Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/23/2022 2:19:33 PM
Fee Amt: $26.00 Page 1 of 8
Revenue Tax: $0.00
Iredell County, NC
Maureen P. Purcell Register of Deeds

BK 2898 PG 647 - 654

This Instrument Prepared by
& after Recording Mail to: Todd Jason Farlow, Attorney
P.O. Box 3965
Mooresville, N.C. 28117

STATE OF NORTH CAROLINA)
) SEPTIC LINE EASEMENT
COUNTY OF IREDELL)

THIS SEPTIC LINE EASEMENT is made this 23rd day of February, 2022 by **Sisters Cove of LKN, LLC**, a Delaware Limited Liability Company and **Sisters Cove Homeowner's Association, Inc.**, a North Carolina Non-Profit Corporation (hereinafter referred to collectively as "Grantors") in favor of **SC Landholdings, LLC**, a North Carolina Limited Liability Company;

WITNESSETH:

The following recitals of fact are a material part of this instrument:

A. Grantors are the owner of the following parcels of land located in the County of Iredell, State of North Carolina and being the private road known as "Twin Sisters Court" as depicted on the survey attached hereto as Exhibit A and incorporated herein by reference; and

B. That Grantee is the owner of Cornelius Lot 15, Plat Book 16, at page 80, being otherwise known as future Sisters Cove Lot 65 as shown on Exhibit A; and

C. That Grantee is the contract purchaser of Cornelius Lot 14A, Plat Book 16, at page 80, as shown on Exhibit A; and

Submitted electronically by "Nest Homes, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

D. That Grantee will be selling both Cornelius Lot 15 and, once purchased by Grantee, Cornelius Lot 14A to Nest Homes, LLC; and Nest Homes, LLC shall construct a residential home upon Cornelius Lot 15; and

E. That the septic drawings for Cornelius Lot 15 require an off-site septic system to be located upon Cornelius Lot 14A; and

F. As such, Grantee, in order to convey a buildable parcel of real property to Nest Homes, LLC requires an easement for the placement of septic lines under Twin Sisters Lane to access the proposed septic system to be constructed upon Lot 14A and Grantors are willing to grant the same pursuant to certain terms and conditions as set forth herein.

NOW THEREFORE, for good and valuable consideration, as set forth below, the sufficiency of which is hereby acknowledged by the parties due execution of this Agreement, Grantor and Grantee agree as follows:

PERMANENT GRANT OF SEPTIC LINE EASEMENT

1. Grantors, for themselves, and their successors and/or assigns, hereby declares and creates a Permanent Easement for Septic Lines, as a perpetual and permanent easement, located across and under the private roadway known as Twin Sisters Lane being identified by metes and bounds description on Exhibit B, and shown on survey of Property as set forth on Exhibit A, for the benefit of the respective Lot 15 Cornelius Property Owner, its successors and/or assigns, for the purposes of laying, construction, installing, using, replacing, repairing, reconstructing, and maintaining a septic lines across/underneath Twin Sisters Lane connecting Lot 15 Cornelius Subdivision to the Septic Area located upon Cornelius Lot 14A as an appurtenant easement thereto, and the lands within the easement granted herein, all of the above-described purposes to be performed in any part of said easement where necessary.

2. Grantors, for themselves and their successors and/or assigns, hereby further declares and creates a general easement for access, ingress, and egress over and under the private roadway known as Twin Sisters Lane as identified on Exhibits A & B for purposes of maintenance and upkeep of any septic lines constructed and/or installed in the "Septic Lines Area" identified in Paragraph 1 above, for the benefit of the current and future owners of Lots 15 & 14A Cornelius Subdivision, and burdening the current and future owners of Twin Sisters Lane. Said access easement is limited to that which is reasonably necessary to perform construction, installation, maintenance, and upkeep activities of the "Septic Lines Area" area.

3. As part of this Grant of Easement, the current and future owners of Lots 15 & 14 A Cornelius shall not molest, disturb, or in any manner interfere with the current and future owners and current and future users of Twin Sisters Lane, their officers, agents, representatives, or employees in regard to clearing, trenching for, laying, constructing, reconstructing, using, repairing, replacing, and maintaining the Permanent Septic Line Easement.

