

Initial Application Date: 5-24-01

Applicati 0- 01-5-2109

COUNTY OF HARNETT LAND USE APPLICATION

Planning Department 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793

LANDOWNER: Wellons Realty, Inc. Address: PO Box 730
City: Dunn State: NC Zip: 28335 Phone #: 910-892-3123

APPLICANT: Wellons Realty, Inc. Address: PO Box 730
City: Dunn State: NC Zip: 28335 Phone #: 910-892-3123

PROPERTY LOCATION: SR #: 1415 SR Name: Rawls Church Turnberry Court
Parcel: 08-0664-0112-15 PIN: out of 08-0664-0112 0664-39-5898
Zoning: RA40 Subdivision: Legacy at Rawls Lot #: 14 Lot Size: .571 Ac
Flood Plain: X Panel: 0050 Watershed: IV Deed Book/PageBk 1316 Plat Book/Page: Map # 98-545A
Pgs 448-458

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take Hwy 210 toward Angier, turn left onto Hwy 55, turn left onto Rawls Church Road at medical center, go through 2 stop signs & subdivision is on your right.

PROPOSED USE:

Sg. Family Dwelling (Size 60 x 48) # of Bedrooms 3 Basement No Garage Yes Deck Yes

Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____

Manufactured Home (Size ___ x ___) # of Bedrooms _____ Garage _____ Deck _____

Comments: _____

Number of persons per household _____

Business Sq. Ft. Retail Space _____ Type _____

Industry Sq. Ft. _____ Type _____

Home Occupation (Size ___ x ___) # Rooms _____ Use _____

Accessory Building (Size ___ x ___) Use _____

Addition to Existing Building (Size ___ x ___) Use _____

Other _____

Water Supply: County Well (No. dwellings _____) Other

Sewer: Septic Tank/ Existing: YES NO County Other

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings No Manufactured homes No Other (specify) No

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

| Required Property Line Setbacks: | Minimum | Actual | Minimum | Actual |
|----------------------------------|-----------|-------------|---------|-----------------------|
| Front | <u>35</u> | <u>36.5</u> | Rear | <u>25</u> <u>POA</u> |
| Side | <u>10</u> | <u>24.4</u> | Corner | <u>20</u> <u>24.4</u> |
| Nearest Building | <u>10</u> | <u>NA</u> | | |

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

WELLONS REALTY, INC.
Alfonza Page
Signature of Applicant
Alfonza Page, Building Superintendent

May 22, 2001
Date

Turnberry Court
50' R/W (Public Dedicated)

| | |
|---------|-----|
| Actual | 3.5 |
| Minimum | 3.5 |
| Minimum | 10 |
| Minimum | 20 |
| Minimum | 25 |
| Minimum | 50 |

Required Property Line Setbacks

Building
Nearest
Rear
Corner
Side
Front
Flat Cab.



