

19919 CALLAWAY HILLS LN

00308307

7/9/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

Lou Ann Blankenship
Carolina Realty of Cornelius
lablankenship@carolina.rr.com
704-634-9981 Cell
704-825-7281 Home
704-825-4908 Fax

Fax Cover Sheet

No. of Pages 13

January 18, 2008

To: Kelly Randall

Re: 19919 Callaway Hills Lane, Tax Parcel # 00308307 (house lot 35)
#00308308(septic parcel)

Kelly,

I am forwarding the information on the home in Runneymede that is being marketed with no disclosures in MLS that the Septic System is located on a separate lot. The agents name is Roger Neal, Keller Williams Southpark, 704-712-8255 ,704-602-0400.

The current owners name is Troy & Jennifer Raby, but the Septic Easement was recorded under the original owner, Russell Smith, bk 8036, page 50.

Let me know what you find.

Lou Ann

Lou Ann Blankenhip

From: "Roger Neal" <rogerneal@kwcharlotte.com>
To: "Lou Ann Blankenhip" <lablankenship@carolina.rr.com>
Cc: "Cynthia Campbell" <ccampbell@kwcharlotte.com>
Sent: Friday, January 18, 2008 11:29 AM
Subject: RE: MLS#739736

Lou,

Check your attitude at the door.

If you need disclosures, submit an offer.

If you need Mecklenburg County Environment info, they are located down town or call 311.

Have a great day,

Roger

From: Lou Ann Blankenhip [mailto:lablankenship@carolina.rr.com]
Sent: Thursday, January 17, 2008 7:36 PM
To: Roger Neal
Subject: Re: MLS#739736

I have an out of town client that saw the listing come on the market and was asking me questions. I saw that you had not disclosed the fact that the septic system for the home was located on a vacant lot that you are marketing and wanted to fully disclose all the correct information to my Buyer.

Has Mecklenburg County Environmental Health Department been out and verified that there is adequate soil and area to move the septic onto the house lot?

(I knew about the septic system from a marketing proposal that I prepared for the previous owners, the Smiths.)

Lou Ann

----- Original Message -----
From: Roger Neal
To: Lou Ann Blankenhip
Sent: Thursday, January 17, 2008 5:33 PM
Subject: RE: MLS#739736

Not yet. But can be for about 7K.

Why do you ask?

Thanks,

Roger

From: Lou Ann Blankenhip [mailto:lablankenship@carolina.rr.com]
Sent: Thursday, January 17, 2008 5:31 PM
To: Roger Neal
Subject: MLS#739736

Roger,

I see you have a home listing at 19919 Callaway Hills Lane, Davidson, NC . Originally the septic system for this home was located on a seperate lot (Lot 34 I believe). Has the septic system been moved onto the lot on which the house was built (lot 35)?

Lou Ann Blankenship
Carolina Realty of Cornelius

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This footnote confirms that this email message has been scanned by
PineApp Mail-SeCure for the presence of malicious code, vandals & computer viruses.
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PineApp Mail-SeCure for the presence of malicious code, vandals & computer viruses.
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Full Report



Single Family (Active) **Area:** 9/5 **Media:** 8

MLS#: 739736 **LP:** $ 595,000 **Subdivision:** Runneymede

19919 Callaway Hills LN
Davidson, NC
28036

Tax Loc: Mecklenburg

County: Mecklenburg

SqFt	Heated	Unheated
Main:	2013	0
Upper:	1909	0
Lower:	0	0
Bsmt:	686	1311
Third:	364	200

Total Fin HLA: 4964
Unheated SqFt: 1511
Additional SqFt: 510
SqFt Source: Measure
Beds: 5
Baths: 5/1
Single Fam Attch: No

New Construction: No **Year Built:** 1994 **Completed:** **Builder:** Custom **Model:**

SCHOOLS

Elementary: Davidson **Middle:** Bradley **High:** North Mecklenburg

ROOMS

Main: 2nd Master, Breakfast, Computer Niche, Dining Rm, Foyer, Great Rm, Kitchen, Laundry, Living Rm, Pantry
Upper: Bedroom 2, Bedroom 3, Bedroom 4, Master BR
Lower: None
Basement: Play Room, Rec Rm
Third: Office

	Main	Upper	Lower	Bsmt	Third	Total
Full Baths	1	3	0	1	0	5
Half Baths	1	0	0	0	0	1

PROPERTY

Approx Lot Dimension: 430 x 307 x 255 x 279 x 292
Parcel ID: 003-083-07
Deed Ref: 17584-518
Lot Description:

Approx. Acres: 1.5
Legal: L35 B1 M24-963
Zoning: R3

Tax Value: $ 502,200
HOA Fee: $ 315 Annually
HOA Mgmt: TR Lawing
HOA Phone: (704) 414-2000

DESCRIPTION

Type: 2.5 Story / Basement
Parking: 3 Car Garage
Fireplace: Yes
Style: Traditional
Driveway: Concrete
Fireplace Location: Great Room, Master Bedroom
Exterior Const: Brick Veneer Full
Foundation: Basement
Laundry: 1st Floor
Floor: Ceramic Tile, Wall-to wall Carpet, Wood **Doors/Windows:** Insulated Windows
Equipment: Ceiling Fan(s), Central Vacuum, Cooktop Electric, Dishwasher, Disposal, Double Oven, Electric Dryer Hookup, Ice Maker Connection, Refrigerator, Surround Sound
Interior Features: Attic Other, Whirlpool
Exterior Features: Building - Storage Shed / Outbuilding, Deck, Patio, Porch
Community Features: Equestrian Facilities

UTILITIES

Water/Sewer: Septic Tank, Well **HVAC:** Central Air **Water Heater:** Electric

DIRECTIONS

Instructions: Lockbox/Key, Showing Service
Directions: From Uptown, take I-77 North to Exit 25 (HWY 73) go East. (L) on Davidson-Concord Rd. (R) Rocky River Rd. Just after River Run (L) on Shearer, (R) on Lecheval into Runneymede, (L) on Callaway Hills. Home is on the Left.

REMARKS

LISTING INFORMATION

FOR APPOINTMENT CALL: 704-549-0002
List Agent: Roger Neal (704) 712-8255
List Agent 2: Deanna Evans (704) 713-7700
List Office: Keller Williams South Park (704) 602-0400
Seller Name: Troy & Jennifer Raby 866-714-8255
Dual/Var: No **Named Prospects:** No
Bonus:

DOM: 5
LD: 1/14/2008

Full Service: Yes
Agency Coop: BuyerAgent
Excl: R **A/O:** N
SA: 0% **BA:** 3%
Prop. Fin.: Cash, Conventional, VA

AGENT REMARKS

Nothing like this in Davidson at this price!!!

COMPANY REMARKS

Properties reported may be listed or sold by various participants in the MLS.
This information may be subject to errors and should be verified by the user.
Copyright: 2008 by Carolina Multiple Listing Services, Inc.
Prepared By: Lou Ann Blankenship, **Fri, Jan 18, 2008 12:12 PM**



Lots/Acres/Farms (Active) **Area:** 9/5 **Media:** 1

MLS#: 739641 **LP:** $ 125,000 **Subdivision:** Runneymede

19927 Callaway Hills LN Lot34
Davidson , NC 28036 **Type:** Lot **Tax Loc:** Mecklenburg

County: Mecklenburg

SCHOOLS

Elementary: Davidson **Middle:** Bradley **High:** North Mecklenburg

PROPERTY

Approx Lot Dimension: 413 x 227 x 100 x 307 **Approx. Acres:** 1.2 **Tax Value:** $ 60,000
Parcel ID: 003-083-08 **Legal:** L34 B1 M24-963
Deed Ref: 17584-518 **Zoning:** R3 **Price/Acre:** $ 104,166
Lot Description:
HOA Fee: $ 315 Annually **HOA Mgmt:** TR Lawing **HOA Phone:** (704) 414-2000

DESCRIPTION

Can Be Divided: No **Outbuildings:** No **Dwelling:** Yes
Minimum SqFt to Build: 2100 **Exterior Features:** **Water/Sewer:** Septic Tank, Well
Restrictions: **Proposed Foundation:** Crawl Space
Restrictions: Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet
Community Features: Equestrian Facilities **Additional Info:** Appraisal

DIRECTIONS

Instructions: Call Listing Agent
Directions: From Uptown, take I-77 North to Exit 25 (HWY 73) go East. (L) on Davidson-Concord Rd, (R) Rocky River Rd. Just after River Run (L) on Shearer, (R) on Lecheval into Runneymede, (L) on Callaway Hills. Lot is on the Left.

