Type: CRP
Recorded: 05/08/2015 at 08:58:44 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2355 PG 962-964

Excise Tax — $0.00 Recording: Time, Book and Page

Tax Lot No ..... Parcel Identifier No. P/O 4638865359.000
Verified by.....County on the .....day of.....
By.....
NO TITLE OPINION RENDERED BY MICHAEL P. GOUDREAULT, ATTORNEY AT LAW
Mail after recording to: The Law Office of Brawley & Harwell, PA, 283 N. Main St., Mooresville, NC 28115
This instrument was prepared by: Michael P. Goudreault

Brief Description for the index: Lot 30A Harbor Landing

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of May, 2015, by and between:

GRANTOR	GRANTEE
Mark E. Kenney, and wife, Vanessa A. Kenney.	Mark E. Kenney, and wife, Vanessa A. Kenney.
Mailing address: 162 Sagemore Road Mooresville, NC 28115	*Mailing address: 162 Sagemore Road Mooresville, NC 28115*

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents, after reserving the rights to use any and all easements contained in a deed recorded in Book 2349 Page 2134 of the Iredell County Register of Deeds, does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot or parcel situated in Davidson Township, Iredell County, North Carolina and more particularly being described as:

BEGINNING at a point in the southern 60' right-of-way of Sagemore Road, (SR 1489) common corner of Lots 29 and 30 of HARBOR LANDING (Phase Two) Plat Book 30, Page 34; thence following the southern edge of the right-of-way of Sagemore Road, South 73-00-03 East 164.83 feet to a point in the western edge of the 60' right-of-way of Perth Road (SR 1303); thence following the western edge of the right-of-way of Perth Road South 02-35-17 East 95.08 feet to a point; thence a new line crossing lot 30 North 75-24-29 West 128.28 feet to a point on the eastern line of Lot 29; thence following the line of Lot 29 North 12-58-50 East 95.20 feet to the point and place of BEGINNING and being a division of Lot 30 of HARBOR LANDING and now identified for reference as Lot #30(A) of HARBOR LANDING.

For back title see Deed Book 2349, at Page 2134, Iredell County Registry.

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:
1. Any and all easements and right-of way of record.
2. Any and all zoning and planning ordinances.
3. Any discrepancies as an actual survey of the premises might reveal.
4. Any and all other matters of record.

In Testimony Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.

Mark E. Kenney (SEAL)

Vanessa A. Kenney (SEAL)

NORTH CAROLINA, IREDELL COUNTY

I, Michael P. Goudreault, a Notary Public of Iredell County and State aforesaid, certify that MARK E. KENNEY and VANESSA A. KENNEY personally appeared before me this day acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and that I have personal knowledge of their identity or was presented with satisfactory evidence of their identities.

MICHAEL P. GOUDREAULT NOTARY PUBLIC IREDELL COUNTY, N.C.

Witness my hand and official stamp or seal this 8th day of May, 2015.

Michael P. Goudreault Notary Public
My Commission Expires: December 22, 2019

BK1086PG0898

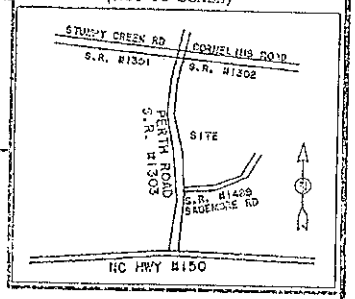
NOTES: IF EFFLUENT IS TO BE CONVEYED UNDER AREAS SUBJECT TO VEHICULAR TRAFFIC, DUCTILE IRON OR ITS EQUIVALENT PIPE SHALL BE USED. HOWEVER, PIPE SPECIFIED IN RULE .1955 (e) MAY BE USED IF A MINIMUM OF 30 INCHES OF COMPACTED COVER IS PROVIDE OVER THE PIPE. COLLECTION SEWERS, FORCE MAINS, AND SUPPLY LINES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

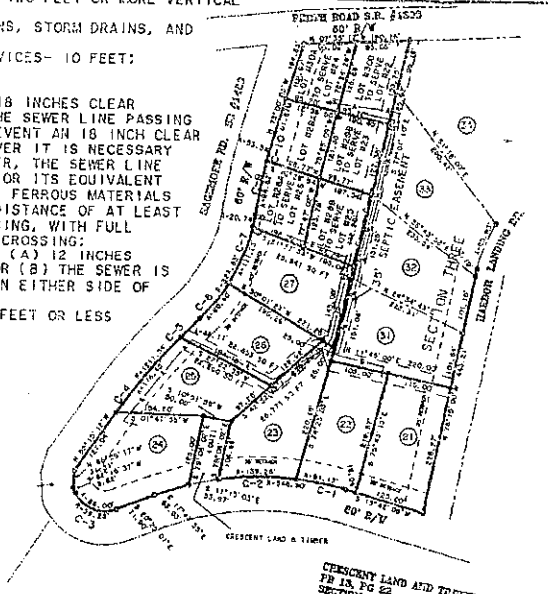
1. ANY WATERS CLASSIFIED AS WS-I, WS-II, WS-III, B, SA, OR SB (LAKE NORMAN) - 10 FEET, UNLESS CONSTRUCTED OF SIMILAR LEAKPROOF PIPE, SUCH AS DUCTILE IRON PIPE WITH MECHANICAL JOINTS EQUIVALENT TO WATER MAIN STANDARDS, IN WHICH CASE THE MINIMUM SETBACK MAY BE REDUCED TO 10 FEET:
2. ANY BASEMENT- 10 FEET;
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	548.80'	45.67'	91.13'	9°32'50"	10°26'35"	91.03'	S 10°56'36"W
C-2	546.80'	70.01'	139.26'	14°35'22"	10°28'35"	138.88'	S 01°08'30"E
C-3	59.23'	83.57'	85.00'	83°10'09"	96°42'08"	78.65'	S 20°39'20"W
C-4	1211.54'	88.38'	176.48'	8°20'40"	4°43'45"	176.29'	N 50°34'41"W
C-5	1211.54'	0.00'	0.00'	0°00'00"	4°43'45"	0.00'	N 50°00'00"E
C-6	328.83'	40.40'	80.40'	14°00'30"	17°25'27"	80.20'	N 51°08'01"W
C-7	328.83'	56.15'	111.23'	19°22'53"	17°25'27"	110.70'	N 67°48'45"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'	94.82'	5°14'18"	5°32'10"	94.50'	N 76°30'54"W
C-10	1034.90'	26.60'	53.58'	2°57'59"	5°32'10"	53.58'	N 74°24'45"W

VICINITY MAP
(NOT TO SCALE)





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

DEDMON SURVEYS

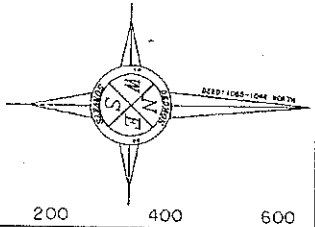
ZPERTH/ZP2/HLE

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

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN ITS ACCURACY.
G.S. 47-30(N)