



East Coast Engineering, P.C.

ENGINEERS•PLANNERS•CONSULTANTS

TRANSMITTAL

DATE: March 23, 2026

TO: Maria Gaither, Shallotte Town Manager

FROM: Alan Lewis, President

SUBJECT: Tidelands Preserve – Sewer DOD and Affidavit

Please find enclosed the original owner-executed Deed of Dedication and the original owner-executed Affidavit for the sewer system serving Tidelands Preserve.

Should you have any questions or require any additional information, please contact our office at your convenience.

Thank you!

DEED OF DEDICATION

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 24th day of November, 2025, by and between **HAMMOCKS AT SHALLOTTE POINTE, LLC**, a North Carolina Limited Liability Company, of 55 Leven Links Lane, Pinehurst, NC 28374, with an office and place of business in Brunswick County, North Carolina, party of the first part, hereinafter referred to as "Developer", and **TOWN OF SHALLOTTE**, a municipal corporation created and existing under the laws of the State of North Carolina, whose mailing address is 110 Cheers Street, Shallotte, NC 28470, party of the second part, hereinafter referred to as "Grantee";

WITNESSETH :

That whereas Developer is the owner and developer of a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as "Tidelands Preserve";

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

And whereas Developer wishes to obtain sewer services from Grantee for the property and to make sewer services from Grantee's system available to individual owners;

Prepared by: BaxleySmithwick PLLC, Attorneys at Law

And whereas Grantee has adopted through appropriate resolution stated policy regarding sewer systems under the terms of which, among other things, in order to obtain sewer services for said subdivision, Developer must convey title to the sewer collection system to Grantee through an instrument of dedication acceptable to Grantee;

NOW, THEREFORE, Developer, in consideration of Grantee accepting said sewer lines and making sewer available to said subdivision, has conveyed and by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

BEING all of those sewer collection lines and related equipment located within the streets and roadways of Tidelands Preserve and extending to and connecting with Town's main collection services at Village Point Road SW (State Road 1145), all as more fully shown and described in the attached Exhibit A consisting of seven (7) pages.

TO HAVE AND TO HOLD said sewer 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 depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair and upkeep of the sewer collection system and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developer, its successor and assigns, equal rights of easement and access over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such utility as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, and cable/communication services.

And Developer does hereby covenant that it is seized of said 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.

Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects and conform to as-built drawings. Developer warrants

said system for a period of one (1) year from the date of recording this Deed of Dedication in the Office of the Brunswick County Register of Deeds.

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

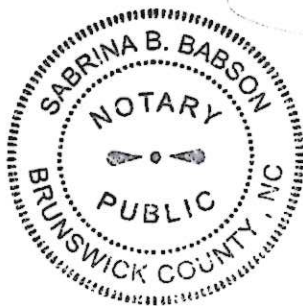
HAMMOCKS AT SHALLOTTE POINTE, LLC

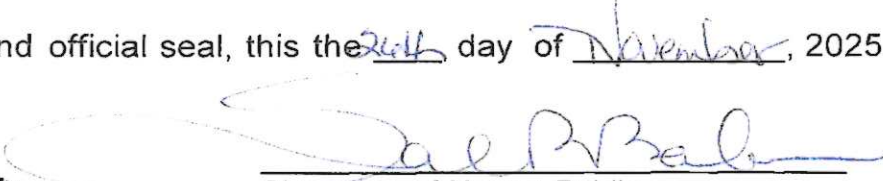
By: 
_____, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, a Notary Public of the County and State aforesaid, do hereby certify that Danie Lee personally appeared me this day, personally known to me and acknowledged that he is the Member/Manager of **Hammocks at Shallotte Pointe, LLC**, a North Carolina limited liability company, and that he, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 24th day of November, 2025.




Signature of Notary Public

Sabrina B. Babson
Printed Name of Notary Public

My Commission Expires: 10/27/2028

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Hammocks at Shallotte Pointe, LLC was accepted by the Town of Shallotte on the _____ day of _____, 20____.