REMARKS

Great location, great community! Wooded lot with partial cleared area.

LISTING INFORMATION

FOR APPOINTMENT CALL: **704-712-8255**
List Agent: Roger Neal (704) 712-8255 **Full Service:** Yes
List Agent 2: Deanna Evans (704) 713-7700 **DOM:**5 **Agency Coop:** BuyerAgent
List Office: Keller Williams South Park (704) 602-0400 **LD:** 1/14/2008 **Excl:** R **A/O:** N
Seller Name: Troy & Jennifer Raby 866-714-8255 **SA:** 0% **BA:** 4%
Dual/Var: No **Named Prospects:** No **Prop. Fin.:** Cash/Only, Conventional
Bonus:

AGENT REMARKS

Appraisal to be completed by 1/30/08. View over looking the Cabarrus Valley. CCR'are available. Approx 30' graduale incline slop over 414'

COMPANY REMARKS

Properties reported may be listed or sold by various participants in the MLS.
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Prepared By: Lou Ann Blankenship, **Fri, Jan 18, 2008 12:14 PM**



Lots/Acres/Farms (Active) **Area:** 9/5 **Media:** 1

MLS#: 739661 **LP:** $ 125,000 **Subdivision:** Runneymede

19913 Callaway Hills LN Lot36
Davidson , NC 28036 **Type:** Lot **Tax Loc:** Mecklenburg

County: Mecklenburg

SCHOOLS

Elementary: Davidson **Middle:** Bailey Road **High:** North Mecklenburg

PROPERTY

Approx Lot Dimension: 317 x 200 x 255 x 97 **Approx. Acres:** 1 **Tax Value:** $ 60,000
Parcel ID: 003-083-06 **Legal:** L36 B1 M24-963
Deed Ref: 17584-518 **Zoning:** R3 **Price/Acre:** $ 125,000
Lot Description:
HOA Fee: $ 315 Annually **HOA Mgmt:** TR Lawing **HOA Phone:** (704) 414-2000

DESCRIPTION

Can Be Divided: No **Outbuildings:** No **Dwelling:** Yes
Minimum SqFt to Build: 2100 **Exterior Features:** Wooded **Water/Sewer:** Septic Tank, Well
Restrictions: **Proposed Foundation:** Crawl Space
Restrictions: Architectural Review, Manufactured Home Not Allowed, Modular Not Allowed, Square Feet
Community Features: Equestrian Facilities **Additional Info:** Appraisal

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REMARKS

Great location, great community! Wooded lot.

LISTING INFORMATION

FOR APPOINTMENT CALL: **704-712-8255**
List Agent: Roger Neal (704) 712-8255 **Full Service:** Yes
List Agent 2: Deanna Evans (704) 713-7700 **DOM:** 5 **Agency Coop:** BuyerAgent
List Office: Keller Williams South Park (704) 602-0400 LD: 1/14/2008 **Excl:** R **A/O:** N
Seller Name: Troy & Jennifer Raby 704-714-8255 **SA:** 0% **BA:** 4%
Dual/Var: No **Named Prospects:** No **Prop. Fin.:** Cash/Only, Conventional
Bonus:

AGENT REMARKS

Appraisal to be completed by 1/30/08. View over looking the Cabarrus Valley. CCR'are available. Approx 20' graduale incline slop over 300'

COMPANY REMARKS

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Prepared By: Lou Ann Blankenship, **Fri, Jan 18, 2008 12:14 PM**

CERTIFICATE OF COMPLETION/OPERATION PERMIT

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 7626 A DATE: 11-4-94

TC: 003-081-02 ☐ L ☒ CRT

SERIAL Nº 16044

Name of Owner Russell Smith Juris.:

Address of Property 19919 Callaway Hills

Inspection Data:

Tank Material PCC

Total Length of Drainfield 535'

Number of Lines 5 @ 107'

Cover Depth 8"-24"

Water Supply Source well

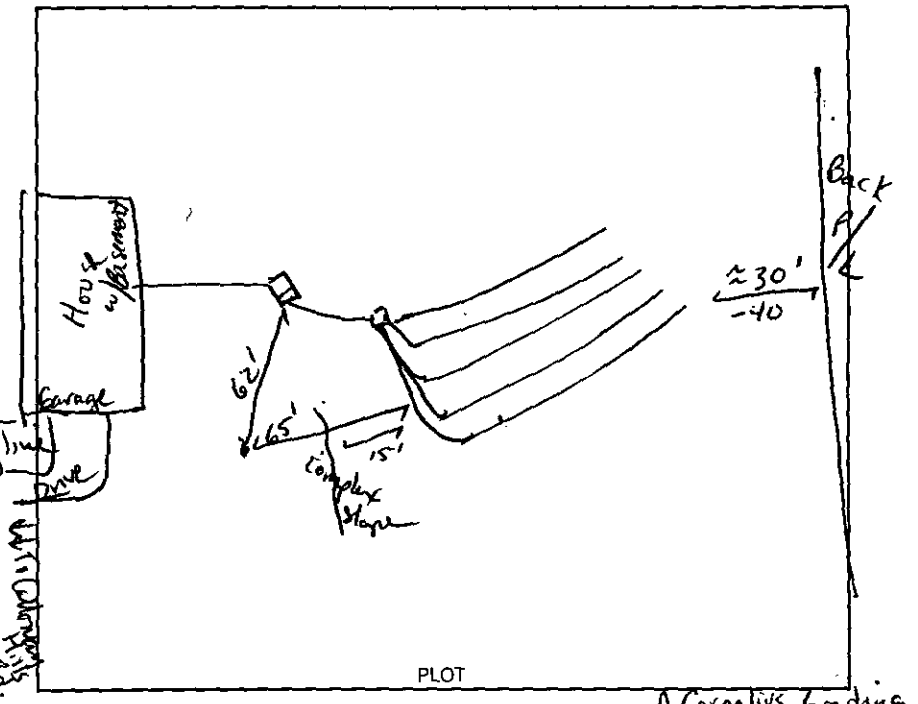
Distance to Water Source 62' to tank
65' to supply line

Excavation Inspected 11-4-94

Tank(s) Inspected 11-4-94

Wash Line Inspected —

High Water Alarm Inspected —



A Cornelius Grading

Design 1994, conv, 1500gst, 1600 sqft drainfield, 12"gravel, cecil-like CTR# 195

The undersigned has inspected the Septic Tank System described above, and certifies it has been

☒ installed or constructed ☐ altered or repaired

☐ in accordance with the permit issued ☒ as detailed in the plot above

and meets the provisions of 15A NCAC 18A. 1900, "Laws And Rules For Sewage Treatment and Disposal Systems" in effect on the date of issuance of the permit. This issuance of this

☒ Certificate of Completion ☐ Operation Permit

does not in any way guarantee that the system will operate properly or relieve any person now or hereafter owning, controlling, or using such system from any liability resulting from the failure of the system to operate properly. This document is issued subject to those restrictions and conditions shown on the permit(s) and the provisions of 15A NCAC 18A. 1990 in addition to those listed below under "COMMENTS." This document shall be null and void if any information contained in the application is untrue or if any additions are made to the property which would increase the requirements for said system.

Notice: Disturbance of the designated repair area may result in the suspension/revocation of this permit.

COMMENTS: 4 bdrm design. See septic tank easement on file.
Type II. See copy of easement on file concerning lots 34+35.

