



REQUEST FOR BOARD ACTION

ITEM NO. 19

DATE OF MEETING: June 22, 2015

REQUESTED BY: Michael G. Mack, Utilities Director

SHORT TITLE: Resolution by the Board of Directors of the Rocky Point/Topsail Water and Sewer District Accepting the Deed of Dedication for the Conveyance of Title to the Water Distribution Systems Properly Installed to Serve the Following Projects;

- Hampstead Landing – Phase 1, Section A
- Kings Ransom

BACKGROUND: In accordance with the Pender County Water and Sewer Ordinance, Article XII, Subsection II, 5.a: submission of a Deed of Dedication is required for acceptance of any new water and/or sewer extensions constructed to serve any structure within a subdivision prior to the commencement of water and/or sewer service by the District. With acceptance of these improvements, the conveyance of title to these infrastructure improvements will occur and the District will become responsible for the permanent maintenance of these improvements. Staff is recommending acceptance of the respective project infrastructure improvements listed below;

- Hampstead Landing – Phase 1, Section A: 200 LF 6” watermain on West Conolly Court, 1,040 LF 6” watermain on East Conolly Court, 320 LF 2” watermain on East Conolly Court, 2 fire hydrants, valves, and related water appurtenances.
- Kings Ransom: 680 LF 6” watermain on Treasure Way, 604 LF 6” watermain on Ransom Drive, 1 fire hydrant, valves, and related water appurtenances.

All of the above improvements have been inspected, engineer certified, and issued Final Approval by the NCDENR – Public Water Supply Section.

SPECIFIC ACTION REQUESTED: The Board of Directors of the Rocky Point/Topsail Water and Sewer District is requested to adopt a resolution accepting the Deed of Dedications and Affidavits for the Water Distribution improvements installed to serve Hampstead Landing - Phase 1, Section A and Kings Ransom.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Board of Directors for the Rocky Point/Topsail Water and Sewer District:

a resolution accepting the Deed of Dedications and Affidavits for the Water Distribution improvements installed to serve Hampstead Landing – Phase 1, Section A and Kings Ransom.

The District Manager/Chairman shall have authority to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Williams ___ Brown ___ McCoy ___ Piepmeyer ___ Keith ___

J. David Williams, Jr. Chairman 06/22/15
Date

ATTEST 06/22/15
Date

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS DEED OF DEDICATION, made and entered into this the ____ day of __, 2015 __, by and between Hampstead Landing, LLC _____, of Pender County, North Carolina, party of the first part, hereinafter referred to as "Owner", and ROCKY POINT/TOPSAIL WATER AND SEWER DISTRICT, a municipal corporation duly created and existing under the laws of the State of North Carolina, party of the second part, hereinafter referred to as Grantee;

WITNESSETH:

That whereas Hampstead Landing LLC _____ is/are the owner(s) of a tract or parcel located in Topsail Township, Pender County, North Carolina, known as Hampstead Landing Phase 1, Section A _____;

And whereas Owner has caused to be installed water distribution lines under and along the road rights-of-way hereinafter described and referenced;

And whereas Owner wishes to obtain water from Grantee for the property and to make water from Grantee's system available to individual owners;

And whereas, in order to obtain water for said community subdivision, Owner must convey title to the water distribution system to Grantee through an instrument of dedication acceptable to Grantee;

NOW THEREFORE, Owner, in consideration of Grantee accepting said water lines and making water available to said community subdivision, does hereby convey to Grantee, its lawful successors and assigns, the following described property;

Hampstead Landing Water Distribution System, North Carolina being as follows:

