



# Special Use Permit Application

REDEMPTION OUTREACH CENTER

September 10, 2024

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## Application Introduction

Dear City Council,

I am writing on behalf of the Redemption Outreach Center (ROC) to submit a special use permit application to convert our church's parsonage into a state-approved childcare facility. As the pastor of this congregation, I have seen firsthand the increasing need for childcare services within our community. At present, all local daycares are operating with waiting lists extending up to two years, creating significant challenges for young families seeking accessible childcare options.

To address this critical need, we are planning to reconfigure our existing parsonage to accommodate an initial enrollment of 22 students with up to 5 staff. Our goal is to provide high-quality, affordable care in a safe, nurturing environment while utilizing the church's resources to benefit the broader community.

We believe this project will be a positive addition to the community, helping to meet a growing demand for early childhood education and care while making use of an existing, underutilized space. We are committed to working closely with local officials to ensure that our plans align with all applicable zoning regulations and community standards.

We look forward to your consideration of this application and are available to answer any questions or provide additional documentation as needed.

Thank you for your time and attention to this important matter.

Sincerely,



Shane Kelley  
Pastor, The ROC Church  
919.604.4446  
theroccog@gmail.com

## Statements of Justification (Dunn, City Code, Chapter 22, Article IX)

- The requested use (Childcare/day care facility) is categorized as one of the conditional uses in the district (Article IX, Sec. 22-461).
- The addition of a Child Care Facility resonates strongly with the community. By offering a safe and nurturing environment for children, families in the area will have greater peace of mind knowing that their little ones are well cared for. This initiative not only supports working parents but also contributes to the overall well-being and happiness of the immediate area. Furthermore, the Child Care Facility plays a crucial role in shaping the future generation by implementing early learning and socialization in young minds. It fosters community and nurtures a supportive network for families to thrive. In line with the Imagine Dunn Strategic Vision Plan, this proposal embodies the essence of progress and collective growth, aiming to create a vibrant and sustainable foundation for generations to come.
- Permitting a childcare facility will not compromise the integrity or character of the surrounding or adjacent areas, nor harm health, morals, or welfare.
- The childcare facility will comply with the land development plan.
- The site for the planned childcare facility has been equipped with essential utilities, access roads, drainage, sanitation, and other required amenities.

## Master Plan (UDO Article 3.01, Section 9, Pg. 3-6)

The parcel located at 1874 US 301 S. Hwy, Dunn, NC, is being presented to the City Council for consideration of a special use permit. This 2.37-acre property lies outside the city limits but falls within the Economic Development Jurisdiction of the City of Dunn. Currently zoned R-20 (single-family residential), the parcel offers an opportunity for thoughtful development of a childcare facility of which is an allowed use within the city's zoning ordinance. (UDO Article 5.06, page 5-5).

The site presents minimal flood risk, as it is not located within a FEMA-designated floodplain, making it a secure and stable area for development. Given its location and zoning, the proposed development will complement the surrounding neighborhood while adhering to local planning guidelines.

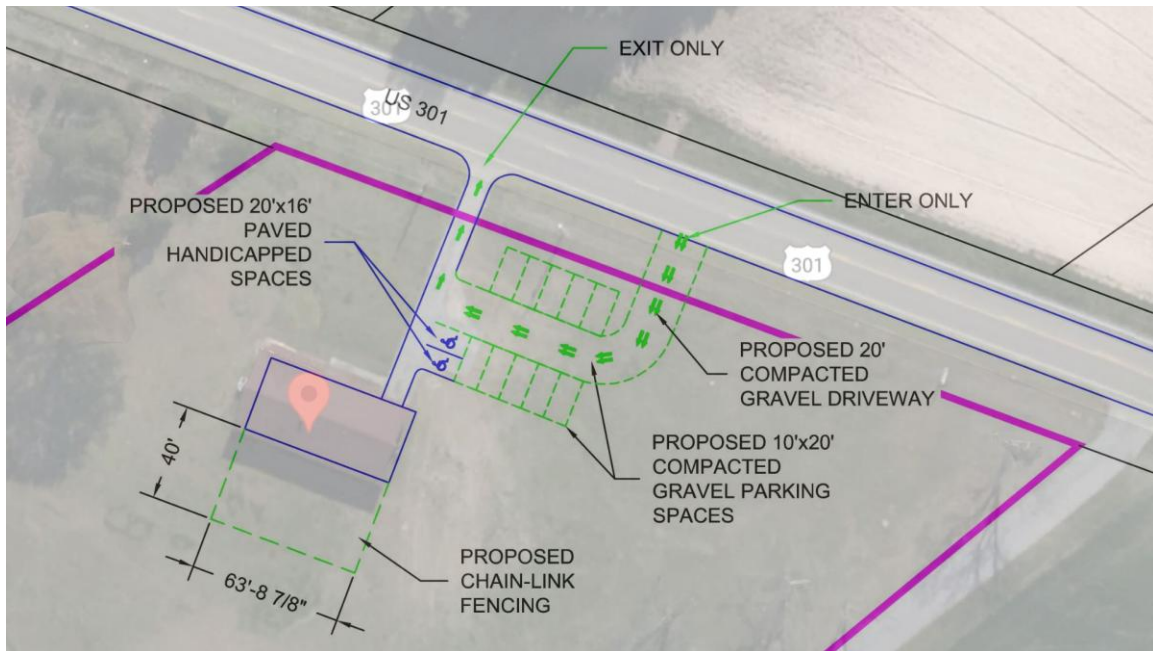


Figure 1

### (1) Buildings and parking areas

A scaled site plan is included in [Appendix A](#). For quick reference please see [Figure 1](#) above. The existing residential building is approximately 63' x 30'. The roof has a height of 11' on each side, with a peak height of 15' at the center. There are no other existing or proposed buildings on this parcel.

Currently, the residential dwelling has a driveway that extends 107' away from the main road, with a width of 10'. The driveway includes a driveway pad (20' x 20') that will be reconstructed to serve as (2) handicap spaces (see item 6 for

additional information and calculations) This plan proposes creating a total of 12 parking spaces, 10 regular (10' x 20') and 2 handicap spaces (16' x 20').

A handicap accessible ramp will be installed at the front entrance of the facility with a slope of 13.19% meeting building code requirements (*no more than 20% as per Article 6.05, Page 6-17*). See *Figure 2* for further details.