Susan Patterson
Environmental Health Specialist

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

INSTALLATION, CONSTRUCTION, ALTERATION, AND/OR REPAIR PERMIT

Approval

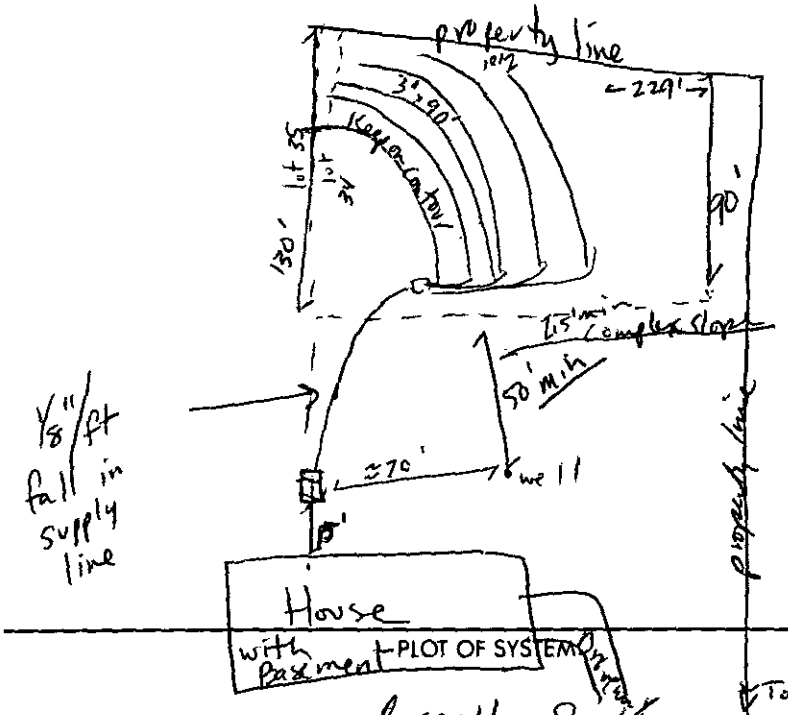
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

FILE: 7626 A DATE: 10-10-94

TC: 003-081-02 ☐ L

SERIAL Nº 13937

Permission is hereby given to ✓ Install or Construct, _____ Alter or Repair the individual septic tank wastewater treatment system with subsurface, soil absorption, effluent discharge as specified herein at the described location. This permit is granted based upon the information supplied in the application dated 5-24-93. All work shall be completed on or before 11-10-94, after which date this permit shall be null and void. The system shall meet all of the construction requirements of 15A NCAC 18A .1900 which are in effect on the date of the granting of this permit. A Certificate of Completion or an Operation Permit must be obtained from the Mecklenburg County Health Department before any system can be covered up or placed into service. The issuance of this permit does not in any way guarantee that the system anticipated to be constructed will operate properly, or relieve any person now or hereafter owning, controlling or using such system from any liability resulting from the failure of the system to operate properly.



Liquid Capacity of Septic Tank 1500 gallons

Liquid Capacity of Dosing Tank — gallons

Tank Construction PCC

Absorption and/or Nitrification Lines:

Trench Width 3' feet

Total Line Length 535' feet

Number of Lines 6 at 90' or 5 at 107'

Depth of Stone 12" inches

Distance from House 15' feet

Distance from Property Line 10' feet

Distance from Well 50' min feet
preferably 100'

NAME OF OWNER Russell Smith

LOCATION OF PROPERTY 19919 Callaway Hills Ln.

Comments: Keep min 15' off any complex slope. Keep drain lines on contour. No more than 2' of cover over drainlines - Set tank to accomodate drainfield

R Newell for D Daniel
Division or Section Head

Susan Gatewood, R.S.
Environmentalist

* If this permit is for the installation or construction of a new system, it must be signed by the division or a section head of the Mecklenburg County Health Department in order to be valid. Only the signature of the Environmentalist is required where an existing system is being altered or repaired.

WHITE - HEALTH DEPARTMENT'S COPY • CANARY - ENVIRONMENTALIST'S COPY • PINK - OWNER OR AGENT'S COPY

file: 7626 A

BK: 08036 PG: 00050/0056 $:0091 20.00
JUDITH A GIBSON REG OF DEEDS MECK NC
FILED FOR REGISTRATION 01/23/95 09:52

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

SEPTIC TANK DRAIN FIELD EASEMENT DECLARATION AND AGREEMENT

COPY

This DECLARATION AND EASEMENT made this 19th day of October, 19 94, by and between Russell A. Smith and wife, Lydia B. Smith, ("Declarant"), and any and all persons, firms or corporations hereafter acquiring any of the lots referred to herein.

WITNESSETH:

WHEREAS, Declarant is the owner of the Easement Parcel and the Benefitted Parcel, as described herein; and

WHEREAS, Declarant wishes to create a Septic Tank Drain Field Easement to control the development and the use of the Easement Parcel and the Benefitted Parcel for the protection of the owner of the Benefitted Parcel and the future owners thereof.

NOW, THEREFORE, Declarant hereby declares that the Easement Parcel and the Benefitted Parcel, as hereinafter defined, shall be held, sold and conveyed subject to the following Easement, which shall run with such parcels and be binding on all parties having any right, title or interest in such parcels, their heirs, successors and assigns, and shall be binding upon each owner thereof.

Declarant hereby creates an Easement as hereinafter described, to run with the land, upon that certain lot or parcel of land owned by Declarant, referred to herein as the "Easement Parcel", and located in the City of _____, Deweese Township, Mecklenburg County, North Carolina, and more particularly described as follows:

Mecklenburg Tax Parcel No. 003-081-29, as shown on a page of the County Tax Map attached hereto as Exhibit A

Lot 34 Block N/A of Runnevmede recorded in Map Book 24 Page 963 (if applicable)

See the plat attached hereto as Exhibit B for the legal description of the parcel labeled thereon as the "Easement Parcel" and of the Septic Tank Drain Field Easement Area located thereon.

This instrument was prepared by: Richard J. Kline

Mail after recording to: Post Office Box 1508
Davidson, North Carolina 28036

Declarant hereby imposes said Easement for the benefit of itself as the present owner and for the benefit of future owners of the following lot or parcel of land, referred to herein as the "Benefitted Parcel", situated in the City of _____, Deweese Township, Mecklenburg County, North Carolina, and more particularly described as follows:

Mecklenburg Tax Parcel No. 003-081-28, as shown on a page of the County Tax Map attached hereto as Exhibit A
Lot 35 Block N/A of Runneymede recorded in Map Book 24 Page 963 (if applicable)

See the plat attached hereto as Exhibit B for the legal description of the parcel labelled thereon as the "Benefitted Parcel".

Said Easement shall enable the owner of the Benefitted Parcel to place, if, as and when needed, such need to be determined by the owner of the Benefitted Parcel in his sole discretion, a septic tank and drain field or portions thereof, upon the Septic Tank Drain Field Easement Area on the Easement Parcel and to inspect, maintain, repair and replace the components of said septic tank and drain field at any time and from time to time. If the Easement Area also includes a connector strip for ingress and egress, the owner of the Benefitted Parcel shall have the right to use said connector strip for access as needed. *This Easement may not be altered, amended or cancelled without the express written permission of the Mecklenburg County Health Department, which written permission must be part of any document recorded to alter, amend or cancel this Easement.* This Easement shall automatically expire, however, should the owner of the Benefitted Parcel ever hook up the structure located or to be located on the Benefitted Parcel to a public or community sanitary sewage system but shall otherwise be perpetual.

Declarant as the owner of the Easement Parcel acknowledges that the Septic Tank Drain Field Easement Area cannot be used and will not be used for any of the following activities or in any of the following ways:

- Grading or filling
- Parking or driving heavy equipment in the area or in any other way compacting the soil in the Area
- Excavating soil from the Area
- Placing footings or foundations or engaging in any other construction activity in the Area
- Placing in-ground or above-ground swimming pools in the Area
- Placing irrigation systems in the Area
- Placing underground utility lines or cables in the Area
- Planting trees or gardens in the Area
- Removing any large trees in the Area unless dead or diseased
- Using the area for the burial of stumps, trash, or any other type of construction material
- Using the Area for gravesites

-- Diverting the natural flow of water onto the Area by way of drainage ditches or diversion ditches or using the Area to receive water from any gutter or downspout discharges

IN WITNESS WHEREOF, the Declarant has hereunto set his/her/their hand(s) and seal(s), or, if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by the authority of its Board of Directors, the day and year first above written.

DECLARANT

_____ (Corporate Name)

BY: _____ _____ President

ATTEST:

_____ _____ Secretary (Corporate Seal)

Russell A. Smith (SEAL)
Russell A. Smith

Lydia B. Smith (SEAL)
Lydia B. Smith

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP

North Carolina, Mecklenburg County

I, a Notary Public of the County and State aforesaid, certify that Russell A. Smith and wife, Lydia B. Smith, Declarant, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of October, 1994.

My Commission Expires: May 23, 1998 Pamela S. Mullis
(Notary Public)

SEAL-STAMP North Carolina, _____ County

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is _____ Secretary of _____, a _____ corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19___.

My Commission Expires: _____ _____
(Notary Public)

This document is not to be recorded until approved by the Mecklenburg County Health Department.