+/- 1550 LF of 6" PVC waterline on West and East Conolly Court

Including all associated appurtenances

See Attached Map as Exhibit A

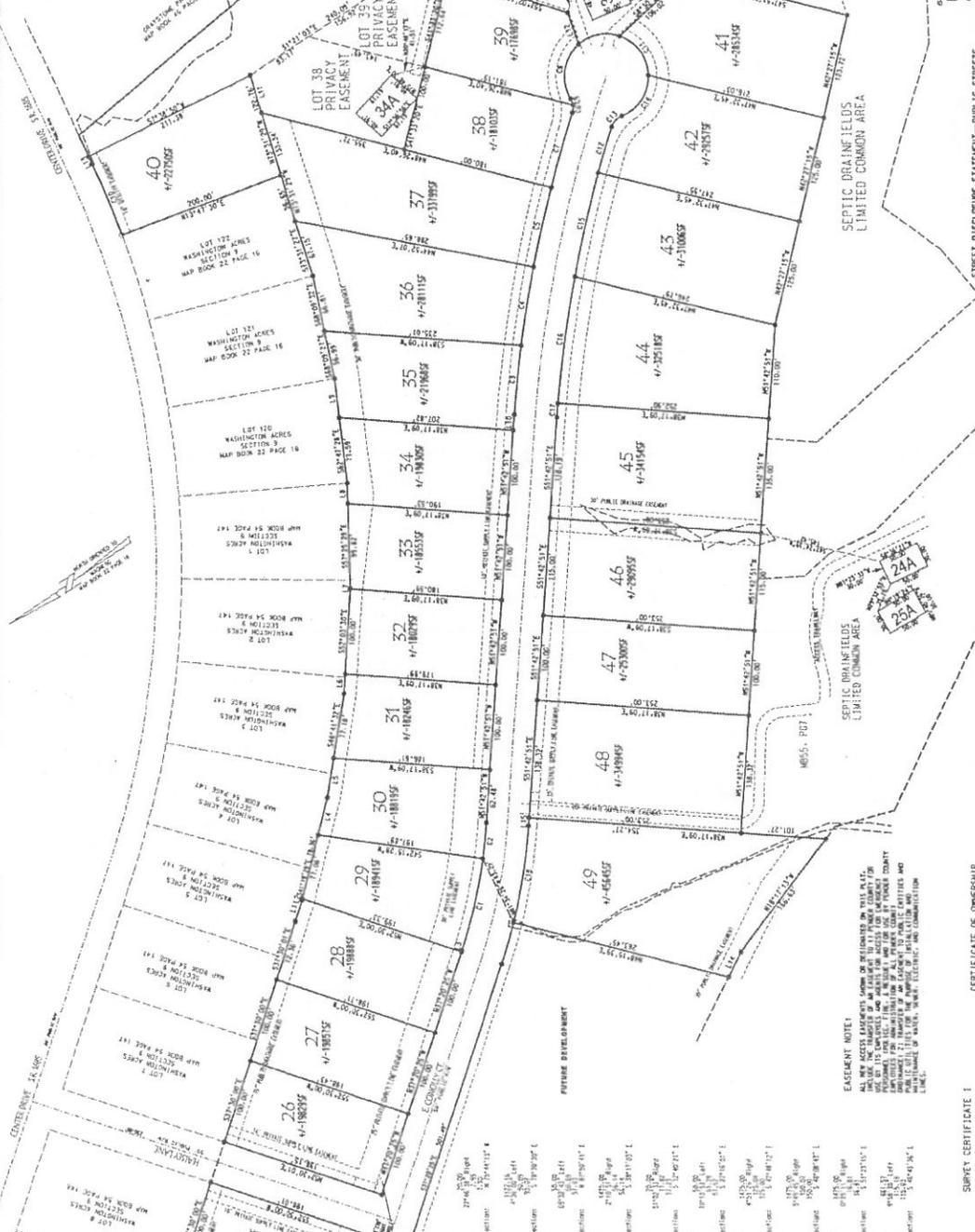


LINE TABLE

1	As Shown	As Shown
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SURVEY REFERENCE

1	As Shown	As Shown
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LEGEND

- Tract Area - 44 Acres
- Control Boundary - Set

GRAPHIC SCALE 1" = 60'

MAP FOR RECORD

HAMPSTEAD LANDING PHASE 1, SECTION A

OWNER: HAMPSTEAD LANDING DEVELOPMENT, LLC
DESIGNED BY: C/D COLLMAN PARKS
DATE: 08/04/14
APPROVED: JHF
SCALE: 1" = 60'
SHEET 1 OF 1

STREET DISCLOSURE STATEMENT - PUBLIC RIGHTS

ALL RIGHTS, TITLE AND INTERESTS IN THE STATE OF NORTH CAROLINA, COUNTY OF WAKE, IN AND TO THE PUBLIC RIGHTS TO THE SEVERAL PLOTS OF LAND SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO THE RIGHT OF WAY, EASEMENTS, AND OTHER RIGHTS, ARE HEREBY DISCLOSED TO THE PUBLIC. THE PUBLIC RIGHTS TO THE SEVERAL PLOTS OF LAND SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO THE RIGHT OF WAY, EASEMENTS, AND OTHER RIGHTS, ARE HEREBY DISCLOSED TO THE PUBLIC. THE PUBLIC RIGHTS TO THE SEVERAL PLOTS OF LAND SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO THE RIGHT OF WAY, EASEMENTS, AND OTHER RIGHTS, ARE HEREBY DISCLOSED TO THE PUBLIC.

