Type: CRP
Recorded: 07/31/2014 at 10:50:59 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2311 PG 1118-1120

Drawn by: Alan G. Carpenter, Attorney at Law

NORTH CAROLINA

IREDELL COUNTY

DEED OF EASEMENT

This Deed of Easement is made this 25th day of July, 2014, by and between LAWRENCE R. NOSKER and wife, DEBORAH W. NOSKER (hereinafter called "Grantor"), and LAWRENCE R. NOSKER and wife, DEBORAH W. NOSKER (hereinafter called "Grantee"),

RECITALS:

1. The Grantor is the owner of a tract or parcel of land designated as Lot No. 1 of "Family Subdivision of Property Owned by Lawrence R. Nosker and wife, Deborah W. Nosker" consisting of 0.939 acres, more or less, and described in Deed Book 2311, page 1114, Iredell County Registry.

2. The Grantee is the owner of the property designated as the Remaining Lot on the survey of the "Family Subdivision of Property Owned by Lawrence R. Nosker and wife, Deborah W. Nosker" by James R. Hobbs, dated July 18, 2014, a copy of which is attached hereto, and being a portion of the property described in Deed Book 717, page 53, Iredell County Registry.

3. The Grantee is in need of an easement over and upon Lot No. 1 for the operation and maintenance of a septic system and drain field, which septic system serves the residence located on the property designated as the Remaining Lot.

NOW, THEREFORE, in consideration of the foregoing premises and the sum of $1.00, receipt of which is hereby acknowledged, the Grantor does hereby give, grant, and convey unto the Grantee, his heirs and assigns, a perpetual right of way and easement for the purposes of the operation, maintenance and repair of a septic system and drain field, over and upon the property described as follows:

To find the point of Beginning, commence at a No. 4 rebar set in the line of Shearer Chapel Church (Deed Book 287, page 297), the northwestern corner of Lot No. 1 of the "Family Subdivision of Property Owned by Lawrence R. Nosker and wife, Deborah W. Nosker," and run thence with the line of Lot No. 1, South 69-05-37 East 10.53 feet to a point; thence continue with the line of Nosker, South 69-05-37 East 102.03 feet to a point, the point and place of Beginning; thence from the point and place of Beginning and with the line of Lot No. 1, South 69-05-37 East 92.52 feet to a point in the western margin of the right-of-way of Shearers Road; thence with the western margin of the right-of-way of Shearers Road the following courses and distances: (1) South 16-29-42 West 33.37 feet to a point; (2) South 15-06-32 West 85.79 feet to a point; and (3) South 14-39-42 West 35.60 feet to a point; thence with new lines, the following courses and distances: (1) North 75-20-18 West 50.93 feet to a point; (2) North 13-38-51 East 116.25 feet to a point, and (3)

North 22-49-22 West 61.20 feet to a No. 4 rebar set, the point and place of Beginning, containing 0.210 acre, more or less, with this description taken from a survey by James R. Hobbs, Professional Land Surveyor, dated July 18, 2014, a copy of which is attached hereto.

To have and to hold said right and easement to the said Grantee and his heirs and assigns; it being agreed that the right and easement hereby granted is appurtenant to and runs with the tract designated as the Remaining Lot on the survey of the "Family Subdivision of Property Owned by Lawrence R. Nosker and wife, Deborah W. Nosker."

In Witness Whereof, the Grantor has caused this instrument to be duly executed, this the day and year first above written.

Lawrence R. Nosker (SEAL)
Lawrence R. Nosker

Deborah W. Nosker (SEAL)
Deborah W. Nosker

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

Mecklenburg

I, a Notary Public of the County and State ~~aforesaid~~, certify that Lawrence R. Nosker and Deborah W. Nosker personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of July, 2014.

Janice Maleyeff
Notary Public

My Commission Expires:

(Official Seal) 1/27/2016

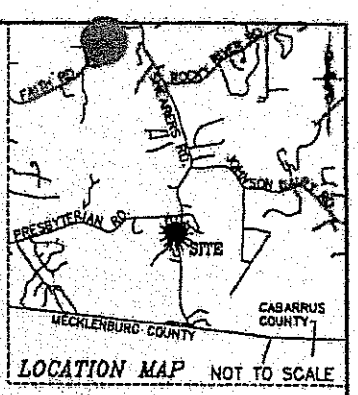
Janice Maleyeff
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 1/27/2016

STATE OF NORTH CAROLINA
IREDELL COUNTY

I certify that this map was drawn from an actual survey made under my supervision. The unadjusted ratio of precision as calculated is 1: 10,000±. Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book, as Page shown. Witness my hand and seal this 18th day of JULY, 2014.