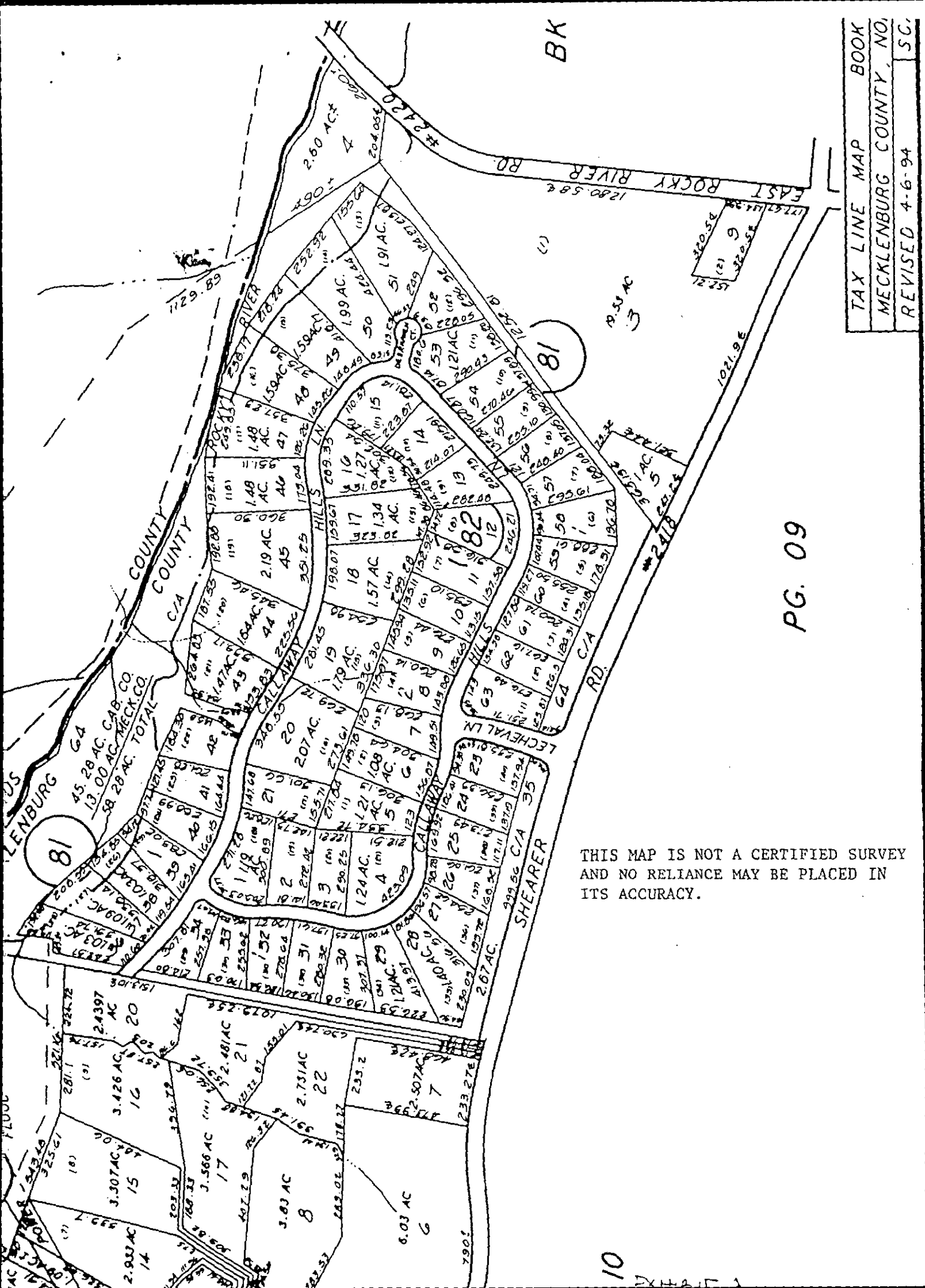
APPROVED AS TO THE SEPTIC REPAIR AREA REQUIREMENTS:

MECKLENBURG COUNTY HEALTH DEPARTMENT

BY: _____ DATE: _____

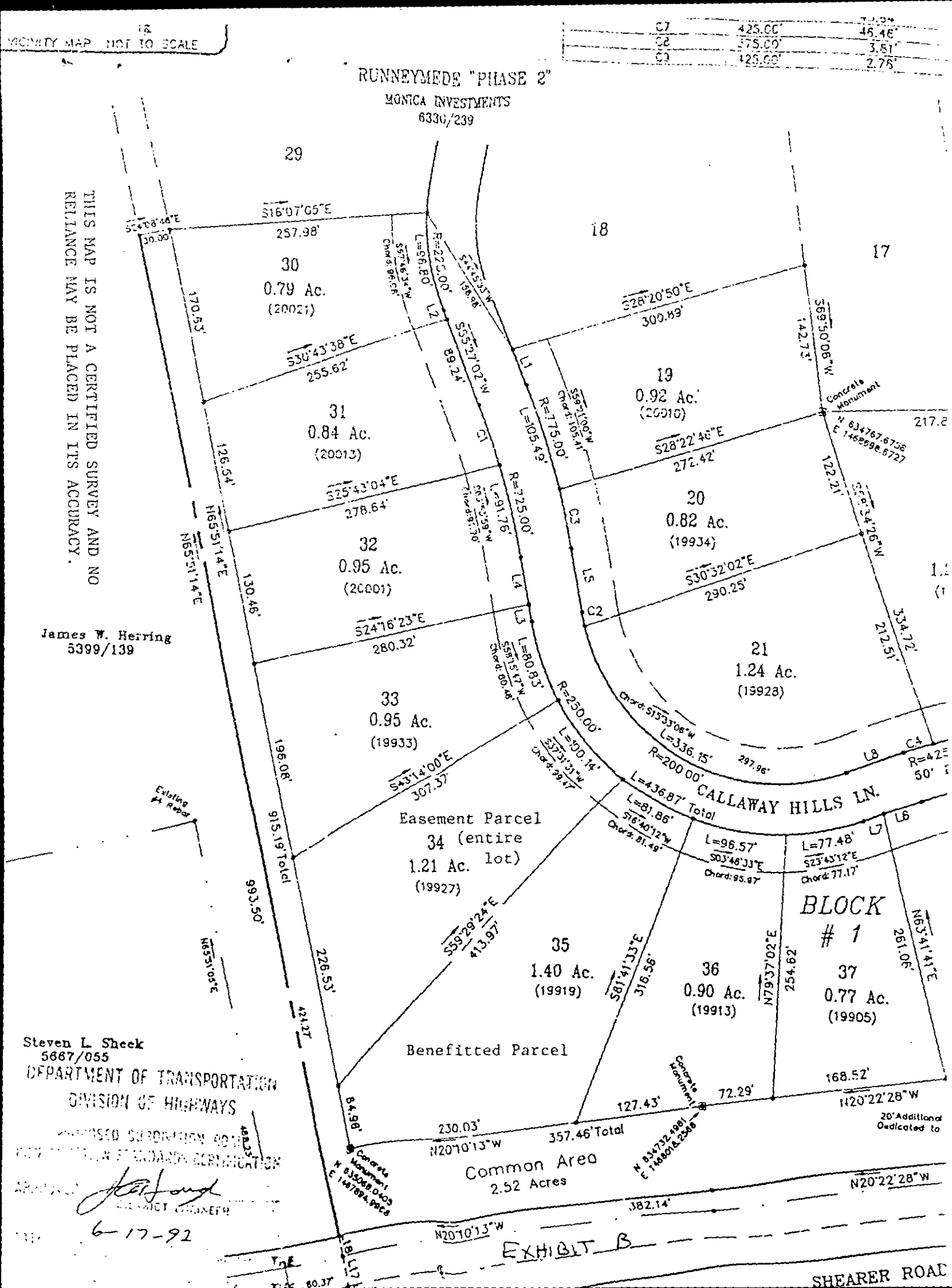
_____
(print name)

Approval by the Mecklenburg County Health Department does not certify or extend to matters of title. The purchaser of property subject to or affected by this easement is responsible for ascertaining all matters affecting the validity and enforceability of this instrument.


