

#1999156887

MAP BOOK 31 PAGE 735

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURGI, RENEE B. HILL, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.Review Officer
Renee B. HillDate
8/30/99FILED FOR
REGISTRATION
AUG 31 1999
AT
MECKLENBURG COUNTY, N.C.
REGISTERED TO THE

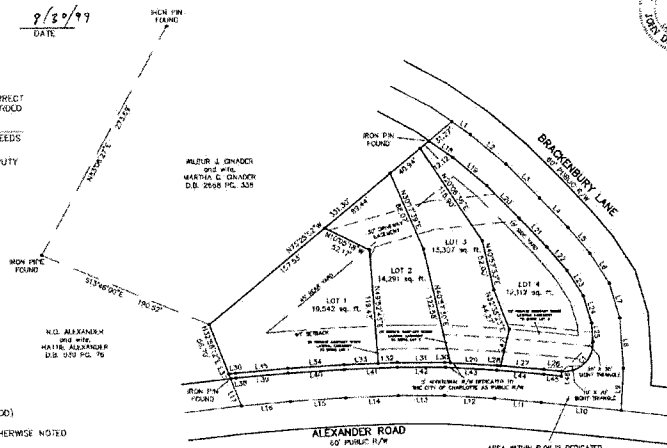
I, JOHN D. SKIDMORE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (first recorded in Book 10058 Pg. 1945); that the boundaries not surveyed are clearly indicated as drawn from information found in the respective deed references as shown; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 12th day of May, A.D., 1999.

Professional Land Surveyor
John D. SkidmoreL-3837
Reg. No.

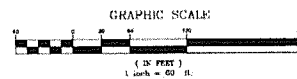
I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20
(SUBDIVISION ORDINANCES) OF THE CITY CODE OF THE CITY OF
CHARLOTTE, NORTH CAROLINA.
CHARLOTTE - MECKLENBURG PLANNING COMMISSIONPlanned by
Renee B. Hill DATE
8/30/99

PLANNING COMMISSION STAFF

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL MAP RECORDED
IN BOOK _____ PAGE _____DATE
JUDITH A. GIBSON, REGISTER OF DEEDS
BY _____ DEPUTY

- NOTES
- ERROR OF CLOSURE 1:10,000
 - AREA BY COMPUTER (COORDINATE METHOD)
 - R/W = RIGHT OF WAY
 - BORN LINES AT ALL CORNERS UNLESS OTHERWISE NOTED
 - ZONING = R-3
 - MIN. LOT SIZE = 12,000' SQ. FT.
 - MIN. LOT WIDTH = 70'
 - MIN. SETBACK = 30' (40' ON 20' MINIMUM (REAR YARD))
 - SIDE YARD = 0'
 - REAR YARD = 45'
 - THERE ARE NO HOODS OR MOUNDINGS WITHIN 200' OF THIS PROPERTY
 - TOTAL ACREAGE = 1.30 ACRES
 - TAX PARCEL NO. 213 171 02
 - DIRECT VEHICULAR ACCESS TO ALEXANDER ROAD IS NOT ALLOWED
 - THE 30' DRIVEWAY EASEMENT WILL BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER
 - REPAIR MAINTENANCE ON THE 15' PRIVATE SANITARY SEWER EASEMENTS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO WHICH THE LATERAL SERVES
 - THE PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER FEMA



SUBDIVISION PLAT		SCALE 1" = 60'	D.D. 10054 PG. 201
OF ALEXANDER BRACK OWNER THOMAS N. FALLS		Map No. 213-171-02	Plat No. 201
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA		Surveyor SKIDMORE SURVEYING, INC.	Surveyor License 5345 HIGHWAY 74 WEST MORRIS, N.C. 28103 704-288-4855

LINE	TABLE
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FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
2013 MAR 28 03:53:39 PM
BK:28196 PG:677-679
FEE:\$26.00
INSTRUMENT # 2013047673

SHARPLC



This instrument drafted by: Hinson Faulk, PA
After recording, mail to: Hinson Faulk, P.A., 309 Post Office Drive, Indian Trail, NC 28079

