**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made August 6, 2001, by and between

GRANTOR	GRANTEE
STUMPY CREEK LLC	**GEM CUSTOM HOMES, L.L.C.**
A North Carolina Limited Liability Company	**4516 New Garden Court** **Charlotte NC 28215**

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 , **Davidson** Township, **Iredell** County, North Carolina and more particularly described as follows:

Being that certain Lot 29A as described in Exhibit attached hereto and incorporated herein by reference as if fully copied verbatim herein.

NO TITLE EXAM REQUESTED, NO OPINION GIVEN

Workflow ???? ??????

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

EXHIBIT A TO WARRANTY DEED FROM STUMPY CREEK LLC TO GEM CUSTOM HOMES, L.L.C. DATED AUGUST 6, 2001

Being all and the full contents of Lot No. 29A as a septic easement and repair area for Lot 26 of Harbor Landing Section Two Plat Book 30 Page 34 Iredell County Public Registry, and said Septic easement and repair area designated as Lot 29A on plat entitled "Septic Easement Lines for Harbor Landing-Section Two, Plat Book 30 Page 34," prepared by Ronnie Dedmon Surveyors, P.A, a copy being attached hereto and incorporated herein by reference, said septic easement and repair area for Lot 26 being described as follows:

The Septic easement and/or repair area for Lot No. 26 being all and the full contents of Lot No. 29A as shown on the above referenced plat, said Lot No. 29A being the front portion of Lot 29 as shown on Plat Book 30, Page 34 Iredell County Pubic Registry, and being more particularly described by metes and bounds as follows;

BEGINNING at the southern common corner of Lot Nos. 28 and 29 of Harbor Landing Subdivision Section Two Plat Book 30 Page 34 Iredell County Public Registry and running thence from said point of BEGINNING with the northern edge of the right of way of Sagemore Rd with an arc of a curve to the right having a radius of 1034.96 feet an arc distance of 53.58 feet (having a chord bearing and distance of North 74 deg. 24 min. 45 sec. West 53.58 feet) to a point in the northern right of way of Sagemore Rd.; thence continuing with the northern edge of the right of way of Sagemore Rd. North 73 deg. 00 min. 03 sec. West 61.87 feet to a point; said point being a common corner with Lot 30 Harbor Landing; thence running a common line with Lot 30 of Harbor Landing North 12 deg. 58 min. 50 sec. East 95.20 feet to a point; thence a new line in Lot 29 of Harbor Landing South 75 deg. 25 min 09 sec. East 121.35 feet to a point; thence running a common line with Lot 28 Harbor Landing South 16 deg. 29 min. 54 sec. West 98.77 feet to the point and place of BEGINNING and further being designated as Lot No. 29A on plat attached hereto.

The above referenced Lot No. 29A is a parcel of property designated as sewage disposal and/or repair area only for Lot No. 26 of Harbor Landing Subdivision, Section Two and the same is conveyed appurtenant to and runs with Lot No. 26 only. Lot No. 29A can be used for no other purpose than the installation of a septic/sewage system without the prior consent of the Developer.

The Developer/Grantor further grants to the Grantee an easement over and across that thirty-five (35) foot septic easement crossing the rear portion of Lot Nos. 27 & 28 of Harbor Landing Section Two and Lot Nos. 31 & 32 and 33 of Harbor Landing Section Three.

The Developer/Grantor further grants an easement over and across the eastern edge of Lot No. 29B for the purpose of ingress and egress and the laying of sewer lines to Lot No. 29A as shown on the above referenced plat

Deed Reference: Book 985, at Page 1085 and Book 985, at Page 1091 Iredell County Public Registry.

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

Being part and portion of WArranty Deed from Stumpy Creek LLC to GEM Custom Homes L.L. C. dated August 6, 2001

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

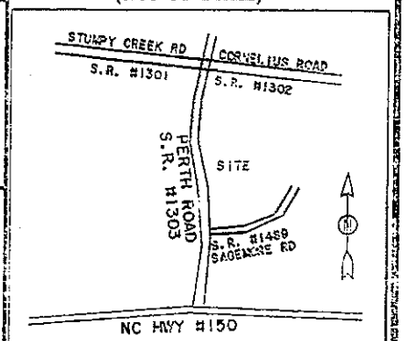
NOTES: IF EFFLUENT IS TO BE CONVEYED UNDER AREAS SUBJECT TO VEHICULAR TRAFFIC, DUCTILE IRON OR ITS EQUIVALENT PIPE SHALL BE USED. HOWEVER, PIPE SPECIFIED IN RULE .1955 (e) MAY BE USED IF A MINIMUM OF 30 INCHES OF COMPACTED COVER IS PROVIDE OVER THE PIPE. COLLECTION SEWERS, FORCE MAINS, AND SUPPLY LINES SHALL BE LOCATED AT LEAST THE MINIMUM HORIZONTAL DISTANCE FROM THE FOLLOWING:

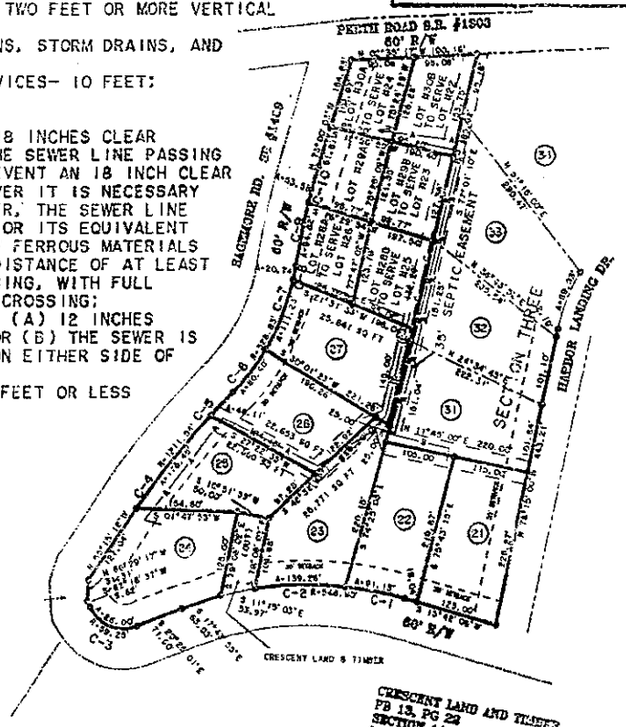
1. ANY WATERS CLASSIFIED AS WS-I, WS-II, WS-III, B, SA, OR SB (LAKE NORMAN) - 10 FEET, UNLESS CONSTRUCTED OF SIMILAR LEAKPROOF PIPE, SUCH AS DUCTILE IRON PIPE WITH MECHANICAL JOINTS EQUIVALENT TO WATER MAIN STANDARDS, IN WHICH CASE THE MINIMUM SETBACK MAY BE REDUCED TO 10 FEET;
2. ANY BASEMENT- 10 FEET;
3. ANY PROPERTY LINE- 5 FEET;
4. TOP OF SLOPE OF EMBANKMENTS OR CUTS OF TWO FEET OR MORE VERTICAL HEIGHT- 10 FEET;
5. DRAINAGE SYSTEMS: (A) INTERCEPTOR DRAINS, STORM DRAINS, AND STORM WATER DIVERSIONS- 5 FEET.
(B) GROUND- WATER LOWERING DITCHES AND DEVICES- 10 FEET;
6. ANY SWIMMING POOL- 10 FEET;
7. ANY OTHER NITRIFICATION FIELD- 5 FEET;
8. SEWER LINES MAY CROSS A WATER LINE IF 18 INCHES CLEAR SEPARATION DISTANCE IS MAINTAINED, WITH THE SEWER LINE PASSING UNDER THE WATER LINE. WHEN CONDITIONS PREVENT AN 18 INCH CLEAR SEPARATION FROM BEING MAINTAINED OR WHENEVER IT IS NECESSARY FOR THE WATER LINE TO CROSS UNDER THE SEWER, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR ITS EQUIVALENT AND THE WATER LINE SHALL BE CONSTRUCTED OF FERROUS MATERIALS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING, WITH FULL SECTIONS OF PIPE CENTERED AT THE POINT OF CROSSING;
9. SEWER LINES MAY CROSS A STORM DRAIN IF: (A) 12 INCHES CLEAR SEPARATION DISTANCE IS MAINTAINED; OR (B) THE SEWER IS OF DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING;
10. ALL SUPPLY LINES ARE TO BE LOCATED 10 FEET OR LESS FROM THE FRONT PROPERTY LINES.

