Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/24/2020 3:35:08 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds

BK 2685 PG 2032 - 2035

PREPARED BY AND RETURN TO:
Ben S. Thomas
Thomas, Godley & Grimes, PLLC
514 Williamson Road, Suite 431
Mooresville, NC 28117

NORTH CAROLINA
IREDELL COUNTY

DECLARATION OF EASEMENT AND MAINTENANCE FOR SEPTIC FIELD

THIS DECLARATION, made and entered into this the 20 day of March, 2020 by Bentley Krokson and Melissa Krokson, hereinafter collectively called "Declarants;"

W I T N E S S E T H:

WHEREAS, Declarants own fee simple title in two tracts of real property described as a 0.258 acre parcel in that deed to Declarants recorded in Deed Book 2659, Page 973 (the "Dominant Tract ") and a 0.729 acre parcel described in that deed to Declarants recorded in Deed Book 2661, Page 786, (the "Servient Tract") both in the office of the Register of Deeds of Iredell County; and

WHEREAS, the Dominant Tract will use the Servient Tract for a septic field as shown on the attached Septic Improvement Permit (the "Septic Field") to serve the Dominant Tract; and

WHEREAS, Declarants, by this Declaration wish to convey to the Dominant Tract it's owners, their heirs, successor and assigns the right and perpetual, non-exclusive easements to use the Servient Tract for the Septic Field and further bind themselves, their successors and assigns to provide for maintenance of the Septic Field; and

NOW, THEREFORE, Declarants agree for themselves and any and all persons, firms or corporations hereinafter acquiring the Servient Tract, that the same shall be subject to the perpetual, non-exclusive easement rights of the Dominant Tract to use the Servient Tract as a Septic Field, along with the right of access to improve, install, construct, inspect, maintain or repair the Septic Field, subject to the following restrictions, conditions and covenants relating to the use and occupancy thereof, which restrictions, conditions and covenants shall run with said property and inure to the benefit of and be binding upon the heirs, successors and assigns of Declarants and other acquiring parties and persons.

R.O.T.C. Page Coun 4
NS PO S

ARTICLE I

The owners of the Dominant Tract shall maintain any and all lines which run from the Septic Field to solely service their tract. The owners of the Servient Tract shall maintain the landscaping for their tract.

ARTICLE II

This easement and agreement shall run with and be appurtenant to the land and shall be binding upon the heirs, successors and assigns of the owners of both Tracts.

ARTICLE IV

It is further stipulated and agreed that the owners of the Tracts, their heirs, successors or assigns may enforce this declaration by injunction and that this shall not be in exclusion of, but in addition to, all other remedies available in law or equity.

ARTICLE VI

Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

ARTICLE VII

For the purpose of this Declaration, the singular shall include the plural, the masculine shall include the feminine and neuter, and vice versa, as the meaning may require.

IN WITNESS WHEREOF, Declarants have caused this instrument to be signed on the day and year above written.

(Signatures to Follow)

_____(SEAL)
Bentley Krokson

_____(SEAL)
Melissa Krokson

NORTH CAROLINA

Iredell COUNTY

I, a Notary Public of the County and State aforesaid, do hereby certify that Bentley Krokson and Melissa Krokson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this 20 day of March, 2020.

(OFFICIAL SEAL)

_____
NOTARY PUBLIC

My Commission expires: 9-30-2023

LINDSAY STRIDER
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires Sept. 30, 2023

MJB Exhibit A

IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP-304460

SEPTIC IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 4659-14-0157

APPLICANT/OWNER: Ben Krakson APPLICANT ADDRESS: 152 Brawley Woods Lane, Mooresville, NC 28115

SITE ADDRESS: 207 Parkertown Rd Mooresville, NC 28115 (adjacent lot) PHONE: 593-280-7154 ALT. PHONE