ROAD MAINTENANCE DECLARATION

NORTH CAROLINA
MECKLENBURG COUNTY

This Road Maintenance Declaration, made this 26 day of March, 2013, by True Homes, LLC, a Delaware limited liability company ("Grantor") of 2469 Brekonridge Centre Dr., Monroe, NC 28110;

WITNESSETH:

WHEREAS, Grantor is the owner of certain parcels or lots of land in Mecklenburg County, North Carolina, described as Lots 1, 2, 3 and 4 of Alexander Brack Subdivision, as said lots are shown on the plat recorded in Map Book 31, Page 735 in the Mecklenburg County Public Registry; same being the land conveyed to them by deed recorded in Book 28183 at Page 444 in the Mecklenburg County Public Registry; and

WHEREAS, Grantor is the owner of these four lots, which all share a common entrance from Brackenbury Lane; and it is the intent of Grantor to build dwellings upon each lot and to sell all four lots; and

WHEREAS, Grantor agrees that it would be in the best mutual interest of Grantor and future owners of the lots to establish a shared driveway for the common use of the four lots referred to above and to provide for maintenance of said shared driveway.

NOW, THEREFORE, it is declared that a shared driveway is hereby established for the common use of the Lots 1, 2, 3 and 4 of Alexander Brack Subdivision, as said lots are shown on the plat recorded in Map Book 31, Page 735 in the Mecklenburg County Public Registry (the "Plat"), and this easement shall be approximately thirty (30) feet in width and located within the area designated as "30' Driveway Easement" on the Plat, located on portions of Lots 2, 3 and 4 as shown on the Plat (the "Easement Area").

And in consideration of the mutual rights and advantages above set out, the Grantor hereby gives, grants, and conveys unto its successors and assigns, being the successor owners of Lots 1, 2, 3 and 4 of Alexander Brack subdivision, a perpetual, nonexclusive easement for egress, ingress, and regress, over and upon the Easement Area as above-described. Each owner shall use the Easement Area only for vehicular and pedestrian access from and to Brackenbury Lane. No owner shall erect a barrier on any portion of the Easement Area, park a vehicle on any portion of the Easement Area, or allow any other object to interfere with any other owner's use and enjoyment of the Easement Area.

The owner or owners of each Lot shall be responsible for one fourth of the cost of maintenance and repair of the driveway. The driveway shall be maintained in a passable and attractive manner, said responsibility and duty to run with the land. Decisions regarding regular maintenance and repair of the driveway, including when and to what extent maintenance shall be performed, shall be made by majority vote among the owners of Lots 1, 2, 3 and 4. If any lot owner refuses to contribute to equally to the cost of regular maintenance and repair, the other lot owners may make the repairs or perform the maintenance, and the allocation of responsibility for the cost of said repairs or maintenance shall be determined by binding arbitration conducted pursuant to the provisions of North Carolina General Statutes Section 1-567.1 et seq., or such other governing statutes that shall be in effect. No additions or changes to the Easement Area beyond the scope of regular maintenance and repair shall be made without unanimous approval of the owners of Lots 1, 2, 3 and 4.

The owners of Lots 2, 3 and 4 shall be responsible for maintaining any grassy areas of their respective lots within the Easement Area.

To have and to hold the rights and easements hereby granted to Grantor and its successors in title forever; it being agreed that the rights and easement hereby granted are for the common use of, are appurtenant to and run with the four lots bordering thereon and above referred to.

* Signature Page Follows *

In Testimony Whereof, said parties have hereunto set their hands and seals the day and year first above written.

GRANTOR:

True Homes, LLC
A Delaware limited liability company

By: D. Hye Bergamini
Name: D. Hye Bergamini
Its: Land Development Coordinator

STATE OF NORTH CAROLINA
COUNTY OF UNION

I do hereby certify that the following person(s), personally known to me, personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Hye Bergamini, Land Development Coordinator for True Homes, LLC

Date: 3/26/13

Rosa White
Notary Public
Notary's Printed Name: Rosa White

My commission expires: 04-08-2014

