136 Dublin

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/18/2020 2:08:09 PM
Fee Amt: $26.00 Page 1 of 10
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds

BK 2755 PG 1574 - 1583

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

DECLARATION OF PERMANENT SEPTIC EASEMENT

THIS DECLARATION OF PERMANENT SEPTIC EASEMENT (the "Declaration") is made this 16 day of November, 2020, by TRUE HOMES, LLC, a Delaware limited liability company, hereinafter referred to as (Declarant).

WITNESSETH:

WHEREAS, Declarant is the owner of Lots 58, 59, 60, 61, 62, 63, and 64 of The Landings Subdivision, Phase III, located in Iredell County, North Carolina, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, in order to install, use, maintain and repair the septic system installed or to be installed on Lot 64, The Landings Subdivision, Phase III, Declarant has established that certain "Easement for Septic Drainfield" and "Septic Easement" more particularly described and shown on the easement maps attached hereto and incorporated herein as Exhibits B1-B6; and

WHEREAS, the purpose of this Declaration is to clearly define and establish the uses and purposes of the Easement.

NOW THEREFORE said DECLARANT desires to grant a non-exclusive, perpetual easement (the "Permanent Septic Easements"), which shall benefit Lot 64 in perpetuity, for the purpose of installation, construction, repair, replacement and maintenance of the septic field and repair area and septic access easement over, under and through Lots 58, 59, 60, 61, 62, and 63, as described as follows:

THAT PORTION of the Property labeled as "Easement for Septic Drainfield" (Lot 58) and "Septic Easement" (Lots 59-63), on the easement maps attached hereto as Exhibits B1-B6 and incorporated herein by reference as the "Permanent Septic Easements", said maps having been prepared by or for the DECLARANT.

Said Permanent Septic Easements shall run in perpetuity for the benefit of Lot 64, and shall provide for the right of ingress, egress, and regress over, under, through, and upon Lots 58, 59, 60, 61, 62, and 63 adjacent to or in the vicinity of the Permanent Septic Easement as may be necessary for the purposes of locating, laying, constructing, reconstructing, inspecting, operating, extending, repairing, maintaining, and otherwise keeping open and in good repair the septic system for which the Permanent Septic Easement is granted.

It is understood that no permanent structure of any kind shall be constructed over or across this Permanent Septic Easement. For purposes of this document, permanent structure includes, but is not limited to: storage

Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

or out-buildings, garages, tennis courts, and swimming pools. Neither may water be ponded nor impounded over or across said Permanent Easement.

It is further understood that the Permanent Easement(s) granted herein may be utilized for intermittent construction activities, of the above referenced public project.

********REMAINDER OF PAGE INTENTIONALLY LEFT BLANK********

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of this 16 day of November, 2020.

TRUE HOMES, LLC,
a Delaware limited liability company

By: D. Hope Bergamini

Name: D. Hope Bergamini

Title: Land Development Coordinator

STATE OF NORTH CAROLINA

COUNTY OF UNION

I, Paula J. Roth, a Notary Public, do hereby certify that D. Hope Bergamini, Land Development Coordinator of True Homes, LLC, a Delaware limited liability company personally came before me this day and acknowledged execution of the foregoing instrument in the capacity indicated.

WITNESS my hand and official stamp or seal this 16th day of November 2020.

Paula J. Roth
Notary Public
My commission expires: 11-6-2022

PAULA J. ROTH NOTARY My Comm. Exp. 11/6/2022 PUBLIC UNION COUNTY, NC

EXHIBIT "A"

Being all of Lots 58, 59, 60, 61, 62, 63, and 64, The Landings Subdivision, Phase III, as shown on plat recorded in Plat Book 38, Page 119, Iredell County Registry.

Lot 58:
Property Address: 116 Dublin Court, Statesville, NC 28677
Parcel ID: 4713877253.000

Lot 59:
Property Address: 120 Dublin Court, Statesville, NC 28677
Parcel ID: 4713876188.000

Lot 60:
Property Address: 124 Dublin Court, Statesville, NC 28677
Parcel ID: 4713876045.000

Lot 61:
Property Address: 128 Dublin Court, Statesville, NC 28677
Parcel ID: 4713866925.000

Lot 62:
Property Address: 132 Dublin Court, Statesville, NC 28677
Parcel ID: 4713866805.000

Lot 63:
Property Address: 136 Dublin Court, Statesville, NC 28677
Parcel ID: 4713865795.000

Lot 64:
Property Address: 140 Dublin Court, Statesville, NC 28677
Parcel ID: 4713865675.000

Book: 2755 Page: 1574 Page 10 of 10

EXHIBIT B-6

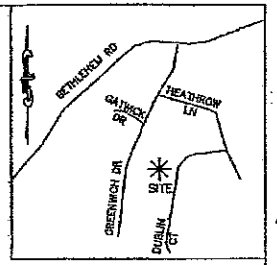
I, BRYAN P. LACKEY, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED FOR THE PURPOSE OF AN EASEMENT EXHIBIT ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

BRYAN P. LACKEY, PLS — 10/13/2020

NORTH CAROLINA PROFESSIONAL SEAL L-5055 LAND SURVEYOR BRYAN P. LACKEY

NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS EITHER RECORDED OR IMPLIED.
2. BOUNDARY INFORMATION TAKEN FROM COMPILED IREDELL COUNTY PUBLIC RECORD INFORMATION.
3. THIS PROPERTY IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
4. THIS PLAT DOES NOT MEET G.S. 47-30 STANDARDS.

