

Received  
12/21/18



Harnett  
COUNTY  
NORTH CAROLINA

Lot 41

Initial Application Date: 12/27/18

Application # SFD 1812-0047

CU# \_\_\_\_\_

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: Ashton Creek Properties LLC Mailing Address: 7828 Lane Road  
City: Linden State: NC Zip: 28356 Contact No: 910-237-1512 Email: christaduffer@gmail.com

APPLICANT: Ashton Creek Properties LLC Mailing Address: 7828 Lane Road  
City: Linden State: NC Zip: 28356 Contact No: 910-23.7-1512 Email: christaduffer@gmail.com

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Christa Duffer Phone # 910-237-1512

ADDRESS: Bayview Road 26 Indigo ST PIN: 0661-70-3579

DEED OR OTP: 3645 ; 0951

PROPOSED USE:

SFD: (Size 64.5 x 63) # Bedrooms: 4 # Baths: 3.5 Basement (w/wo bath):  Garage:  Deck:  Crawl Space:  Slab:  Monolithic Slab:   
(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  
(Need to Complete New Well Application at the same time as New Tank)

Sewage Supply:  New Septic Tank \_\_\_\_\_ Expansion \_\_\_\_\_ Relocation \_\_\_\_\_ Existing Septic Tank \_\_\_\_\_ County Sewer  
(Complete Environmental Health Checklist on other side of application if Septic)

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

Structures (existing or proposed): Single family dwellings: \_\_\_\_\_ Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

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.

[Signature]  
Signature of Owner or Owner's Agent

12-19-18  
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\*\*

APPLICATION CONTINUES ON BACK

strong roots • new growth

strong roots • new growth



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

**\*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)

**Environmental Health New Septic System**

- **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.**

**Environmental Health Existing Tank Inspections**

- 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**

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

**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**:

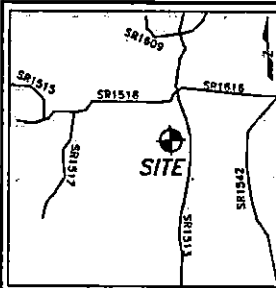
- YES     NO    Does the site contain any Jurisdictional Wetlands?  
 YES     NO    Do you plan to have an irrigation system now or in the future?  
 YES     NO    Does or will the building contain any drains? Please explain. \_\_\_\_\_  
 YES     NO    Are there any existing wells, springs, waterlines 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.**

strong roots • new growth

strong roots • new growth

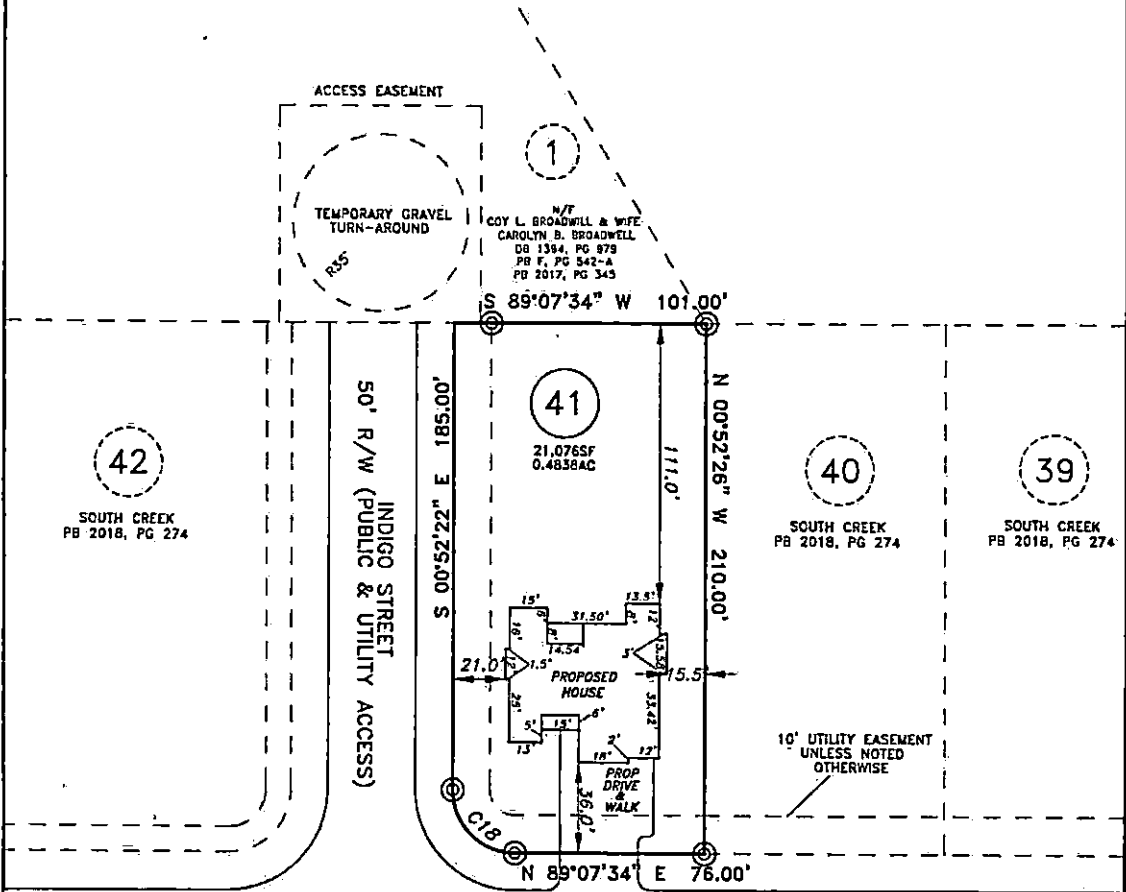


Vicinity Map  
(Not to Scale)