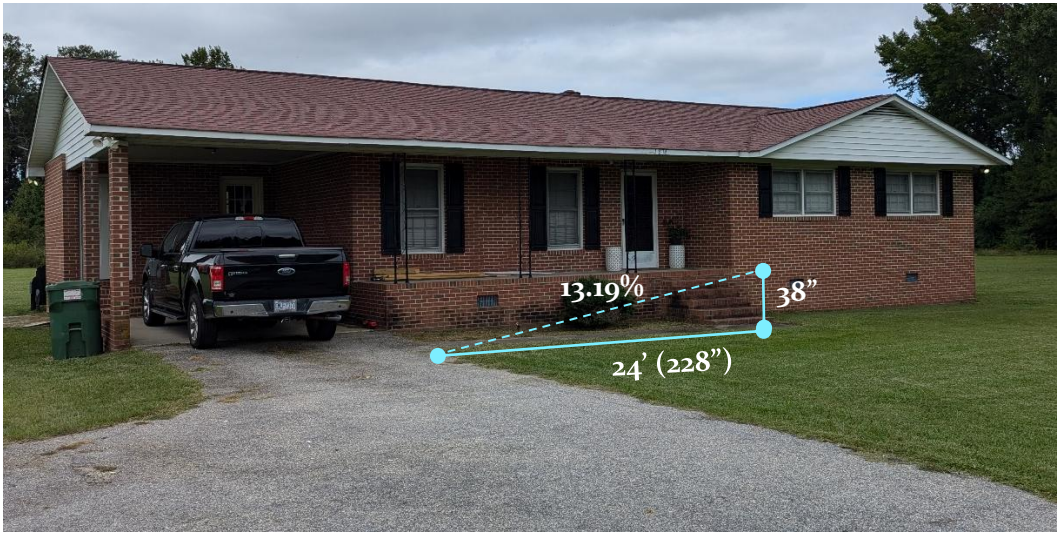


Figure 2

- (2) **Street locations, street sections, and new and existing rights-of-ways**  
The proposed layout will utilize an inlet driveway 20' wide that will allow 2 lanes of cars for drop off. *Figure 1* shows the traffic flow represented by green arrows. The nearest intersecting road (Agnes Ln) is >400' from the outlet driveway as shown in *Figure 3*.



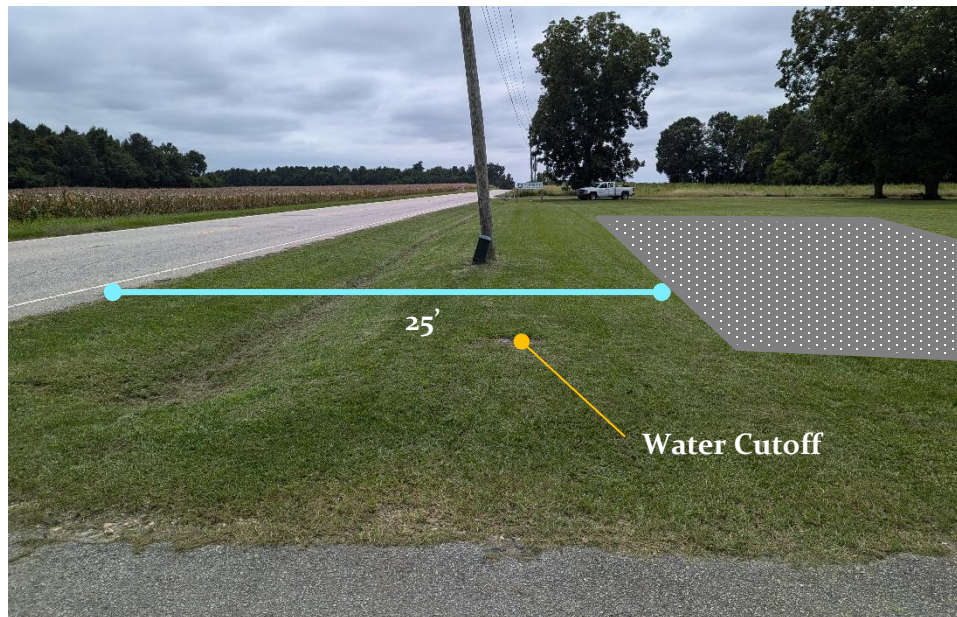
Figure 3



While the proposed site plan is expected to offer sufficient parking for parents and staff, if additional parking is needed to ensure smooth traffic flow, staff will use the adjacent church parking lot as seen in [Figure 3](#).

**(3) Property lines and setbacks**

The property lines are delineated on the scaled drawing. The proposed parking area is set back 25' from the main road as shown in [Figure 4](#).



*Figure 4*

**(4) Required or proposed buffers**

The property has a vegetated buffer yard greater than 20' from adjacent properties as required in *UDO Article 5.11, Page 5-23*.

An outdoor area, enclosed by a 4-foot high chain-link fence, will be provided directly behind the existing building for the children. Refer to [Figure 1](#) for details. This play area will meet state size requirements and include age-appropriate outdoor toys.

**(5) Conceptual landscaping**

Outdoor landscaping will be kept minimal to avoid any unnecessary impact on the children's sensory or learning environment. The landscaping will feature simple, natural elements such as wood timbers and wood mulch at the front entrance to maintain a welcoming and safe space. The areas proposed for this minimal landscaping is shown in [Figure 5](#) below.



Figure 5

**(6) All related development calculations (e.g. density, proposed building areas, number of parking spaces, impervious surface coverage) in sufficient detail to show compliance with this Ordinance.**

The UDO requires 1 space per 400 square feet. (*Article 6.05, Page 6-7*) which results in a minimum requirement of 5 parking spaces, 1 of which is wheelchair accessible (paved).

The calculations used are based upon the facility's total square footage, which is 1,890 square feet. The calculation follows:  $1890 / 400 = 4.73$ , rounded up to a minimum of 5 spaces required per the UDO.

This plan proposes a total of 10 regular parking spaces (10' x 20') made of compacted gravel, and 2 paved handicap spaces (20' x 16'). The new parking spaces will have a gentle slope to allow storm water to drain into the existing storm water ditch.

The total area of impervious material is 9.8% of the parcel. Calculations are documented in *Appendix D*.

**(7) Detailed engineering drawings such as subsurface utilities (e.g., water and sewer) and on-site stormwater facilities are not required for Master**



Plans, except that horizontal water and sewer locations shall be indicated as required by the utility provider.

Storm water drainage patterns are shown in *Appendix C*. Existing utilities are shown in *Appendix E*.

The property receives city water with a septic system.

## Legal Description

TRACT ONE: BEGINNING at an iron pipe located in the western margin of U. S. Highway 301, corner with Maggie Elizabeth Ammons, and runs thence as a common line with the Ammons tract North 31 degrees 51 minutes West 262.8 feet to another corner with Ammons; thence as a common line with Ammons South 41 degrees 55 minutes West 316.67 feet to an old axle in a ditch; thence along the northern edge of a dirt road South 46 degrees 37 minutes East 383.41 feet to an iron pipe in the western margin of the right of way of U. S. Highway 301; thence as the western margin of the right of way of U. S. Highway 301 North 25 degrees East 353.0 feet and containing 2.45 acres according to survey and plat of George L. Lott, R. S., dated July 24, 1978, copy of which plat is attached hereto and incorporated as a part of the description of the above described property. This is the identical land described in deed dated December 21, 1957, from Oliver C. Duncan, et ux, Elizabeth Jane Duncan, to H. P. Johnson, and recorded in Book 374, Page 365, Office of Register of Deeds of Harnett County. For chain of title see deeds dated January 26, 1977 and recorded in book 649, page 900, book 649, page 904, book 650, page 338, and deed dated April 24, 1975 recorded in book 623, page 626, Harnett County Registry.