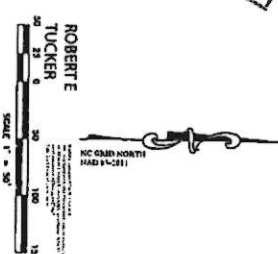
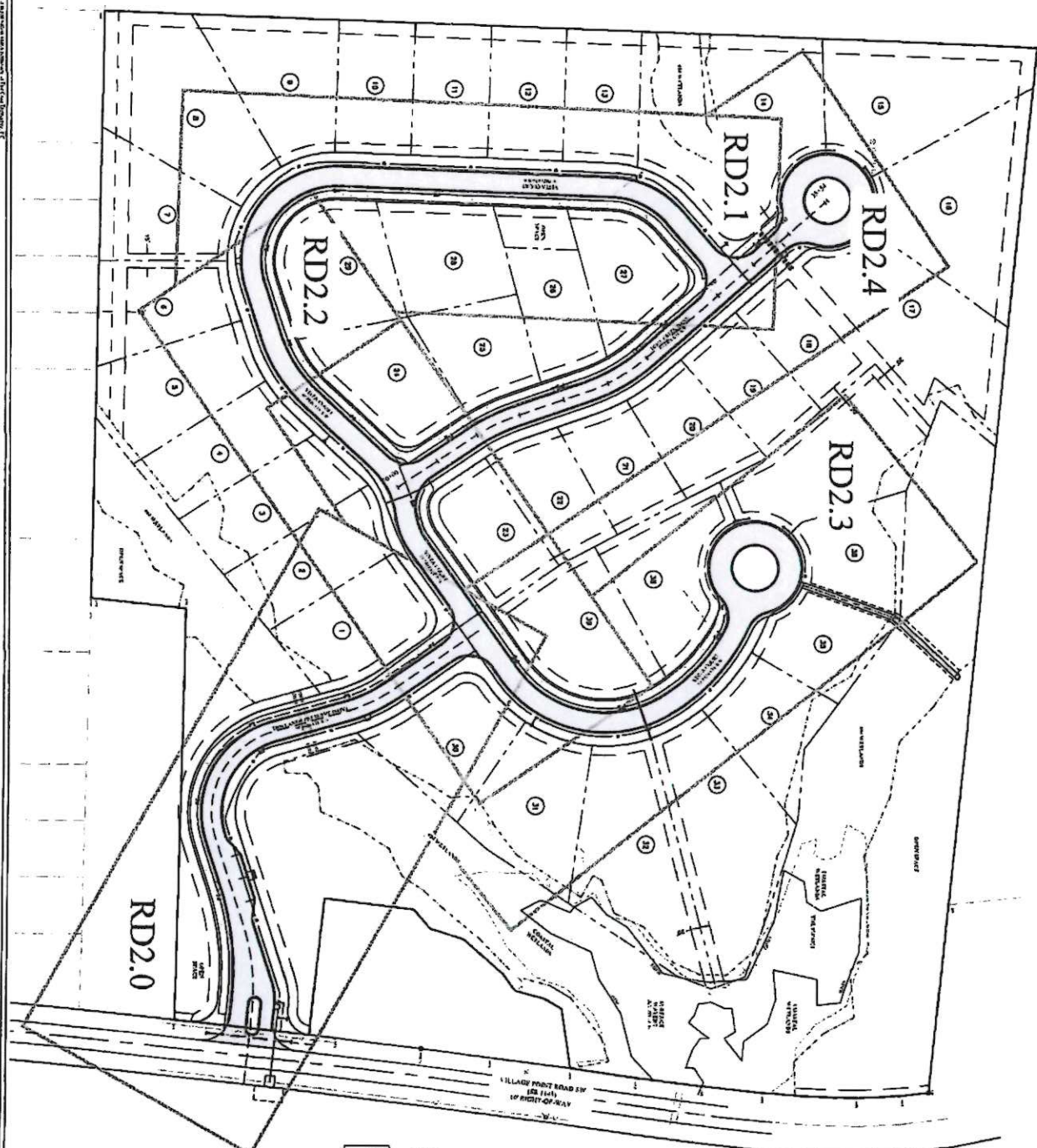
TOWN OF SHALLOTTE

By: _____
Mayor

Town Clerk

OCTOBER 2025

NO. 11 (REV. 2-10-1988)
 25. The State of North Carolina, by and through the Department of Transportation, has approved this plan for the purpose of recording the same in the public records of the State of North Carolina, and for the purpose of showing the location of the proposed project in the public records of the State of North Carolina.