TAX LINE MAP BOOK
MECKLENBURG COUNTY, NO.
REVISED 4-6-94
SC.
EAST ROCKY RIVER RD.
#2420
#2418
BK
81
182
PG. 09
THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN ITS ACCURACY.
FOR TAX PURPOSES ONLY
EXHIBIT 1

VICINITY MAP NOT TO SCALE

C7	425.00'	46.46'
C8	575.00'	3.61'
C9	425.00'	2.76'



RICHARD J. KLINE
ATTORNEY AT LAW
230 SOUTH MAIN STREET
POST OFFICE BOX 1508
DAVIDSON, NORTH CAROLINA 28036

704-892-8823
TELECOPIER 704-892-8683

TRANSMITTAL MEMORANDUM

Date: October 20, 1994

To: Ms. Susan Bateman
Mecklenburg County Health Department
700 North Tryon Street Suite 211
Charlotte, North Carolina 28202

Re: Russell A. Smith and wife, Lydia B. Smith

We are transmitting herewith:

1. SEPTIC TANK DRAIN FIELD EASEMENT DECLARATION AND AGREEMENT form for your review and approval.
2. A return self-addressed stamped envelope for your convenience in returning this form to us in order for us to have it recorded.

_ For signature _ For your files X As requested X For review

_ For recording

Remarks: Thank you for your assistance in this matter. Call if you have any questions.

Pam Mullis
Pamela S. Mullis
Legal Assistant

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

SEPTIC TANK DRAIN FIELD EASEMENT DECLARATION AND AGREEMENT

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WHEREAS, Declarant wishes to create a Septic Tank Drain Field Easement to control the development and the use of the Easement Parcel and the Benefitted Parcel for the protection of the owner of the Benefitted Parcel and the future owners thereof.

NOW, THEREFORE, Declarant hereby declares that the Easement Parcel and the Benefitted Parcel, as hereinafter defined, shall be held, sold and conveyed subject to the following Easement, which shall run with such parcels and be binding on all parties having any right, title or interest in such parcels, their heirs, successors and assigns, and shall be binding upon each owner thereof.

Declarant hereby creates an Easement as hereinafter described, to run with the land, upon that certain lot or parcel of land owned by Declarant, referred to herein as the "Easement Parcel", and located in ~~the City of~~ _____, Deweese Township, Mecklenburg County, North Carolina, and more particularly described as follows:

Mecklenburg Tax Parcel No. 003-081-29, ~~as shown on a page of the County Tax Map attached hereto as Exhibit A~~

Lot 34 Block N/A of Runneymede recorded in Map Book 24 Page 963 (if applicable)

~~See the plat attached hereto as Exhibit B for the legal description of the parcel labeled thereon as the "Easement Parcel" and of the Septic Tank Drain Field Easement Area located thereon.~~

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Mail after recording to: Post Office Box 1508
Davidson, North Carolina 28036

RBCWM:2626_1/3-14-94

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Lot 35 Block N/A of Runneymede recorded in Map Book 24 Page 963 (if applicable)

~~See the plat attached hereto as Exhibit B for the legal description of the parcel labelled thereon as the "Benefitted Parcel"~~.

Said Easement shall enable the owner of the Benefitted Parcel to place, if, as and when needed, such need to be determined by the owner of the Benefitted Parcel in his sole discretion, a septic tank and drain field or portions thereof, upon the Septic Tank Drain Field Easement Area on the Easement Parcel and to inspect, maintain, repair and replace the components of said septic tank and drain field at any time and from time to time. If the Easement Area also includes a connector strip for ingress and egress, the owner of the Benefitted Parcel shall have the right to use said connector strip for access as needed. ***This Easement may not be altered, amended or cancelled without the express written permission of the Mecklenburg County Health Department, which written permission must be part of any document recorded to alter, amend or cancel this Easement.*** This Easement shall automatically expire, however, should the owner of the Benefitted Parcel ever hook up the structure located or to be located on the Benefitted Parcel to a public or community sanitary sewage system but shall otherwise be perpetual.

Declarant as the owner of the Easement Parcel acknowledges that the Septic Tank Drain Field Easement Area cannot be used and will not be used for any of the following activities or in any of the following ways:

-- Grading or filling
-- Parking or driving heavy equipment in the area or in any other way compacting the soil in the Area
-- Excavating soil from the Area
-- Placing footings or foundations or engaging in any other construction activity in the Area
-- Placing in-ground or above-ground swimming pools in the Area
-- Placing irrigation systems in the Area
-- Placing underground utility lines or cables in the Area
-- Planting trees or gardens in the Area
-- Removing any large trees in the Area unless dead or diseased
-- Using the area for the burial of stumps, trash, or any other type of construction material
-- Using the Area for gravesites

Mecklenburg County

Health Department

Betty S. Snow, R.N., M.A.
Health Director

M E M O R A N D U M

TO: Susan Uzzell
Accountant II

FROM: Sylvia D. Daniel, R.S.
Program Chief

Date: November 18, 1994

Ref: 7626A/19919 Callaway Hills Ln.

SUBJECT: Refund

(Mr./Mrs./Co.) Ms. Carolyn Walker originally paid $200.00

for 2 optional site evaluations/change plot plan on September 30, 1994

.

A refund should be issued for $165.00 because

A consultation was conducted on one site & the plot plan did not change.

The fee for a consultation is $35.00.

Please make check payable to: Carolyn Walker

19111 Mary Ardrey Circle

Huntersville, NC 28078

TO: ENVIRONMENTAL HEALTH DEPT.
BUILDING STANDARDS DEPT.
DEPT. OF ENVIRONMENTAL PROTECTION/
SOLID AND HAZARDOUS WASTE

DATE: 6/2/93

FROM: COUNTY ENGINEERING DEPARTMENT

EHD FILE _____ JURISDICTION CODE Meck

PARCEL NUMBER 003 - 081 - 27, 28 + 29

ASSIGNED ADDRESS 19919 Callaway Hills Ln

EXISTING ADDRESS Lots 34, 35, 36

PROJECT NAME Davidson Saddle Club

THE ABOVE DESCRIBED LOCATION HAS BEEN CHECKED CONCERNING:

		APPROVED	DISAPPROVED
1.	SUBDIVISION REGULATIONS	/	*
2.	FLOODWAY REGULATIONS	/	*
3.	EROSION CONTROL REGULATIONS	/	*
4.	PUBLIC UTILITY EASEMENT	/	*

		PRESENT	NOT PRESENT
5.	PUBLIC UTILITY EASEMENT	*	/
6.	PROPERTY FRONTS ON THOROUGHFARE	*	/
7.	DRIVEWAY PERMIT REQUIRED	*	/

*If checked, further investigation will be required to determine whether a building permit can be issued by Building Standards for the site.

REMARKS: Septic tank

NOTE: THIS FORM MUST BE TURNED IN AT THE CASHIER'S OFFICE AT BUILDING STANDARDS WHEN PAYING PERMIT FEES.

A CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED UNTIL THE TRANSPORTATION DIVISION GRANTS FINAL APPROVAL ON DRIVEWAYS.

SIGNED: Rwb

OPWEAR 06-88

NEW ADDRESS _____*

FORM 100

MECKLENBURG COUNTY ENVIRONMENTAL HEALTH
SITE EVALUATION REPORT
SERIAL NUMBER 12298

File: 1626A Action 1

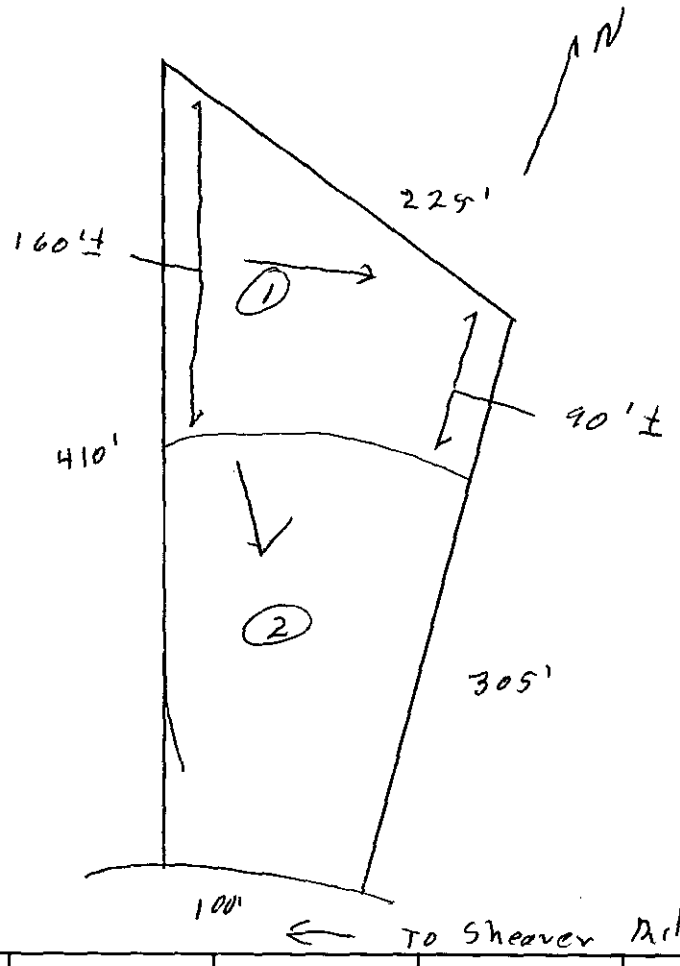
Parcel: PO 003-081-02 ☑ PC

Location: off Shearer Road
Subdivision: Davidson Saddle Club
Lot: 321 Block: 1 Acres: 1.31

Owner: Monica Investments
Address: PO Box 471484
Charlotte, N.C. 28247

Comments: 100% Repair - system might need lift pump.