## Completed Application

City of Dunn Planning and  
Inspections Department  
102 N. Powell Ave. P.O. Box 1065  
Dunn, NC 28335  
Main: (910) 230-3505  
Fax: (910) 230-9005  
[www.cityofdunn.org](http://www.cityofdunn.org)



Case # \_\_\_\_\_  
Date received \_\_\_\_\_  
Fee paid: \_\_\_\_\_  
Board meeting date: \_\_\_\_\_  
City Council meeting date \_\_\_\_\_

## Special Use Application

Please print clearly

### OWNERSHIP APPLICATION

Applicant: Redemption Outreach Center (The ROC church)

Phone number: 919.604.4446

Applicant's legal interest in property: Owner/operator

Applicant's Address: 1934 301 S. Hwy Dunn, NC 28334  
(Street) (City, State, Zip Code)

Property owner: Redemption Outreach Center (Formerly Mt. Carmel Church of God)

Owner's Address: 1934 301 S. Hwy Dunn, NC 28334  
(Street) (City, State, Zip Code)

Date property acquired: 08/01/1978 Deed reference: Book: 676 \Page: 0912

Tax PIN Number: 1515 - 18 - 3182 .000

Size (square feet or acres): 2.37 Acres Street frontage (feet): ~ 353'

Location / Address: 1874 301 S. Hwy Dunn, NC 28334

Attach a legal description in metes and bounds of the area requested for special use zoning.

Shane Kelly  
Print Name

[Signature]  
Signature

### SPECIAL USE REQUEST

A. EXISTING ZONING: R-20 Single Family

Requested Use: Child care / day care facility

**B. LAND USES**

1. Existing Land Uses: Residential - Single Family

2. Uses Requested: Child Care Facility (up to 29 children)

Number of parking spaces provided: 10 regular, 2 handicap

Driveway / Right-of-way access: ~ 100'

3. Existing or proposed land uses on all adjoining properties

North: R-20 Single Family (PIN 1515-18-1708.000)

South: Industrial (PIN 1515-17-0562.000)

East: Industrial (PIN 1515-16-6162.000)

West: R-20 Single Family (PIN 1515-16-0261.000)

**C. STATEMENTS OF JUSTIFICATION (Dunn City Code, Chapter 22, Article IX)**

***Attach a statement justifying the following:***

- (1) The use requested is listed among the conditional uses in the district for which the application is made.
- (2) The requested use is essential or desirable to the public convenience or welfare.
- (3) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to health, morals, or welfare.
- (4) The requested use will be in conformity with the land development plan.
- (5) Adequate utilities, access roads, drainage, sanitation, and other necessary facilities have been or are being provided.



**ADJOINING PROPERTY OWNERS**  
 (Within 150 feet of requested change.)

NAME	MAILING ADDRESS	PIN NUMBER
1. Stewart Brian Andrew	2520 Buckboard TRL Rock Mount, NC 27804	1515 -- 18 -- 1708.000
2. E C Edgerton Jr. LLC	PO Box 398 Dunn, NC 28335	1515 -- 17 -- 0562.000
3. E C Edgerton Jr. LLC	PO Box 398 Dunn, NC 28335	1515 -- 17 -- 6080.000
4. E C Edgerton Jr. LLC	PO Box 398 Dunn, NC 28335	1515 -- 27 -- 3576.000
5. E C Edgerton Jr. LLC	PO Box 398 Dunn, NC 28335	1515 -- 18 -- 6182.000
6.		____ -- ____ -- _____
7.		____ -- ____ -- _____
8.		____ -- ____ -- _____
9.		____ -- ____ -- _____
10.		____ -- ____ -- _____
11.		____ -- ____ -- _____
12.		____ -- ____ -- _____
13.		____ -- ____ -- _____
14.		____ -- ____ -- _____

**OWNER'S CERTIFICATION**

I (We) do hereby certify that:

I am (We are) the owner(s) or authorized agent of the property described in this application for special use permit and have attached copies of deed, title reports, or other documents as proof of ownership.

I (We) have read the conditional use procedures and requirements and have truthfully completed this application for a special use permit.

I (We) understand that the filing fees are non-refundable; the process to review special use cases includes public hearing and review by the Planning Board and the City Council. I (We) understand any action to approve our request is at the discretion of the Planning Board and the City Council and additional requirements may be imposed as determined necessary.

Shane Kelley  
Print name

[Signature]  
Signature

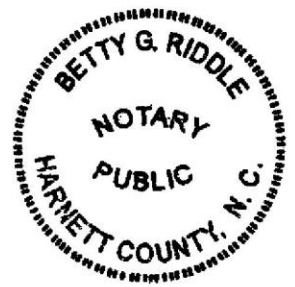
\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

Sworn to and subscribed before me this 2 day of May, 2024.  
(SHANE Kelley)



Betty G. Riddle  
Notary Public

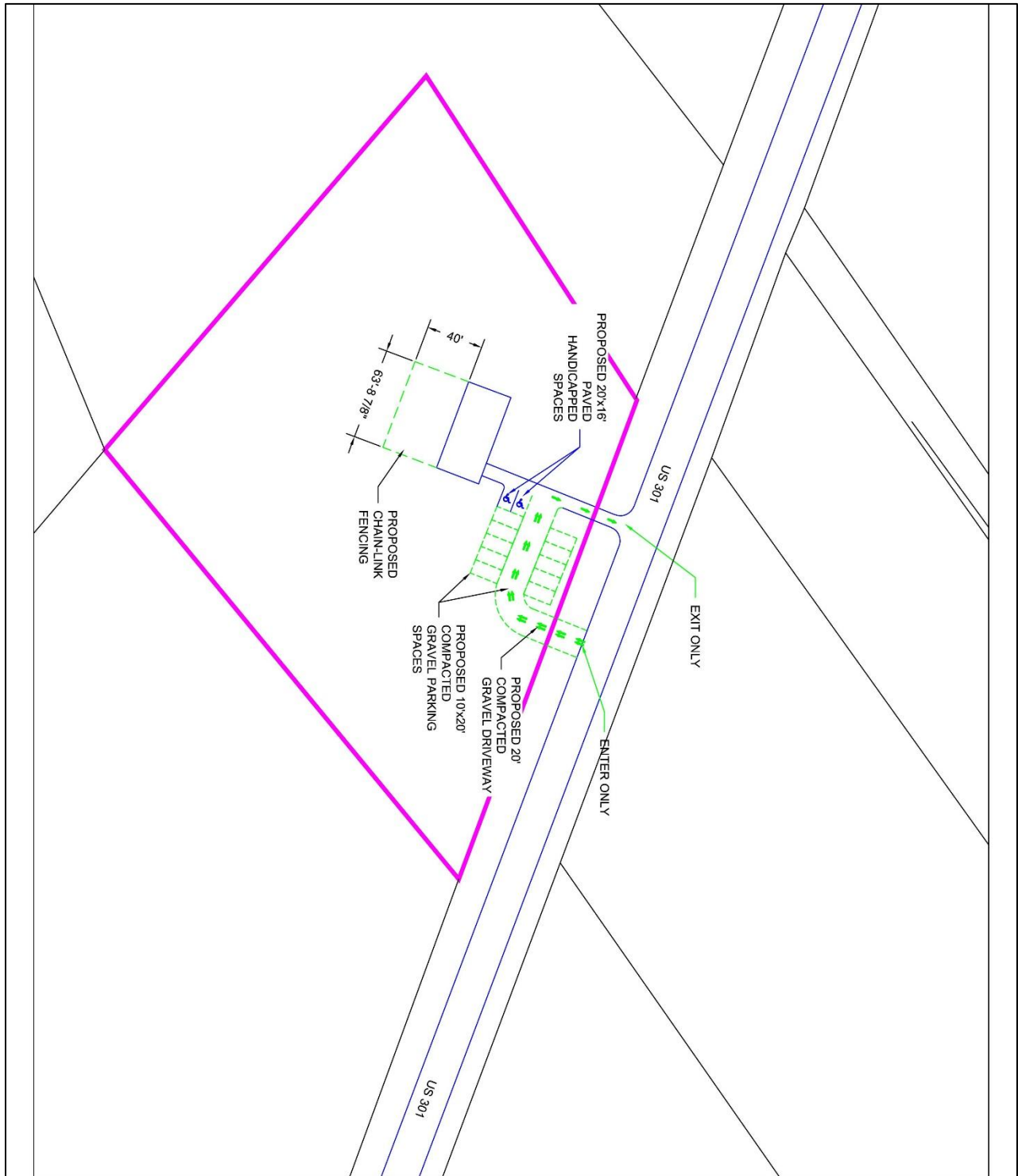
My Commission Expires 08-23-2024  
Harnett County, North Carolina