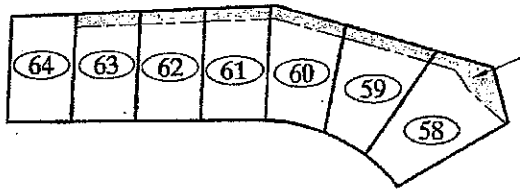


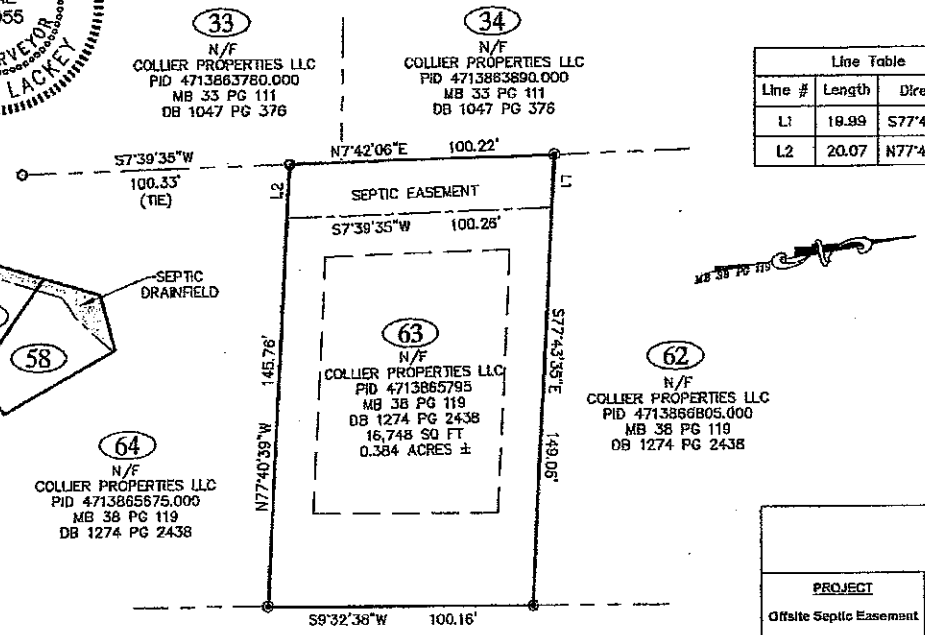
VICINITY MAP
NOT TO SCALE

ZONING: R/A
MUNICIPALITY: IREDELL

SETBACKS:
FRONT 35'
REAR 35'
SIDE 15'

OVERALL DETAIL SHOWING THE FULL SEPTIC EASEMENT TO SERVE LOT 64 (NOT TO SCALE)





Line Table		
Line #	Length	Direction
L1	19.99	S77°43'35"E
L2	20.07	N77°40'39"W

LEGEND:

- ◉ – IRON SET
- ○ – IRON FOUND
- ——— – PROPERTY LINE
- — — — – ADJOINER
- ——— – SEPTIC EASEMENT
- N/F – NOW OR FORMERLY
- R/W – RIGHT OF WAY

DUBLIN CT
50' PUBLIC R/W
(MB 38 PG 119)

GRAPHIC SCALE
-50 0 25 50
(IN FEET)
1 inch = 50 ft.

16,748	SF	TOTAL AREA BY PLAT
1,995	SF	TOTAL PROPOSED SEPTIC EASEMENT
16,748	SF	REMAINING

PREPARED BY:

R. Joe Harris & Associates, Inc.
Engineering & Land Surveying
1185 Stonecrest Blvd. Tega Cay, SC 29708
Phone: (803) 802-1799

EXHIBIT "A"
THE LANDINGS PHASE III

PROJECT: Offsite Septic Easement	EASEMENT MAP FOR SEPTIC EXTENSION TO SERVE PID 4713865675, LOT 64	JOB NO. 4150
REV.	PROPERTY OF: COLLIER PROPERTIES LLC PO BOX 366 STATESVILLE NC, 28687 PARCEL # 4713865795 DB 1274 PG 2438 PB 38 PG 119	FILE NO.
SCALE 1" = 50'		SHEET 1
DRAWN BY: ZSL		OF 1
DATE: 10/15/2020	CHECKED BY: BPL SURVEY SUPVR.	

"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."