CERTIFICATE OF REGISTRATION

BY REGISTERED DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, JAMES T. FOWLES, JR., Surveyor, do hereby certify that the above described parcels of land are shown on this plan, and that the same are subject to the public rights as shown on this plan.

DATE: 3-1-2014

CERTIFICATE OF FINAL PLAT APPROVAL

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, JAMES T. FOWLES, JR., Surveyor, do hereby certify that the above described parcels of land are shown on this plan, and that the same are subject to the public rights as shown on this plan.

DATE: 3-1-2014

CERTIFICATE OF OWNERSHIP

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, JAMES T. FOWLES, JR., Surveyor, do hereby certify that the above described parcels of land are shown on this plan, and that the same are subject to the public rights as shown on this plan.

DATE: 3-1-2014

CERTIFICATE OF REGISTRATION

BY REGISTERED DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, JAMES T. FOWLES, JR., Surveyor, do hereby certify that the above described parcels of land are shown on this plan, and that the same are subject to the public rights as shown on this plan.

DATE: 3-1-2014

CURVE TABLE

Curve No.	Stationing	Radius (ft)	Chord (ft)	Delta (deg)	Delta/2 (deg)	Chord Bearing	Delta Bearing	Delta Distance
1	1+00.00 to 1+100.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
2	1+100.00 to 1+200.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
3	1+200.00 to 1+300.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
4	1+300.00 to 1+400.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
5	1+400.00 to 1+500.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
6	1+500.00 to 1+600.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
7	1+600.00 to 1+700.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
8	1+700.00 to 1+800.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
9	1+800.00 to 1+900.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
10	1+900.00 to 2+000.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
11	2+000.00 to 2+100.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
12	2+100.00 to 2+200.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
13	2+200.00 to 2+300.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
14	2+300.00 to 2+400.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
15	2+400.00 to 2+500.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
16	2+500.00 to 2+600.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
17	2+600.00 to 2+700.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
18	2+700.00 to 2+800.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
19	2+800.00 to 2+900.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
20	2+900.00 to 3+000.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
21	3+000.00 to 3+100.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
22	3+100.00 to 3+200.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
23	3+200.00 to 3+300.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
24	3+300.00 to 3+400.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
25	3+400.00 to 3+500.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
26	3+500.00 to 3+600.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
27	3+600.00 to 3+700.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
28	3+700.00 to 3+800.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
29	3+800.00 to 3+900.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
30	3+900.00 to 4+000.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
31	4+000.00 to 4+100.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
32	4+100.00 to 4+200.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
33	4+200.00 to 4+300.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
34	4+300.00 to 4+400.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
35	4+400.00 to 4+500.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
36	4+500.00 to 4+600.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
37	4+600.00 to 4+700.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
38	4+700.00 to 4+800.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
39	4+800.00 to 4+900.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
40	4+900.00 to 5+000.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
41	5+000.00 to 5+100.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
42	5+100.00 to 5+200.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
43	5+200.00 to 5+300.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
44	5+300.00 to 5+400.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
45	5+400.00 to 5+500.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
46	5+500.00 to 5+600.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
47	5+600.00 to 5+700.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
48	5+700.00 to 5+800.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71
49	5+800.00 to 5+900.00	100.00	100.00	90.00	45.00	S 45.00° E	45.00°	70.71

TO HAVE AND TO HOLD said water lines and equipment above described together with the privileges and appurtenances thereto belonging to Grantee forever.

Together with non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs [and right of way] depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair and upkeep of the water distribution [and/or sewer collection] systems and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs [and right of way] reserving unto Owners, its successors and assigns, equal rights of easement and easement over, in, along, and upon said streets and cul-de-sacs for purposes of installing and maintaining such utilities as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, cable and sewer.

And Owner does hereby covenant that it is seized of said water [and/or sewer] lines and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

IN WITNESS WHEREOF, the Grantor [Owner] has caused this instrument to be duly executed, the day and year first above written.

A handwritten signature in cursive script, appearing to read "Coleman Parks", written over a horizontal line.

(Coleman Parks, Manager)

STATE OF NORTH CAROLINA

COUNTY OF PENDER

I, a Notary Public of the County and State aforesaid, do hereby certify that Coleman Parks personally came before me this day and acknowledged that he (or she) is manager (title of corporate officer/Member or Manager of LLC) of Hampstead Landing LLC (name of corporation/LLC), being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 13 day of April, 2015.