## APPENDIX A: EXISTING CONDITIONS MAP



<b>A2</b>	<b>DRAWING REVISIONS</b>		<b>DATE</b>		DWGS PREPARED FOR:  ROC STARS ACADEMY 1874 US - 301 S HWY DUNN, NC 28334
	STAGE: 11.0P DATE: 11/06/2024	DRAWN BY: K. SPENCER	PROJECT MANAGER: VERNON GARRETT		

## APPENDIX B: MASTER PLAN MAP



<b>A2</b>	SCALE 1/32" = 1'-0"	<b>DRAWING REVISIONS</b>		DATE		517 MERCURY STREET RALEIGH, NC 27611 (919) 828-2975 PHONE (919) 828-9352 FAX	DWGS PREPARED FOR:  ROC STARS ACADEMY 1874 US - 301 S. HWY DUNN, NC 28334
	DATE 9/8/2024	DRAWN BY: K. SPENCER	PROJECT MANAGER: VERNON GARBETT	CHECKED BY: VERNON GARBETT			

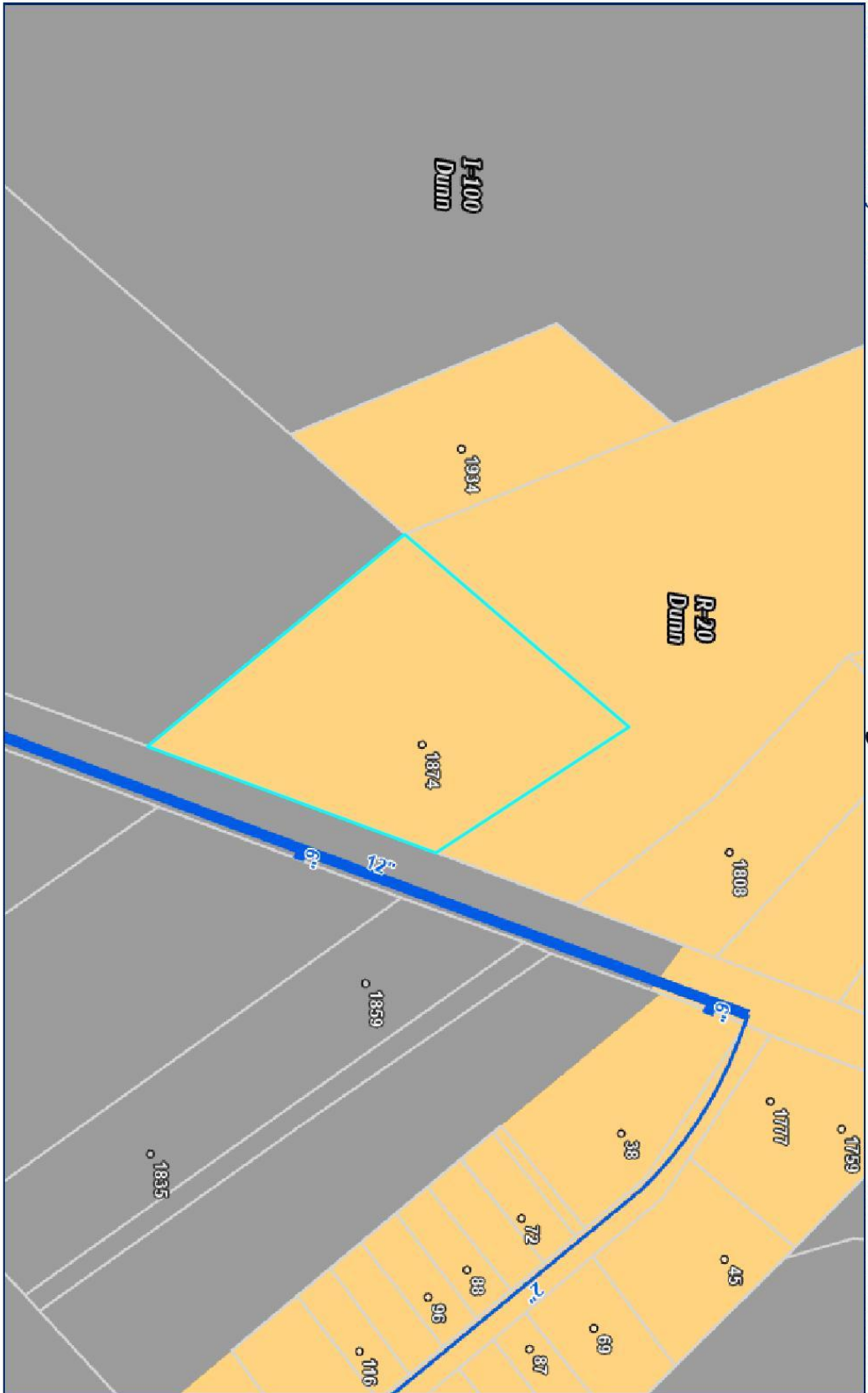


APPENDIX C: ZONING MAP

Harnett County GIS

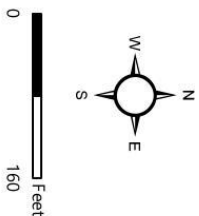
Zoning

NOT FOR LEGAL USE

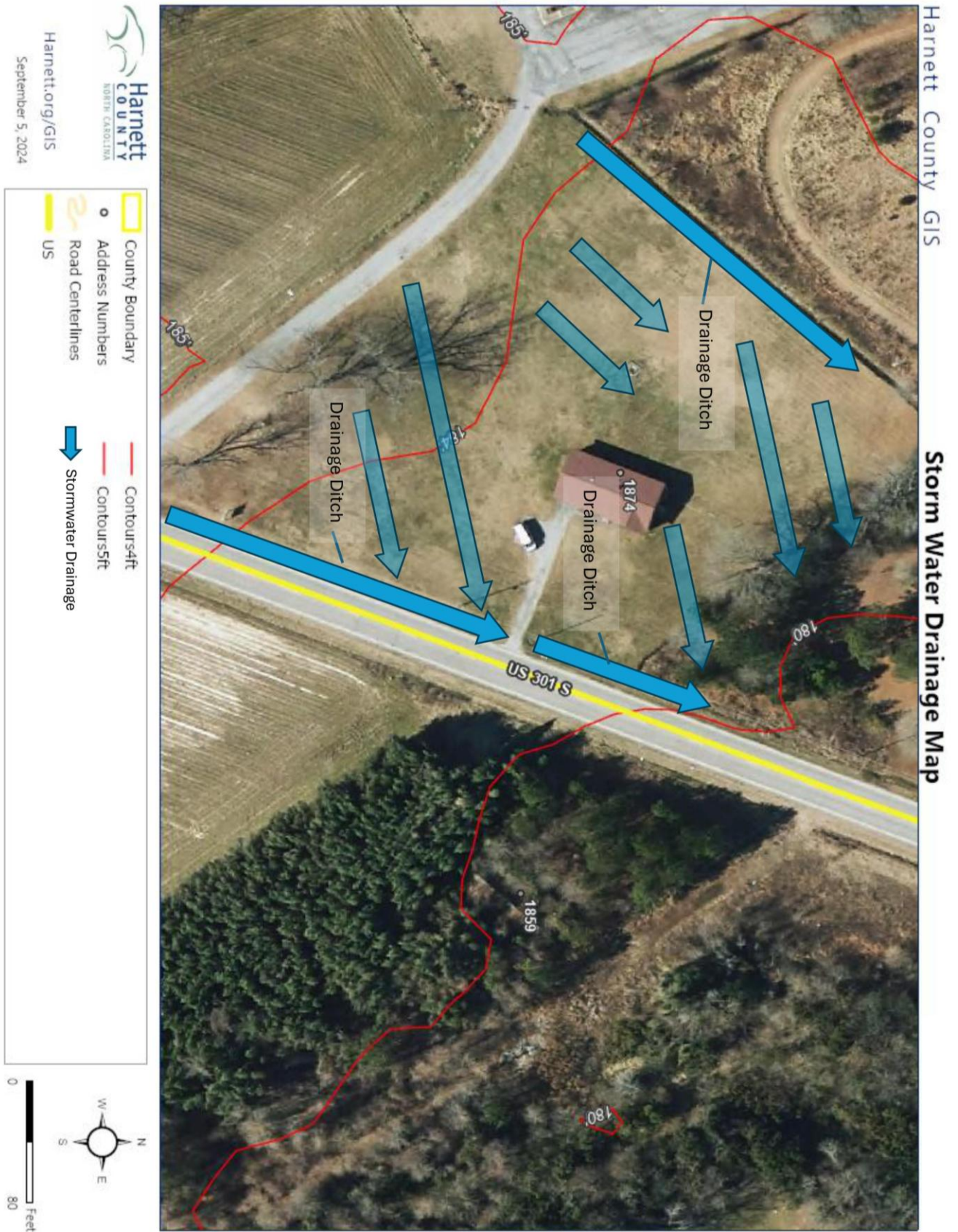


Harnett.org/GIS

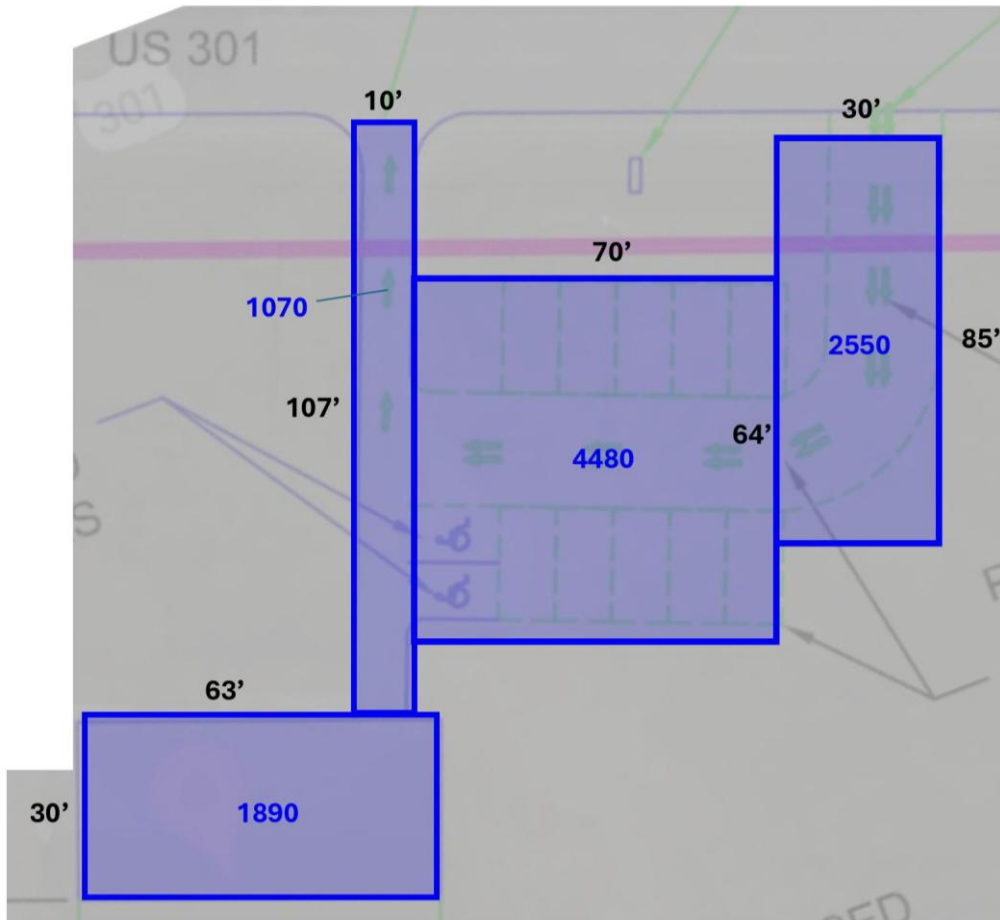
