



REQUEST FOR BOARD ACTION

ITEM NO. 13

DATE OF MEETING: October 12, 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;

- The Knolls at Turkey Creek – Phase 2
- Wyndwater – Phase 2A
- Hampstead Landing – Phase 2, Section A

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;

- The Knolls at Turkey Creek – Phase 2: 720 LF 2” watermain on Sadie Way, 460 LF 8” watermain on Toms Creek Road, 1 fire hydrant, valves, and related water appurtenances.
- Wyndwater – Phase 2A: 2,232 LF 8” watermain on West Craftsman Way, 2 fire hydrants, valves, and related water appurtenances.
- Hampstead Landing – Phase 2, Section A: 140 LF 4” watermain on Fletcher Lane, 64 LF 4” watermain in Ingram Lane, 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 The Knolls at Turkey Creek – Phase 2, Wyndwater – Phase 2A, and Hampstead Landing – Phase 2, Section A.

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 The Knolls at Turkey Creek – Phase2, Wyndwater – Phase 2A, and Hampstead Landing – Phase 2A.

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 10/12/15
Date

ATTEST 10/12/15
Date

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS DEED OF DEDICATION, made and entered into this the _____ day of ____, 20___, by and between Tioga, LLC, of Pender County, North Carolina, party of the first part, hereinafter referred to as "Owner", and PENDER COUNTY UTILITIES, 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 Tioga, LLC is the owner of a tract or parcel located in Rocky Point Township, Pender County, North Carolina, known as The Knolls at Turkey Creek Phase 2;

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;

Water Distribution System, North Carolina

See map of water system attached as Exhibit A hereto

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 system 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.

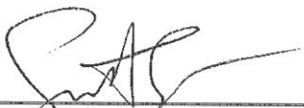
IN WITNESS WHEREOF, the Grantor [Owner] has caused this instrument to be duly executed, the day and year first above written.

Tioga, LLC

(Name of LLC)

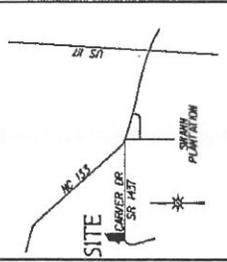
By: Scott Gerow, Member

(Name and Title of Officer signing)

A handwritten signature in black ink, appearing to read "Scott Gerow", is written over a horizontal line.

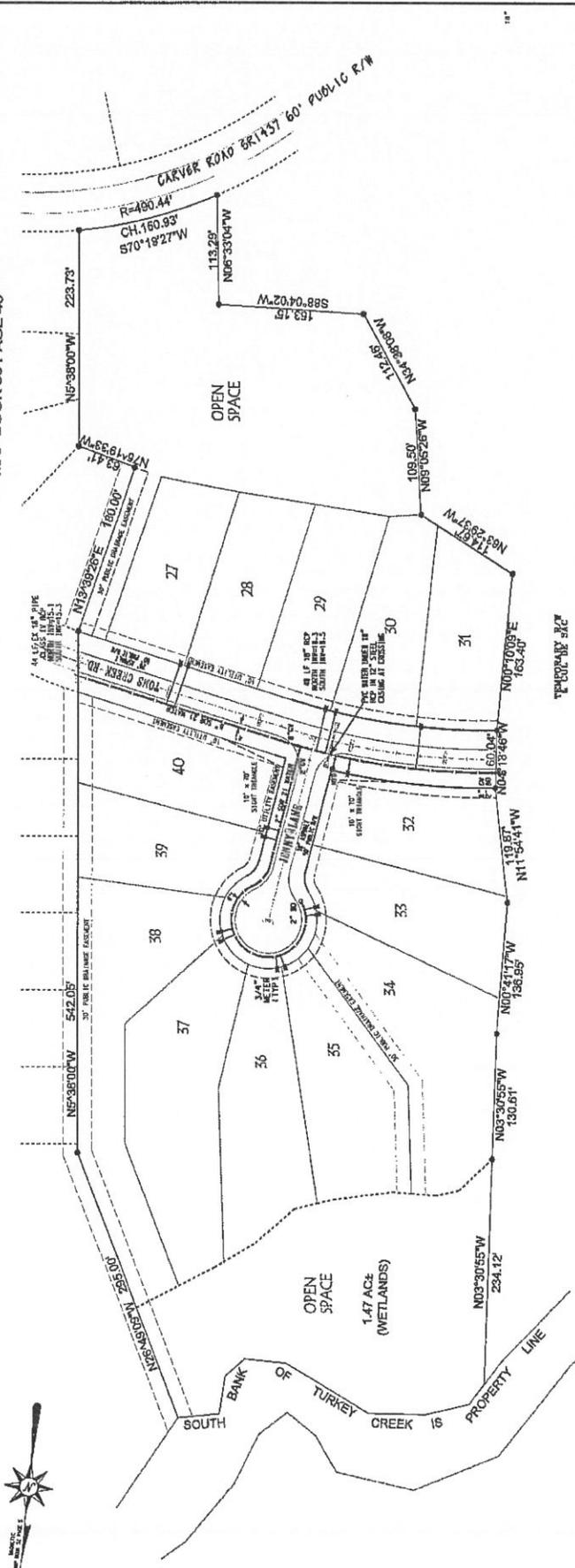
(Signature)