"ft", Slide 525

SITE PLAN APPROVAL

DISTRICT RA-40 USE SFD

#BEDROOMS 3

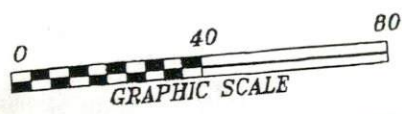
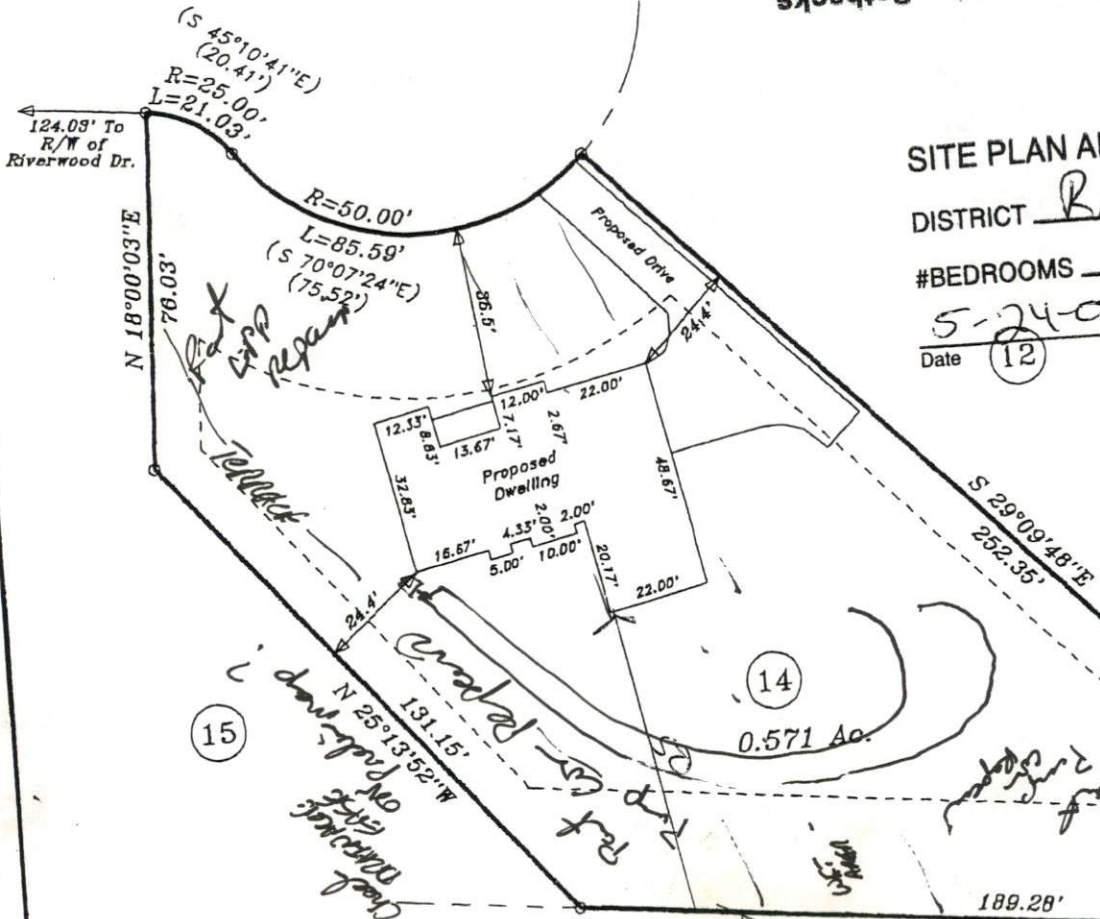
Date 5-24-01 Theresa Jones
Zoning Administrator

Date (12)

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PLOT PLAN ONLY
NOT A SURVEY

NOTE:
Proposed House Location Only
Not An Actual Field Survey
Not For Construction Use