August 28, 2024



APPENDIX D: STORM WATER DRAINAGE PATTERNS



## APPENDIX E: IMPERVIOUS COVERAGE CALCULATIONS



**1,890** – House

**1,070** – Existing Driveway

**4,480** – Proposed Parking Area

**2,550** – Proposed Driveway

**9,990** – Square Feet of Impervious Material

2.3 Acres = 100,188 square feet

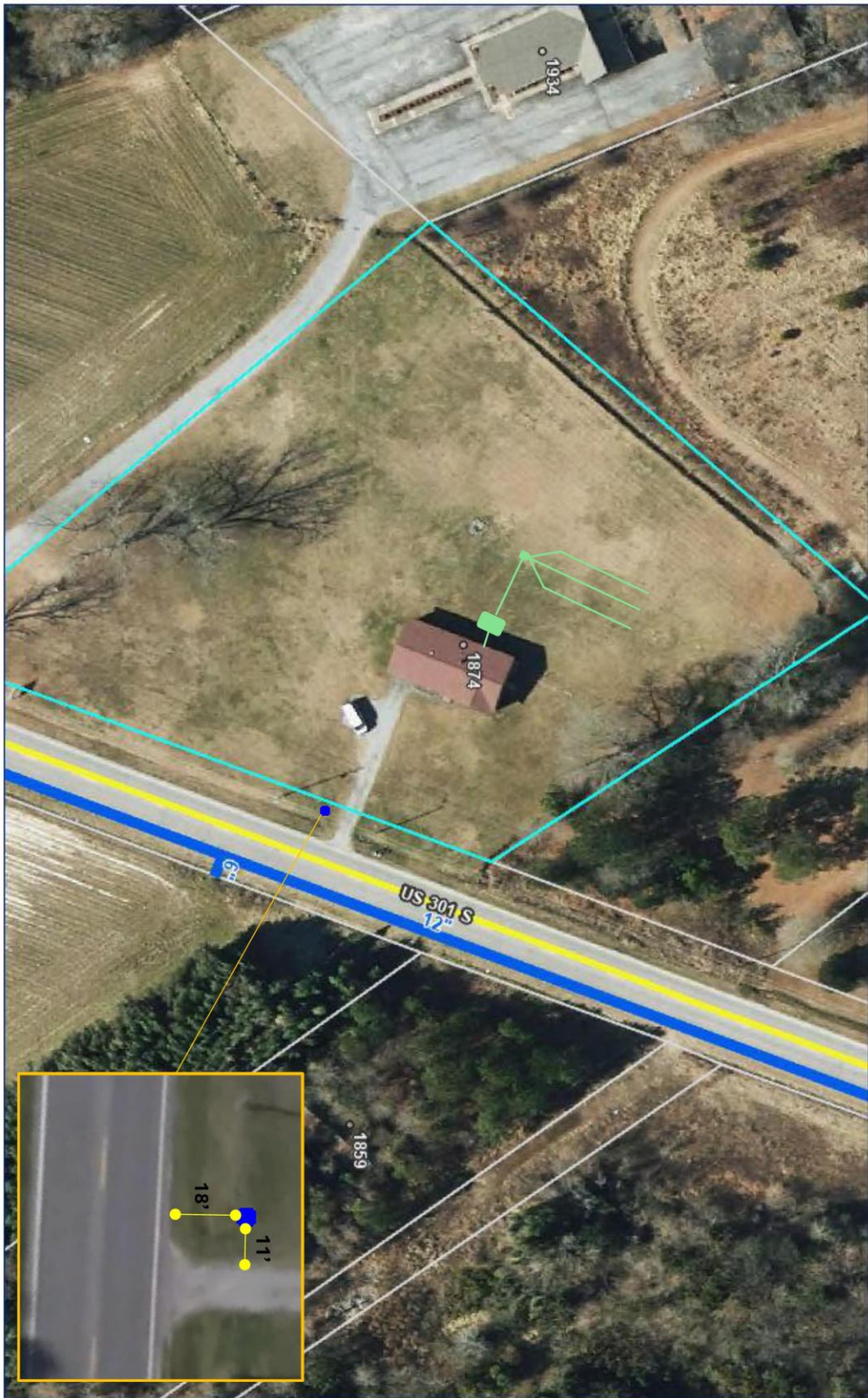
$9,990 / 100,188 = 0.098 \times 100 = \mathbf{9.8\%}$  impervious material coverage



# APPENDIX F: UTILITIES MAP

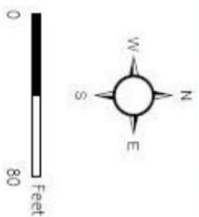
Harnett County GIS

Utility Map



Harnett.org/GIS  
August 30, 2024

- |                  |                 |
|------------------|-----------------|
| County Boundary  | US              |
| Address Numbers  | Parcels         |
| 6 - 36           | Cape Fear River |
| Road Centerlines | Septic System   |
|                  | Water Cutoff    |