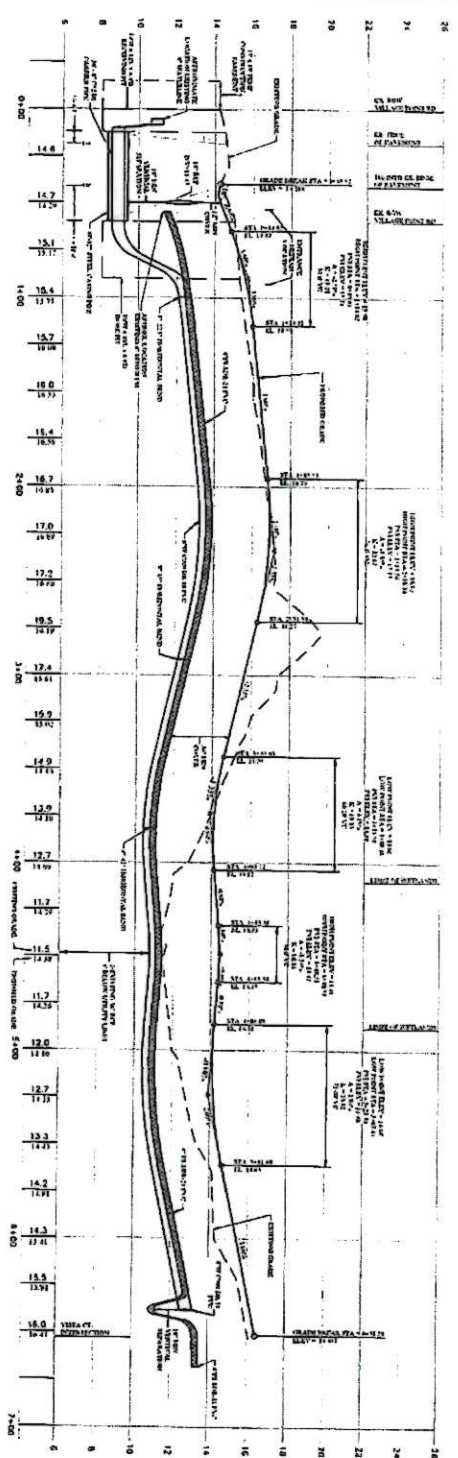
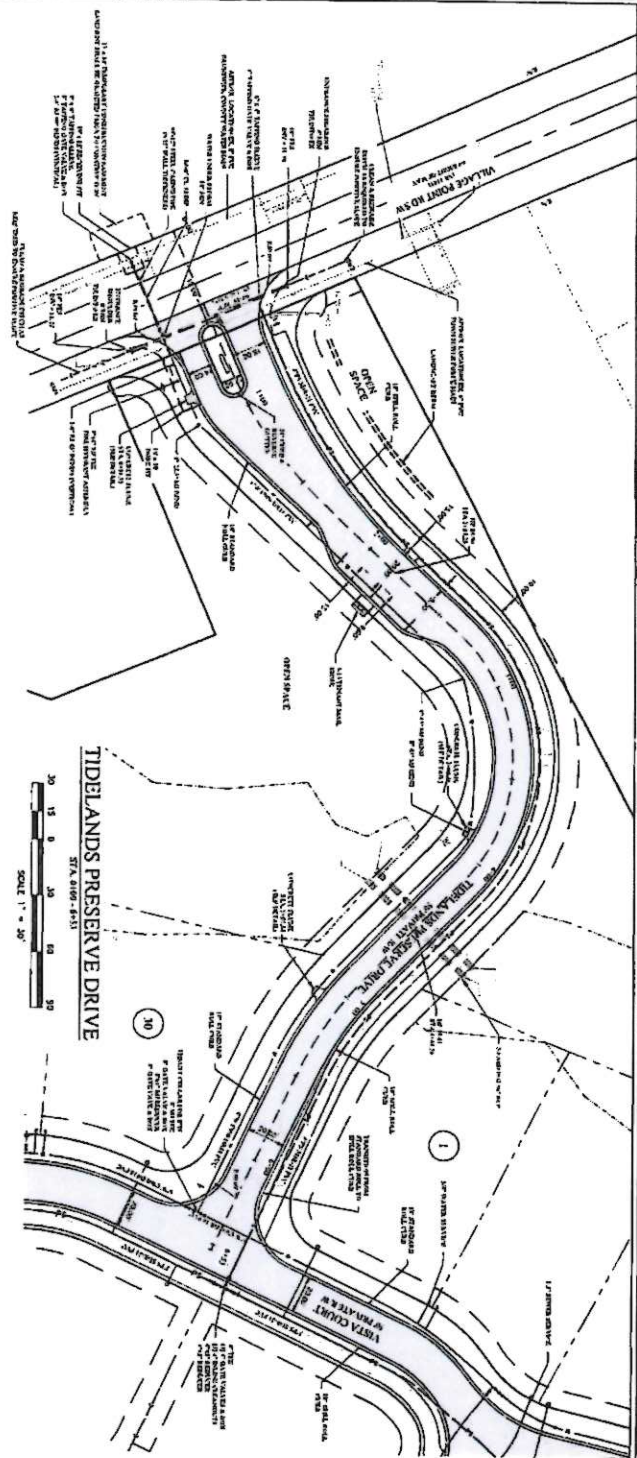