4. Provided however, and specifically excluding any damage that is the result of the gross negligence or intentionally tortious behavior of either/both of the Grantors, their successors and/or assigns, in the event that any other part of Twin Sisters Lane located outside of the Septic Line Area identified in Paragraph 1 should be damaged as part of the Lots 15 & 14 A Cornelius owner's use and maintenance of the Septic Line Area, the responsible Lots 15 & 14A Cornelius owner shall be required to repair or return to the same to substantially similar condition as existed prior to any work upon the Septic Line Area over and under Twin Sisters Lane. The foregoing shall apply solely to damage to Twin Sisters Lane due to the presence of the Septic Lines. The Twin Sisters Lane owners collectively, by and through the Sisters Cove Homeowner's Association, shall be collectively responsible for upkeep and maintenance of the private roadway and any damage stemming from normal and customary use of the roadway and any other damage not affiliated or caused by the presence of the underground Septic Lines.

5. The Cornelius Lot 15 & 14A Owner, their successors and assigns, agree to keep the easement area identified in Paragraph 1 at all times freely accessible to the respective Twin Sisters Lane owners and users, and their successors and or assigns.

STANDARD PROVISIONS

6. The grants of Easement described herein are expressly appurtenant to, and run with the title to the Property, and shall be binding upon the Grantors and Grantee's successors and/or assigns.

7. The parties hereto agree that this Agreement shall be recorded in the Office of the Register of Deeds for Iredell County, North Carolina.

8. This grant of Easement contains the entire agreement and understanding of the parties, and there are no oral understandings, terms or conditions, that the parties have relied upon any representation, express or implied, not contained herein.

9. The grant of Easements herein shall be governed by and construed in accordance with the laws of the State of North Carolina.

IN TESTIMONY WHEREOF, Declarant has caused this Declaration of Easements to be executed by its duly elected Manager as of the day and year first above written.

THIS the 23rd day of February, 2021.

GRANTORS:

Sisters Cove of LKN, LLC
A Delaware Limited Liability Company

By: _____ (SEAL)
Eric M. Wood
Manager

Sisters Cove Homeowner's Association, Inc.
A North Carolina Non-Profit Corporation

By: _____ (SEAL)
Todd Jason Farlow
President

GRANTEE:

SC Landholdings, LLC
A North Carolina Limited Liability Company

By: _____ (SEAL)
Eric M. Wood
Manager

****

IREDELL COUNTY
STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Eric M. Wood, Manager of Sisters Cove of LKN, LLC; Grantor** (person signing)

Date: February 23, 2022

Laketa Davis
NOTARY PUBLIC
Iredell County, NC
My Commission Expires June 22, 2022

Laketa Davis, Notary Public

My Commission Expires: June 22, 2022

IREDELL COUNTY
STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Todd Jason Farlow, President of Sisters Cove Homeowner's Association, Inc.; Grantor** (person signing)

Date: February 23, 2022

Laketa Davis
NOTARY PUBLIC
Iredell County, NC
My Commission Expires June 22, 2022

Laketa Davis, Notary Public

My Commission Expires: June 22, 2022

IREDELL COUNTY
STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Eric M. Wood, Manager of SC Landholdings, LLC; Grantee** (person signing)

Date: February 23, 2022

Laketa Davis
NOTARY PUBLIC
Iredell County, NC
My Commission Expires June 22, 2022

Laketa Davis, Notary Public

My Commission Expires: June 22, 2022

EXHIBIT A

(See Attached Survey of Septic Line Easement Area)

