Type: CRP
Recorded: 08/03/2015 at 12:02:07 PM
Fee Amt: $27.00 Page 1 of 3
Revenue Tax: $1.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK2371 PG1493-1495

1.00 = Stamps

This instrument drafted by: Stephen P. Gambill, Town Attorney, Town of Mooresville, PO Box 878, Mooresville, NC 28115.

Mail after recording to: Grantee

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

DEED OF EASEMENT

This Deed of Easement, made this 10th day of July, 2015, by and between the **Town of Mooresville, a North Carolina Municipal Corporation** ("Grantor"), and **Laura Brosseau, Trustee of the Laura Brosseau Revocable Trust dated September 29, 2010**, (Grantee"), whose address is PO Box 5307, Mooresville, NC 28117, all of Iredell County, North Carolina.

WITNESSETH:

That whereas, the said Grantor is the owner of a certain lot of land on the North side of Clark Branch Lane, in the Town of Mooresville, North Carolina, the same being the land conveyed to it by deed recorded in Book 2157, Page 639, in the office of the Register of Deeds of Iredell County; and whereas, the said Grantee is the owner of a certain lot of land immediately West of and adjoining said land of Grantor; the same being the land conveyed to it by deed recorded in Book 2311, Page 1385, in the office of the Register of Deeds of Iredell County; both of said deeds are hereby referred to for greater certainty of description; and whereas, because of the need to make repairs to the septic system affecting Grantee's property, it is necessary for the granting of an easement upon the property of the Grantor as described herein:

> **Being that portion of the property described in that section marked "Septic Easement, 0.24 AC" on the attached Exhibit A and being more particularly described as follows: BEGINNING at a #4 Rebar and running N69°27'12"E (71.89') to a corner and thence S24°10'16"E (152.06') to a corner and thence 67.94' West to a corner (designated as "#5 Rebar" on the attached Exhibit A) and then running N25°39'19"W (152.36') to the BEGINNING and containing .024 acres, more or less.**

Now, therefore, the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, to it in hand paid, does hereby grant, bargain, sell, and convey unto the said Grantee a perpetual right and easement to construct and maintain across and upon said land of Grantor an underground septic system and to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing said system; provided, that said system shall be placed as near the boundary line of said Grantee as is reasonably possible, and that in constructing and repairing said system the said Grantee shall make level the surface of the ground above said system, and interfere as little as is reasonably possible with any plants, fences, or other improvements upon the land of Grantor.

Page Count 3
NS PC

To have and to hold said right and easement to them the said Grantee and its successors in title; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Grantee and hereinabove referred to.

In Testimony Whereof, the said Grantor has hereunto set its hand and seal the day and year first above-written.

Miles Atkins, Mayor

Attest: Janet O. Pope
Janet O. Pope, Town Clerk

[*Corporate Seal*]

MOORESVILLE INCORPORATED 1873 NORTH CAROLINA

North Carolina
Iredell County

I, Tonya M. Newman, Notary Public for the County and State above, certify that Janet O. Pope, personally came before me this day and acknowledged that she is the Town Clerk for the Town of Mooresville, a North Carolina Municipal Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its Town Clerk.

Witness my hand and official seal, this the 10th day of July, 2015.

[*Official Seal*]

TONYA M NEWMAN NOTARY PUBLIC IREDELL COUNTY, NC

Tonya M. Newman
[Official Signature of Notary]

Tonya M Newman, Notary Public
[Notary's Printed or Typed Name]

My commission expires September 22, 2015

Exhibit A

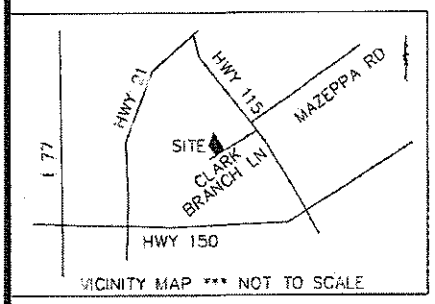
DOWELL & COMPANY, P.C.
ENGINEERING - SURVEYING - PLANNING
344 Rolling Hill Road Suite 103 - Mooresville , N.C. 28117
(704) 660-9697 (704) 654-5177 Fax Email: leland7895@aol.com

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 2157, page 639, and/or plat book 59, page 62, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C. my hand and seal on the 8, day of JUNE A.D. 20 15.