Kellie E. Norris

Signature of Notary Public

(Notary Seal)

Kellie E. Norris

Printed or Typed Name of Notary Public

My Commission Expires: 3/5/2019

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for (Name of Owner) was accepted by the Pender County Board of Commissioners on the _____ day of _____, 20____.

Pender County Board of Commissioners

_____ (Chairman)

Melissa Pedersen

Deputy Clerk to the Board

(LEAVE 3 INCH MARGIN)

AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF PENDER

(Name of Owner), a North Carolina (corporation or LLC), with an office and place of business in Pender County, North Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

1. That it is the owner of certain property located in Topsail Township, Pender County, North Carolina, known as Hampstead Landing Subdivision, containing lots numbering 24 thru 49, as more particularly described in a Deed of Dedication in favor of Pender County of even date herewith.

2. That it has caused to be installed water distribution [and/or sewer collection] lines under and along the road right-of-ways property hereinafter described and referenced;

+/- 1550 LF of 6" PVC waterline on East & West Conolly Street, Including all associated appurtenances
See Attached Map.

3. All the work which has been performed in the construction and installation of said water distribution [and/or sewer] lines described in paragraph 2, above, has been fully paid for and there are now no liens of any kind including any lien for labor or material against the subdivision property which would in any way jeopardize title of Affiant to the property in said subdivision nor are there any legal actions pending against Affiant or any contractor arising out of any work performed in said subdivision or the water [and/or sewer] lines installed therein which would in any



LINE TABLE

1. LOT 101 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

2. LOT 102 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

3. LOT 103 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

4. LOT 104 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

5. LOT 105 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

6. LOT 106 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

7. LOT 107 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

8. LOT 108 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

9. LOT 109 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

10. LOT 110 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

11. LOT 111 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

12. LOT 112 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

13. LOT 113 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

14. LOT 114 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

15. LOT 115 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

16. LOT 116 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

17. LOT 117 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

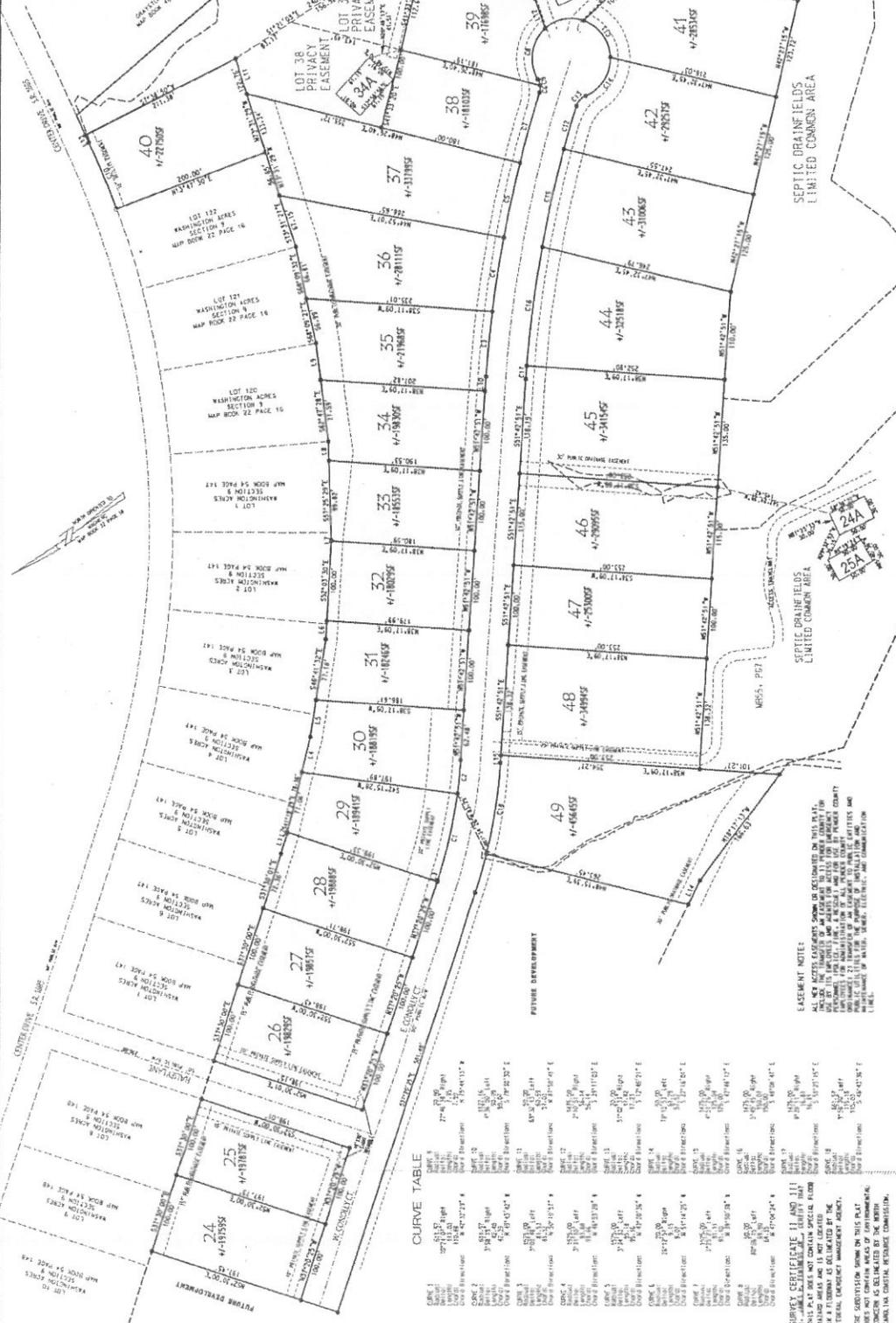
18. LOT 118 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

