



Initial Application Date: 4/29/19

Application # SFD1904-0066

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: Donna Fay Turlington Mailing Address: 144 Falling Shores Drive  
City: Athens State: GA Zip: 30605 Contact No: \_\_\_\_\_ Email: \_\_\_\_\_

APPLICANT: Seven Magnolias Const. Mailing Address: 14288 NC 210  
City: Angier State: NC Zip: 27501 Contact No: 919-868-9385 Email: snordan1@nc.rr.com

\*Please fill out applicant information if different than landowner

ADDRESS: Turlington Road - Lot 2 PIN: 071509.0037.02 - 1509-11-5680,000

Zoning: RA-30 Flood: Y Watershed: NO Deed Book / Page: 2966/72

RA-30

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

PROPOSED USE:

80.3 81.7

SFD: (Size 60 x 50) # Bedrooms: 3 # Baths: 2 Basement(w/w bath): \_\_\_\_\_ Garage:  Deck:  Crawl Space:  Slab:  Slab: \_\_\_\_\_  
(Is the bonus room finished? ( ) yes (X) no w/ a closet? ( ) yes (X) no (if yes add in with # bedrooms)

Mod: (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Basement (w/w 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

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 (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): na

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

4-29-19  
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

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.**

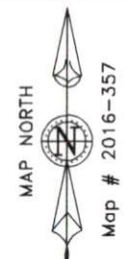


**FEMA FLOOD HAZARD STATEMENT**

The lot shown on this plot is not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 3720150900J Effective date: 10/3/2006

**LEGEND:**

- Subject Boundary Line
- Adjoining Boundary Line
- R/W Right-of-Way Line
- C/L Centerline
- Easement Line
- BSL Building Setback Line
- Δ CP Calculated Point



Tract "F"  
Randall E. Turlington Heirs  
D.B. 2966, Pg. 724  
Map # 2019-106



~ 165 Turlington Rd., Dunn, NC ~  
Lot 2, Randall E. Turlington Estate  
Map # 2016-357

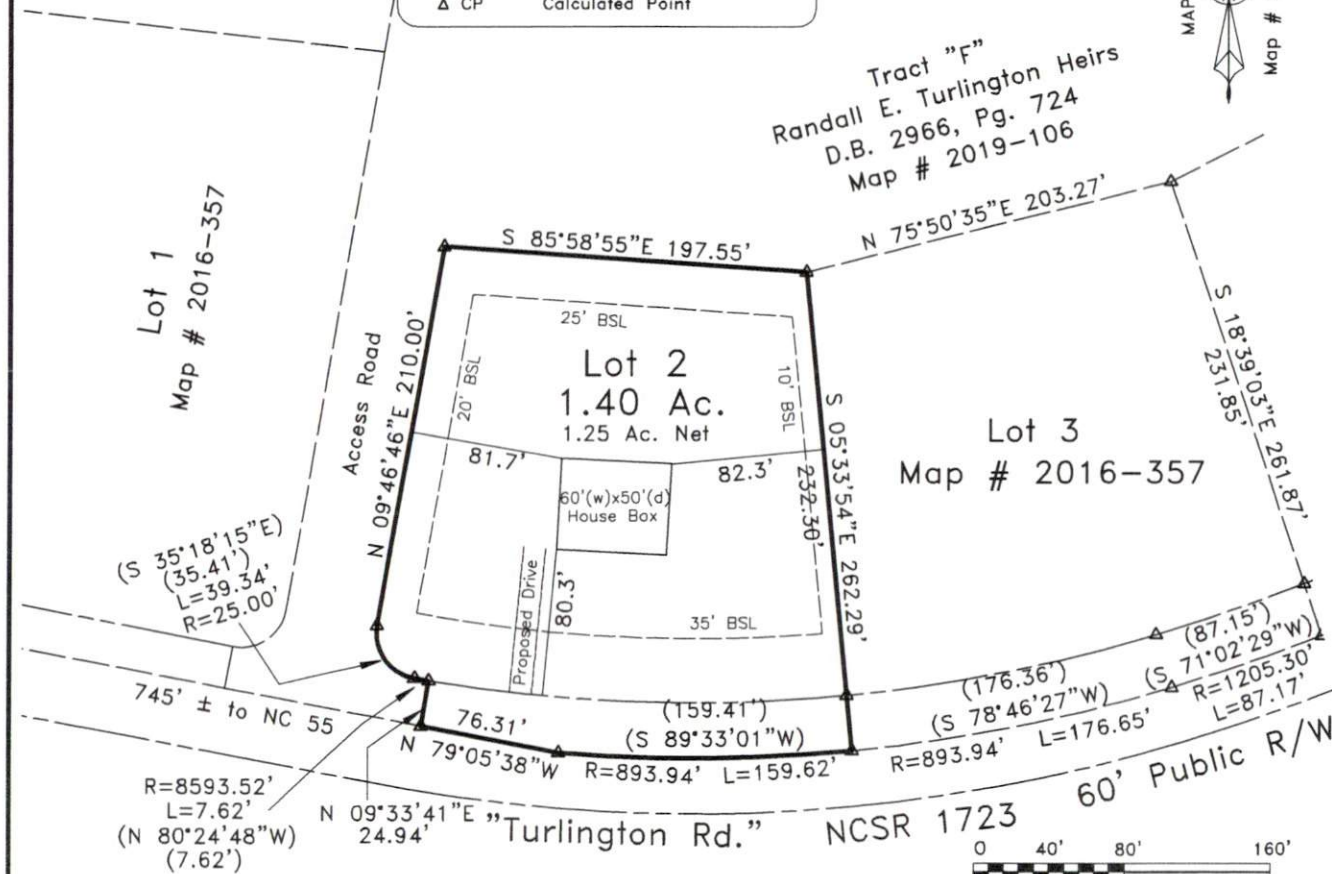
Survey For  
**Seven Magnolias Construction, Inc.**