Described by: William A. Merlin
Date: 10-15-91



***** EVALUATION KEY *****
S = Suitable U = Unsuitable
PS = Provisionally Suitable
The "Area Classification" below indicates the suitability of areas in the diagram.

FACTORS	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Topography	(S) PS U 6-12%	S PS (U) Complex slopes	S PS U	S PS U	S PS U	S PS U
Texture	S (PS) U Clay	S PS U	S PS U	S PS U	S PS U	S PS U
Structure	S (PS) U Blocky	S PS U	S PS U	S PS U	S PS U	S PS U
Drainage	(S) PS U 48"+	S PS U	S PS U	S PS U	S PS U	S PS U
Depth	(S) PS U 48"+	S PS U	S PS U	S PS U	S PS U	S PS U
Restrictive Horizons	(S) PS U 48"+	S PS U	S PS U	S PS U	S PS U	S PS U
Available Space	S (PS) U somewhat limited	S PS U	S PS U	S PS U	S PS U	S PS U
Other (specify)	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Soil Group/Series	IV Cecil-Lilly	Complex slopes				
Area Classification	S (PS) U	S PS (U)	S PS U	S PS U	S PS U	S PS U

Mecklenburg County
Health Department

October 16th, 1991

Monica Investments
P. O. Box 471484
Charlotte, NC 28247

RE: Property located at Shearer Road 34 81
FILE: 7626A
PARCEL: 003-081-02PO

Dear Sir:

At your request, a field investigation was conducted on the property designated above for the purpose of determining site suitability for the installation of a ground absorption sewage disposal system. The property was found to contain a limited area of soils which were classified as PROVISIONALLY SUITABLE for such an installation. A copy of the Site Evaluation Report (Serial Number 12298) is enclosed for your information.

Should you desire to file for permission to install a ground absorption sewage disposal system, please submit an Application For An Improvement Permit with an ACCURATELY dimensioned plot plan detailing the location of current and/or proposed buildings, wells and sewage disposal systems to this office. The plan will be reviewed and if it is found that the area of provisionally suitable soils is adequate for the proposed construction, an Improvement Permit will be issued by this Department.

If there are any questions concerning this matter, do not hesitate to contact me.

Sincerely,

Gene Vaughan, R.S., Supervisor
Individual Water and Wastewater Systems

Enclosure

APPLICATION FOR SOIL INVESTIGATION

Paid 07/26/91 #0092 PO $175.00

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

(OFFICE USE ONLY)

FILE: 7626A

TC: 003-081-02

☑ PC ☐ REPT

JOB LOCATION

① ADDRESS: SHEARER ROAD

② SUBDIVISION: DAVIDSON HUNT CLUB ③ LOT: 34 ④ BLOCK: 1

⑤ PARCEL REFERENCE: BOOK NO.: _____ PAGE NO.: _____ PARCEL NO.: _____

⑥ DEED REFERENCE: BOOK NO.: 5975-957 PAGE NO.: _____

OWNER

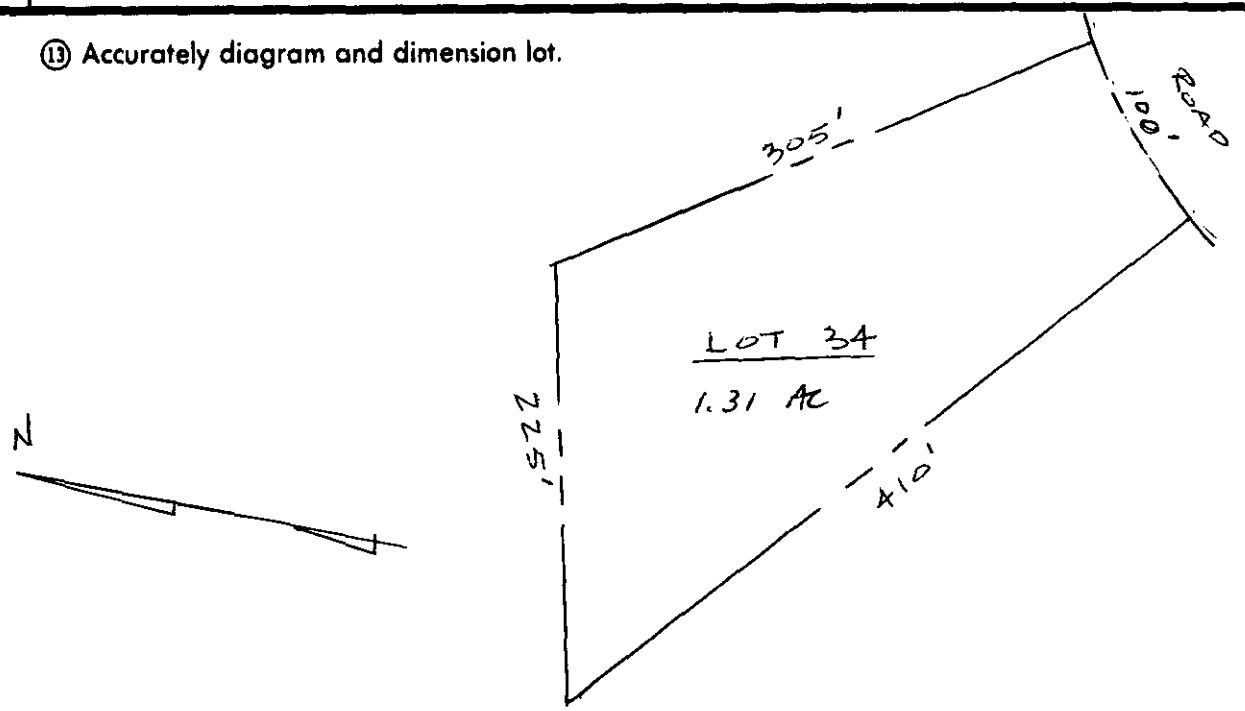
⑦ NAME: MICHELLE TEXTILE CORP.
(FIRST) (MIDDLE) (LAST)

⑧ MAILING ADDRESS: 301 S. McDOWELL ST.

⑨ CITY: CHARLOTTE ⑩ STATE: N.C. ⑪ ZIP: 28202

⑫ PHONE: (WORK) 892-6603 (HOME) _____

⑬ Accurately diagram and dimension lot.



⑭ The undersigned, owner of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY HEALTH DEPARTMENT to enter onto the property for the purpose of processing this request.