19. LOT 119 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

20. LOT 120 WASHINGTON ACRES SECTION 9 MAP BOOK 22 PAGE 16

STAIRWAY ELEVATIONS

1ST FLOOR	100.00
2ND FLOOR	100.00
3RD FLOOR	100.00
4TH FLOOR	100.00
5TH FLOOR	100.00
6TH FLOOR	100.00
7TH FLOOR	100.00
8TH FLOOR	100.00
9TH FLOOR	100.00
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17TH FLOOR	100.00
18TH FLOOR	100.00
19TH FLOOR	100.00
20TH FLOOR	100.00



CURVE TABLE

Curve No.	Stationing	Radius (ft)	Chord (ft)	Delta (deg)	Delta/2 (deg)	Chord to P.C. (ft)	Chord to P.T. (ft)	Chord to M.C. (ft)
1	1+00.00 to 1+10.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
2	1+10.00 to 1+20.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
3	1+20.00 to 1+30.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
4	1+30.00 to 1+40.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
5	1+40.00 to 1+50.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
6	1+50.00 to 1+60.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
7	1+60.00 to 1+70.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
8	1+70.00 to 1+80.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
9	1+80.00 to 1+90.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36
10	1+90.00 to 2+00.00	100.00	17.36	36.00	18.00	17.36	17.36	17.36

HAMPSTEAD LANDING
PHASE 1, SECTION A

OWNER: HAMPSTEAD LANDING DEVELOPMENT, LLC
 ADDRESS: 214 GUNNARD CIRCLE
 PHONE: 1803-257-8991

DESIGNED: JHP
 DRAWN: GAO
 APPROVED: JHP
 DATE: 03/05/14
 SCALE: 1" = 80'

STROUD ENGINEERING, P.A.
 1115 W. 10TH STREET, SUITE 100
 GREENSBORO, NC 27407
 PHONE: 336-733-8888
 FAX: 336-733-8889

STREET DISCLOSURE STATEMENT—PUBLIC STREETS

TO ALL PERSONS WHOSE INTERESTS ARE AFFECTED BY THE ABOVE DESCRIBED PROJECT, NOTICE IS HEREBY GIVEN THAT THE ABOVE DESCRIBED PROJECT WILL AFFECT THE PUBLIC STREETS SHOWN ON THIS MAP. THE PROJECTOR HAS BEEN ADVISED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION THAT THE PROJECTOR MUST OBTAIN A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION TO CONDUCT THE PROJECT. THE PROJECTOR HAS BEEN ADVISED BY THE DEPARTMENT OF TRANSPORTATION THAT THE PROJECTOR MUST OBTAIN A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION TO CONDUCT THE PROJECT. THE PROJECTOR HAS BEEN ADVISED BY THE DEPARTMENT OF TRANSPORTATION THAT THE PROJECTOR MUST OBTAIN A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION TO CONDUCT THE PROJECT.

CERTIFICATE OF REGISTRATION

STATE OF NORTH CAROLINA
 COUNTY OF FENNER

I, JAMES P. FENNER, JR., REGISTERED SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THE MAP OF THIS PROJECT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT.

DATE: 3/5/14

CERTIFICATE OF IDENTIFIER CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF FENNER

I, JAMES P. FENNER, JR., REGISTERED SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THE IDENTIFIER CERTIFICATE IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT.