Grove Township	Harnett County
Scale: 1" = 80'	Date: 4/17/2019

Surveyed & Mapped By  
**STREAMLINE LAND SURVEYING, Inc.**  
NC FIRM C-1898  
870 NC 55 W, Coats, N.C. 27521  
Phone: 910-897-7715

~PRELIMINARY PLOT PLAN~  
- Not an actual survey -  
This plan represents proposed improvements to a lot of record. This plan is subject to review and approval by County Planning and Inspections Departments.

NOT FOR RECORDATION



**SITE PLAN APPROVAL**  
DISTRICT RA-30 USE SFD  
#BEDROOMS 3  
4/29/19  
Zoning Administrator

DATA\1509\160524TU (Plot Plan Lot 2)







FOR REGISTRATION REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 HARNETT COUNTY, NC  
 2012 MAR 12 08:54:13 AM  
 BK: 2966 PG: 724-729 FEE: \$26.00  
 NC REV STAMP: \$48.00  
 INSTRUMENT # 2012003880

HARNETT COUNTY TAX ID#  
071509.0037.02  
071509.0037  
071509.0037.01  
071509.0037.03  
3-12-12 BY CW

# North Carolina General Warranty Deed

Excise Tax: \_\_\_\_\_  
 Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail after recording to . . . . . Rebecca J. Davidson, Attorney at Law, P. O. Box 69, Lillington, NC 27546

This instrument was prepared by: **Rebecca J. Davidson, Johnson and Johnson, P.A., P.O. Box 69, Lillington, NC 27546**

Brief description for the Index: 6 TRACTS, GROVE TOWNSHIP

THIS DEED, made this the 8<sup>th</sup> day of March, 2012, by and between

GRANTORS	GRANTEE
<p><b>ANTHONY SCOTT TURLINGTON and            wife, MARY ANN TURLINGTON</b></p> <p><b>3828 South Calabria Place            Meridian, ID 83642</b></p>	<p><b>DONNA FAY TURLINGTON</b></p> <p><b>144 Falling Shoals Drive            Athens, GA 30605</b></p>

WITNESSETH: That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee and her heirs in fee simple, all of the right, title and interest of Anthony Scott Turlington in the lands which are fully described on Exhibit A attached hereto and incorporated by reference herein, i.e., a 1/30 undivided interest in Tracts One, Three, Four, Five and Six and a 1/10 undivided interest in Tract Two, which lands are situate in Grove Township, Harnett County, North Carolina, and are more particularly described as follows:

**SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE HEREIN AND MADE A PART HEREOF.**

**TO HAVE AND TO HOLD** the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that Grantor Anthony Scott Turlington is seized in fee simple of a 1/30 undivided interest in Tracts One, Three, Four, Five and Six and a 1/10 undivided interest in Tract Two in the premises described in Exhibit A, that the Grantors have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- (1) 2012 *ad valorem* property taxes.
- (2) Encumbrances, easements, restrictions and rights-of-way of record.
- (3) Such matters as would be revealed by a current survey.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Anthony Scott Turlington (SEAL)      Mary Ann Turlington (SEAL)  
 Anthony Scott Turlington      Mary Ann Turlington

State of Idaho  
County of Ada

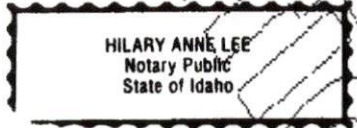
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: ANTHONY SCOTT TURLINGTON and wife, MARY ANN TURLINGTON.