-CURVE TABLE-

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	546.96'	45.67'	91.13'	9°32' 50"	10°20' 35"	91.03'	S 10°55' 36"W
C-2	546.96'	70.01'	139.23'	14°35' 22"	10°26' 35"	138.88'	S 01°08' 30"E
C-3	50.25'	52.57'	86.00'	98°10' 02"	98°42' 06"	78.65'	S 20°39' 20"W
C-4	1211.56'	88.38'	176.45'	8°20' 40"	4°43' 45"	176.29'	N 50°34' 41"W
C-5	1211.56'	0.00'	0.00'	0°00' 00"	4°43' 45"	0.00'	N 90°00' 00"E
C-6	328.83'	40.40'	80.40'	14°00' 30"	17°25' 27"	80.20'	N 51°08' 04"W
C-7	328.83'	56.15'	111.23'	19°22' 53"	17°25' 27"	110.70'	N 67°49' 45"W
C-8	328.83'	10.37'	20.74'	3°36' 51"	17°25' 27"	20.74'	N 79°19' 37"W
C-9	1034.96'	47.34'	94.62'	5°14' 18"	5°32' 10"	94.59'	N 78°30' 54"W
C-10	1034.96'	26.80'	53.58'	2°57' 59"	5°32' 10"	53.58'	N 74°24' 45"W

VICINITY MAP
(NOT TO SCALE)





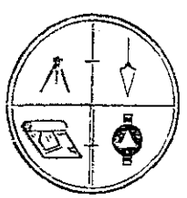
CRESCENT LAND AND TIMBER
FB 13, PG 22
SECTION 14
LOTS 12-20

NORTH CAROLINA
REGISTERED
SEAL
L-1222
LAND SURVEYOR
RONNIE JETTON DEDMON

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

RONNIE DEDMON, REG. SURV.
L-1222

ZPERTH/ZP2/HLE



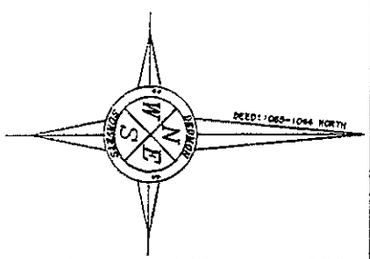
DEDMON SURVEYS

NOTE: SUPPLY LINES ARE TO BE CONSTRUCTED OF COLOR-CODED SCH 40 2" (MIMIMUM) P.V.C. & WILL MAINTAIN A MINIMUM SETBACK OF 10 FEET LATERAL SEPARATION FROM THE WATER LINE.

NOTE: 3" PIPE WILL BE USED; ALL LINES WILL BE WITHIN THE 35' EASEMENT AREA

-LEGEND-

- LOT #24 LINE (YELLOW)
- LOT #22 LINE (BLUE)
- LOT #23 LINE (GREEN)
- LOT #25 LINE (RED)
- LOT #26 LINE (WHITE)



200 0 200 400 600

GRAPHIC SCALE - FEET

SEPTIC EASEMENT LINES
FOR
HARBOR LANDING
-SECTION TWO-
PLAT BOOK: 30 PAGE: 34

DAVIDSON TWSP. *IREDELL CO., N.C.*

APRIL 23, 1998 *SCALE: 1" = 200'*

RONNIE DEDMON SURVEYORS, P.A.
RONNIE DEDMON, REG. SURV. L-1222
CHUCK POOVEY, REG. SURV. L-3762
ROBERT DEDMON, REG. SURV. L-3899
P.O. BOX 494, DENVER, N.C. 28037
(704) 483-4908

SEPTIC EASEMENTS FOR LOTS #21, #22, #23, #25, & #26

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

A map showing the above described property is recorded in Plat **Book 1065, Page 1044.**

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:

Valid and enforceable reservations, restrictions, easements, conditions and right of ways in the record chain of title; and the lien of ad valorem taxes for the year 1998.

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.

_____
(Corporate Name)

By: _____

_____ President

ATTEST:

_____

_____ Secretary (Corporate Seal)

USE BLACK INK ONLY

STUMPY CREEK, LLC A North Carolina Limited Liability Company

By: _____ (SEAL)
Dwight A. Sherrill, Manager

By: _____ (SEAL)
Daniel P. Fisher, Manager

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Catawba County.
I, a Notary Public of the County and State aforesaid, certify that **Dwight A. Sherrill and Daniel P. Fisher,** personally appeared before me this day and acknowledged that they are managers of **STUMPY CREEK, LLC** a North Carolina Limited Liability Company and the foregoing instrument was signed in its name by its managers on behalf of the company. Witness my hand and official stamp or seal, this 18 day of Sept, ~~19~~ 2001

My commission expires: 7-22-2005

Margaret Rass Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that he/she 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 him/her as its _____ Secretary. Witness my hand and official stamp or seal, this ____ day of _____, 19__.

My commission expires: _____

_____ Notary Public

The foregoing Certificate(s) of Margaret Rass

_____

is/~~are~~ 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.

Brenda D Bell REGISTER OF DEEDS FOR Iredell COUNTY

By Kay W Mills ~~Deputy~~/Assistant-Register of Deeds.

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