DATE: 3/5/14

SEAL

JAMES P. FENNER, JR.
 REGISTERED SURVEYOR
 STATE OF NORTH CAROLINA
 LICENSE NUMBER: 14-3-2014

SEAL

JAMES P. FENNER, JR.
 REGISTERED SURVEYOR
 STATE OF NORTH CAROLINA
 LICENSE NUMBER: 14-3-2014

way jeopardize title to the subdivision or the water distribution [and/or sewer collection] system located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s) this 13 day of April, 2015.



(Coleman Parks, Manager)

STATE OF NORTH CAROLINA

COUNTY OF PENDER

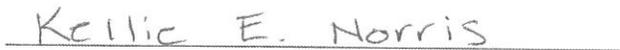
I, a Notary Public of the County and State aforesaid, do hereby certify that Coleman Parks personally came before me this day and acknowledged that he (or she) is a member of Hampstead Landing LLC being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 13 day of April, 2015.



Signature of Notary Public

(Notary Seal)



Printed or Typed Name of Notary Public

My Commission Expires: 3/5/2019

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS DEED OF DEDICATION, made and entered into this the 11th day of February, 2015, by and between Daryl Burgess, of Onslow County, North Carolina, party of the first part, hereinafter referred to as "Owner", and ROCKY POINT/TOPSAIL WATER AND SEWER DISTRICT, a municipal corporation duly created and existing under the laws of the State of North Carolina, party of the second part, hereinafter referred to as Grantee;

WITNESSETH:

That whereas Gairy Canady is/are the owner(s) of a tract or parcel located in Topsail Township, Pender County, North Carolina, known as Kings Ransom;

And whereas Owner has caused to be installed water distribution lines under and along the road rights-of-way hereinafter described and referenced;

And whereas Owner wishes to obtain water from Grantee for the property and to make water from Grantee's system available to individual owners;

And whereas, in order to obtain water for said community subdivision, Owner must convey title to the water distribution system to Grantee through an instrument of dedication acceptable to Grantee;

NOW THEREFORE, Owner, in consideration of Grantee accepting said water lines and making water available to said community subdivision, does hereby convey to Grantee, its lawful successors and assigns, the following described property;

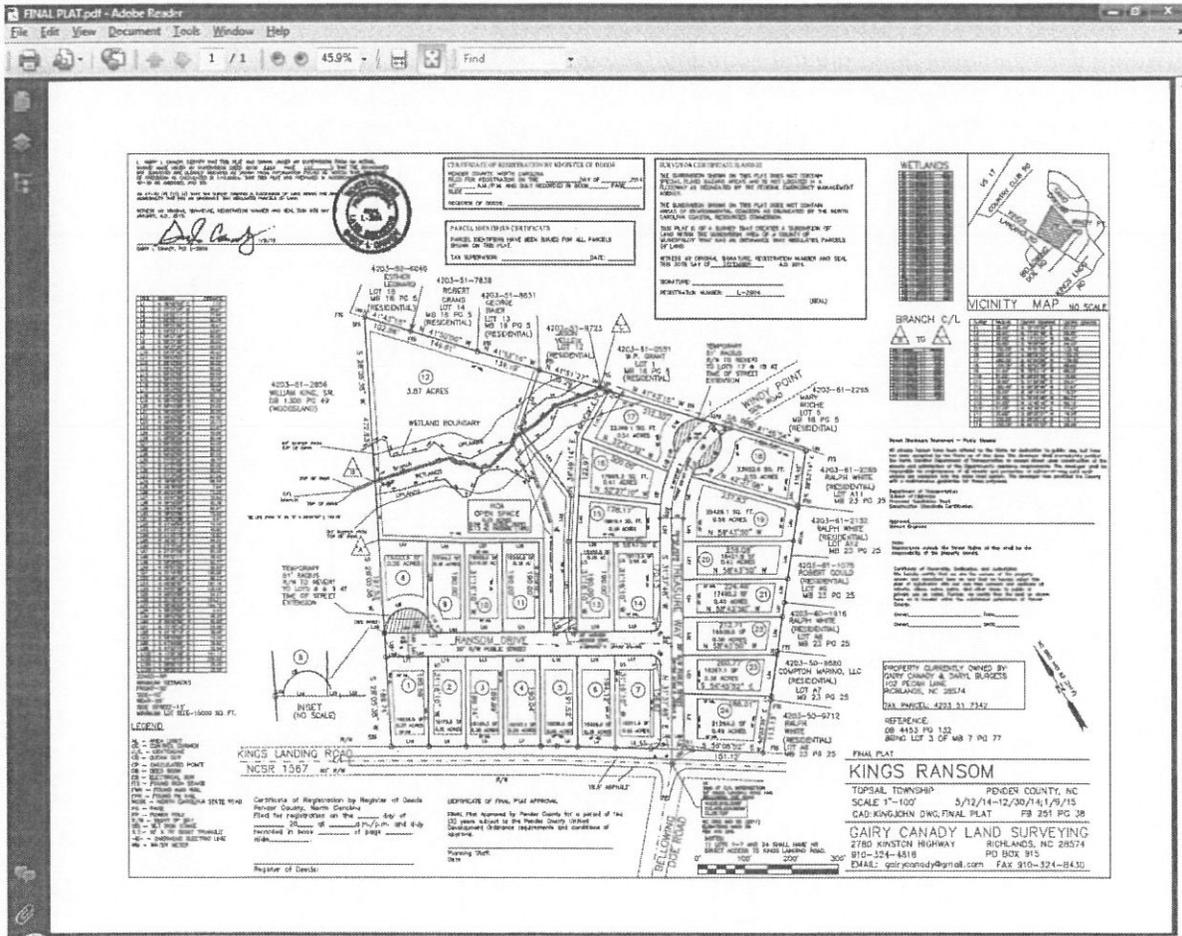
Kings Ransom Water Distribution System, North Carolina being as follows:

+/-680 lf of 6" PVC waterline on Treasure Way

+/-604 lf of 6" PVC waterline on Ransom Drive

including all associated appurtenances

Kings Ransom as recorded in Map Book 57 Page 57 – Attach Map as Exhibit A

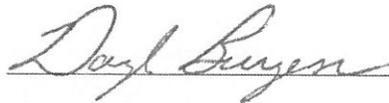


TO HAVE AND TO HOLD said water lines and equipment above described together with the privileges and appurtenances thereto belonging to Grantee forever.

Together with non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs [and right of way] depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair and upkeep of the water distribution [and/or sewer collection] systems and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs [and right of way] reserving unto Owners, its successors and assigns, equal rights of easement and easement over, in, along, and upon said streets and cul-de-sacs for purposes of installing and maintaining such utilities as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, cable and sewer.

And Owner does hereby covenant that it is seized of said water [and/or sewer] lines and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

IN WITNESS WHEREOF, the Grantor [Owner] has caused this instrument to be duly executed, the day and year first above written.



Daryl Burgess, owner

STATE OF NORTH CAROLINA

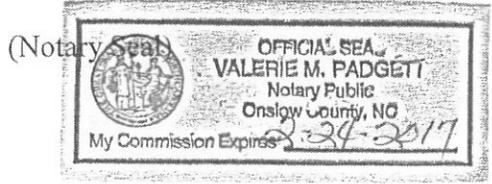
COUNTY OF PENDER

I, a Notary Public of the County and State aforesaid, do hereby certify that Daryl Burgess personally came before me this day and acknowledged that he (or she) is OWNER (title of corporate officer/Member or Manager of LLC) of Kings Ransom (name of corporation/LLC), being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 18th day of March, 2015.

Valerie M. Padgett

Signature of Notary Public



Valerie M. Padgett

Printed or Typed Name of Notary Public

My Commission Expires: 2-24-2017

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for (Name of Owner) was accepted by the Pender County Board of Commissioners on the _____ day of _____, 20__.

Pender County Board of Commissioners

(Chairman)

Randell Woodruff
Clerk to the Board

AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF PENDER

Daryl Burgess, a North Carolina property owner, with a residence in Onslow County, North Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