## APPENDIX G: COUNTY PARCEL REPORT



## Harnett County GIS

**PID:** 021515 9003

**PIN:** 1515-18-3182.000

**Account Number:** 214173000

**Owner:** MT CARMEL CHURCH OF GOD

**Mailing Address:** 1934 US 301 S DUNN, NC 28334-6736

**Physical Address:** 1874 US 301 S DUNN, NC 28334 ac

**Description:** 1 LOT 352X383.41 2.37 ACS

**Surveyed/Deeded Acreage:** 2.37

**Calculated Acreage:** 2.37

**Deed Date:** 270795600000

**Deed Book/Page:** 676 - 0912

**Plat(Survey) Book/Page:** -

**Last Sale:** 1978 - 8

**Sale Price:** \$0

**Qualified Code:** X

**Vacant or Improved:** V

**Transfer of Split:**

**Actual Year Built:** 1975

**Heated Area :** 1533 SqFt

**Building Count :** 1

**Building Value:** \$120253

**Parcel Outbuilding Value:** \$0

**Parcel Land Value:** 32380

**Market Value:** \$152633

**Deferred Value:** \$0

**Total Assessed Value:** \$152633

**Zoning:** R-20 SINGLE FAMILY - 2.37 acres (100.0%)

**Zoning Jurisdiction:** Dunn

**Wetlands:** No

**FEMA Flood:** Minimal Flood Risk

**Within 1mi of Agriculture District:** Yes

**Elementary School:** Dunn Elementary

**Middle School:** Dunn Middle

**High School:** Triton High

**Fire Department:** Dunn

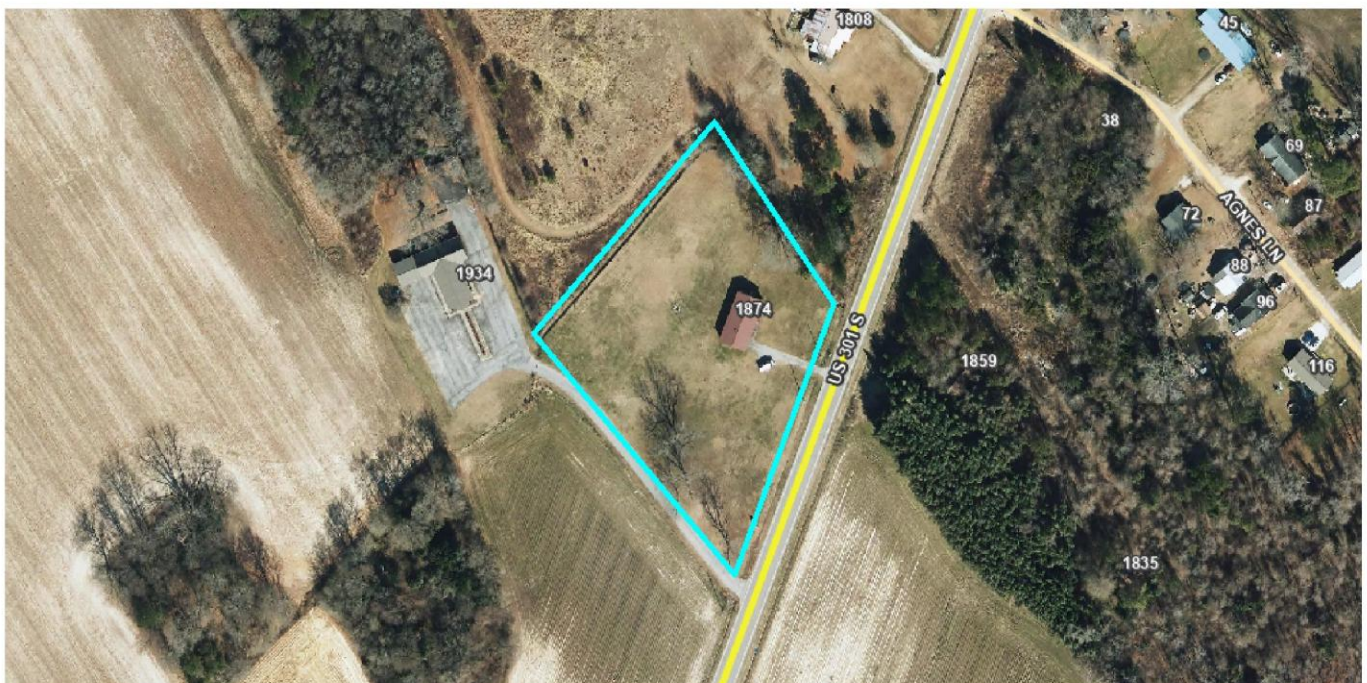
**EMS Department:** Medic 15, D15 EMS

**Law Enforcement:** Harnett County Sheriff

**Voter Precinct:** East Averagesboro

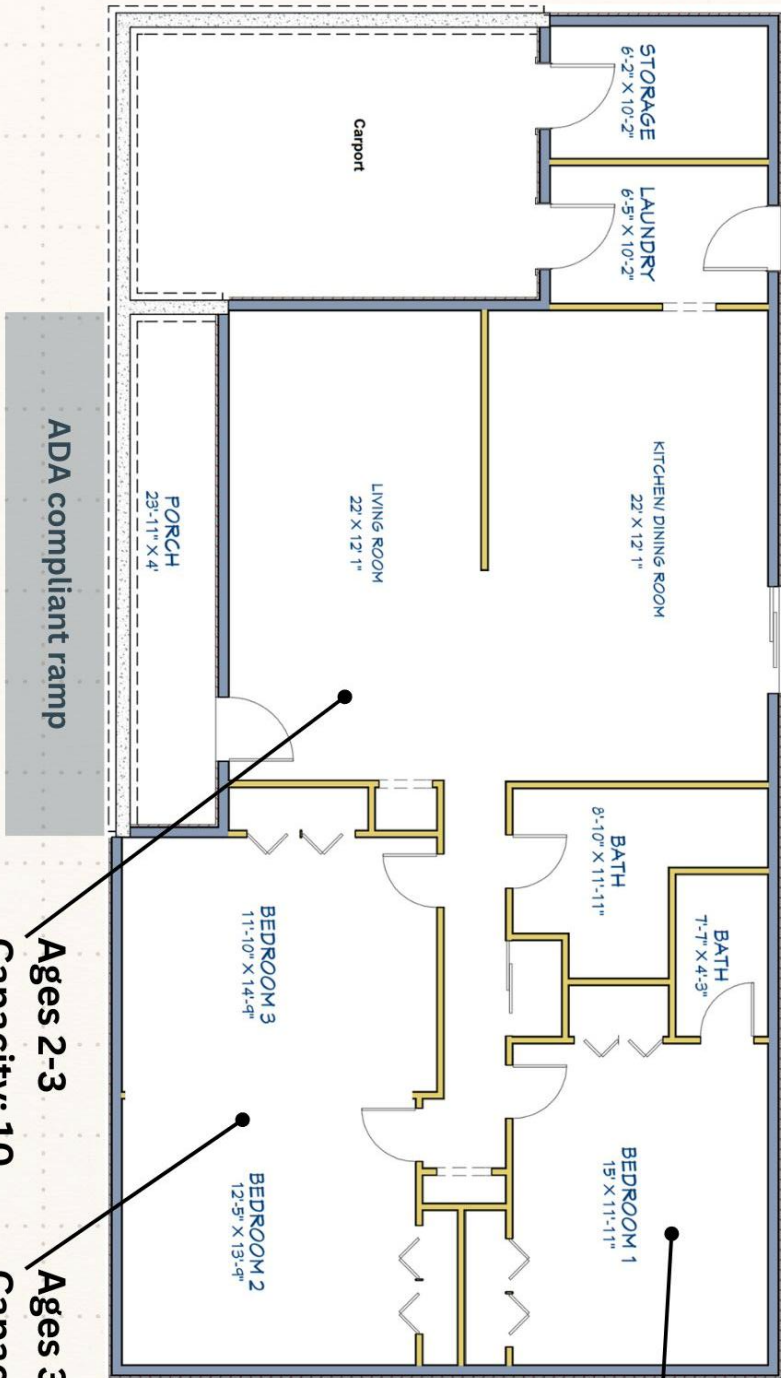
**County Commissioner :** Barbara McKoy

**School Board Member:** Sharon Gainey



APPENDIX H: CHILD CARE FACILITY FLOOR PLAN

# Facility Floorplan



Ages 2-3  
Capacity: 10