Legacy at Rawls
County Map #98-545-B

Lot 17

Lot 18

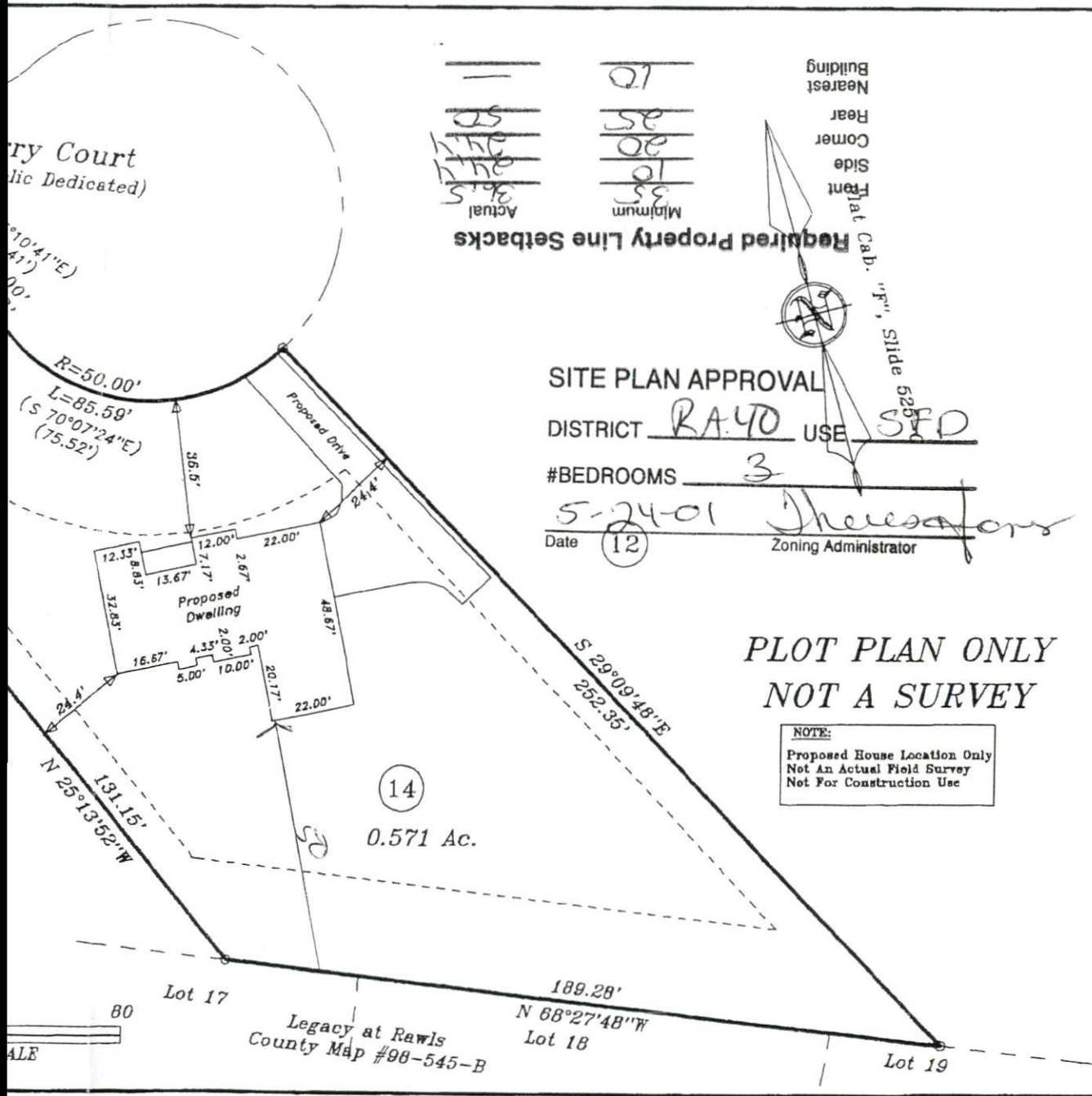
Lot 19

15

14

9

May 21 01 01:55P



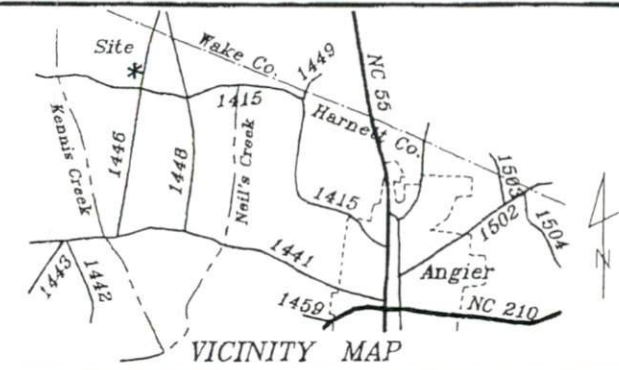
Required Property Line Setbacks

| | |
|------------------|-------|
| Minimum | 35' |
| Actual | 36.5' |
| Front | 10' |
| Side | 20' |
| Corner | 25' |
| Rear | 25' |
| Nearest Building | 10' |

SITE PLAN APPROVAL
 DISTRICT RA-40 USE SFD
 #BEDROOMS 3
 Date 5-24-01 Theresa Jones
 (12) Zoning Administrator

**PLOT PLAN ONLY
 NOT A SURVEY**

NOTE:
 Proposed House Location Only
 Not An Actual Field Survey
 Not For Construction Use

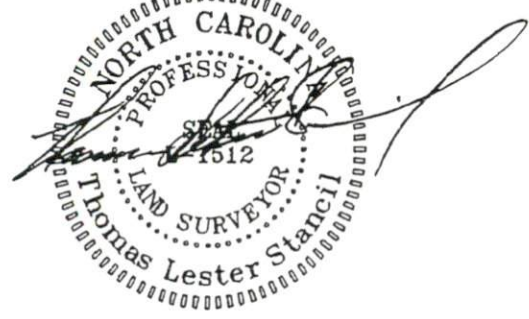


Lot 14, Legacy At Rawls
 Harnett Co. Map #2001-219

Property Of
WELLONS REALTY

| | |
|---------------------|------------------|
| Hector's Creek Twp. | Harnett Co. |
| Scale: 1" = 40' | Date: 05-21-2001 |

Surveyed & Mapped By
STANCIL & ASSOCIATES
 Professional Land Surveyor, P.A.
 P.O. Box 730, Angier, N.C. 27501
 919-639-2133 919-639-2602 (FAX)



NOT FOR RECORDATION

R.T.P.

