

Initial Application Date: 3/29/19

Application # SFD 19.03 -  
CU# 0041

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: BRYAN & JORDAN MALONEY Mailing Address: 370 CYPRESS CHURCH RD  
City: CAMERON State: NC Zip: 28326 Contact No: 910-987-0370 Email: MALONEY042@GMAIL.COM

APPLICANT: TRIFECTA Group LLC Mailing Address: 2075 JUNIPER LAKE RD  
City: WEST END State: NC Zip: 27376 Contact No: 910-944-0881 Email: JANET@PAR5DEVELOPMENT.COM  
\*Please fill out applicant information if different than landowner

ADDRESS: 370 CYPRESS CHURCH RD PIN: 9554-61-3433

Zoning: RA-20R Flood: DFIRM 37085C Watershed: US-111 HWY Deed Book / Page: 3582; 0778

Setbacks - Front: 35 Back: 25 Side: 10 Corner: 20

**PROPOSED USE:**

SFD: (Size 107' x 44') # Bedrooms: 3 # Baths: 4 Basement (w/wo bath): N/A Garage: 2 CAR Deck: 1 Crawl Space: YES Slab: N/A Monolithic Slab: N/A  
(Is the bonus room finished? ( ) yes ( ) no w/ a closet? ( ) yes ( ) no (if yes add in with # bedrooms))

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

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

Duplex: (Size N/A x N/A) No. Buildings: N/A No. Bedrooms Per Unit: N/A

Home Occupation: # Rooms: N/A Use: N/A Hours of Operation: N/A #Employees: N/A

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

Water Supply: YES County ✓ Existing Well N/A New Well (# of dwellings using well N/A) \*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 YES Expansion N/A Relocation N/A Existing Septic Tank N/A County Sewer N/A  
(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: YES Manufactured Homes: N/A Other (specify): N/A

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 25 Mar 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.**

**B3582 - P778**

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2018 Feb 27 12:06 PM NC Rev Stamp: \$ 450.00  
Book: 3582 Page: 778 - 780 Fee: \$ 26.00  
Instrument Number: 2018002493

HARNETT COUNTY TAX ID #  
099554 0018

02-27-2018 BY: MT

**GENERAL WARRANTY DEED**

REVENUE: \$450.00

PARCEL ID: 0995540018

This instrument prepared by: Emily Price, licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.  
Hutchens File # 1233776

Return to: Hutchens Law Firm, 2929 Breezewood Avenue, Suite 102, Fayetteville, NC 28303

Brief Legal Description: 28.01 acres, State Road #1007

**NORTH CAROLINA**

**COUNTY OF Harnett**

THIS DEED made this 13th, day of February, 2018, by and between

GRANTOR	GRANTEE
<p>Matthew Agle and wife, Caitlin Rizzo, whose address is 9409 Carpenter Road Eden, NY 14057</p>	<p>Bryan Thomas Maloney and wife, Jordan Davis Maloney whose address is 370 Cypress Church Road Cameron, NC 28326</p>

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 Cameron, **Harnett** County, North Carolina and more particularly described as follows:

**BEGINNING** at an existing pk nail located in the centerline of State Road #1107, the southernmost corner of Tract C-7 as shown on Map Book 22, Page 88, Harnett County Registry, and running thence with the centerline of said State Road North 37 degrees 00 minutes 45 seconds West 239.94 feet to an existing pk nail; thence continuing with the centerline of said State Road North 36 degrees 55 minutes 30 seconds West 194.92 feet to a control corner existing pk nail, a corner with Tract C-5 as shown on Map Book 22, Page 88, Harnett County Registry; thence with Lot C-5 North 53 degrees 00 minutes 00 seconds East 424.93 feet to an existing iron pipe; thence continuing with Tract C-5 North 19 degrees 43 minutes 24 seconds East 1389.09 feet to an existing iron pipe in the line of Smith, thence with Smith South 81 degrees 59 minutes 27 seconds East 459.48 feet to an existing iron pipe; thence South 82 degrees 05 minutes 07 seconds East 53.31 feet to a pine knot, thence South 82 degrees 05 minutes 07 seconds East 309.79 feet to an existing iron pipe, a corner with Thomas; thence with Thomas South 29 degrees 41 minutes 09 seconds West 1555.75 feet to an existing iron pipe; thence continuing with Thomas South 53 degrees 00 minutes 02 seconds West 739.73 feet to the **BEGINNING** and containing 28.01 acres according to a map and survey by Melvin A. Graham, RLS, dated August 28, 1996.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2863, Page 428, **Harnett** County Registry, North Carolina.