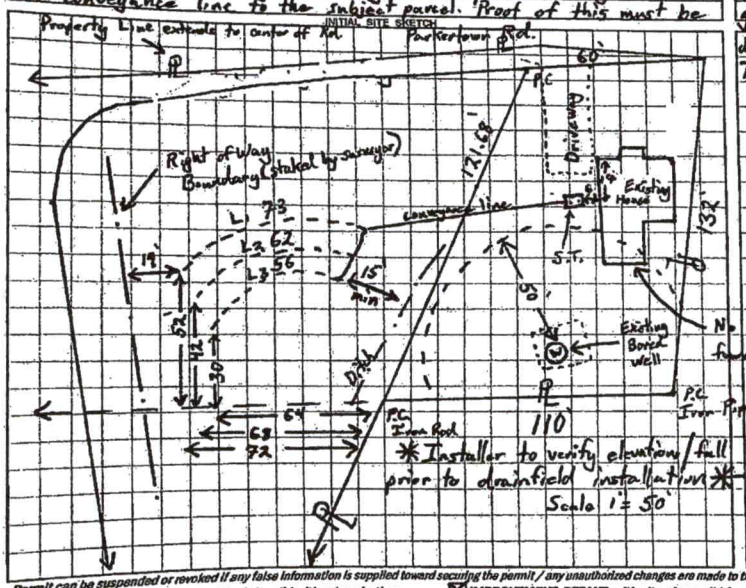
SITE DIRECTIONS: Rt 115/21 N from Mooresville SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: SECTION: — LOT # — LOT AREA: 0.258 acres DESIGN FLOW: 240 GPD L.T.A.R.: 0.325

Septic Tank 1000 (gal)	STB	Date	☐ New System ☒ Repair ☐ Expansion System Type: I II (III) IV V VI	☒ Residence	No. Bedrooms 3	Water Supply
Pump Tank (gal)	PT	Date	System Description: 25% Reduction (Serial distribution)	☐ Business	No. Persons 4	☒ Private
Pump Make Model	Serial #	Repair System Description: + New tank (if needed)	☐ Other	No. Employees	☐ Public
# Nitrification Fields 1	# Lines 3	Linear Ft 185	Maintenance Agreement Required: ☐ YES ☒ NO	☐ Slab	☒ Crawl Space	☐ Community
Trench Width 36"	Trench Bottom Depth(Low side) 28"	Gravel Depth —	☒ GRAVITY ☐ PRESSURE	☐ Basement w/plumbing	☐ Basement w/o plumbing

Comments / Conditions: Lots must be combined into one lot or an easement in perpetuity connecting the replacement system area and conveyance line to the subject parcel. Proof of this must be provided to the health department prior to AC issuance. Tank elevation/plumbing in house may need to be reworked to achieve gravity fall. Replace tank if needed (10' from house). Remove surface ditch at least 15' from drainfield area. Recommend pumping tank every 5 years. Though 191 l.f. of line was laid out, only 185 l.f. need be installed