S-H-HC-886

✓R.T.P.

Excise Tax \$ -0-

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. out of 08-0664-0112
Verified by _____ County on the ____ day of _____, 19____
by _____

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

Brief Description for the index

Lot 14 Legacy at Rawls S/D

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the _____ day of May, 2001 by and between

GRANTOR

FOUR W'S, INC.
P.O. Box 1254
Dunn, N.C. 28335

GRANTEE

WELLONS REALTY, INC.
P.O. Box 730
Dunn, N.C. 28335

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Hector Creek Township, Harnett County, North Carolina and more particularly described as follows:

All of Lot No. 14 as shown on that map entitled, "Map Two of Three Planned Unit Development LEGACY AT RAWLS" dated July 10, 1998 by Thomas Lester Stancil, R.L.S. which is recorded in Map No. 98-545A Harnett County Registry.

The above described tract is subject to the Declaration of Covenants, Conditions and Restrictions dated April 9, 1998 and recorded in Book 1316, Pages 448-458 Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded Book 1252, Page 233, Harnett County Registry.

A map showing the above described property is recorded in Map No. 98-545A, Harnett County Registry.

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 for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- d. Such facts that would be revealed by a recent survey on the subject tract by a registered land surveyor.
- e. Declaration of Covenants, Conditions and Restrictions dated April 9, 1998 and recorded in Book 1316, Pages 448-458 Harnett County Registry.

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.

FOUR W'S, INC.
 (Corporate Name)
 By: Don G. Wellons
 Don G. Wellons

USE BLACK INK ONLY

(SEAL)

(SEAL)

ATTEST: [Signature]

President

Secretary (Corporate Seal)

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of _____, 199__.

Notary Public

My commission expires: / /

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Harnett County.
 I, a Notary Public of the County and State aforesaid, certify that Robert P. Wellons personally came before me this day and acknowledged that he/she is _____ Secretary of FOUR W'S, INC., a North Carolina 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 him/her as its _____ Secretary. Witness my hand and official stamp or seal, this 12 day of May, 2001.

Notary Public

My commission expires: 9/12/04



Robin L. Smith

 Notary Public

HARRETT COUNTY NC
Book 1413
Pages 0868-0869
FILED 2 PAGE(S)
04/27/2000 10:00 AM
KIMBERLY S. HARGROVE
Register Of Deeds

LXcise tax \$ -0-

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. out of 08-0664-0112
Verified by _____ County on the _____ day of _____, 19____
by _____

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

Brief Description for the index Lot 12 Legacy at Rawls S/D

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 27th day of April, 2000 by and between

| GRANTOR | GRANTEE |
|---|--|
| FOUR W'S, INC. P.O. Box 1254 Dunn, N.C. 28335 | WELLONS REALTY, INC. P.O. Box 730 Dunn, N.C. 28335 |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Hector Creek Township, Harnett County, North Carolina and more particularly described as follows:

All of Lot No. 12 as shown on that map entitled, "Map Two of Three Planned Unit Development LEGACY AT RAWLS" dated July 10, 1998 by Thomas Lester Stancil, P.L.L.C. which is recorded in Map No. 98-545A Harnett County Registry.

The above described tract is subject to the Declaration of Covenants, Conditions and Restrictions dated April 9, 1998 and recorded in Book 1318, Pages 448-458 Harnett County Registry.



A map showing the above described property is recorded in Map No. 08-545A, Harnett County Registry.

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.