RECORD DRAWINGS
 OCTOBER 2025
 PREPARED BY THE CONSULTANT

AS SHOWN, THE PROJECT IS A DEVELOPMENT OF THE TIDELANDS PRESERVE, A 1,000-ACRE WETLANDS PRESERVE IN CHARLOTTE, NORTH CAROLINA. THE PROJECT IS A DEVELOPMENT OF THE TIDELANDS PRESERVE, A 1,000-ACRE WETLANDS PRESERVE IN CHARLOTTE, NORTH CAROLINA. THE PROJECT IS A DEVELOPMENT OF THE TIDELANDS PRESERVE, A 1,000-ACRE WETLANDS PRESERVE IN CHARLOTTE, NORTH CAROLINA.

- LATCH LEGEND**
- ☐ EXISTING WETLANDS
 - ☐ EXISTING WETLANDS
 - ☐ EXISTING WETLANDS
 - ☐ EXISTING WETLANDS

	ROBERT E. TUCKER PROFESSIONAL ENGINEER STATE OF NORTH CAROLINA LICENSE NO. 10000	SITE DEVELOPMENT PLANS FOR TIDELANDS PRESERVE CHARLOTTE, NORTH CAROLINA INDEX SHEET	East Coast Engineering, P.C. ENGINEERS • PLANNERS • CONSULTANTS 4918 Main Street First Office Bldg. 2nd Fl. Charlotte, North Carolina 28209 Phone: 710.754.8029 Fax: 710.754.8029 E-mail: ECE@ECCO.COM
	RD1.0	RD2.0	RD2.1



ROBERT E. TUCKER
 10411 Twenty-Ninth Street
 Suite Number 41110Brentwood
 Los Angeles, CA 90048
 310-706-1804
 310-706-1805
 Fax 310-706-1111
 Mr. and Mrs. Robert E. Tucker