Professional Land Surveyor
L-3703

NORTH CAROLINA PROFESSIONAL SEAL L-3703 LAND SURVEYOR JAMES R. HOBBS



LOCATION MAP NOT TO SCALE

NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE COMPUTATION.
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENT FOUND DURING THE SURVEY.
- PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 40 ft.

¾" I. ROD IN CONCRETE (F)
L2 (NTS)
L1
PROPOSED WELL
SHED
AREA IN WELL EASEMENT = 0.020 ACRE
87.21'
90.92'
10'
N02°37'20"E
S02°37'20"W 250.63'
ALUMINUM BUILDING
RETAIL LINE
(10.53')
REMAINING LOT
PIN 4664-48-5644
LAWRENCE R. NOSKER and wife, DEBORAH W. NOSKER
D.B. 717 PG. 53
S69°08'37"E (102.03')
EXSISTING SEPTIC
15' SIDE SETBACK
229.43' TOTAL (92.52')
(1.35')
(23.00')
GRAVEL DRIVE
S18°28'42"W 23.57'
PIN 4664-48-3908 SHEARER CHAPEL CHURCH D.B. 281 PG. 297
N02°37'20"E 150.59'
35' REAR SETBACK
LOT #1
PORTION OF PIN 4664-48-5644
AREA = 0.939 ACRE
(INCLUDING 0.210 ACRE IN SEPTIC EASEMENT)
SEPTIC EASEMENT RESERVED FOR REMAINING LOT
AREA = 0.210 ACRE
N13°58'51"E 116.25'
35' FRONT SETBACK
S15°08'32"W 66.79'
R/W LIMIT
15' SIDE SETBACK
1" I. PIPE (F)
S79°42'01"W 85.52'
¾" I. ROD (F)
PIN 4664-48-3230
WILLIAM EUGENE PRUITT
D.B. 389 PG. 93
N11°18'25"E 118.70'
N07°33'14"E 114.55'
S15°04'34"W 224.18'
S19°39'42"W 35.60'
N75°20'18"W 50.83'
EDGE OF PAVEMENT
SHEARERS RD. (60' R/W)
R/W LIMIT
NC GRID NAD 83(2011) GPS OBSERVATION (VRS) JULY 14, 2014
15' SIDE SETBACK
¾" I. PIPE (F)
N82°57'29"W 70.13'
(80.44')
N80°45'36"W 104.70' TOTAL
(24.28')
N48°05'34"W 170.85' (NTS)
CSC = 0.99994904
NAIL (S) EAST SIDE OF SHEARERS RD.
N 648188.17 FT
E 1464635.98 FT
NAD 83(2011)
N 648306.70 FT
E 1464512.64 FT
NAD 83(2011)

LINE TABLE		
LINE	BEARING	DIST.
L1	S87°22'40"E	10.00
L2	S02°37'20"W	250.63

LEGEND
- LINES SURVEYED
- LINES NOT SURVEYED
- TIE LINES
- OVHD DISTRIBUTION LINE (OVERHEAD)
- R/W LIMITS
- ■ #4 REBAR (F)
- ⊡ #4 REBAR (S)
- RETAIL POWER POLE
- ○ NO MONUMENTATION UNLESS OTHERWISE NOTED
- ℄ CENTERLINE
- ℘ PROPERTY LINE
- (F) DENOTES "FOUND"
- (S) DENOTES "SET"
- NTS DENOTES "NOT TO SCALE"

LNS FILE NO.:	S140508
DWG NO.:	S140508
SURVEYED BY:	J.R. HOBBS
DRAWN BY:	N.D. WHITLEY
CHECKED BY:	J.R. HOBBS

TAX ID: 4664-48-5644
FOR SOURCE OF TITLE REFER TO D.BK. 717 PG. 53

FAMILY SUBDIVISION OF PROPERTY OWNED BY
LAWRENCE R. NOSKER and wife, DEBORAH W. NOSKER

CODDLE CREEK TOWNSHIP IREDELL COUNTY, N.C.

SCALE: 1" = 40'
BOOK: NA
DATE OF SURVEY: JULY 14, 2014
DATE OF MAPPING: JULY 15, 2014

LNS
SURVEY AND MAP PREPARED BY:
LAKE NORMAN SURVEYING & MAPPING PLLC #P-0190
137 Jennings Road, Suite C
Statesville, North Carolina 28625
(704) 876-4450 Fax (704) 876-4451

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.