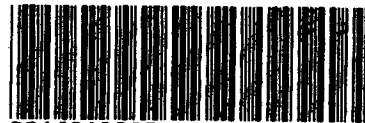


0596 0197



2014013986

10-16-14 BY SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$150.00

PIN No.: 0596-57-3091.000

Mail after recording to Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335
This instrument was prepared by Dwight W. Snow, Attorney at Law, P.O. Box 397, Dunn NC 28335

Brief Description for the index

3.26 acre tract - Map Book 2014, Page 289, Harnett County Registry

THIS DEED made this the 16th day of October, 2014 by and between

GRANTOR	GRANTEE
SHELBY W. WEST, Widow 116 Chadbury Dr. Dunn, N.C. 28334	MEREDITH HAWLEY GARWOOD 406 Oakmont Lane Waxhaw, N.C. 28173

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Erwin, Duke Township, Harnett County, North Carolina and more particularly described as follows:

Being all of that 3.26 acre tract as shown on that map dated October 1, 2014 by Andrew H. Joyner, PLS which is recorded in Map Book 2014, Page 289, Harnett County Registry.

Initial Application Date: 11.10.14 TOWN OF ERWIN Application # 14.50034913

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

****A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION****

LANDOWNER: Meredith Garwood Mailing Address: 406 Oakmont Ln.
City: Waxhaw State: NC Zip: 28078 Contact No: 704-756-6258 Email: meredith.garwood@taxable.com

APPLICANT: Martha S. Landis Mailing Address: 25 Fern Ct.
City: Louisburg State: NC Zip: 27549 Contact No: 704-235-8211 Email: rlandis4@adl.com
*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Martha Landis Phone # 704-235-8211

PROPERTY LOCATION: Subdivision: _____ Lot #: _____ Lot Size: 3.26 acres

State Road # _____ State Road Name: _____ Map Book & Page: 20141 289

Parcel: 00.0596.0197 PIN: 0596-57-3091.000

Zoning: R15 Flood Zone: X Watershed: NA Deed Book & Page: 3253, 699 Power Company*: _____

*New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy.

PROPOSED USE:

SFD: (Size 51.883) # Bedrooms: 5 # Baths: 4.5 Basement(w/wo bath): - Garage: Deck: Crawl Space: Slab: Slab: Monolithic
(Is the bonus room finished? yes no w/ a closet? yes no (if yes add in with # bedrooms)

Mod: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? yes no Any other site built additions? yes no

Manufactured Home: SW DW TW (Size _____ x _____) # Bedrooms: _____ Garage: _____ (site built?) Deck: _____ (site built?)

Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____

Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____

Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? yes no

Water Supply: County _____ Existing Well _____ New Well (# of dwellings using well _____) *Must have operable water before final

Sewage Supply: New Septic Tank (Complete Checklist) _____ Existing Septic Tank (Complete Checklist) _____ County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? yes no

Does the property contain any easements whether underground or overhead yes no *monument for the town

Structures (existing or proposed): Single family dwellings: 1 Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks:		Comments:
Front	Minimum <u>35</u> Actual <u>132</u>	
Rear	<u>25</u> <u>133</u>	
Closest Side	<u>10</u> <u>134</u>	
Sidestreet/corner lot	_____	
Nearest Building on same lot	_____	

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 421 S to Dunn. Turn right
at CVS on Hwy 217 toward Chicora Country Club. Property
located at corner of Chicora and Salt Market.

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Martha S. Sanders
Signature of Owner or Owner's Agent

11-10-14
Date

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.

This application expires 6 months from the initial date if permits have not been issued

(45) (44) (43)

Fayetteville Street 66' R/W

N 73° 14' 22" E

389.02'

"McIntyre Lane" (Private)

Farm Road

3/8" SRB

S 03° 27' 35" E

102.86'

S 05° 13' 52" E

150.28'

S 08° 43' 16" E

100.83'

S 12° 59' 04" E

41.50'

S 59° 47' 39" W

3/8" FRB
Edge of
Farm Path

N 13° 29' 46" W

Washington Street

533'

392.15'

132'

3/8" FRB
EG

30.03'

3.26 Acres

(75)

Proposed Porch
Proposed Carport

(74)

Proposed Concrete Slab

(73)

(72)

Proposed 1-Story Dwelling

Proposed Concrete Drive

Proposed Porch

Proposed Concrete Walk

30" Oak Tree

SITE PLAN APPROVAL

DISTRICT EW/A USE SFR

#BEDROOMS 5

11/10/14

SEE DETAIL
ZONING ADMINISTRATOR

Fired Hydrant

340.22'