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: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

The property herein was X was not \_\_\_ the principal residence of the Grantors.

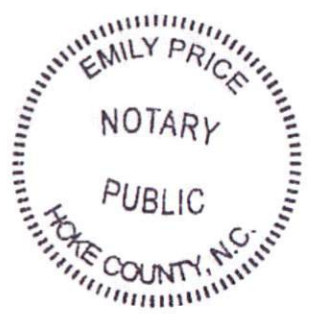
Matthew G Agle (SEAL)  
Matthew Agle

Caitlin Rizzo (SEAL)  
Caitlin Rizzo

\*\*\*\*\*  
STATE OF NORTH CAROLINA  
CUMBERLAND COUNTY

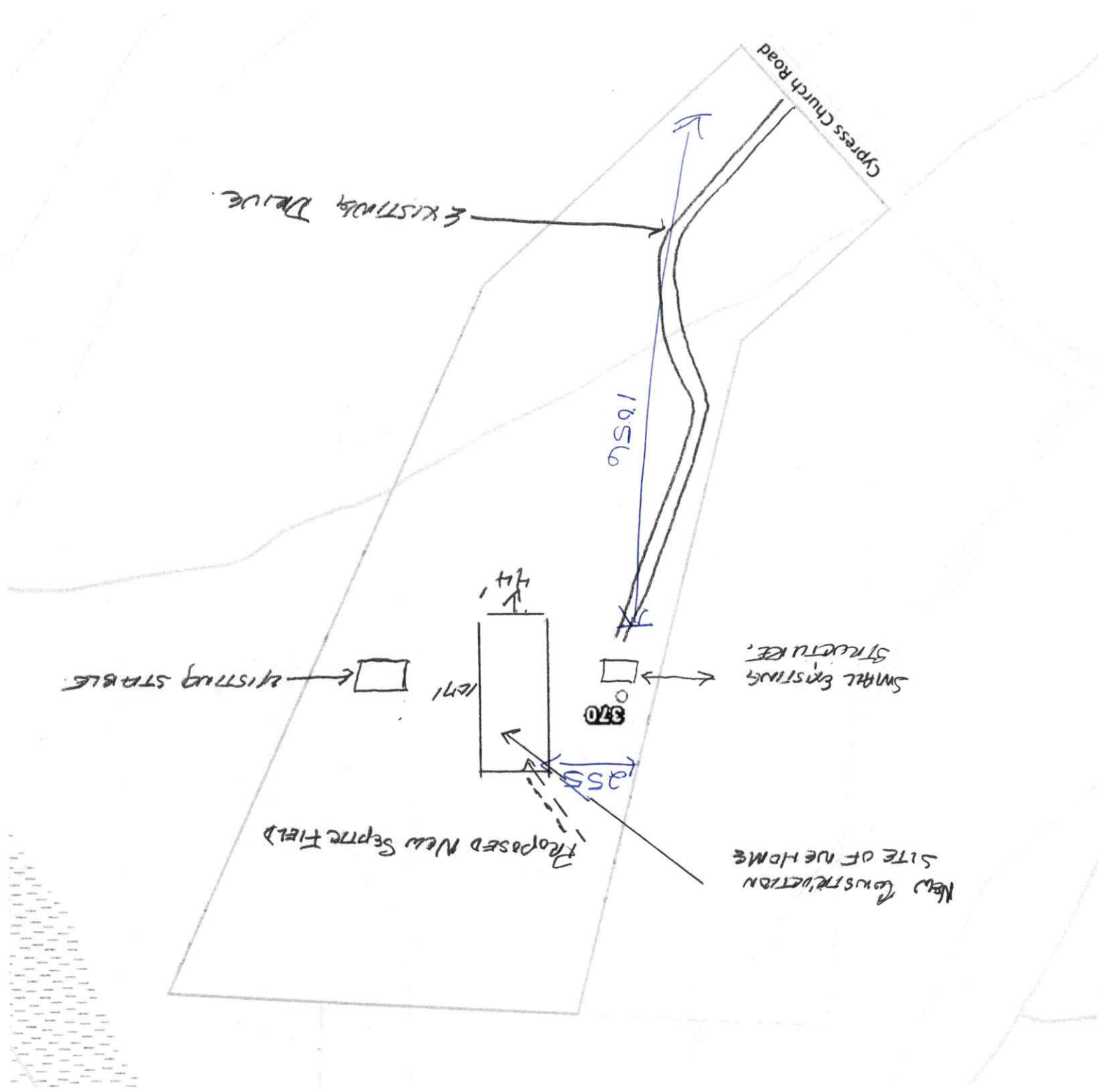
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
**Matthew Agle and Caitlin Rizzo**