RECORD DRAWINGS

OCTOBER 2002

ROBERT
TUCKER

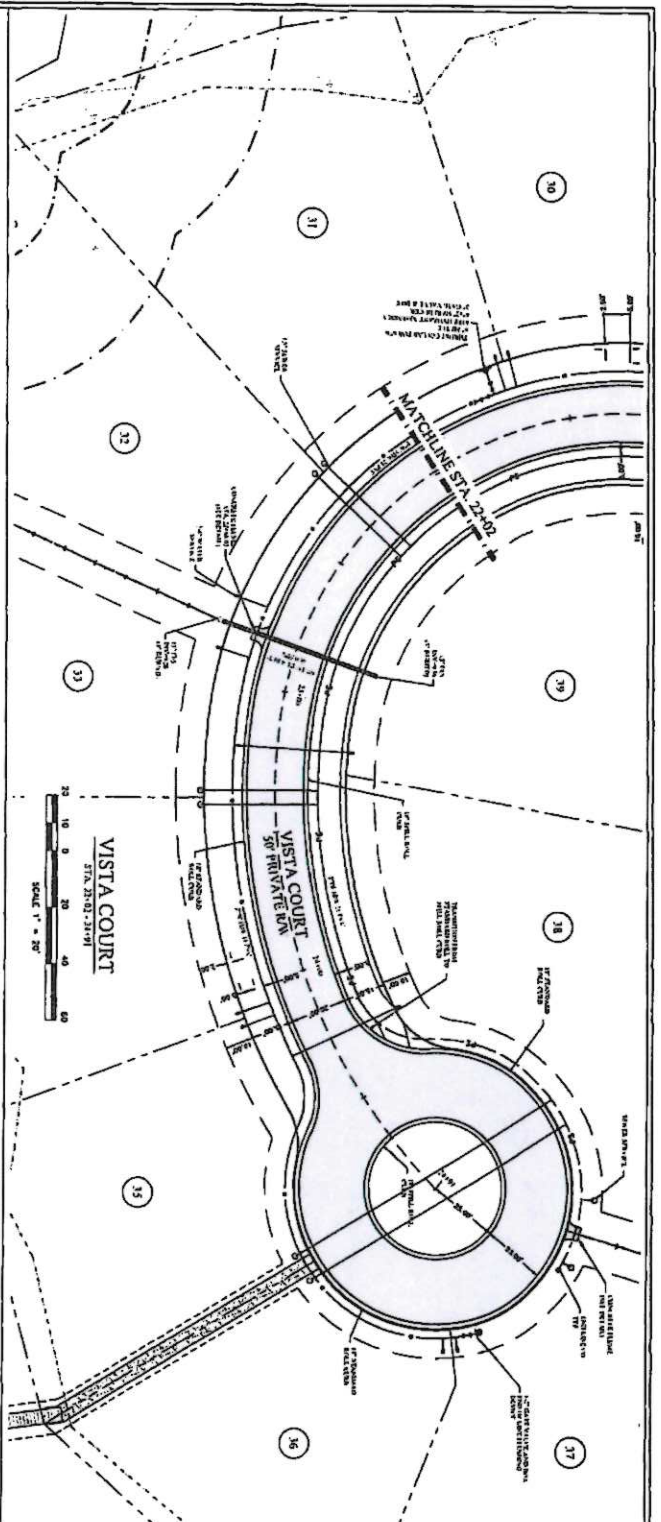


RD20

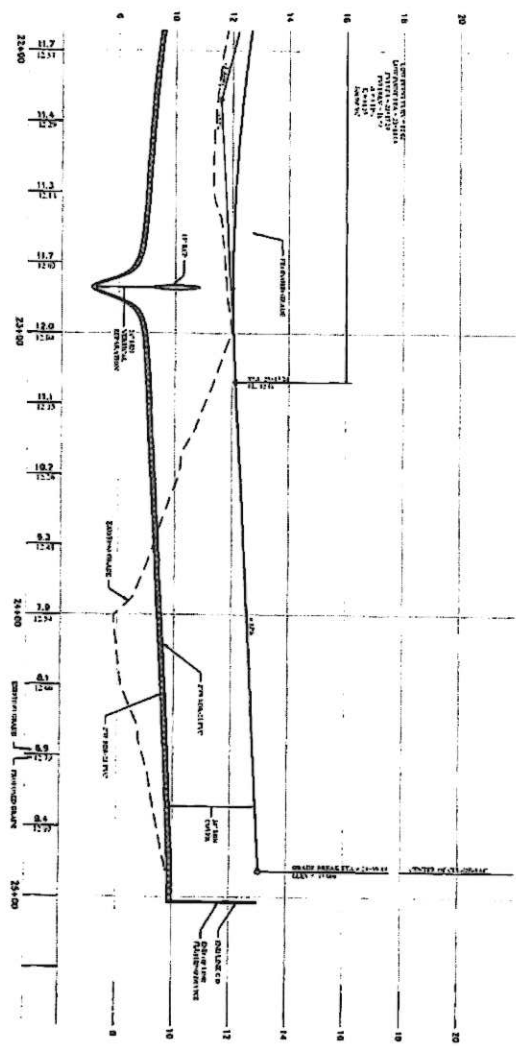
SITE DEVELOPMENT PLANS
FOR
TIDELANDS PRESERVE
SHALLOTTE, NORTH CAROLINA
PLAN & PROFILE