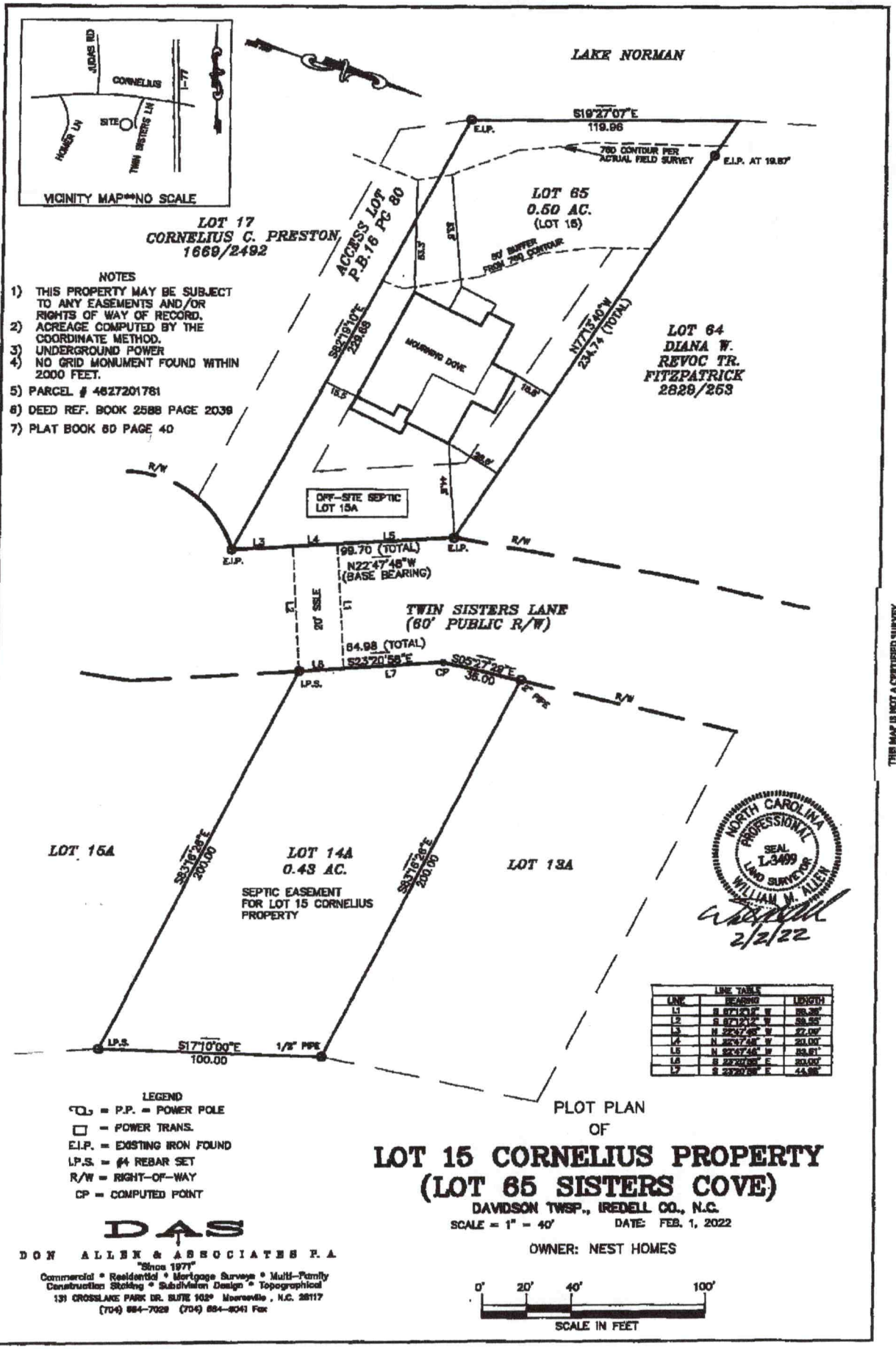

VICINITY MAP***NO SCALE
JUDAS RD
CORNELIUS
I-77
SITE
HOUSER LN
TWIN SISTERS LN
LAKE NORMAN
S19°27'07"E
119.96
E.I.P.
E.I.P. AT 19.87'
780 CONTOUR PER ACTUAL FIELD SURVEY
LOT 65
0.50 AC.
(LOT 15)
LOT 17
CORNELIUS C. PRESTON
1669/2492
ACCESS LOT
P.B.16 PG 80
50' BUFFER FROM 780' CONTOUR
MOURNING DOVE
S80°16'10"E
228.68
N77°13'40"W
234.74 (TOTAL)
LOT 64
DIANA W.
REVOC TR.
FITZPATRICK
2828/253
NOTES
1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) UNDERGROUND POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
5) PARCEL # 4627201761
6) DEED REF. BOOK 2588 PAGE 2039
7) PLAT BOOK 60 PAGE 40
R/W
OFF-SITE SEPTIC
LOT 15A
E.I.P.
99.70 (TOTAL)
N22°47'46"W
(BASE BEARING)
TWIN SISTERS LANE
(60' PUBLIC R/W)
20' SSLE
64.98 (TOTAL)
S23°20'58"E
S05°27'28"E
38.00
I.P.S.
CP
1/2" PIPE
LOT 15A
LOT 14A
0.43 AC.
LOT 13A
SEPTIC EASEMENT
FOR LOT 15 CORNELIUS
PROPERTY
S83°16'26"E
200.00
S17°10'00"E
100.00
1/2" PIPE
NORTH CAROLINA
PROFESSIONAL
SEAL
L-3499
LAND SURVEYOR
WILLIAM M. ALLEN
2/2/22
LINE TABLE
LINE | BEARING | LENGTH
L1 | S 87°13'53" W | 99.26'
L2 | S 87°13'53" W | 99.55'
L3 | N 22°47'46" W | 27.09'
L4 | N 22°47'46" W | 20.00'
L5 | N 22°47'46" W | 83.61'
L6 | S 22°20'58" E | 20.00'
L7 | S 23°20'58" E | 44.98'
LEGEND
P.P. = POWER POLE
POWER TRANS.
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT
DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 CROSSLAKE PARK DR. SUITE 103 Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