Ages 3+  
Capacity: 12

Sick Room/  
Office



# *Pre-Licensing Workshop Certificate of Completion*

*is hereby granted to:*

*Shane Kelley*

*This individual listed above has successfully completed Day 1 and Day 2 of the pre-licensing workshop as required by 10A NCAC 09.0301 and now is eligible to apply for an initial child care license or Notice of Compliance.*

*Granted:  
Ramie Doll and Lakisha Skinner  
Presenters Name*

*The holder of this certificate may be granted ten clock hours of on-going training credits toward their annual requirement.*

*\*March 6 – 7, 2024  
Wilson, NC*

*\*This certificate of completion expires 2 years from the date of Pre-licensing Workshop attendance.*



APPENDIX J: RIGHTS TO PROPERTY

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
10/09/2024 08:22:08 AM NC Rev Stamp: \$0.00  
Book: 4255 Page: 1681 - 1685 (5) Fee: \$26.00  
Instrument Number: 2024017860

HARNETT COUNTY TAX ID #  
021515 9003  
021515 9004

10-09-2024 BY: SM

PREPARED BY AND MAIL AFTER RECORDING TO LEON A. LUCAS, P. O.  
BOX 910, KENLY, NC 27542

NORTH CAROLINA  
HARNETT COUNTY

PIN: 1515-18-3182, 1515-18-0261

**THIS DEED**, made this 30 day of September, 2024, by Kenneth Boyd, LaVon Phillips, and Brian Wible, Trustees constituting the State Board of Trustees of the Church of God – Eastern North Carolina State Office, P. O. Box 100, Kenly, North Carolina 27542, parties of the first part, to the Trustees constituting the Board of Trustees of the Redemption Outreach Center, a nonprofit corporation, 1874 U.S. Highway 301, Dunn, North Carolina.