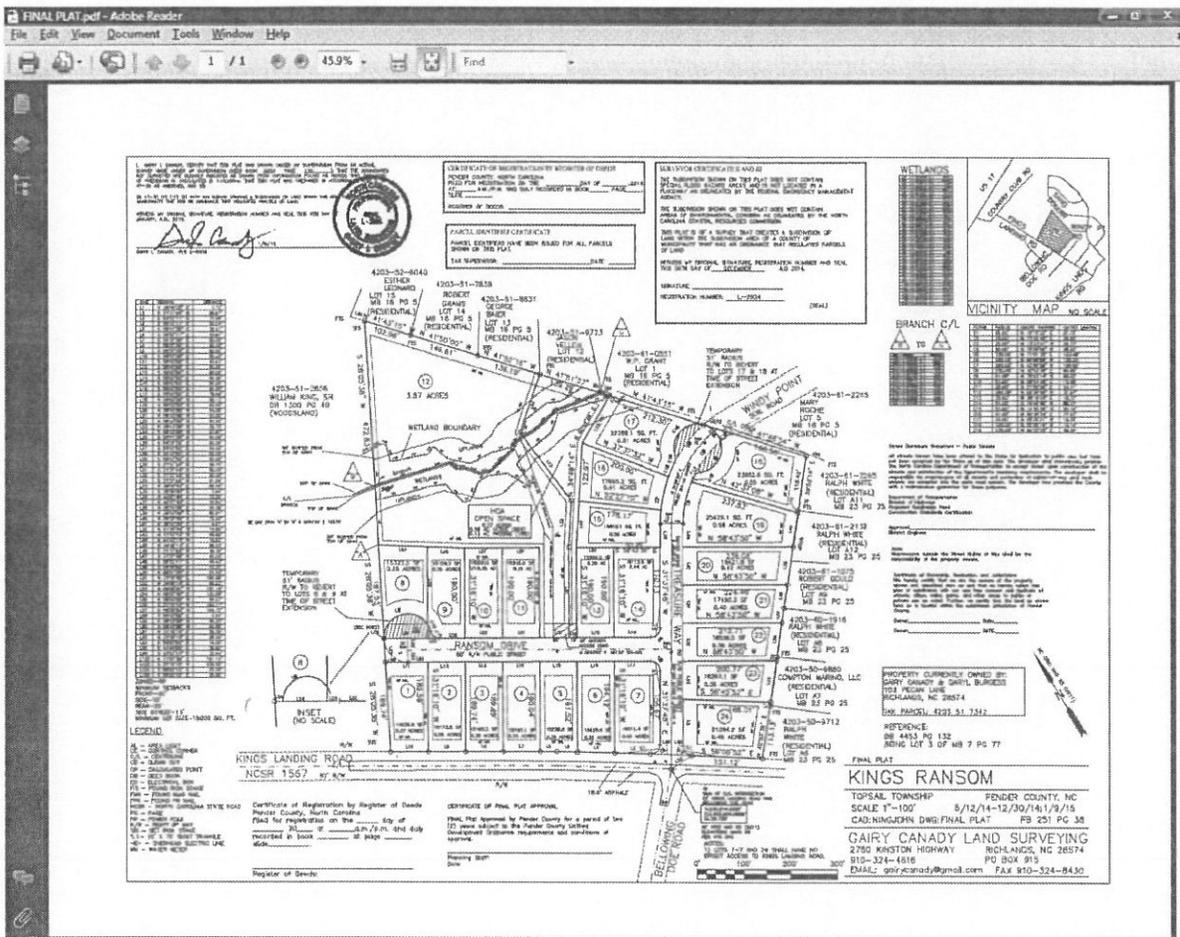
1. That he is the owner of certain property located in Topsail Township, Pender County, North Carolina, known as Kings Ransom Subdivision, containing lots numbering 1 thru 24, as more particularly described in a Deed of Dedication in favor of Pender County of even date herewith.
2. That it has caused to be installed water distribution lines under and along the road right-of-ways property hereinafter described and referenced;

Kings Ransom Water Distribution System, North Carolina Subdivision per Map Book 57 Page 57 –

+/-680 lf 6" PVC waterline on Treasure Way

+/-604 lf 6" waterline on Ransom Drive,

including all associated appurtenances, See Attached Map:



3. All the work which has been performed in the construction and installation of said water distribution [and/or sewer] lines described in paragraph 2, above, has been fully paid for an there are now no liens of any kind including any lien for labor or material against the subdivision property which would in any way jeopardize title of Affiant to the property in said subdivision nor are there any legal actions pending against Affiant or any contractor arising out of any work performed in said subdivision or the water [and/or sewer] lines installed therein which would in any way jeopardize title to the subdivision or the water distribution [and/or sewer collection] system located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s) this 18 day of MARCH, 2015.

Daryl Burgess

 Daryl Burgess, owner

STATE OF NORTH CAROLINA

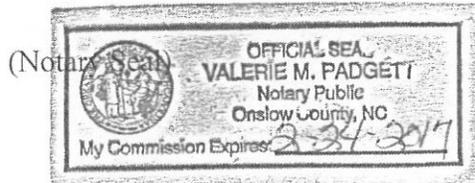
COUNTY OF PENDER

I, a Notary Public of the County and State aforesaid, do hereby certify that Daryl Burgess personally came before me this day and acknowledged that he (or she) is OWNER (title of corporate officer) of Kings Ransom (name of corporation), being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 18th day of March, 2015.

Valerie M. Padgett

Signature of Notary Public



Valerie M. Padgett

Printed or Typed Name of Notary Public

My Commission Expires: 2-24-2017