Date: 3/8/2012

*Hilary Anne Lee*  
Official Signature of Notary Public

OFFICIAL SEAL

Hilary Anne Lee  
Notary's printed or typed name, Notary Public



My Commission Expires: 6/10/2016

Unofficial Document



EXHIBIT A  
ATTACHED TO AND CONSTITUTING A PART OF DEED  
FROM ANTHONY SCOTT TURLINGTON AND WIFE,  
MARY ANN TURLINGTON, TO DONNA FAY TURLINGTON

TRACT ONE:

BEGINNING at a stake and large gum pointer at the edge of the branch, and runs a new marked line N. 81 deg. 15' W. 35.93 chains to a point in the center of State Highway; thence as the said highway N. 6 deg. 15' W. 3 chains to another point in said road and in the original line; thence as said line S. 85 deg. 40' E. 36.40 chains to a stake and original corner in the line with Jeff Turlington; thence as said line marked S. 6 deg. 30' W. 5.78 chains to the point of beginning and contains 15 ½ acres more or less, and being the same land described in Quitclaim Deed dated June 21, 1941, and recorded in Book 278, page 430, Registry of Harnett County.

This being the identical tract of land conveyed in that certain Deed dated January 9, 1942 to R. E. Turlington and recorded in Book 287, Page 59, Harnett County Registry.

TRACT TWO:

BEGINNING at a stake at the edge of the branch with a large gum pointer and runs as the old line S. 6 deg. 30' W. 5.38 chains to a stake in the field; thence a new marked line N. 78 deg. 15' W. 35.22 chains to a point in the center of State Highway; thence as said highway N. 6 deg. 15' W. 3.65 chains to another point in said road; thence a new marked line S. 81 deg. 15' E. 35.93 chains to the point of beginning and containing sixteen (16) acres, more or less; it being the same property that was conveyed to the said W. H. Turlington, Jr., by Deed of Hilton E. Turlington and Mary Louise Turlington, his wife, et als, who with the said W. H. Turlington, Jr., constituted the heirs of Will Turlington, deceased, which deed was dated June 21, 1941 and recorded in the Office of the Register of Deeds for Harnett County, North Carolina, in Book 278, Page 281.

The said property is conveyed subject to all conditions, restrictions and easements of record, if any, constituting constructive notices.

This being the identical tract of land conveyed in that certain Deed dated December 17, 1946 to R. E. Turlington and Josephine Turlington, husband and wife, recorded in Book 307, Page 51, Harnett County Registry.

TRACT THREE:

BEGINNING at a stake with poplar pointer, a corner with Turlington and William Lee and runs a new line marked North 75 deg. 45' West 34.46 chains to a point in the center of State Highway; thence with the road North 6 deg. 15' West 4.26 chains to another point in said road; thence a

new line marked South 78 deg. 15' East 35.22 chains to a stake at the edge of the field; thence South 6 deg. 30' West 5.47 chains to the beginning, and containing 16 acres, more or less.

This being the identical tract of land conveyed in that certain Quitclaim Deed dated June 21, 1941 to Randall E. Turlington and recorded in Book 278, Page 291, Harnett County Registry.

TRACT FOUR:

BEGINNING at a stake in the original line, a large poplar pointer, and runs with the old line South 6 deg. 30' W. 4.72 chains to a stake in the edge of the field, a corner with Minnie T. Morgan; thence a new marked line N. 75 deg. 45' W. 33.34 chains to a point in the center of the State Highway (paved); thence as the center of said Highway N. 6 deg. 15' W. 5.03 chains to another point in said highway; thence another new line S. 75 deg. 45' E. 34.46 chains to the beginning and contains 15 5/10 acres more or less.

This being the identical tract of land conveyed in that certain Deed dated August 15, 1941 to Randall E. Turlington and recorded in Book 273, Page 526, Harnett County Registry.

TRACT FIVE:

BEGINNING at a point in the center of N. C. Highway #55, and point being the Northwest corner of the H. E. Turlington tract of 11 acres, and runs thence North 6 deg. 15' West along the center line of said highway 4.28 chains to a point; thence South 75 deg. 45' East 33.34 chains to a point in the West line of Paul Johnson's land; thence South 6 deg. 30' West 3.97 chains to a point, the Northeast corner of H.E. Turlington's 11 acre tract; thence North 75 deg. 45' West along the Northern line of said H. E. Turlington's 11-acre tract 32.36 chains to the point of BEGINNING, containing 13 acres, the same being the interest of Minnie T. Morgan in the landed estate of her father, Will Turlington, as surveyed and divided by Mutual consent, March, 1941.

This being the first tract of land conveyed in that certain Deed dated February 15, 1943 to R. E. Turlington and recorded in Book 287, page 58, Harnett County Registry.