East Coast Engineering, P.C.
ENGINEERS • PLANNERS • CONSULTANTS
4918 Main Street
Post Office Box 2449
Phone: 910.754.8079
Fax: 910.754.8349

ENGINEERS • PLANNERS • CONSULTANTS
4918 Main Street
Post Office Box 2449
Phone: 910.734.0077
Fax: 910.734.0049



VISTA COURT
STA. 22+00 - 24+00
SCALE: 1" = 20'



VISTA COURT PROFILE
STA. 22+00 - 24+00
SCALE: 1" = 20'

RECORD DRAWINGS
OCTOBER 2025
TUCKER



NOTES:
1. THE SITE DEVELOPMENT PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE SPECIFICATIONS AND THE SITE PLAN.
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SITE DEVELOPMENT PLANS
FOR
TIDELANDS PRESERVE
SHALLOTTE, NORTH CAROLINA
PLAN & PROFILE

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East Coast Engineering, P.C.
ENGINEERS • PLANNERS • CONSULTANTS
4718 South Street
P.O. Box 242
Shalotte, North Carolina 28407
Phone: 719.254.8029
Fax: 719.254.8021
E-mail: info@eastcoasteng.com
License Number: C-4782

AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

HAMMOCKS AT SHALLOTTE POINTE, LLC, a North Carolina Limited Liability Company with an office and place of business in Brunswick 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 Shallotte Township, Brunswick County, North Carolina, known as Tidelands Preserve, containing lots numbered 1 through 39 as more particularly described in a Deed of Dedication in favor of the Town of Shallotte, North Carolina ("Town") of even date herewith.

2. That it has caused to be installed sewer collection lines under and along the road rights-of-way property hereinafter described and referenced:

BEING all of those sewer collection lines and related equipment located within the streets and roadways of Tidelands Preserve, and extending to and connecting with Town's main collection services at Village Point Road SW (State Road 1145), all as more fully described in Exhibit A to the Deed of Dedication from Affiant to Town of even date herewith which accompanies this Affidavit.

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

IN WITNESS WHEREOF, Affiant has caused this instrument to be duly executed by its authorized officer, this 20th day of November, 2025.

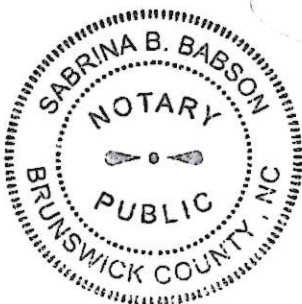
HAMMOCKS AT SHALLOTTE POINTE, LLC

By: 
_____, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, a Notary Public of the County and State aforesaid, do hereby certify that Danilo Lee personally appeared me this day, personally known to me and acknowledged that he is the Member/Manager of **Hammocks at Shallotte Pointe, LLC**, a North Carolina limited liability company, and that he, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 20th day of November, 2025.




Signature of Notary Public

Sabrina B. Babson
Printed Name of Notary Public

My Commission Expires: 10/27/2028

SEWER INDEMNITY AGREEMENT

This Agreement, made this the 21st day of September, 2025, between HAMMOCKS AT SHALLOTTE POINTE, LLC, hereinafter Developer, and the TOWN OF SHALLOTTE, a body politic and corporate, duly organized under the Constitution and laws of North Carolina, hereinafter "Town".