NOTES:
 1. THIS PLAN IS A PART OF THE RECORD DRAWING FOR THE PROJECT.
 2. THE PROPERTY IS TO BE DIVIDED INTO 32 LOTS AS SHOWN ON THIS PLAN.
 3. THE LOTS ARE TO BE 1/2 ACRES EACH.



VICINITY MAP
 NOT TO SCALE

THE KNOLLS @ TURKEY CREEK
 MAP BOOK 66 PAGE 46



The Knolls @ Turkey Creek - Phase 2

DESIGNED BY: TICA, LLC
 DRAWN BY: TICA, LLC
 ADDRESS: 1000 N. 10th St., Suite 100, Tallahassee, FL 32304
 PHONE: 904-279-1500

APPROVED BY: [Signature]
 DATE: 05/05/2015

SCALE: 1" = 40'
 SHEET 1 OF 1



- LEGEND**
- WETLAND
 - EASEMENT
 - PROJECT BOUNDARY
 - ET. CONTOUR
 - PROPOSED ELEVATION



STATE OF NORTH CAROLINA

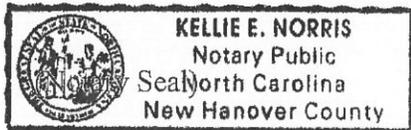
COUNTY OF PENDER

I, a Notary Public of the County and State aforesaid, do hereby certify that Scott Gerow personally came before me this day and acknowledged that he (or she) is Member (title of corporate officer/Member or Manager of LLC) of Tioga, 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 July, 2015.

Kellie E. Norris

Signature of Notary Public



Kellie E. Norris

Printed or Typed Name of Notary Public

My Commission Expires: 3/5/19

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)

Glenda Pridgen

Clerk to the Board

AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF PENDER

Tioga, LLC, a North 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 Rocky Point Township, Pender County, North Carolina, known as The Knolls at Turkey Creek Phase 2 Subdivision, containing lots numbering 27 thru 40, as more particularly described in a Deed of Dedication in favor of Pender County of even date wherewith.
2. That it has caused to be installed water distribution lines under and along the road right-of-ways property hereinafter described and referenced;

See map of water system attached as Exhibit A hereto

3. All the work which has been performed in the construction and installation of said water distribution 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 way jeopardize title to the subdivision or the water distribution system located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer this 6 day of July, 2015.

Tioga, LLC

(Name of Owner)



By: Scott Gerow, Member

(Name and Title of Officer Signing)

STATE OF NORTH CAROLINA

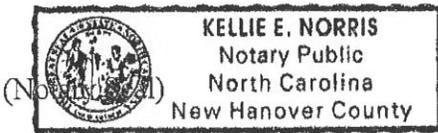
COUNTY OF PENDER

I, a Notary Public of the County and State aforesaid, do hereby certify that Scott Gerow personally came before me this day and acknowledged that he is Member (title of corporate officer) of Tioga, LLC (name of corporation), being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 6 day of July, 2015.

Kellie E. Norris

Signature of Notary Public



Kellie E. Norris

Printed or Typed Name of Notary Public

My Commission Expires: 3/5/19

DEED OF DEDICATION

Prepared by & Return to: Eugene B. Davis, Jr., P.C., 1612 Military Cutoff Rd., Ste. 301, Wilmington, NC 28403

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS DEED OF DEDICATION, made and entered into this the 20th day of August, 2015, by and between **SIGNATURE TOP SAIL NC LTD.**, a Texas limited partnership doing business in North Carolina as Signature Top Sail NC, Ltd., LP, sometimes also conducting business in North Carolina under the name "Wyndwater," hereinafter referred to as "Developer", and **ROCKY POINT TOPSAIL WATER AND SEWER DISTRICT**, a municipal corporation duly created and existing under the laws of the State of North Carolina with a mailing address of _____, hereinafter referred to as "Grantee";

WITNESSETH:

WHEREAS, Developer is the owner and developer of tracts or parcels located in Topsail Township, Pender County, North Carolina, known as Wyndwater, Phase 2A, including Lots 43 through 84 therein (the "Property");

WHEREAS, Developer has caused to be installed water distribution lines under and along the road rights-of-way hereinafter described and referenced;

WHEREAS, Developer wishes to obtain potable water from Grantee for the Property and to make potable water from Grantee's system available to individual lot owners of the Property;

WHEREAS, in order to obtain water for said Property, Developer must convey title to the potable water distribution system to Grantee through an instrument of dedication acceptable to Grantee;

NOW THEREFORE, Developer, in consideration of Grantee accepting said water lines and making water available to said Property, does hereby convey to Grantee, its lawful successors and assigns, the following described property:

All of the potable water lines and equipment located under, along, and within the road, street, and cul-de-sac rights-of-way as shown on the map of "WYNDWATER - PHASE

2A WATERLINE AS-BUILT PLAN" by GSP Consulting, PLLC, which map is attached hereto 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 roads, streets and cul-de-sacs depicted on the map referenced above and serving the area referenced above, for purposes of entry into the Property for maintenance, repair and upkeep of the water distribution systems and for connecting the same to the individual lots developed or to be developed lying adjacent to said roads, streets and cul-de-sacs. Reserving unto Developer, its successors and assigns, equal rights of easement and access over, in, along and upon said roads, streets and cul-de-sacs for purposes of installing and maintaining such other utilities as may be required for the development of the Property.

And Developer does hereby covenant that it is seized of said potable water 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 (except those matters of record), and that it will warrant and defend the title to the same against all persons whomsoever.

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

Signature Top Sail NC, Ltd., a Texas limited partnership doing business in North Carolina as Signature Top Sail NC, Ltd. LP

By: Signature Top Sail GP, LLC, General Partner

By: [Handwritten Signature]

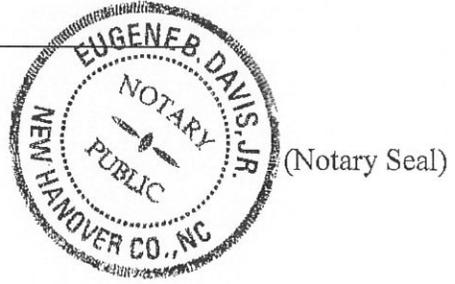
Michael H. Pollak, Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Eugene B. Davis, Jr., a Notary Public for the said County and State, do hereby certify that **Michael H. Pollak**, who is known to me, personally came before me this day and acknowledged he is Manager of Signature Top Sail G.P., LLC, a Texas limited liability company, which LLC is General Partner of **Signature Top Sail NC, Ltd., a Texas limited partnership, doing business in North Carolina as Signature Top Sail NC Ltd. LP**, and that he, as Manager of said LLC, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the limited liability company as General Partner of the said Limited Partnership. Witness my hand and Notarial stamp or seal this 20th day of August, 2015.