Signed: _____

Date: 7/24/91

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

WHITE - HEALTH DEPARTMENT'S COPY • CANARY - ENVIRONMENTALIST'S COPY • PINK - OWNER'S COPY

PROPOSED PLOT PLAN

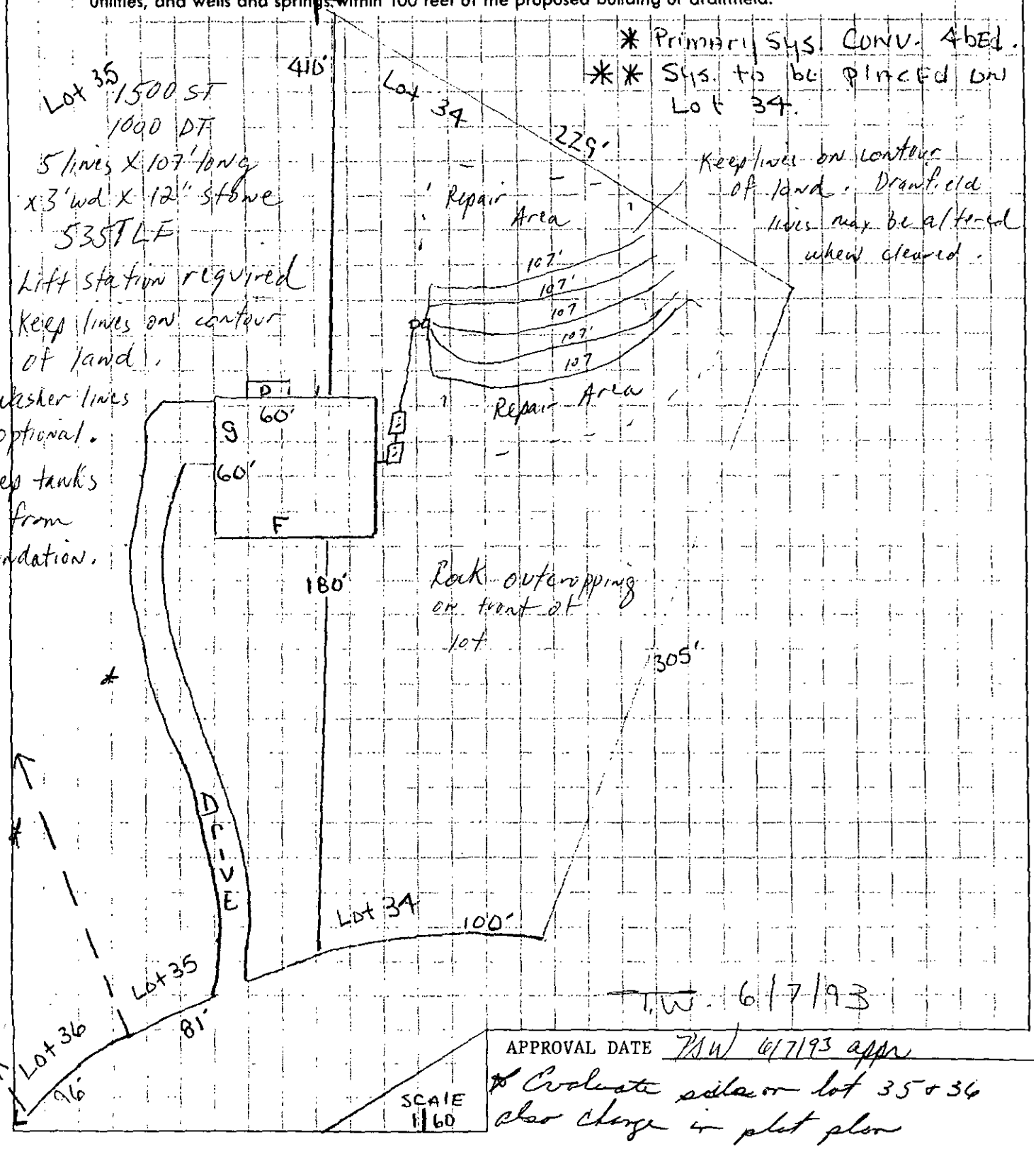
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 7626-A

TC: 003-081-02

Lot 34, 35, 36 RUNNYMEDE

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries, proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.



T.W. 6/7/93

APPROVAL DATE TW 6/7/93 appr

* Evaluate sites on lot 35 & 36 also change in plot plan

White - Health Department's Copy Canary - Environmentalist's Copy Pink - Owner's Copy

Additional fee soil site evaluation on lots 35 + 36 additional fee for change in plot plan

INDIVIDUAL WATER AND WASTEWATER SYSTEMS PROGRAM
APPLICATION FOR SERVICES

7626A

$200.00 CK # 9 9/30/94 ☐ CRT

Mecklenburg County Health Dept.
Environmental Health Division
c/o Hal Marshall Ctr., Suite 211
700 N. Tryon St.
Charlotte, NC 28202

(704)336-5102

PERSON FILING APPLICATION:
NAME: Walker (last) Carolyn (first) (mi)
ADDRESS: 19111 Mary Andrew PHONE: (704) 892-8901
CITY: Huntersville STATE: NC ZIPCODE: 28078

Date:

PROPERTY OWNER:
NAME: ~~Russell~~ Smith (last) Russell (first) (mi)
ADDRESS: 19919 Callaway Hills PHONE: (__) _____
CITY: Davidson STATE: NC ZIPCODE: 28036

PROPERTY INFORMATION (FROM ENGINEERING FORM):
TAX/PARCEL NUMBER: 003-08102
STREET ADDRESS: 19919 Callaway Hills Ln
ZONING:

Township (check one):
☐ 0 Mecklenburg County ☐ 2 Davidson ☐ 4 Pineville ☐ 6 Huntersville
☐ 1 Charlotte ☐ 3 Cornelius ☐ 5 Matthews ☐ 7 Mint Hill

SUBDIVISION OR MOBILE HOME PARK NAME: Runnymeade

LOT NUMBER: LOT SIZE (in acres):

TYPE APPLICATION (check one):
☒ SOIL TEST - INDIVIDUAL LOT (D)
☐ NEW CONSTRUCTION ON VACANT LOT - 4 BEDROOMS OR LESS (N)
☐ EXCHANGE MOBILE HOME - SAME # BEDROOMS (Y)
☐ ADDITION - INCREASE ROOMS/OCCUPANCY/MOBILE HOME SIZE (A or M)
☐ COMMERCIAL OR INDUSTRIAL (M)
☐ SOIL TEST DEVELOPMENT (P)
☐ ADDITION - GARAGE OR RENOVATION/NO MAJOR CHANGES (X)
☐ MODIFIED /ALTERNATIVE/ OR RESIDENCE > 4 BEDROOMS (Z)
☐ REPAIR TO SYSTEM (R)

RESIDENTIAL PROPERTY (Type Building, check one):
☐ SINGLE MOBILE HOME (S) ☒ HOUSE (H) ☐ MULTIPLE FAMILY (U)
☐ DOUBLE WIDE (D) ☐ MODULAR HOME (M) ☐ OTHER _____ (O)

NUMBER BEDROOMS: 4 NUMBER OCCUPANTS: 4

SYSTEM CLASSIFICATION:

COMMERCIAL/INDUSTRIAL PROPERTY:
Type Business _____ # Employees ___ Per Shift ___ ___ ___
Industrial Wastes (Y/N) ___
Underground Storage Tanks On Property (Y/N) ___ Type _____

WATER SUPPLY (check one):
☐ Community (C) ☐ Shared Well (S)
☐ Municipal (M) ☐ Other 'spring' (O)
☒ Private Well (P)

FUTURE ADDITIONS - ALL PLANNED ADDITIONS MUST BE ENTERED (check all that apply):
☐ Swimming Pool ☐ Jacuzzi ☐ Stable/Barn ☐ Workshop ☐ None
☐ Garage ☐ Storage Building ☒ Deck/Patio ☐ Bedrooms ☐ Other

The undersigned, owner, or legal agent for the owner, of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY HEALTH DEPARTMENT to enter onto the property for the purpose of processing this request.

Signed: Carolyn Walker Date: 9/30/94

NOTICE:

The undersigned, an authorized agent of the MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the Request for the Job Location contained in this document. This approval is granted in accordance with the provisions of Laws And Rules for Sanitary Sewage Collection, Treatment And Disposal in effect at the time of issuance of the permit and is subject to the following provisions:

...No work shall be conducted on the septic tank system until an installation, Construction, Alteration and/or Repair approval is granted by this Department.

...This permit is not transferable.

...