PLOT PLAN
OF
LOT 15 CORNELIUS PROPERTY
(LOT 65 SISTERS COVE)
DAVIDSON TWSP., IREDELL CO., N.C.
SCALE = 1" = 40' DATE: FEB. 1, 2022
OWNER: NEST HOMES
0' 20' 40' 100'
SCALE IN FEET
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.

EXHIBIT B

Metes and Bounds Description of
Lots 15 & 14 A Septic Line Area Easement

BEGINNING AT A POINT IN THE BOUNDARY OF CORNELIUS LOT 15 (PLAT BOOK 16, AT PAGE 80, ICR) AND TWIN SISTERS LANE, SAID POINT BEING LOCATED FOR TIE PURPOSES SOUTH 22 DEGREES 47' 48" EAST 99.7 FEET FROM AN EXISTING IRON PIN LOCATED IN THE COMMON CORNER OF CORNELIUS LOT 15, SISTERS COVE LOT 64, AND THE MARGIN OF TWIN SISTER LANE, AND RUNNING THENCE NORTH 67 DEGREES 12' 12" EAST 59.36 FEET TO A POINT IN THE BOUNDARY OF CORNELIUS LOT 14A AND TWIN SISTERS LANE; THENCE RUNNING WITH THE COMMON BOUNDARY OF CORNELIUS LOT 14A AND TWIN SISTERS LANE SOUTH 23 DEGREES 20' 58" EAST 20.00 FEET TO AN IRON PIN SET IN THE COMMON CORNER OF CORNELIUS LOTS 14A & 15A AND TWIN SISTERS LANE; THENCE RUNNING SOUTH 67 DEGREES 12' 12" WEST 59.55 FEET TO A POINT IN THE BOUNDARY OF CORNELIUS LOT 15; THENCE RUNNING WITH THE COMMON BOUNDARY OF CORNELIUS LOT 15 AND TWIN SISTERS LANE NORTH 22 DEGREES 47' 48" WEST 20.00 FEET TO A POINT; SAID POINT BEING THE POINT AND PLACE OF **BEGINNING**; SAID SEPTIC LINE EASEMENT AREA BEING DEPICTED ON A SURVEY THEREOF DRAWN AND PREPARED BY WILLIAM M. ALLEN, NCPLS, OF DON ALLEN & ASSOCIATES, PA; SAID SURVEY PREPARED ON FEBRUARY 2, 2022.