Type: CRP
Recorded: 10/21/2013 at 03:40:25 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK2271 PG815-818

MAIL AFTER RECORDING TO: Grantee
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law
13-00-388

NORTH CAROLINA)
)
IREDELL COUNTY)

SEPTIC EASEMENT

SEPTIC EASEMENT made this 11th day of October, 2013, by and between Roger Lee Coleman and wife, Ruth S. Coleman, GRANTOR; and Christopher Mark Coleman (Married), GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for and in consideration of One Dollar ($1.00) and other good and valuable consideration paid to it by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, their heirs, successors and assigns, an exclusive, perpetual easement for the construction, use, operation, maintenance and repair of a septic system on, over and under the property of the Grantor as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Easement Property"), together with the further right of ingress and egress to and from Grantee's Property to the Easement Property over and across Grantor's Property for the purpose of constructing, maintaining and repairing the septic system located thereon, to remove trees, undergrowth and any other obstruction interfering with the location, construction, operation, use and maintenance thereof.

TO HAVE AND TO HOLD the aforesaid easement unto the Grantee, her heirs, successors and assigns forever, as an appurtenance to the Grantee's Property.

And the Grantor covenants with the Grantee, that Grantor is lawfully seized of the Easement Property in fee simple, has the right to convey the easement granted herein, that the Easement Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful

claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the Easement Property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Roger Lee Coleman (SEAL)
Roger Lee Coleman

Ruth S. Coleman (SEAL)
Ruth S. Coleman

NORTH CAROLINA)
Iredell COUNTY)

I, Zeth Davidson, a Notary Public of Iredell County and State aforesaid, certify that Roger Lee Coleman and wife, Ruth S. Coleman, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11th day of October, 2013.

Notary Public: Zeth Davidson
(Printed Name)

My commission expires: Sept. 27, 2014

Exhibit A

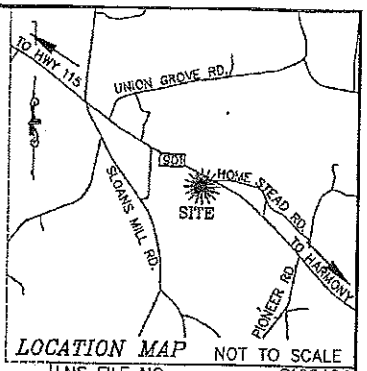
BEGINNING at a point lying in the middle of NC Highway 901, said point marking the northernmost corner of the property conveyed to Christopher Mark Coleman in Book 2260, Page 2204, Iredell County Registry; running thence with the western line of the Coleman property the following five (5) courses and distances: South 24°28'15" West 52.62 feet to an existing iron; South 22°42'18" West 59.31 feet to an existing iron; South 25°01'47" West 53.88 feet to an existing iron; South 16°06'43" West 32.33 feet to an existing iron and South 00°11'21" East 1.34 feet to a point, the true point and place of BEGINNING; running thence from said point of beginning South 71°27'03" West 73.61 feet to a point; running thence South 89°56'27" West 96.03 feet to a point; running thence South 09°43'30" West 179.82 feet to a point; running thence South 86°21'42" East 48.58 feet to a point; running thence North 09°43'30" East 36.14 feet to a point; running thence South 86°21'42" East 43.61 feet to a point; running thence North 11°52'38" East 140.20 feet to a point; running thence North 71°27'03" East 73.06 feet to a point; running thence North 00°11'21" West 10.54 feet to the point and place of BEGINNING, containing .375 acres, according to a survey entitled "Property Owned by Roger Lee Coleman and wife, Ruth S. Coleman Septic Easement and Well Easement to serve lot owned by Christopher Mark Coleman" by James R. Hobbs, P.L.S. L-3703, dated September 27, 2013, and being designated as drawing number 130815.

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 27th day of SEPTEMBER , 2013.