[Handwritten Signature]
Notary Public



My Commission Expires: 20 Nov 2016

ACCEPTANCE OF DEED

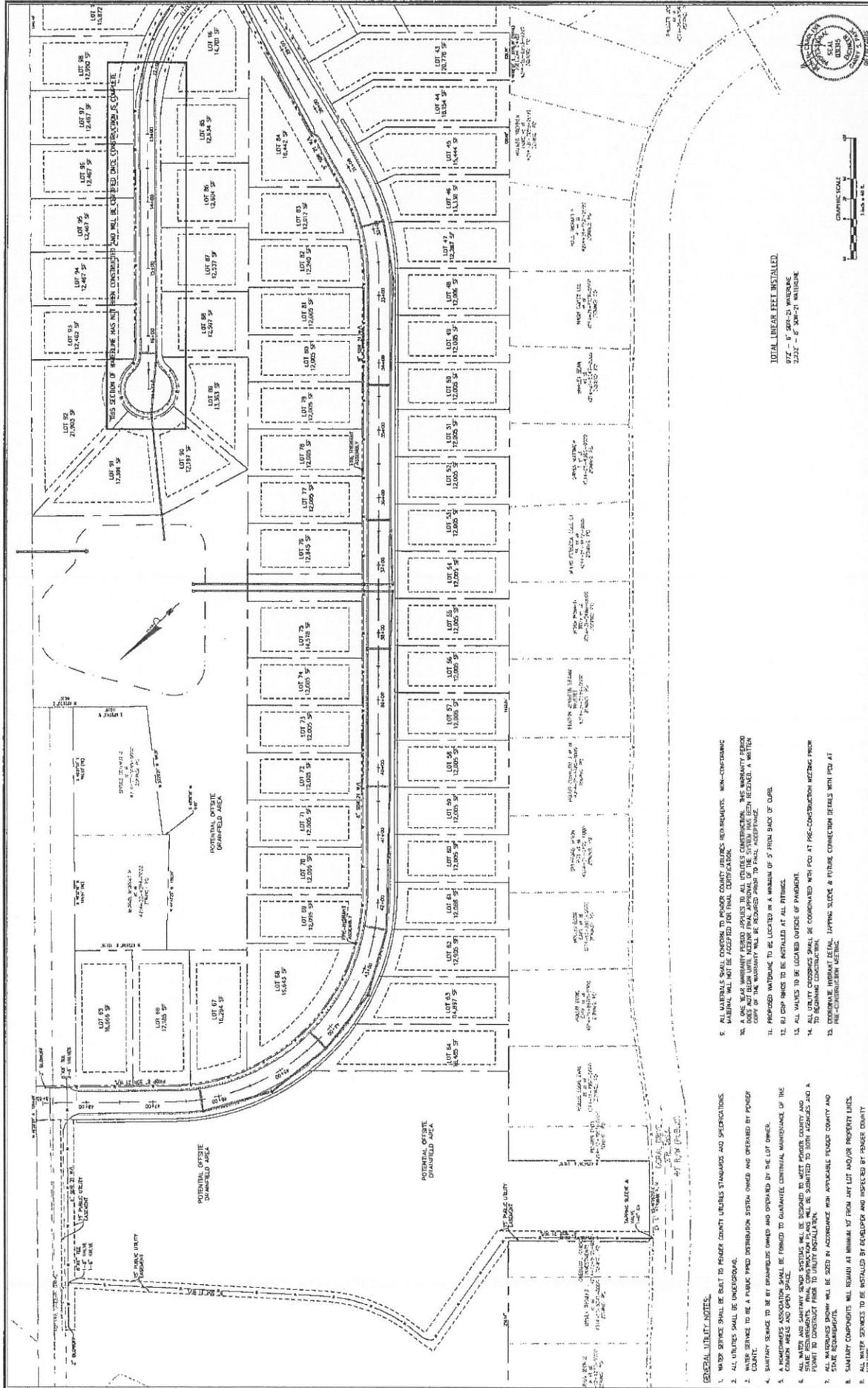
This Deed of Dedication and accompanying Affidavit for **SIGNATURE TOP SAIL NC LTD.**, a Texas limited partnership doing business in North Carolina as Signature Top Sail NC, Ltd., LP, sometimes also conducting business in North Carolina under the name "Wyndwater," was accepted by the Pender County Board of Commissioners on the _____ day of _____, 2015.

Pender County Board of Commissioners

Chairman

_____, Clerk to the Board

Exhibit "A"



TOTAL LINEAR FEET INSTALLED:
 972' - 6" 200-21 WATERLINE
 223' - 6" 24" WATERLINE



- GENERAL UTILITY NOTES:**
1. WATER SERVICE SHALL BE BUILT TO PENDER COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE UNDERGROUND.
 3. WATER SERVICE TO BE A PUBLIC Piped DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
 4. SANITARY SERVICE TO BE BY GRAMMERCIS OWNED AND OPERATED BY THE LOT OWNER.
 5. COMPANY ACCESS AND CURB SHALL BE PROVIDED TO GUARANTEE CONTINUAL MAINTENANCE OF THE WATER AND SANITARY SERVICE SYSTEMS.
 6. ALL WATER AND SANITARY SERVICE SYSTEMS SHALL BE INSTALLED TO MEET PENDER COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS SHALL BE SUBMITTED TO BOTH AGENCIES AND A PERMIT TO CONSTRUCT FROM THE COUNTY REGULATOR.
 7. STAR REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS.
 8. SANITARY COMPONENTS WILL REMAIN AT MINIMUM 10' FROM LOT AND/OR PROPERTY LINES.
 9. ALL WATER SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY PENDER COUNTY UTILITIES.
10. WATERLINE SHALL BE INSTALLED TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING WATERLINE SHALL NOT BE ACCEPTED FOR FINAL CONSTRUCTION.
 11. A ONE YEAR WARRANTY PERIOD APPLIES TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL INSURANCE FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED. A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL RECEIPT.
 12. PROPOSED WATERLINE TO BE LOCATED IN A MINIMUM OF 5' FROM BACK OF CURB.
 13. ALL VALVES TO BE INSTALLED AT ALL FITTINGS.
 14. ALL UTILITY CROSSINGS SHALL BE CONSIDERED WITH PDU AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
 15. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH PDU AT PRE-CONSTRUCTION MEETING.