**LEGEND**  
 R/W-RIGHT OF WAY  
 DB-DEED BOOK  
 PG-PAGE  
 PROP-PROPOSED  
 SF-SQUARE FEET  
 AC-ACRE(S)  
 CONC-CONCRETE  
 ESMT-EASEMENT  
 PL-PROPERTY LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CH.BEARING	CHORD
C18	25.00	39.27'	N45:52'26"W	35.36'

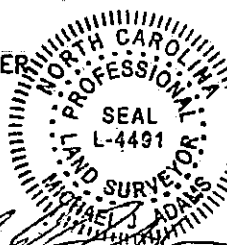


BAYVIEW ROAD  
 50' R/W (PUBLIC & UTILITY ACCESS)

**PLOT PLAN**

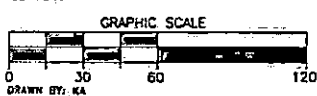
**PROPERTY OF: RONALD & CHRISTA DUFFER**  
**ADDRESS: BAYVIEW ROAD**  
**CITY: NEAR LILLINGTON, NC**  
**COUNTY: HARNETT**  
**NC PIN: 0661-70-3579.000**

**TOWNSHIP: NEILLS CREEK**  
**DATE: DECEMBER 4, 2018**  
**SCALE: 1" = 60'**  
**REFERENCE: LOT 41**  
**SOUTH CREEK**  
**SUBDIVISION**  
**PB 2018 PG 274**



MICHAEL J. ADAMS PLS# L-4491  
 CFS NC-075

MINIMUM SETBACKS:  
 35'-FRONT  
 10'-SIDE  
 25'-REAR



**M.A.P.S. SURVEYING, INC.**  
 C-2589  
 1401 MORGANTON ROAD  
 FAYETTEVILLE, NC 28305  
 PHN: (910)484-6432  
 FAX: (910)778-9440  
 MAPS@MAPSSURVEYING.COM

**NOTES**

- 1) THIS MAP IS FOR PERMITTING PURPOSES ONLY
- 2) THIS MAP IS NOT DRAWN IN ACCORDANCE WITH G.S. 47-20
- 3) THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED.

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2018 Oct 12 03:39 PM NC Rev Stamp: \$ 80.00  
Book: 3645 Page: 951 - 952 Fee: \$ 26.00  
Instrument Number: 2018014493

HARNETT COUNTY TAX ID #  
110661 0024 55

10-12-2018 BY: SB

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 80.00

RFP File # 4962-1

Parcel Identifier No.: 0681-70-3579-000

Prepared by/Mail after recording to: Rebecca F. Person, 2401 Robeson St., Fayetteville, NC 28305

Brief Description for the Index: Lot 41 South Creek

THIS DEED made this October 9, 2018 by and between:

GRANTOR	GRANTEE
<p>401 INVESTORS, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 2204 Bayview Dr Fayetteville, NC 28305</p>	<p>ASHTON CREEK PROPERTIES, LIMITED LIABILITY COMPANY, a North Carolina limited liability company</p> <p>Mailing Address: 7828 Lane Rd Linden, NC 28356</p>

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 or near the City of Lillington, Neills Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 41 as shown on a plat entitled "SOUTH CREEK" duly recorded in Map Book 2018, Pages 274 through 277, Harnett County, North Carolina Registry.

The property hereinabove described was acquired by instrument recorded in Book 3552, Page 922, Harnett County, North Carolina, Registry.

A map showing the above described property is recorded in Map Book 2018, Pages 274 through 277, Harnett County, North Carolina, 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.

Submitted electronically by "Rebecca F. Person, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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: restrictive covenants, utility easements, permits, and rights of way as the same may appear of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective the day and year first above written.

If initialed, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

101 INVESTORS, LLC

By: [Signature] (Seal)  
David Brian Raynor, Manager

STATE OF NORTH CAROLINA

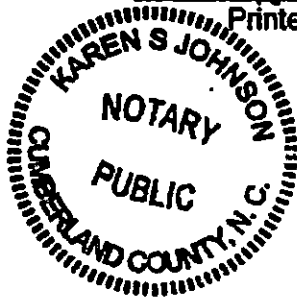
COUNTY OF Cumberland

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: David Brian Raynor, Manager

Date: 10/9/18

[Signature]  
Signature of Notary Public  
Karen S. Johnson  
Printed Name of Notary, Public

My Commission Expires: 10/20/18



WARRANT