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

Professional Land Surveyor
L-3703

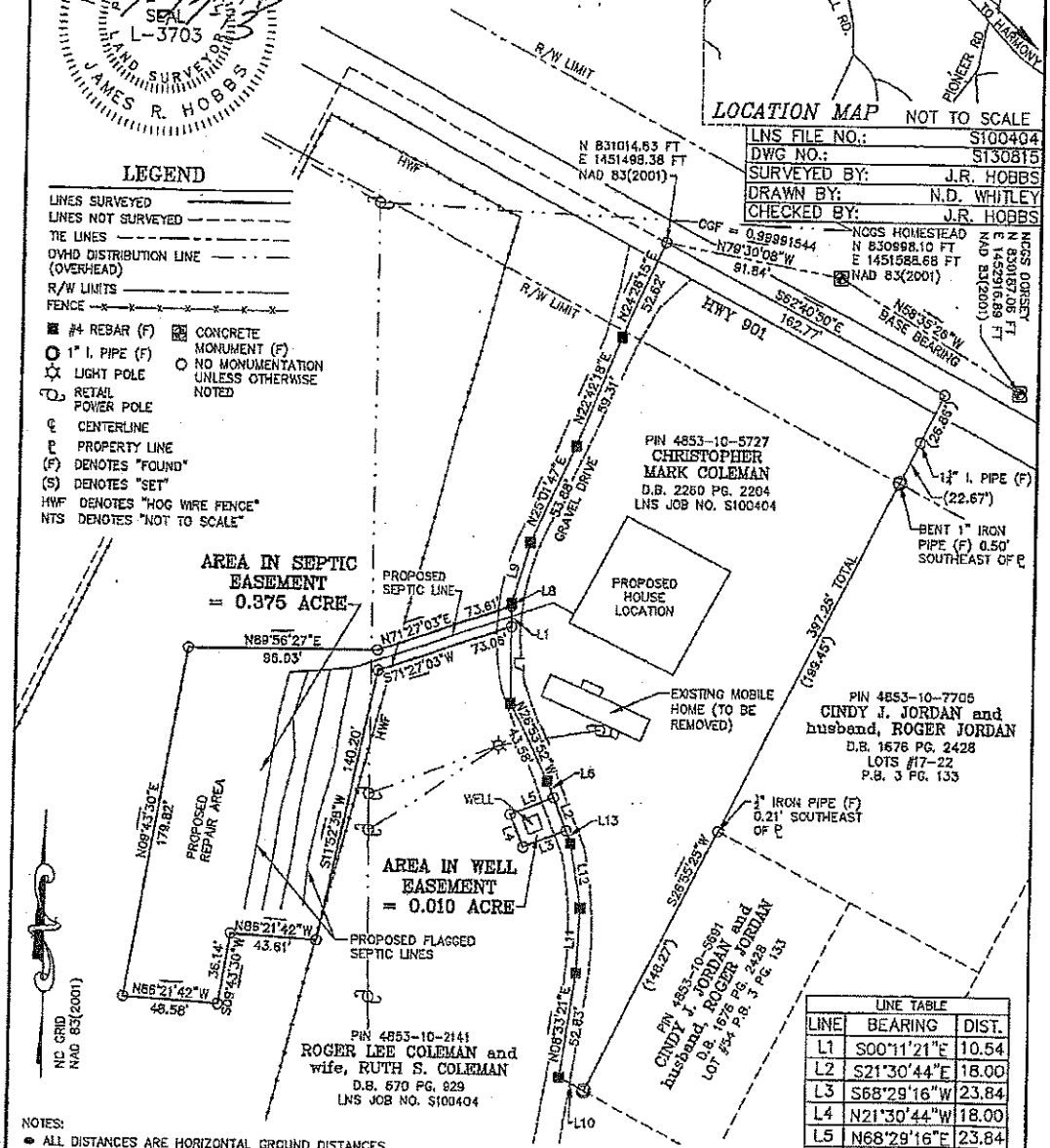


LOCATION MAP NOT TO SCALE

LNS FILE NO.:	S100404
DWG NO.:	ST30815
SURVEYED BY:	J.R. HOBBS
DRAWN BY:	N.D. WHITLEY
CHECKED BY:	J.R. HOBBS

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- TIE LINES
- OVHD DISTRIBUTION LINE (OVERHEAD)
- R/W LIMITS
- FENCE
- #4 REBAR (F)
- 1" I. PIPE (F)
- LIGHT POLE
- RETAIL POWER POLE
- CONCRETE MONUMENT (F)
- NO MONUMENTATION UNLESS OTHERWISE NOTED
- ℄ CENTERLINE
- ℗ PROPERTY LINE
- (F) DENOTES "FOUND"
- (S) DENOTES "SET"
- HWF DENOTES "HOG WIRE FENCE"
- NTS DENOTES "NOT TO SCALE"



LINE TABLE		
LINE	BEARING	DIST.
L1	S00°11'21"E	10.54
L2	S21°30'44"E	18.00
L3	S68°29'16"W	23.84
L4	N21°30'44"W	18.00
L5	N68°29'16"E	23.84
L6	N21°30'44"W	9.09
L7	N00°11'21"W	38.92
L8	N00°11'21"W	1.34
L9	N16°06'43"E	32.33
L10	N62°31'51"W	14.50
L11	N02°46'22"E	33.50
L12	N09°27'01"W	33.14
L13	N21°30'44"W	6.96

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 35 70

(IN FEET)
1 inch = 70 ft.

TAX ID: 4853-10-2141
FOR SOURCE OF TITLE REFER TO D.BK. 670 PG. 929
PROPERTY OWNED BY
ROGER LEE COLEMAN and wife, RUTH S. COLEMAN
SEPTIC EASEMENT AND WELL EASEMENT
TO SERVE LOT OWNED BY

CHRISTOPHER MARK COLEMAN

UNION GROVE TOWNSHIP
IREDELL COUNTY, N.C.

SCALE: 1" = 70'
BOOK: NA

DATE OF SURVEY: SEPTEMBER 26, 2013
DATE OF MAPPING: SEPTEMBER 27, 2013

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