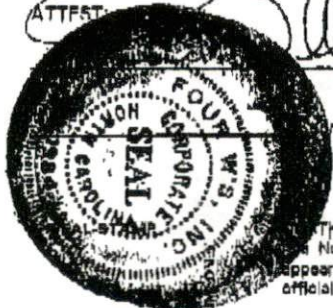
Title to the property hereinabove described is subject to the following exceptions:

- a. General utility easements for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
- d. Such facts that would be revealed by a recent survey on the subject tract by a registered land surveyor.
- e. Declaration of Covenants, Conditions and Restrictions dated April 9, 1998 and recorded in Book 1316, Pages 118-158 Harnett County Registry.

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.

FOUR W'S, INC.
(Corporate Name)
BY: Don G. Wellons
Don G. Wellons

President
ATTEST: [Signature]



Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

HARNETT COUNTY, NORTH CAROLINA
FILED DATE 4-27-2000 TIME 10:00 AM
BOOK 1419 PAGE 868-869
REGISTER OF DEEDS
KIMBERLY S. HARGROVE

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 199__.

Notary Public

My commission expires: / /



NORTH CAROLINA, SAMPSON County.
I, a Notary Public of the County and State aforesaid, certify that Robert P. Wellons personally came before me this day and acknowledged that he/she is _____ Secretary of FOUR W'S, INC., a North Carolina 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 him/hor as its _____ Secretary. Witness my hand and official stamp or seal, this 27th day of April, 2000.