**WITNESSETH:**

**NOW THEREFORE** for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and by this deed to hereby bargain, sell and convey unto said parties of the second part, their successors and assigns, in fee simple, that certain tract of land located in Harnett County, NC and being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as fully as if set forth herein.

**TO HAVE AND TO HOLD** unto the said Trustees constituting the Board of Trustees of the Redemption Outreach Center, for the exclusive use and benefit of the Church of God, Cleveland, Tennessee, pursuant to the Minutes of the 75<sup>th</sup> International General Assembly of the Church of God.

Submitted electronically by "Lucas & Davis, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.



This conveyance is executed pursuant to the dissolution of the Mt. Carmel Church of God. The Mt. Carmel Church of God is no longer in existence. Under the Minutes of the 75<sup>th</sup> International General Assembly of the Church of God, when a church ceases to exist, the State Board of Trustees of the Church of God—Eastern North Carolina State Office shall have the title to the real property of the local church.

The Trustees constituting the Board of Trustees of the Redemption Outreach Center, shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church of God of Eastern North Carolina State Office.

The said Local Board of Trustees shall have the full right, power and authority to sell, exchange, transfer and convey said property or to borrow the money and pledge the said real estate for the repayment of the same and to execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, presided over and approved by the state or territorial overseer of the Church of God (Cleveland, Tennessee) or one whom he may appoint, and the project approved by the two-thirds of all members of the said local congregation present and voting. Certification is to be given in writing by the state/territorial overseer that this transaction is in the best interest of the Church of God (Cleveland, Tennessee) provided that he approves such action.

If the local congregation at the place above described shall at any time cease to function or exist, or fail to remain in good standing with the Church of God (Cleveland, Tennessee), or separate from the Church of God (Cleveland, Tennessee), then the Local Board of Trustees shall hold title to said local real estate, including personal property, in trust for the Church of God (Cleveland, Tennessee) generally in the state where said real estate is located, and said local board shall convey the local property as directed by the state overseer to the State Board of Trustees, to be used and disposed of by it for the use and benefit of the church in that state generally; or said state board may use the said property, or the proceeds derived from the sale of same, for the founding of another church in the state, or the promotion of one already existing. Said trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God (Cleveland, Tennessee) in said state.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties for any reason, then the state overseer of the state in which said real estate is located shall have the right to declare all offices thereon vacant, and to appoint a

special board of successor trustees, which may be the state Board of Trustees for the state, who shall thereupon automatically hold title to all property.

Furthermore, in the event of dissension within a local church in the Church of God, the state overseer of the Church of God for the state in which the local church is located shall have authority to declare the offices of the local Board of Trustees vacant and to appoint a special Board of Trustees, which may be the state Board of Trustees, as successors to the Local Board of Trustees, and such special Board so appointed shall automatically then hold title to the local property, herein conveyed, both real and personal.

The limitations set forth herein are those appearing in the Minutes of the General Assembly of the Church of God most currently in effect and said Minutes are expressly incorporated hereby by reference.

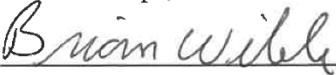
The parties of the first part, do hereby covenant with the parties of the second part that they have the right to convey the property in fee simple, and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever, except for the exceptions hereinafter state. Title to the property hereinabove described is subject to the following exceptions:

Rights of way and easements of record, if any.

**IN WITNESS WHEREOF**, the parties of the first part have hereunto set their hands and seals the day and year first above written.

  
\_\_\_\_\_(SEAL)  
Kenneth Boyd, Trustee

  
\_\_\_\_\_(SEAL)  
Lavon Phillips, Trustee

  
\_\_\_\_\_(SEAL)  
Brian Wible, Trustee

State of North Carolina  
County of Johnston

I, Teresa K Pope, a Notary Public of the County and State, certify that Kenneth Boyd, LaVon Phillips, and Brian Wible, Trustees, Trustees and Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and notarial seal, this 30 day of September, 2024.

SEAL

Notary Public: Name: Teresa K Pope

My commission expires: 01/15/28

Teresa K Pope  
NOTARY PUBLIC  
Johnston County, NC

## EXHIBIT A

**TRACT ONE:** BEGINNING at an iron pipe located in the western margin of U. S. Highway 301, corner with Maggie Elizabeth Ammons, and runs thence as a common line with the Ammons tract North 31 degrees 51 minutes West 262.8 feet to another corner with Ammons; thence as a common line with Ammons South 41 degrees 55 minutes West 316.67 feet to an old axle in a ditch; thence along the northern edge of a dirt road South 46 degrees 37 minutes East 383.41 feet to an iron pipe in the western margin of the right of way of U. S. Highway 301; thence as the western margin of the right of way of U. S. Highway 301 North 25 degrees East 353.0 feet and containing 2.45 acres according to survey and plat of George L. Lott, R. S., dated July 24, 1978, copy of which plat is attached hereto and incorporated as a part of the description of the above described property. This is the identical land described in deed dated December 21, 1957, from Oliver C. Duncan, et ux, Elizabeth Jane Duncan, to H. P. Johnson, and recorded in Book 374, Page 365, Office of Register of Deeds of Harnett County. For chain of title see deeds dated January 26, 1977 and recorded in book 649, page 900, book 649, page 904, book 650, page 338, and deed dated April 24, 1975 recorded in book 623, page 626, Harnett County Registry.

**TRACT TWO:** BEGINNING at an iron axle set 15 feet north of the original corner in the old Fayetteville Highway, now a dirt road, and runs as the Northern margin of said dirt road South 45 deg. West 156 feet to a stake; thence North 18 deg. 30 min. West 297 feet to a stake; thence North 45 deg. East 156 feet to a stake; thence South 18 deg. 30 min. East 297 feet to the BEGINNING point, which is set 15 feet north of the center of said road, and being that tract of land containing one (1) acre shown upon that map dated September 13, 1951, made by W. J. Lambert, Reg. Surveyor, and entitled "Survey for L. A. Tart, 3 miles South of Dunn." See deed recorded in book 412, page 270, Harnett County Registry.