GSP CONSULTING, PLLC
 ENGINEERING
 658 Conifer Road, Unit C Wilmington, North Carolina 28411 Tel: 910-799-4437

WATERLINE AS-BUILT PLAN

WYNDWATER - PHASE 2A
 Pender County
 North Carolina
 Topsail Township

PREPARED FOR:
 PENDER COUNTY
 WATER UTILITIES DEPARTMENT
 WILMINGTON, NORTH CAROLINA
 11/28/2020

No.	Revisions	Date	By

AFFIDAVIT

Prepared by & Return to: Eugene B. Davis, Jr., P.C., 1612 Military Cutoff Rd., Ste. 301, Wilmington, NC 28403

STATE OF NORTH CAROLINA

COUNTY OF PENDER

SIGNATURE TOP SAIL NC LTD., a Texas limited partnership doing business in North Carolina as Signature Top Sail NC, Ltd., LP, sometimes also conducting business in North Carolina under the name "Wyndwater," 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 **Wyndwater, Phase 2A**, including Lots 43 through 84 therein, as more particularly described in a Deed of Dedication in favor of the **ROCKY POINT TOPSAIL WATER AND SEWER DISTRICT** of even date herewith.

2. That it has caused to be installed potable water lines and sewer lines under and along the road, street, and cul-de-sac right-of-ways for the property hereinafter described and referenced:

All of the potable water lines and equipment located under, along, and within the road, street, and cul-de-sac rights-of-way as shown on the map of "WYNDWATER – PHASE 2A WATERLINE AS-BUILT PLAN," which map is attached hereto as Exhibit "A."

3. All the work which has been performed in the construction and installation of said potable water lines and sewer lines described in Paragraph 2 has been fully paid for and there are now no liens of any kind including any lien for labor or material against the property described in paragraph two 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 potable water lines and sewer lines installed therein which would in any way jeopardize title to the subdivision or the potable water lines and sewer lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer, this 20 day of August, 2015.

Signature Top Sail NC, Ltd., a Texas limited partnership doing business in North Carolina as Signature Top Sail NC, Ltd. LP

By: Signature Top Sail GP, LLC, General Partner

By: *Michael H. Pollak*

Michael H. Pollak, Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, *Eugene B. Davis, Jr.*, a Notary Public for the said County and State, do hereby certify that **Michael H. Pollak**, who is known to me, personally came before me this day and acknowledged he is Manager of Signature Top Sail G.P., LLC, a Texas limited liability company, which LLC is General Partner of **Signature Top Sail NC, Ltd., a Texas limited partnership, doing business in North Carolina as Signature Top Sail NC Ltd. LP**, and that he, as Manager of said LLC, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the limited liability company as General Partner of the said Limited Partnership. Witness my hand and Notarial stamp or seal this *20th* day of August, 2015.