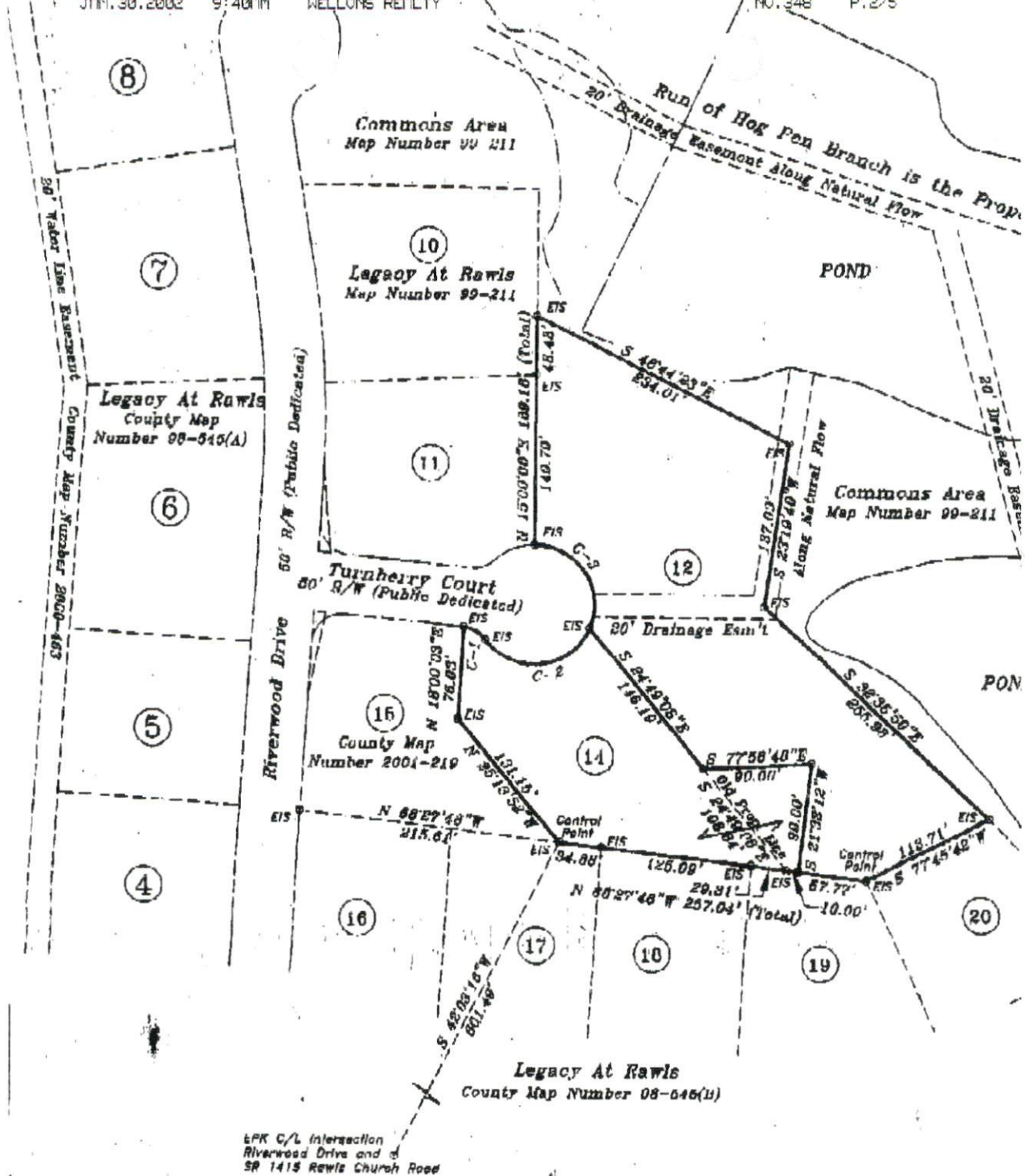
Shirley Pope Godwin
Notary Public

My commission expires Sept 2003

The foregoing Certificate of Shirley Pope Godwin, Notary of
Sampson Co.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Kimberly S. Hargrove
By: Edward M. Lean
REGISTER OF DEEDS FOR Harnett COUNTY
Deputy/Assistant Register of Deeds



EPK C/L Intersection
Riverwood Drive and
SR 1415 Rawls Church Road

| CURVE | RADIUS | LENGTH | CHORD | CH. BEARING |
|-------|--------|---------|--------|---------------|
| C-1 | 25.00' | 21.03' | 20.41' | S 45°10'41" E |
| C-2 | 50.00' | 106.59' | 87.03' | S 81°34'07" E |
| C-3 | 50.00' | 89.54' | 83.35' | N 16°32'27" W |

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rowal.

Lots 12 and 14
Lot Recombination
Legacy at Rawls Subdivision

| | | |
|------------|-----------------------------|---|
| Revisions: | Survey For: | |
| | Wellons Realty, Inc. | |
| | P.O. Box 730 | Dunn, N.C. 28335 Ph. 910-892-3123 |
| | TOWNSHIP: Hector's Creek | COUNTY: Harnett |
| | STATE: NORTH CAROLINA | Parcel ID: 080664 0112 16 (Lot 14) 080664 0112 13 (Lot 12) |



NAD 27 North American 1 of 1927
NAD 83 North American 1 of 1983
N.C.G.S. North Carolina Geodetic Survey

NOTES:

- * Iron Stakes set at all property corners unless noted otherwise.
- * Areas determined by coordinate method.
- * All distances/dimensions are Horizontal ground distances unless otherwise indicated.

North Carolina
Harnett County

I, Thomas Lester Stanell, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book see, Page ref., etc.) (other) that the ratio of precision as calculated by latitudes and departures is 1: 10,000+, that the boundaries not surveyed are shown as broken lines plotted from information found in Book as, Page shown; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this the 17th day of January, A.D. 2002.

Thomas Lester Stanell

Surveyor

L-1512

Registration Number



I hereby certify that this survey is of another category, such as the recombination of existing parcels, a division of heirs, a court ordered survey or other exception to the definition of subdivision.

Thomas Lester Stanell

Thomas Lester Stanell, P.L.S.

| Area Summary | |
|---------------------------|--|
| 1.700 Ac. Original Lot 13 | |
| - 0.100 Ac. Recombined | |
| 1.600 Ac. New Lot 12 | |
| | |
| 0.627 Ac. Original Lot 14 | |
| + 0.100 Ac. Recombined | |
| 0.727 Ac. New Lot 14 | |

State of North Carolina
County of Harnett

I, Michelle W. Temple, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Michelle W. Temple

Review Officer

1/22/02

Date

Note
Lots 11, 12, 14 and 15 must acc
Turnberry Court as shown hereo.

HARNETT COUNTY, N.C.

FILED DATE 1-22-2002 TIME 2:17pm.
MAP NUMBER 2002-61

See County Map Number 98-545(B),
additional County Approvals, certification
and Department of Transportation approval

REGISTER OF DEEDS
KIMBERLY S. HARGROVE

By: Elmore M. Leav, Deputy

Register Of Deeds

I hereby certify that the property shown hereon is exempt from the Harnett Co. Subdivision regulations and is approved for recording in the Register of Deeds.

01-18-02 Jane Coule
Date Planning Director

Recorded in Harnett County Map Number 2002-61