97.74'

5 89° 47' 39" W

NCSR 1774

"Salt Market Street" (formerly Union Street)

60' R/W

NAME: Meredith Garwood

APPLICATION #: 1450034913

This application to be filled out when applying for a septic system inspection.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

910-893-7525 option 1

CONFIRMATION # 007125

Environmental Health New Septic System Code 800

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- After preparing proposed site call the voice permitting system at 910-893-7525 option 1 to schedule and use code **800** (after selecting notification permit if multiple permits exist) for Environmental Health inspection. Please note confirmation number given at end of recording for proof of request.
- Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.

Environmental Health Existing Tank Inspections Code 800

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** call the voice permitting system at 910-893-7525 option 1 & select notification permit if multiple permits, then use code **800** for Environmental Health inspection. Please note confirmation number given at end of recording for proof of request.
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted Innovative Conventional Any
 Alternative Other _____

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- YES NO Does the site contain any Jurisdictional Wetlands?
 YES NO Do you plan to have an irrigation system now or in the future?
 YES NO Does or will the building contain any drains? Please explain. _____
 YES NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
 YES NO Is any wastewater going to be generated on the site other than domestic sewage?
 YES NO Is the site subject to approval by any other Public Agency?
 YES NO Are there any Easements or Right of Ways on this property?
 YES NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules.

I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

Matta J. Landis
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

11-10-14
DATE



Town of Erwin

Zoning Application & Permit

Planning & Inspections Department

Permit #

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Martha S. Landis	Property Owner	Meredith Garwood
Home Address	25 Fern Ct.	Home Address	406 Oakmont Ln
City, State, Zip	Louisburg, NC 27549	City, State, Zip	Waxhaw, NC 28173
Telephone	704-235-8211	Telephone	704-756-6258
Email	rlandis4@aol.com	Email	

Address of Proposed Property		Intersection of Chicora Rd + Salt Market	
Parcel Identification Number(s) (PIN)	0596-57-3091.000	Estimated Project Cost	400,000 ⁰⁰
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		Single Family Residential	
Description of any proposed improvements to the building or property		New Construction - House and Detached Garage	
What was the Previous Use of the subject property?		vacant - agriculture	
Does the Property Access DOT road?		yes	
Number of dwelling/structures on the property already	0	Property/Parcel size	3.26 acres
Floodplain SFHA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Watershed	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
		Wetlands	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
MUST circle one that applies to property			
Existing/Proposed Septic System		Or	
Existing/Proposed County/City Sewer			

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Martha S. Landis <small>Print Name</small>	 <small>Signature of Owner or Representative</small>	11-5-14 <small>Date</small>
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For Office Use

Zoning District	R15	Existing Nonconforming Uses or Features		-
Front Yard Setback	✓	Other Permits Required	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other	
Side Yard Setback	✓	Requires Town Zoning Inspection(s)	<input type="checkbox"/> Foundation <input type="checkbox"/> Prior to C. of O.	
Rear Yard Setback	✓	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
Comments		Fee Paid: \$50	Date Paid: 11-5-14	Staff Initials: CO

Comments	
----------	--

Signature of Town Representative: 	Date Approved/Denied: 11-5-14
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Registry

All or a portion of the property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- a. General utility easements of record.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises including any encroachments for Chicora Road, Salt Market Street, Washington Street, Fayetteville Street and McIntyre Lane.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- d. Such facts that are revealed by those surveys which are recorded in Map Book 2014, Page 289 and Map Book 2, Page 118, Harnett County Registry.
- e. That Deed of Easement for a historical monument recorded in Book 2867, Page 793, Harnett County Registry.
- f. Agricultural lease tenant harvest rights for 2014.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, 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 authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Shelby W. West
SHELBY W. WEST (SEAL)

By: _____ President

(SEAL)

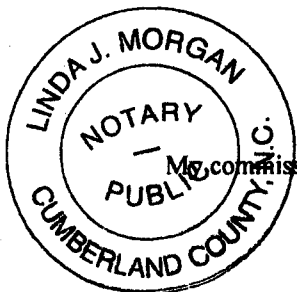
(SEAL)

(SEAL)

SEAL-STAMP NORTH CAROLINA
County of Harnett

I, Notary Public, certify that SHELBY W. WEST, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16th day of October, 2014.



Linda J. Morgan
Notary Public

My commission expires: 12-02-2017