☐ IMPROVEMENT PERMIT - VALID 60 MONTHS FROM ISSUANCE
☐ MOBILE HOME EXCHANGE APPROVAL - VALID 6 MONTHS FROM ISSUANCE
☐ ADDITION/RENOVATION APPROVAL - VALID 1 YEAR FROM ISSUANCE

_____ Date
Environmentalist

_____ Date
Director or Authorized Section Head

WATER : 122791

PROPOSED PLOT PLAN

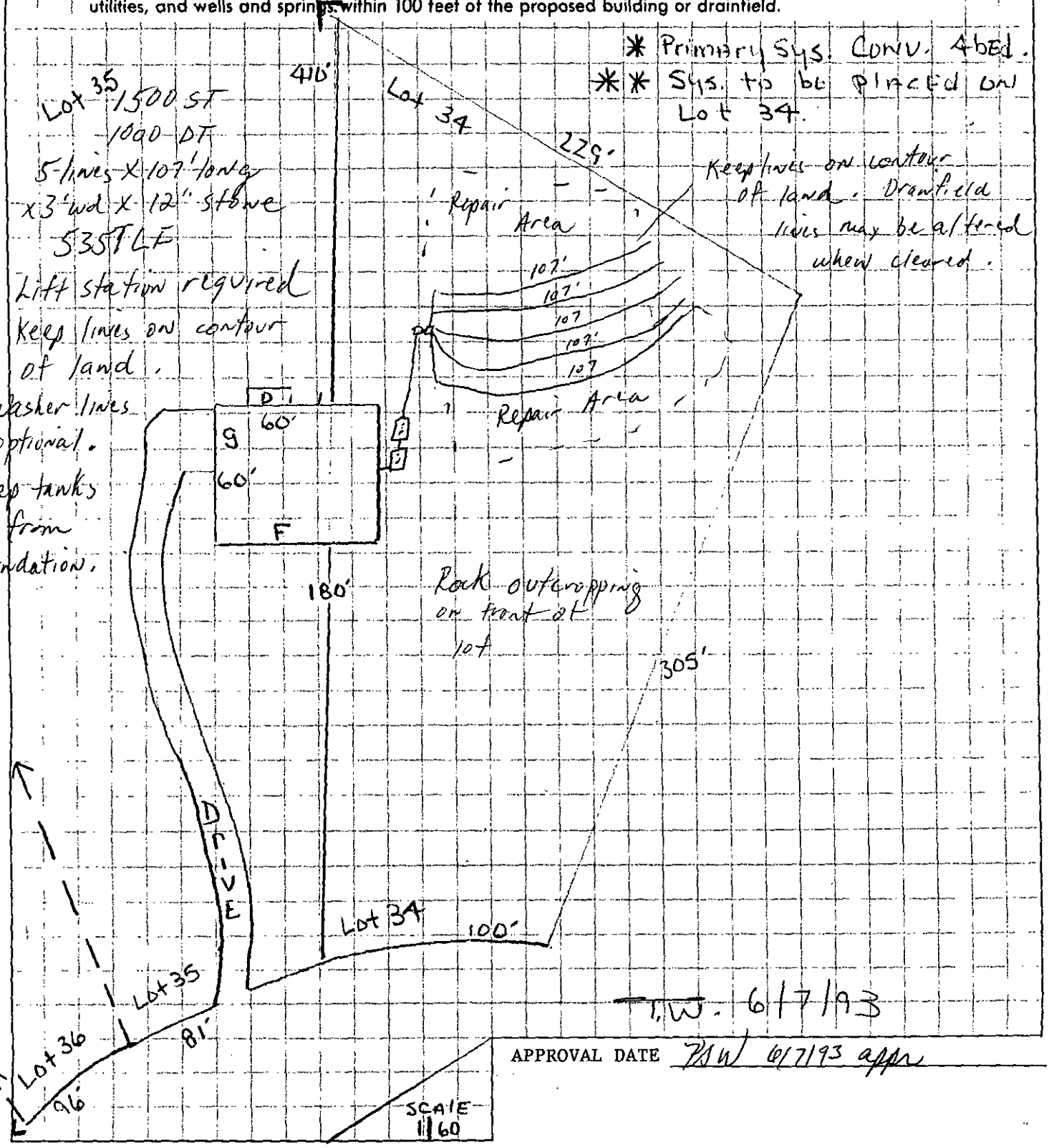
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 7626-A

TC: 003-081-02

Lot 34,35,36 RUNNYMEDE

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries, proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.



T.W. 6/7/93

APPROVAL DATE T.W. 6/7/93 appr

White - Health Department's Copy Canary - Environmentalist's Copy Pink - Owner's Copy

PW 400 IV

7626-A 1

INDIVIDUAL WATER AND WASTEWATER SYSTEMS PROGRAM
APPLICATION FOR SERVICES

PE 100' 5/24/93 Dist Cir 394 Dist Cir

Mecklenburg County Health Dept.
Environmental Health Division
c/o Hal Marshall Ctr., Suite 211
700 N. Tryon St.
Charlotte, NC 28202

(704)336-5102

Date: 5/24/93

PERSON FILING APPLICATION:

NAME: Whittaker, Tim (last) (first) (mi)

ADDRESS: 512 S. South St. PHONE: (704) 866-9540

CITY: Gastonia STATE: NC ZIPCODE: 28052

PROPERTY INFORMATION (FROM ENGINEERING FORM):

TAX/PARCEL NUMBER: 003-081-02

STREET ADDRESS: 19919 Callaway Hills Lane

ZONING:

PROPERTY OWNER:

NAME: Smith, Russell (last) (first) (mi)

ADDRESS: P.O. Box 36 PHONE: (813) 642-7494

CITY: Marco Island STATE: FL. ZIPCODE: 33969

SUBDIVISION OR MOBILE HOME PARK NAME: RUNNELMEDE

Township (check one):
[ ] 0 Mecklenburg County [X] 2 Davidson [ ] 4 Pineville [ ] 6 Huntersville
[ ] 1 Charlotte [ ] 3 Cornelius [ ] 5 Matthews [ ] 7 Mint Hill

TYPE APPLICATION (check one):

LOT NUMBER: 34, 35, 36 LOT SIZE (in acres): 3+ AC.

[ ] SOIL TEST - INDIVIDUAL LOT (D)
[X] NEW CONSTRUCTION ON VACANT LOT - 4 BEDROOMS OR LESS (N)
[ ] EXCHANGE MOBILE HOME - SAME # BEDROOMS (Y)
[ ] ADDITION - INCREASE ROOMS/OCCUPANCY/MOBILE HOME SIZE (A or M)
[ ] COMMERCIAL OR INDUSTRIAL (N)
[ ] SOIL TEST DEVELOPMENT (P)
[ ] ADDITION - GARAGE OR RENOVATION/NO MAJOR CHANGES (X)
[ ] MODIFIED /ALTERNATIVE/ OR RESIDENCE > 4 BEDROOMS (Z)
[ ] REPAIR TO SYSTEM (R)

RESIDENTIAL PROPERTY (Type Building, check one):
[ ] SINGLE MOBILE HOME (S) [X] HOUSE (H) [ ] MULTIPLE FAMILY (U)
[ ] DOUBLE WIDE (D) [ ] MODULAR HOME (M) [ ] OTHER _____ (O)

NUMBER BEDROOMS: 4 NUMBER OCCUPANTS: 8

SYSTEM CLASSIFICATION: CONVENTIONAL

COMMERCIAL/INDUSTRIAL PROPERTY:
Type Business _____ # Employees ___ Per Shift ___ ___ ___
Industrial Wastes (Y/N) ___
Underground Storage Tanks On Property (Y/N) ___ Type _____

WATER SUPPLY (check one):
[ ] Community (C) [ ] Shared Well (S)
[ ] Municipal (M) [ ] Other 'spring' (O)
[X] Private Well (P)

FUTURE ADDITIONS - ALL PLANNED ADDITIONS MUST BE ENTERED (check all that apply): Initial Bd. Phase
[ ] Swimming Pool [ ] Jacuzzi [ ] Stable/Barn [ ] Workshop [ ] None
[ ] Garage [ ] Storage Building [X] Deck/Patio [ ] Bedrooms [X] Other Basement

The undersigned, owner, or legal agent for the owner, of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY HEALTH DEPARTMENT to enter onto the property for the purpose of processing this request.

Signed: Tim Whittaker Date: 5/24/93

NOTICE: Jan R.S.

The undersigned, an authorized agent of the MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the the Request for the Job Location contained in this document. This approval is granted in accordance with the provisions of Laws And Rules For Sanitary Sewage Collection, Treatment And Disposal in effect at the time of issuance of the permit and is subject to the following provisions:

...No work shall be conducted on the septic tank system until an installation, Construction, Alteration and/or Repair approval is granted by this Department.

...This permit is not transferable.

... lift pump required

Basement (also owns lots 35 & 36 septic system on lot 34)

[ ] IMPROVEMENT PERMIT - VALID 60 MONTHS FROM ISSUANCE
[ ] MOBILE HOME EXCHANGE APPROVAL - VALID 6 MONTHS FROM ISSUANCE
[ ] ADDITION/RENOVATION APPROVAL - VALID 1 YEAR FROM ISSUANCE

Phillip A. Walker R.S. 6/7/93
Environmentalist Date

Director or Authorized Section Head Date

WATER : 122791