



Initial Application Date: 1/14/19

Application # SFD1901-0015

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: JRT Managing Properties Mailing Address: 108 N. Orange Ave.  
City: Dunn State: NC Zip: 28334 Contact No: 910-890-2769 Email: jrtmanagingproperties@gmail.com

APPLICANT\*: Same as above Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Contact No: \_\_\_\_\_ Email: \_\_\_\_\_

\*Please fill out applicant information if different than landowner

ADDRESS: 354 Tanning Ridge, Dunn, NC Lot 9 PIN: ~~1527-48-3190-000~~ 1527-47-3936-000

Zoning: RA-30 Flood: N/A Watershed: N/A Deed Book / Page: 3644/118

Setbacks - Front: 35 Back: 25 Side: 10 Corner: \_\_\_\_\_

PROPOSED USE:

SFD: (Size 66 x 44) # Bedrooms: 3 # Baths: 2 Basement(w/wo bath): X Garage: X Deck: X Crawl Space: ✓ Slab: Monolithic Slab: \_\_\_\_\_  
(Is the bonus room finished? (X) yes ( ) no w/ a closet? ( ) yes (X) 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: X 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: X 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 (X) no

Does the property contain any easements whether underground or overhead ( ) yes (X) 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.

Cheryl Blackman  
Signature of Owner or Owner's Agent

1/14/19  
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



**\*\*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.**

Johnson  
Deed Book 239

Plat Cabinet "F", Slide 469-C

William Brandon Johnson  
Deed Book 3065, Page 239

William Brandon Johnson  
Deed Book 3065, Page 239

William Brandon Johnson  
Deed Book 3065, Page 239  
(10)