This the 13 day of February, 2018.



Emily Price  
Notary  
My Commission Expires: 8/4/2021

Reyn's Jordan Maroney  
 3rd Cypress Church Rd.  
 Cameron, NC 28326.  
 Plot # 9554-61-3433.0000



I, C. H. BLUE, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME FROM MY ACTUAL FIELD SURVEY IN ACCORDANCE WITH G.S. § 17-21, AS AMENDED, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*C. H. Blue*  
C. H. BLUE, P.L.S. 11668E

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF AUGUST 1978.

*Notary Public*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-81



NOTE

ERROR OF OMISSION EXCEEDS 1/2000' AREA DETERMINED BY U.M.D. METHOD REFERENCES: FROM HARNETT CO. REG., D.B. 519, PG. 219; D.B. 315, PG. 252; D.B. 340, PG. 195

NO NEW BOUNDARIES ARE CREATED BY THIS PLAN

TRACT	INTEREST	AREA	TRACT	INTEREST	AREA
A	1/5	2,074 AC	V2	1/5	8,721 AC
B1	1/15	24,046 AC	D3	*	7,812 AC
B2	*	28,944 AC	D4	*	7,004 AC
B3	*	26,844 AC	D5	*	7,004 AC
C1	1/25	12,444 AC	D6	*	6,912 AC
C2	*	12,524 AC	F1	1/20	3,704 AC
C3	*	12,094 AC	F2	*	3,014 AC
C4	*	14,114 AC	F3	*	3,014 AC
C5	*	14,014 AC	F4	*	3,004 AC
C6	*	13,004 AC	E5	*	3,014 AC
C7	*	13,994 AC	E6	*	2,994 AC
C8	*	12,554 AC	E7	*	2,994 AC
C9	*	12,444 AC	F1	1/20	1,004 AC
C10	*	12,214 AC	F2	*	1,004 AC
D1	1/25	8,024 AC	F3	*	1,014 AC