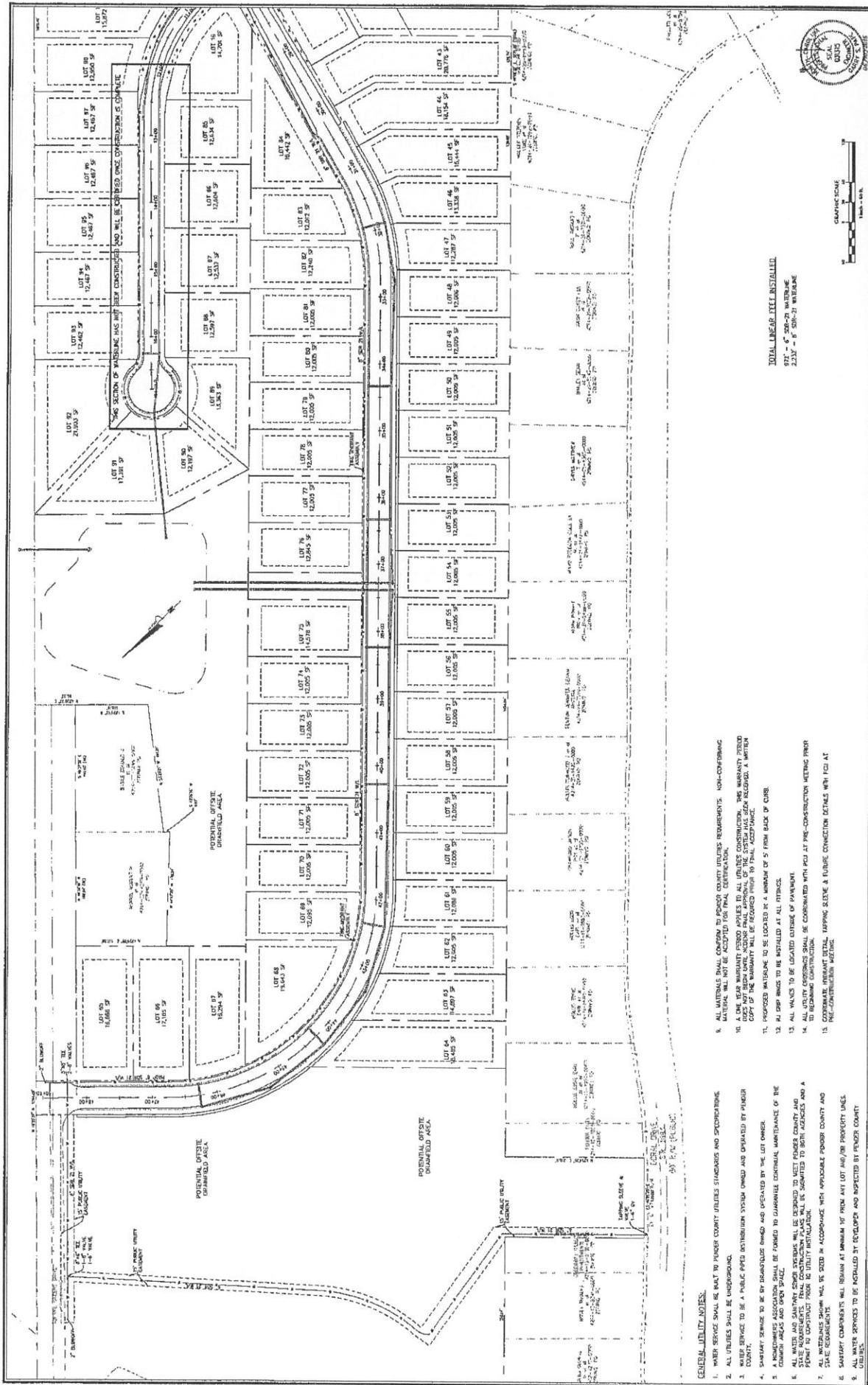
Eugene B. Davis, Jr.
Notary Public



(Notary Seal)

My Commission Expires: *20th June 2016*

Exhibit "A"



TOTAL LINEAR FEET INSTALLED:
 6" 200' WATERLINE
 22.5" 4" 200' WATERLINE



GSP CONSULTING, PLLC
 ENGINEERING
 1802 Carolina Road, Suite C, Raleigh, North Carolina 27611, Tel: 919-424-2278 Fax: 919-424-2279

PREPARED FOR:
 SCHEDULE TOP PART OF THE
 WYNDWATER, PHASE 2A
 7/14/2019

WATERLINE AS-BUILT PLAN

WYNDWATER - PHASE 2A
 North Carolina
 Pender County
 Topsail Township

No.	Revision	Date	By	Checked	Scale	Sheet No.	Total No.

- GENERAL UTILITY NOTES:**
1. WATER SERVICE SHALL BE BUILT TO PENDER COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE UNDERGROUND.
 3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
 4. WATER SERVICE TO BE BY DISBURSED OWNED AND OPERATED BY THE LOT OWNER.
 5. WATER SERVICE SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE WATER MAINS AND WATER SERVICE.
 6. ALL WATER AND SANITARY SERVICE SYSTEMS SHALL BE DESIGNED TO MEET PENDER COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES AND A PERMIT TO CONSTRUCT FROM THE UTILITY INSTITUTION.
 7. STATE REQUIREMENTS WILL BE USED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS.
 8. SANITARY COMPONENTS WILL BE INSTALLED AT MINIMUM 18" FROM ANY LOT AND/OR PROPERTY LINE. ALL WATER SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY PENDER COUNTY UTILITIES.
 9. ALL UTILITIES SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING WATERLINE WILL NOT BE ACCEPTED FOR FINAL CONSTRUCTION.
 10. DOES NOT BEHOLD ANY LIABILITY FOR THE CONSTRUCTION OF THE SYSTEM HAS BEEN PROVIDED A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
 11. PROPOSED WATERLINE TO BE LOCATED IN A MINIMUM OF 5' FROM BACK OF CURB.
 12. ALL DWP WELLS TO BE LOCATED OUTSIDE OF PAVEMENT.
 13. ALL WELLS TO BE LOCATED OUTSIDE OF PAVEMENT.
 14. ALL UTILITY CROSSINGS SHALL BE CONFORMED WITH PCD AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
 15. COORDINATE PERMANENT DETAIL TAPPING SLEEVES & TUBING CONNECTION DETAILS WITH PCD AT PRE-CONSTRUCTION MEETING.