Douglas L. Dowell Jr

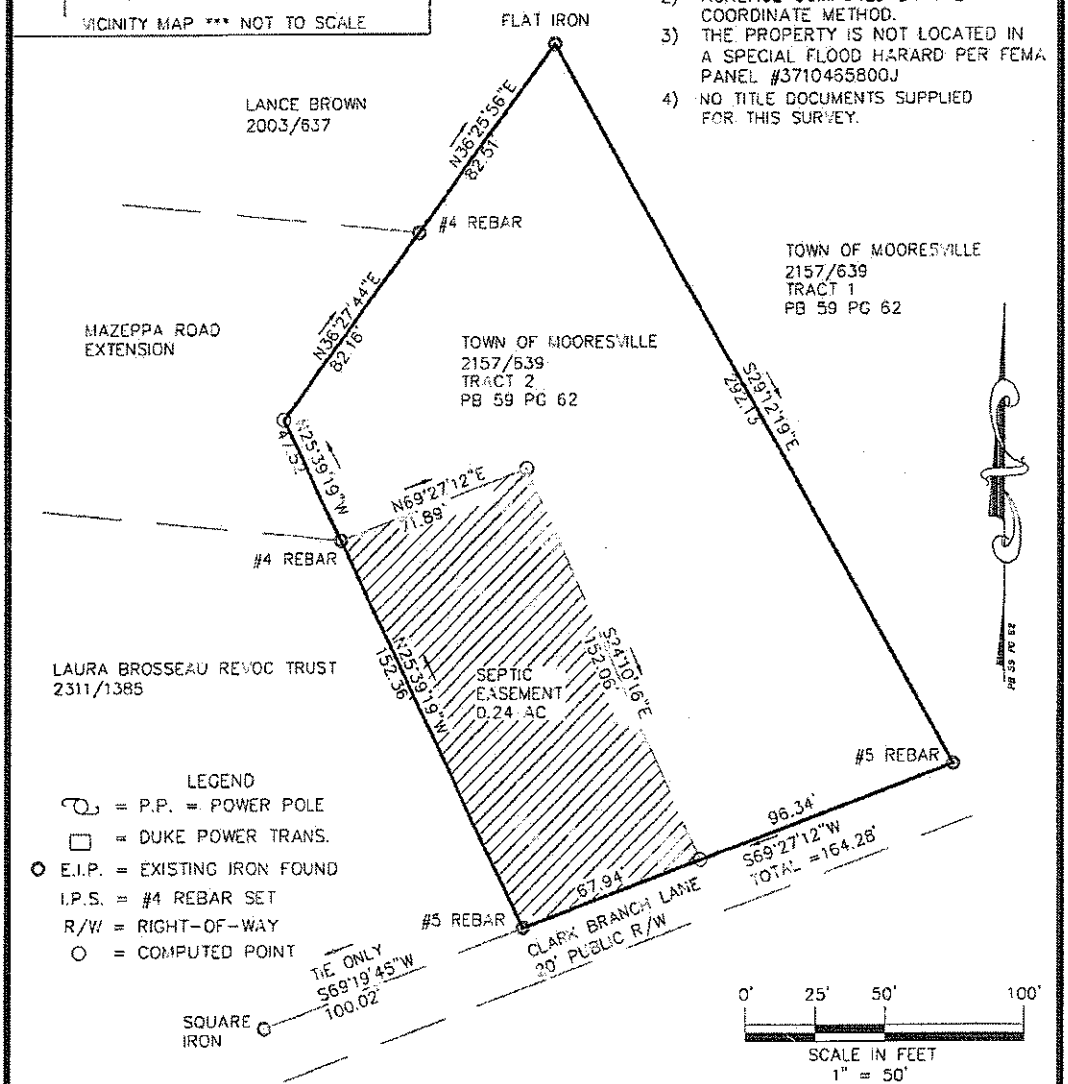
DOUGLAS L. DOWELL JR., PLS L-3508

NORTH CAROLINA PROFESSIONAL SEAL L-3508 LAND SURVEYOR DOUGLAS L. DOWELL JR



VICINITY MAP *** NOT TO SCALE

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) THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HARARD PER FEMA PANEL #3710465800J
4) NO TITLE DOCUMENTS SUPPLIED FOR THIS SURVEY.



SEPTIC EASEMENT SURVEY

OF

TRACT 2 BEAR CREEK PROPERTIES

SCALE 1" = 50'

COODLE CREEK TWSP., IREDELL CO., TOWN OF MOORESVILLE, NC

TOWN OF MOORESVILLE

FIELD BOOK:
FILE: 15040/15940

TAX MAP NO: 4659-93-2070

ACQUIRED BY:

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