SAVING AND EXCEPTING that certain 1.19-acre tract of land conveyed by Josephine F. Turlington *et al.* to Tom E. Turlington and wife, Donna Fay W. Turlington, described as follows:

BEGINNING at a set cotton spindle in the centerline of SR 1723, which spindle is North 70 deg. 0' West 285.77 ft. from a cotton spindle set in the bridge at the point where the centerline of SR 1723 crosses over the centerline of the creek, and runs thence as the centerline of SR 1723 South 70 deg. West 130 ft. to a cotton spindle; thence a new line North 1 deg. 59' 43" West 371.34 ft. to an iron pipe in the centerline of the ditch; thence as the centerline of the ditch South 87 deg. 27' 41" East 125.50 ft. to an iron pipe in the center of the ditch; thence continuing as the centerline of the ditch South 68 deg. 1' 20" East 61.08 ft. to an iron pipe in the centerline of the ditch, thence



another new line South 8 deg. 56' 31" West 301.91 ft. to the point of BEGINNING, and containing 1.19 acres, more or less, according to a survey and plat by Piedmont Surveying dated September 12, 1985, and recorded in Plat Cabinet C, at Slide No. 79-C, Harnett County Registry.

The above tract is a portion of the lands shown on plat recorded in Map Book No. 4, at Page 131, Harnett County Registry, which lands were owned by Randall E. Turlington, husband of Josephine F. Turlington, at the time of his death.

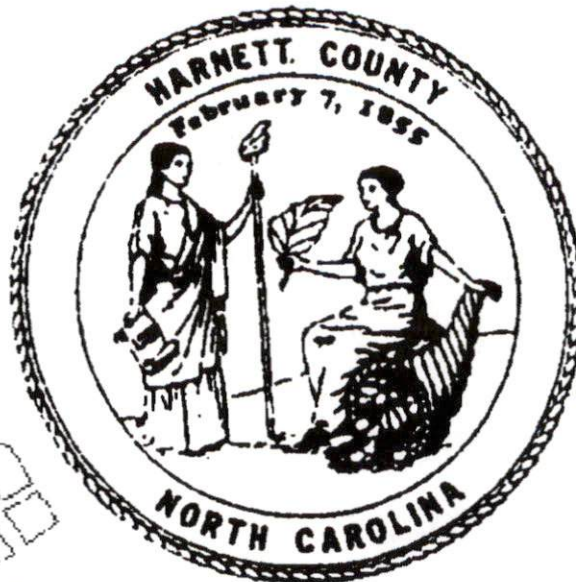
The above-described 1.19-acre tract was conveyed to Tom E. Turlington and wife, Donna Fay W. Turlington, by Josephine F. Turlington, *et al.*, by deed dated September 20, 1985, filed in Harnett County Registry at 3:19 p.m. on October 16, 1985, and recorded in Book 791, at Pages 175-178.

**TRACT SIX:**

Being at a point in the center of State Highway where the line with Stewart Turlington crosses said highway and runs with the center of the highway N. 6 deg. 15' W. 3.66 chains to another point in the road; thence a new line, marked S. 75 deg. 45' E. crossing the old pond, 32.36 chains to a stake in the old line at the edge of Johnson's field; thence with said line S. 6 deg. 30' W. 3.45 chains to a stake in the edge of the county road; thence the old line crossing the pond and dam N. 75 deg. 45' W. 31.47 chains to the point of beginning and contains 11 acres more or less, and is the lot on which is located the residence of the late Will Turlington, and being the interest of Hilton E. Turlington in the landed estate of Will Turlington.

This being the second tract of land conveyed in that certain Deed dated February 15, 1943 to R. E. Turlington and recorded in Book 287, page 58, Harnett County Registry.

Anthony Scott Turlington owns a 1/30 undivided interest in Tracts One, Three, Four, Five and Six and a 1/10 undivided interest in Tract Two, having acquired said interests under and pursuant to the Estate of Josephine Forbes Turlington (08-E-117, Office of the Harnett County Clerk of Superior Court). At the time of her death Josephine Forbes Turlington was the owner of a 1/3 undivided interest in Tracts One, Three, Four, Five and Six and owned Tract Two in fee. Grantor Anthony Scott Turlington is the son of Tom E. Turlington, who predeceased his mother, Josephine Forbes Turlington.



KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

Filed For Registration: 03/12/2012 08:54:13 AM

Book: RE 2966 Page: 724-729

Document No.: 2012003880

DEED 6 PGS \$26.00

NC REAL ESTATE EXCISE TAX: \$48.00

Recorder: MARY ANNE WOOD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

**DO NOT DISCARD**

2012003880