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF PENDER

THIS DEED OF DEDICATION, made and entered into this the 27 day of Aug 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 the owner of a tract or parcel located in Topsail Township, Pender County, North Carolina, known as Hampstead Landing Phase 2, Sect. 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;

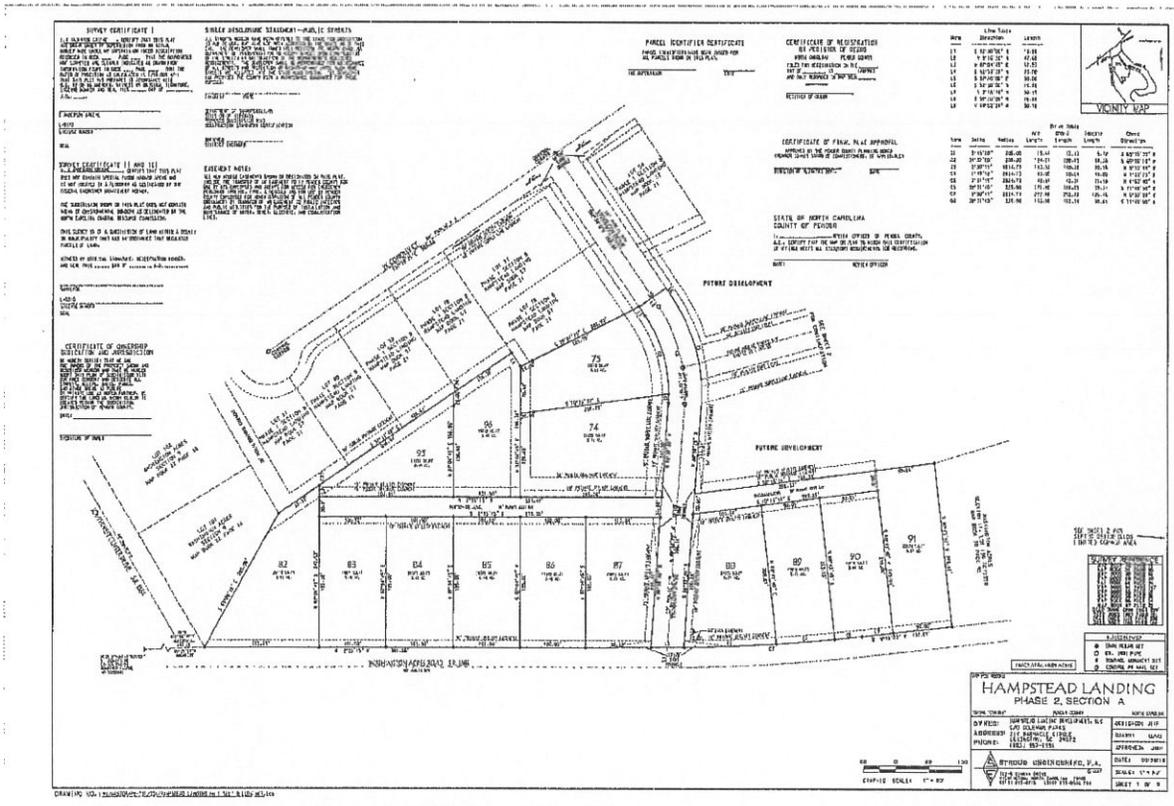
Hampstead Landing Water Distribution System, North Carolina being as follows:

+/- 536 LF of 4 inch PVC waterline on Fletcher Lane

+/- 325 LF of 4 inch PVC waterline on Ingram Lane

Including all associated appurtenances

See Attached Map



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 ways 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 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 rights 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 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 Owner has caused this instrument to be duly executed, the day and year first above written.

A handwritten signature in black ink, appearing to read 'Coleman Parks', written over a horizontal line.

Coleman Parks, Manager

8/27/15

STATE OF NORTH CAROLINA

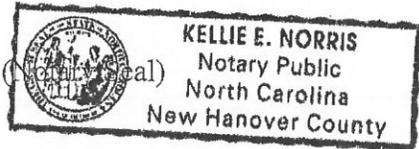
COUNTY OF PENDER

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 is the owner of the water system and the property on which it is constructed.

Witness my hand and official seal, this the 27 day of Aug, 2015.