INITIAL SITE SKETCH



AS BUILT SKETCH

IP Only

Client asks ~~Photocopy of document~~ Needs recordation ~~Include plat/legal~~

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

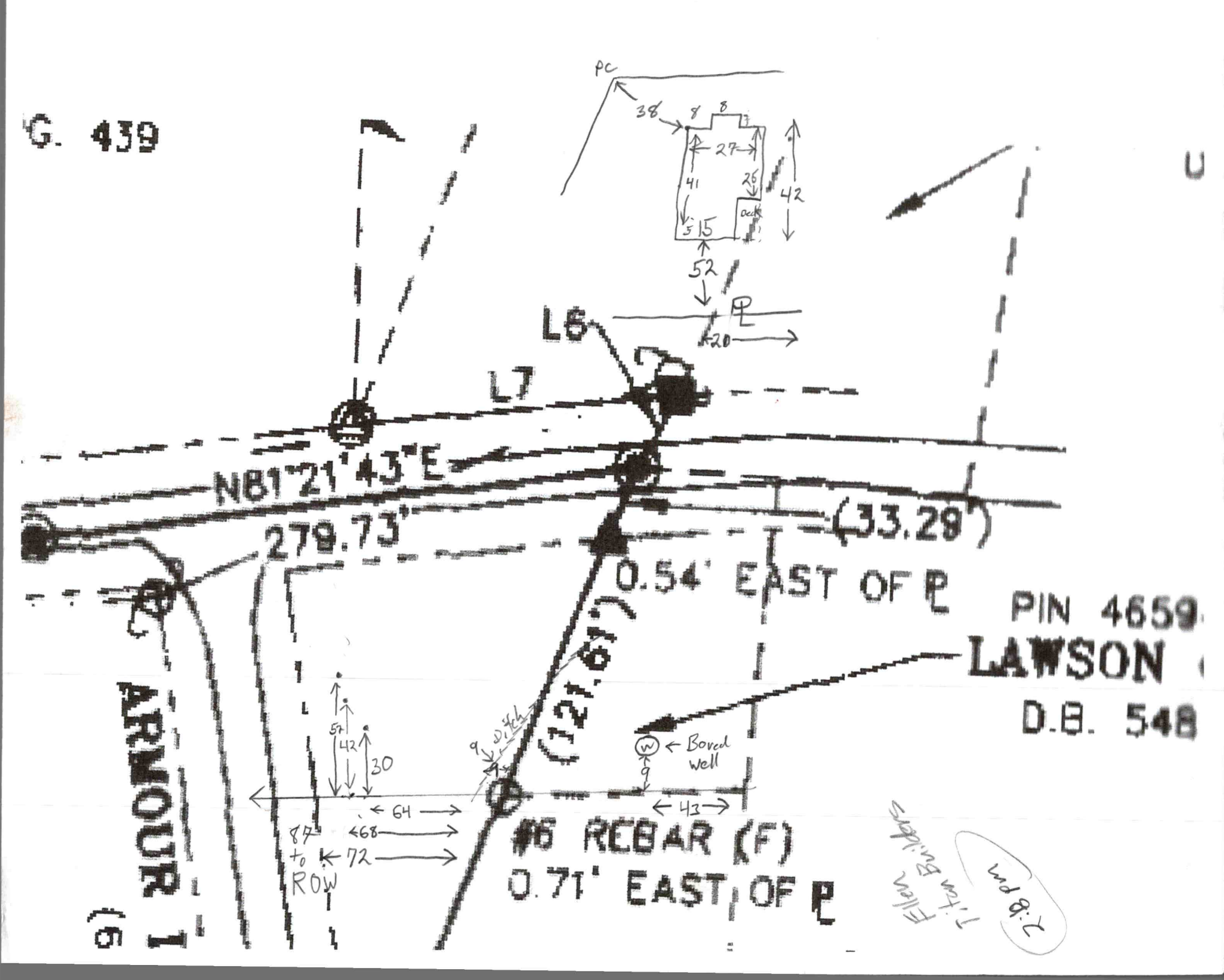
☐ IMPROVEMENT PERMIT *with plat valid without expiration.* ☒ IMPROVEMENT PERMIT *with site plan valid for 60 mos.* ☐ AUTHORIZATION TO CONSTRUCT *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