NOTE ALL CORNERS SET BY SURVEY, TRACT LINES HAVE NOT BEEN SURVEYED

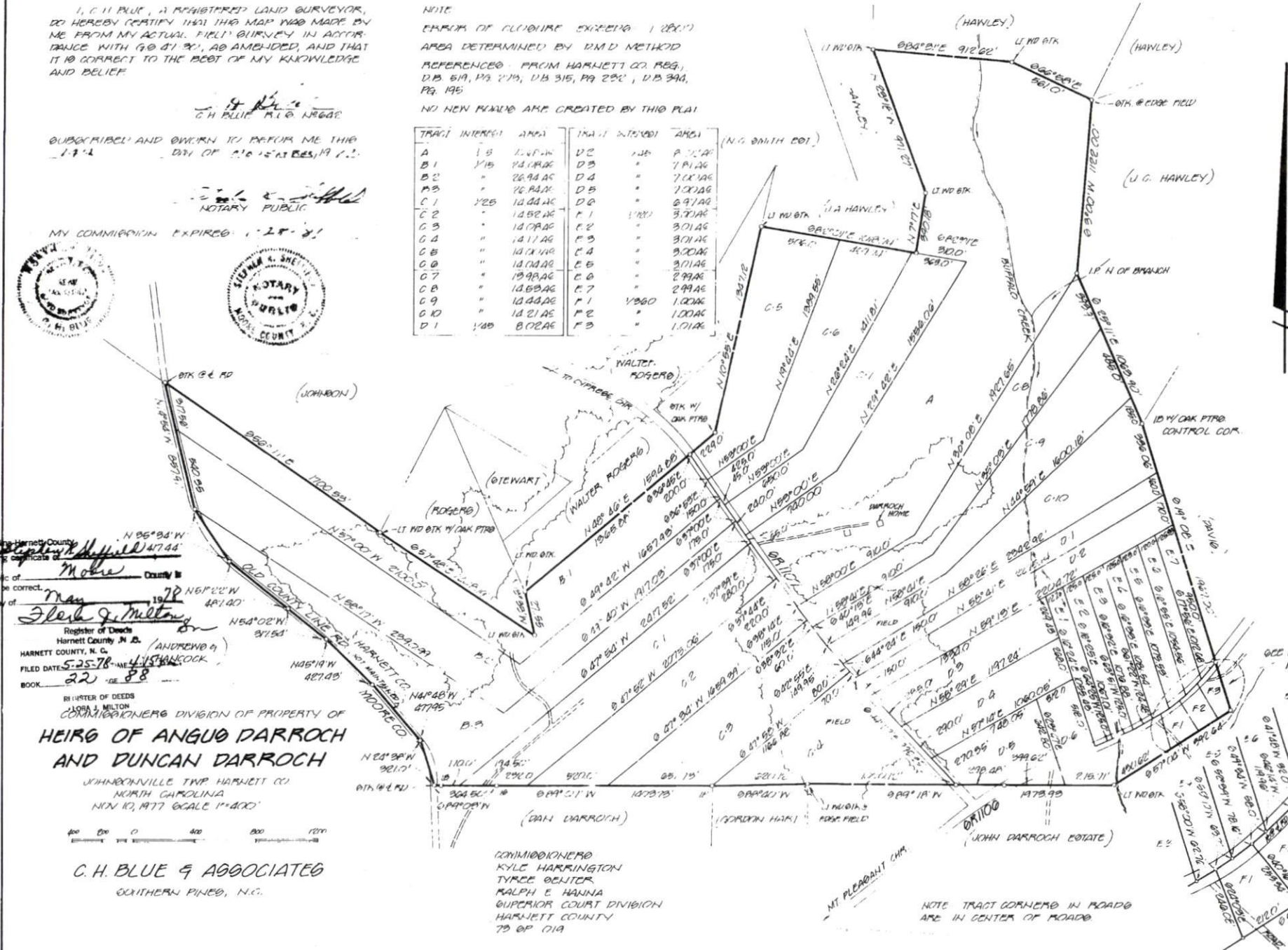
1 Carolina Harnett County  
original copy of  
Map BK 22 Slide  
County is  
Harnett  
Register of Deeds  
Harnett County, N. C.  
FILED DATE 5-25-78  
BOOK 22 PAGE 88

REGISTER OF DEEDS  
SUSAN S. SHEPPARD  
DIVISION OF PROPERTY OF  
**HEIRS OF ANGUO DARROCH  
AND DUNCAN DARROCH**  
JOHNSONVILLE TWP HARNETT CO.  
NORTH CAROLINA  
NOV 10, 1977 SCALE 1"=400'

C. H. BLUE & ASSOCIATES  
SOUTHERN PINES, N.C.

COMMISSIONERS  
KYLE HARRINGTON  
TYRCE OENTER  
RALPH E HANNA  
SUPERIOR COURT DIVISION  
HARNETT COUNTY  
79 OF 019

NOTE TRACT CORNERS IN ROADS ARE IN CENTER OF ROADS



Map BK 22 Slide