Whereas, the Developer has declared an intention to or has constructed a new sewer system to serve a property generally known as Tidelands Preserve and has made provision for the use of this sewer system to supply the current and future needs of its development goals, and it is the intention of the Developer and the Town that the new sewer system will be accepted into the Town's sewer system to serve its customers at or near the subject property area, and

Whereas, the Developer has expressed a desire to have the new sewer system installed in an area that the Developer intends to cover with an impervious material, for uses including, but not limited to, parking, storage, or any other use that would impair the Town's access to the said sewer system in the event of needed repair or other modification of the said system, and

Whereas, the Town wishes not to unduly impede the progress of the Developer in the business of its scheduled construction and development, and to help the Developer meet its sewer needs while supplying quality sewer service to all of its customers,

Therefore, in consideration of the mutual covenants herein, the Town will supply sewer service to Tidelands Preserve in exchange for this agreement, whereby the Developer agrees that at all times subsequent to the transfer of this new sewer system by the Developer to, and acceptance by, the Town into the Town's sewer system, this agreement shall continue in force.

The said Developer for so long as it owns, or until NC DOT has accepted for maintenance as a dedicated public roadway, the area covered with an impervious material which lay above the sewer line, in exchange for the Town's acceptance of the said sewer line being located beneath an impervious material, shall timely make all necessary and prudent repairs to the said impervious surface should said surface be disrupted by the Town due to necessary maintenance activity. All repairs shall conform with the surrounding material such that there shall not be, after any pavement repair, that a hazardous condition exist, or any condition that would result in damage or injury to the said sewer system.

Developer further agrees that upon transfer of title to a third party, it shall include a covenant or other express condition applicable to the grantee, its successors or assigns

(including a property owner association which holds title to the property as common area), assigning the obligation to make in a timely manner all necessary and prudent repairs to the said impervious surface under which the sewer line is located.

Developer further agrees that the instrument assigning the obligation shall be appropriately filed with the Brunswick County Registry of Deeds. Provided, that in the case of a dedicated public road, upon receipt of a maintenance agreement from NC DOT, Developer will assign said repair obligation by covenant or other instrument, to the grantees, their successors or assigns (including a property owners association), of the development in which said public roads are located.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the date first entered above.

HAMMOCKS AT SHALLOTTE POINTE, LLC

By: 

_____, Member/Manager

TOWN OF SHALLOTTE

By: _____
Mayor

TIDELAND PRESERVE - DEED OF DEDICATION CHECK LIST

	<u>Received/Sent</u>	<u>Sent Back</u>	<u>Received</u>	<u>Final Approval</u>
Final Sewer Permit	3/27/2026			
Deed Dedication	3/25/2026			
Affidavit	3/25/2026			
Itemized Assets Cost List	3/25/2026			
Recorded Deed for Lift-station	N/A			
Sewer Indemnity	3/25/2026			
Digital Copy of Dedication /Word Format				
Resolution of Acceptance				
Attorney Approval				
Public Utilities Approval (Dan)				
BOA Agenda Action Form				

North Carolina Department of Environmental Quality
Division of Water Resources

Permit Number: WQ0037290 Version: 1.0 Issued Date: 8/27/2014
Permit Type: Gravity Sewer Extension, Pump Stations, & Pressure Sewer Extensions

Facility Name: Tidelands Preserve LPSS
Facility County: Brunswick Latitude: 33.929444 Longitude: -78.382778
Facility Region: Wilmington

Owner Information Details:

Submit a Permit Ownership / Name Change form to DWR to make any changes to this Owner information.
Note that the owner is the legally responsible entity. ([Click Here for "Permit Ownership/Name Change" Form](#))

Owner Name: Town of Shallotte
Owner Affiliation: Walter Eccard Title: Mayor
Address1: PO Box 2287
Address2:
City, State & Zip: Shallotte, NC 28459-2287
Work Phone: 910-754-4032 Fax: 910-754-2740
Email Address:

Permit Engineer/Environmental Consultant

<u>Name</u>	<u>Organization Name</u>	<u>Phone</u>	<u>Email</u>
Holly M Cook	East Coast Engineering	910-754-8029	

Permit Events

<u>Event Description</u>	<u>Date</u>	<u>Comment</u>
Permit issued	8/27/2014	construction and operation of approximately 1,658 linear feet of 2-inch low pressure sewer; approximately 178 linear feet of 3-inch low pressure sewer; approximately 623 linear feet of 4-inch low pressure sewer, and 42 simplex grinder pumps with on-site audible and visual high water alarms to serve 42 single family residential units as part of the Tidelands Preserve LPSS project, and the discharge of 8,820 gallons per day of collected domestic wastewater. Note that pumps are constructed with 211 gallons of storage in accordance with 15A NCAC .0305(h)(1)(D).
Final Engineer Certification Received	3/26/2026	construction and operation of approximately 1,676 linear feet of 2-inch low pressure sewer; approximately 176 linear feet of 3-inch low pressure sewer; approximately 623 linear feet of 4-inch low pressure sewer, and 39 simplex grinder pumps with on-site audible and visual high water alarms to serve 39 single family residential units as part of the Tidelands Preserve LPSS project, and the discharge of <u>8,190</u> gallons per day of collected domestic wastewater.

Permit Comments (including all prior versions)

<u>Date</u>	<u>Comment Text</u>	<u>Version</u>
		1.00

NOTE: Receipt of an Engineering Certification (Partial and/or Final) is required prior to operation of the facility.

Tidelands Preserve Subdivision
Sewer System Itemized Assests Cost List
March 26, 2026

East Coast Engineering, P.C.
Shallotte, NC

SEWER								
4" SDR 21 PVC Pressure Sewer	623	LF	30.00	18,690.00	0	0.00	623	18,690.00
3" SDR 21 PVC Pressure Sewer	176	LF	28.00	4,928.00	0	0.00	176	4,928.00
2" SDR 21 PVC Pressure Sewer	1,676	LF	25.00	41,900.00	0	0.00	1,676	41,900.00
Conductive Tape & Copper Wire	2,475	LF	2.00	4,950.00	0	0.00	2,475	4,950.00
4"x6" Tapping Saddle	1	EA	3,000.00	3,000.00	0	0.00	1	3,000.00
4" Tapping Gate Valve & Box	1	EA	2,500.00	2,500.00	0	0.00	1	2,500.00
4" Plug Valve & Box	3	EA	3,000.00	9,000.00	0	0.00	3	9,000.00
3" Plug Valve & Box	2	EA	2,800.00	5,600.00	0	0.00	2	5,600.00
2" Plug Valve & Box	2	EA	2,500.00	5,000.00	0	0.00	2	5,000.00
4"x4" Tee	1	EA	1,000.00	1,000.00	0	0.00	1	1,000.00
4"x3" Reducer	1	EA	750.00	750.00	0	0.00	1	750.00
4"x2" Reducer	1	EA	750.00	750.00	0	0.00	1	750.00
3"x2" Reducer	2	EA	750.00	1,500.00	0	0.00	2	1,500.00
In-Line Cleanouts	5	EA	3,000.00	15,000.00	0	0.00	5	15,000.00
End of Line Cleanouts	3	EA	2,500.00	7,500.00	0	0.00	3	7,500.00
Air Release Valve	1	EA	6,500.00	6,500.00	0	0.00	1	6,500.00
Sewer Service	39	EA	2,200.00	85,800.00	0	0.00	39	85,800.00
Pressure Sewer Testing	1	LS	5,000.00	5,000.00	0	0.00	1	5,000.00
Concrete Thrust Blocking	1	CY	1,500.00	1,500.00	0	0.00	1	1,500.00
Seeding & Mulching 15' Wide	0.30	AC	4,000.00	1,200.00	0.3	1,200.00	0.3	1,200.00
Construction Survey Stakeout	1	LS	5,000.00	5,000.00	0	0.00	1	5,000.00
				\$227,068.00			\$227,068.00	

Source: Contractor's Construction Bid