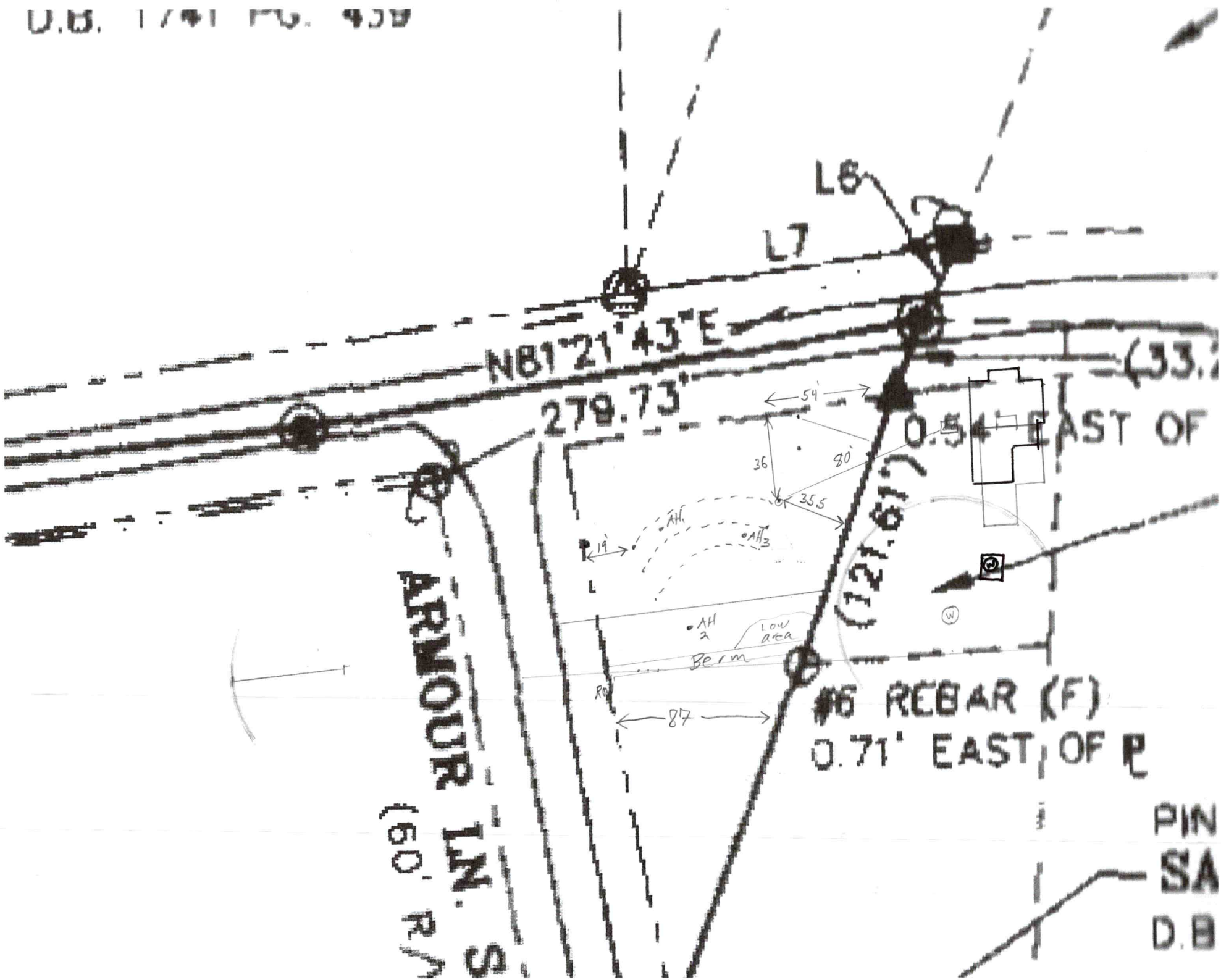
Owner / Applicant Signature: Date: 3/19/2020 Installed by:

IMPROVEMENT PERMIT by: Tom Shuck Date: 2/29/2020 OPERATION PERMIT by: Date:

AUTHORIZATION TO CONSTRUCT by: Date: Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your inspection time.


G. 439
PC
38
8
8
27
41
26
42
15
52
PL
20
L6
L7
N81°21'43"E
279.73'
(33.29')
0.54' EAST OF PL
PIN 4659
LAWSON
D.B. 548
(121.67')
ARMOUR
(6)
57
42
30
9
Bored well
64
68
72
87 to ROW
43
#6 REBAR (F)
0.71' EAST OF PL
Ellen Tatum Building
7.18 pm


L6
L7
N81°21'43"E
279.73'
(121.61')
ARMOUR LN. S.
(60' R/W)
54'
36'
80'
35.5'
19'
87'
AH1
AH2
AH3
LOW area
Berm
#6 REBAR (F)
0.71' EAST OF
EAST OF