William Brandon Johnson  
Deed Book 3065, Page 237

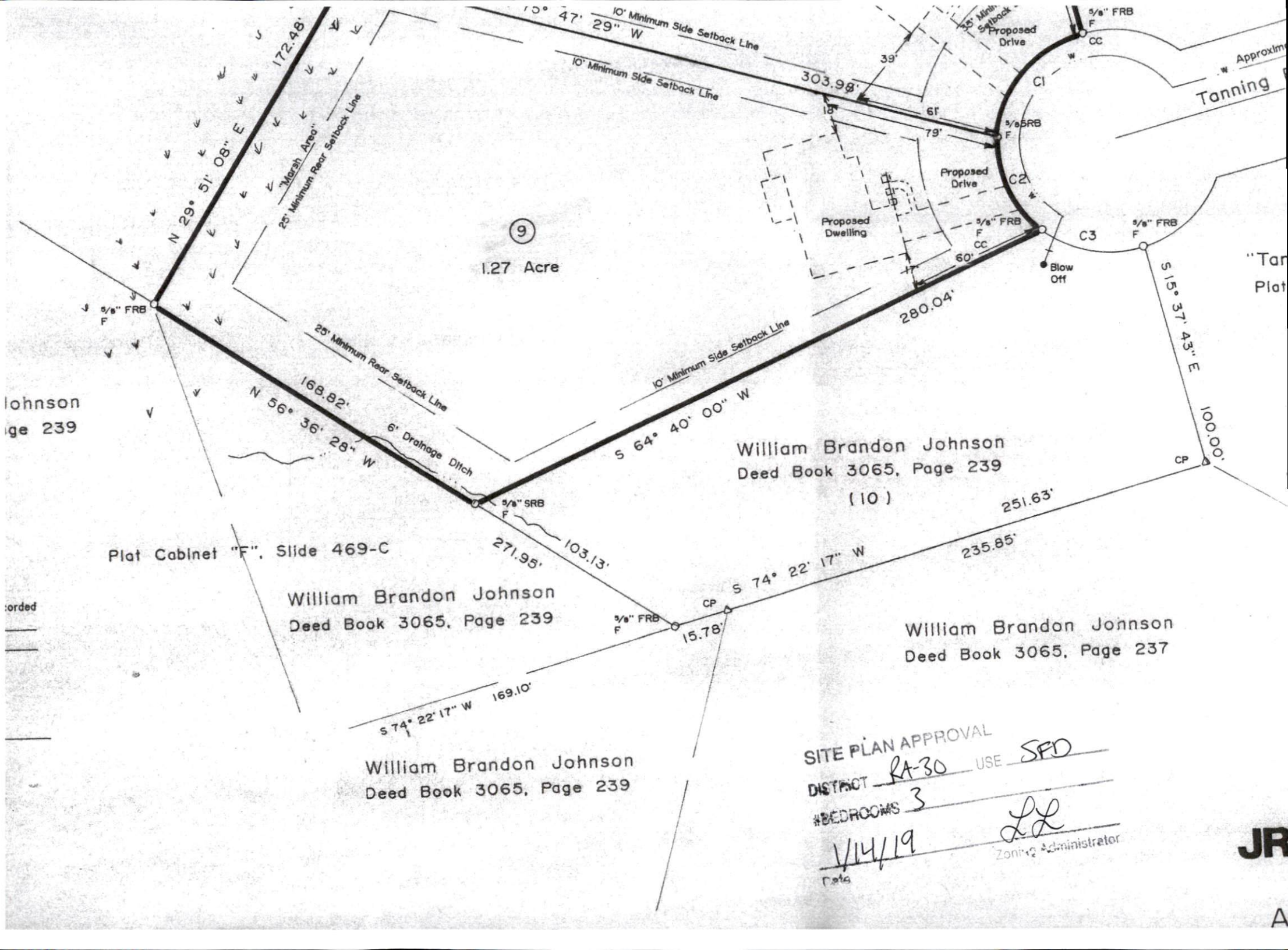
SITE PLAN APPROVAL

DISTRICT RA-30 USE SFD

#BEDROOMS 3

Date 1/14/19

*LL*  
Zoning Administrator



For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2018 Oct 04 02:43 PM NC Rev Stamp: \$ 0.00  
Book: 3644 Page: 118 - 120 Fee: \$ 26.00  
Instrument Number: 2018014147

HARNETT COUNTY TAX ID #  
021527 0135 -28 & 29

10-04-2018 BY: MT

Prepared by and return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: Exempt per 11 U.S.C. 1231  
Parcel ID No.: 021527 0135 28 and 021527 0135 29

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 4th day of October, 2018, by and between **STEPHEN D. JOHNSON, unmarried** of 89 Tanning Ridge Drive, Dunn, NC 28334, hereinafter called GRANTOR, and **JRT MANAGING PROPERTIES LLC a NC limited liability company** of 117 E. Stoneybrook Court, Benson, NC 27504, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot #8 and #9, as shown on that map and survey entitled, "Tanning Ridge Subdivision", as recorded in Plat Cabinet F, Slide 462-D, Harnett County Registry, to which map reference is hereby made for a more accurate description of said real property.**

*This property is being sold pursuant to a consent order in the United States Bankruptcy Court Eastern District allowing the property to be sold free and clear of all liens (CASE NO.: 17-05068-5-DMW).*

Submitted electronically by "Matthews Law Group PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

Prepared by and return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: Exempt per 11 U.S.C. 1231  
Parcel ID No.: 021527 0135 28 and 021527 0135 29

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 4<sup>th</sup> day of October, 2018, by and between **STEPHEN D. JOHNSON, unmarried** of 89 Tanning Ridge Drive, Dunn, NC 28334, hereinafter called GRANTOR, and **JRT MANAGING PROPERTIES LLC a NC limited liability company** of 117 E. Stoneybrook Court, Benson, NC 27504, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lot #8 and #9, as shown on that map and survey entitled, "Tanning Ridge Subdivision", as recorded in Plat Cabinet F, Slide 462-D, Harnett County Registry, to which map reference is hereby made for a more accurate description of said real property.**

*This property is being sold pursuant to a consent order in the United States Bankruptcy Court Eastern District allowing the property to be sold free and clear of all liens (CASE NO.: 17-05068-5-DMW).*

This lot is conveyed subject to Restrictive Covenants recorded in Book 1157, Page 712, Harnett County Registry.

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

The property hereinabove described was acquired by Grantor by instrument in Book 1479, Page 59 and Book 3341, Page 423, 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:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. Such facts as an environmental study on the subject property by an environmental engineer would reveal.
4. 2018 ad valorem taxes which are not yet payable.

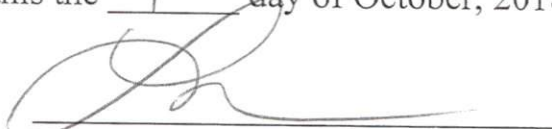
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

  
STEPHEN D. JOHNSON

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Stephen D. Johnson** appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 4<sup>th</sup> day of October, 2018.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5/31/21