Kellie E. Norris

Signature of Notary Public



Kellie E. Norris

Printed or Typed Name of Notary Public

My Commission Expires: 3/5/19

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)

Glenda Pridgen

Clerk to the Board

AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF PENDER

Coleman Parks, a North Carolina property owner, with a residence in Pender 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 Hampstead Landing Phase 2 Section A Subdivision, containing lots numbering 82-91 & 95-96, as more particularly described in a Deed of Dedication in favor of Pender County of even date wherewith.
2. That he has caused to be installed water distribution lines under and along the road right-of-ways property hereinafter described and referenced;

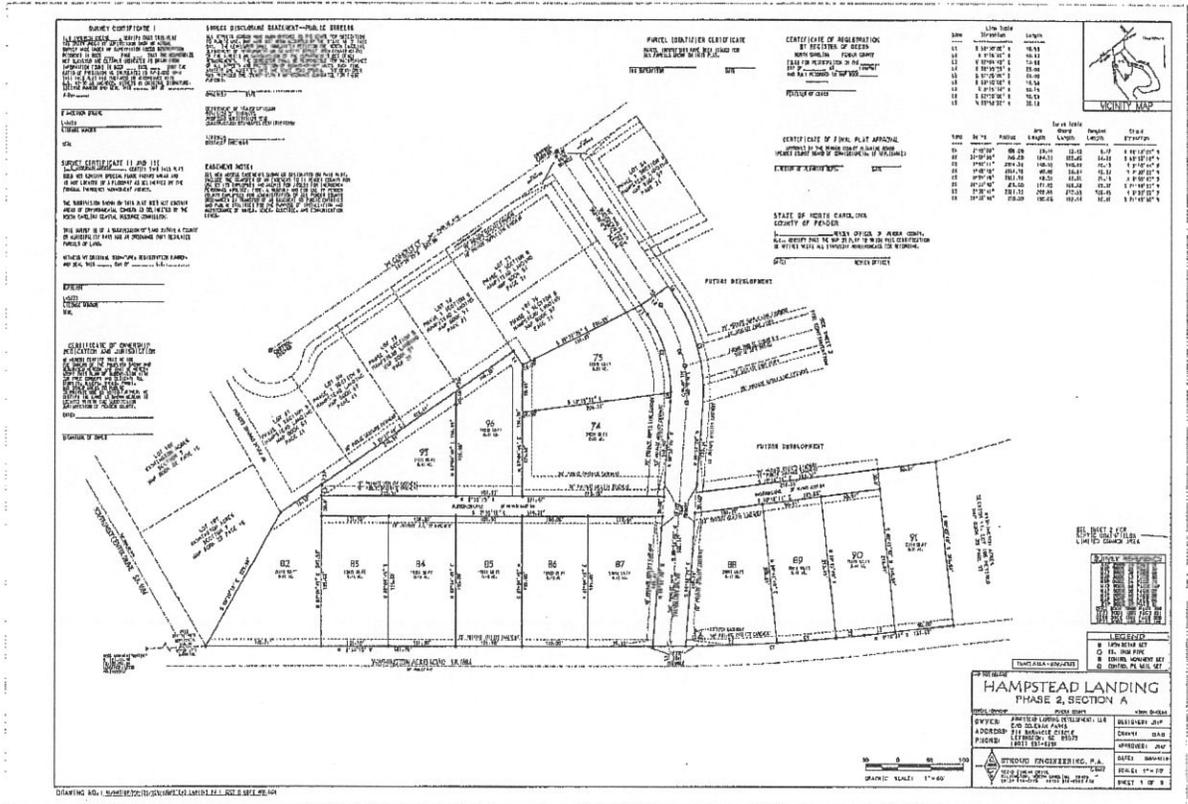
Hampstead Landing Water Distribution System, North Carolina being as follows:

+/- 536 LF of 4 inch PVC waterline on Fletcher Lane

+/- 325 LF of 4 inch PVC waterline on Ingram Lane

Including all associated appurtenances

See Attached Map



3. All the work which has been performed in the construction and installation of said water distribution 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 lines installed therein which would in any way jeopardize title to the subdivision or the water distribution system located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly

executed by its authorized owner this 27 day of August, 2015.

[Handwritten Signature]

Coleman Parks, Member

STATE OF NORTH CAROLINA

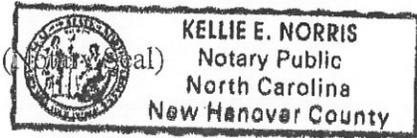
COUNTY OF PENDER

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 is 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 27 day of Aug, 2015.

Kellie E. Norris

Signature of Notary Public



Kellie E. Norris

Printed or Typed Name of Notary Public

My Commission Expires: 3/5/19