



Initial Application Date: 11/16/20

Application # _____

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: Holden W. Adams + Rebecca T. Adams Mailing Address: 1620 Krandon Drive
City: Raleigh State: NC Zip: _____ Contact No: 336-428-5125 Email: holdenwadams12@gmail.com

APPLICANT*: Scott Rhodes Building Inc. Mailing Address: Po Box 1188
City: Benson State: NC Zip: 27504 Contact No: 919-868-1616 Email: srbinco@embargo.com
*Please fill out applicant information if different than landowner
1340 Pope Rd DUNN NC 28334

ADDRESS: Lot 4 Pope Rd DUNN NC 28334 PIN: 1515-83-5542

Zoning: _____ Flood: _____ Watershed: _____ Deed Book / Page: 3881/340-342

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

PROPOSED USE:

SFD: (Size 20 x 68) # Bedrooms: 4 # Baths: 3 Basement(w/wo bath): N^o Garage: Y Deck: N Crawl Space: Y Slab: N Monolithic Slab: N
TOTAL HTD SQ FT GARAGE SQ FT (Is the bonus room finished? yes no w/ a closet? yes no (if yes add in with # bedrooms)
3038 858

Modular: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
TOTAL HTD SQ FT (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: _____ TOTAL HTD SQ FT _____

Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____

Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? yes no
TOTAL HTD SQ FT GARAGE _____

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 no

Does the property contain any easements whether underground or overhead yes no Duke Energy overhead power

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.

J. Scott Rhodes
Signature of Owner or Owner's Agent

11/5/20
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 _____

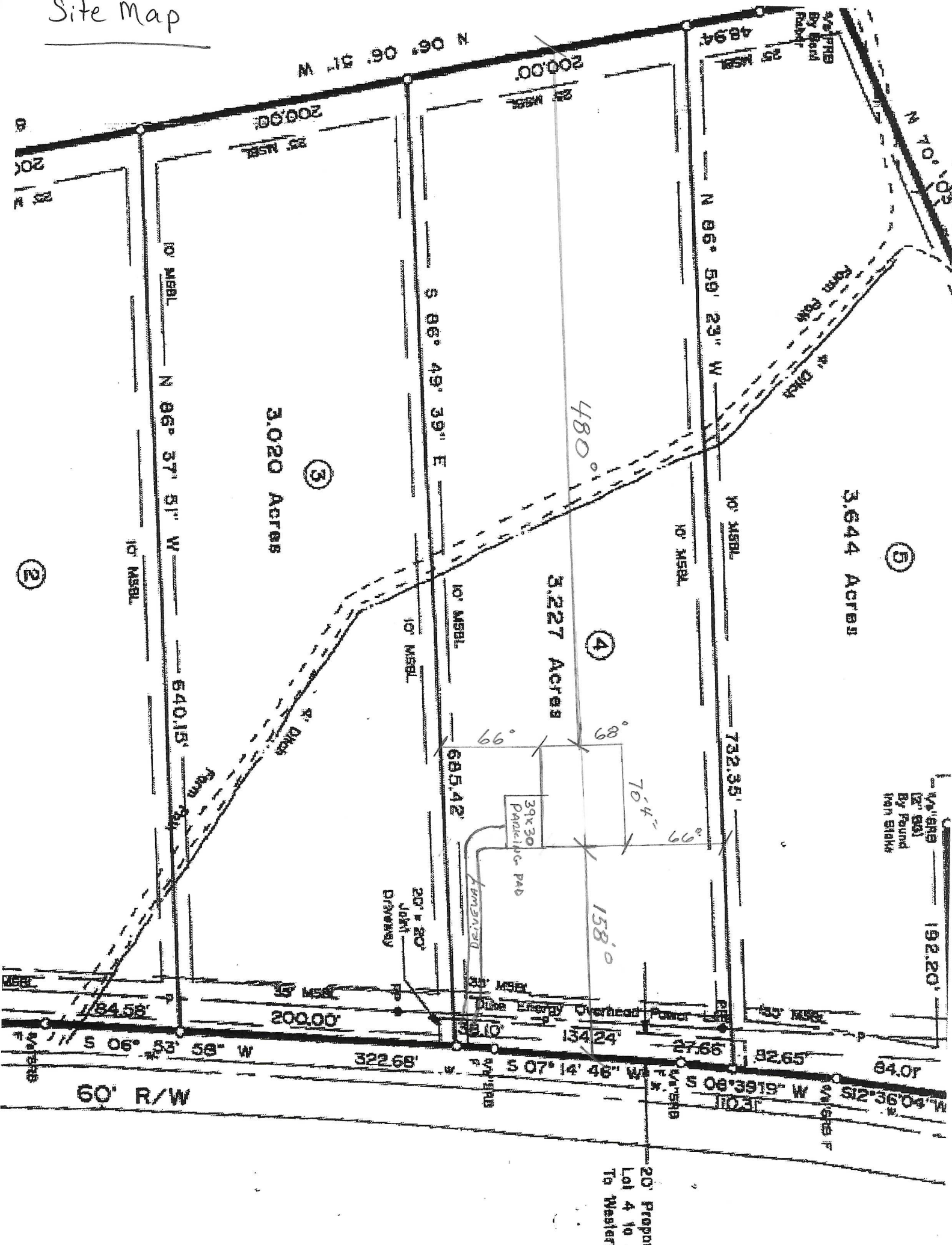
The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- 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.

Site Map



20' Proport
 Lot 4 to
 To Wester

HARNETT COUNTY TAX ID #
02151612140013 11

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Oct 14 01:06 PM NC Rev Stamp: \$ 95.00
Book: 3881 Page: 340 - 342 Fee: \$ 26.00
Instrument Number: 2020018636

10-14-2020 BY: SB

Submitted electronically by "R. Isaac Parker, Attorney at Law"
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 Mail To:
P. Tilghman Pope, Esquire
Pope Law Group, P.A.
Post Office Box 928
Dunn, North Carolina 28335

Revenue: \$95.00

Parcel No.: 1515-83-5542.000

NORTH CAROLINA

HARNETT COUNTY

WARRANTY DEED

THIS DEED, made this 29th day of September, 2020, by and between **RP Wellons Land & Development, LLC**, Post Office Box 730, NC 28335, hereinafter referred to as Grantor, and **Holden Washington Adams and wife, Rebecca Tickel Adams**, 6120 Krandon Dr, Raleigh, NC 27603, hereinafter referred to as Grantee;

WITNESSETH:

NOW, THEREFORE, 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 **Averasboro Township, Harnett County**, North Carolina and more particularly described as follows:

BEING all of **Lot 4, containing 3.227 acres** according to that survey and plat entitled "*Minor Subdivision (15.31 acres total) Property of: Long Branch Holding Company, LLC*",

prepared by Joyner Piedmont Surveying, dated April 12, 2019 and recorded in **Map Book 2019, Page 220**, Harnett County Registry. See said plat reference for a greater certainty by metes and bounds.

This being the same property conveyed in deeds recorded in Book 1127, Page 447; Book 1844, Page 850; Book 1844, Page 854, Book 2053, Page 30, and Book 3750, Page 686, Harnett County Registry.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto 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:

The property conveyed above is subject to the following **RESTRICTIVE COVENANTS**:

1. The property shall be used for single family residential purposes only and no part of said property shall be used for any commercial or industrial purposes.
2. All structures of 500 feet or greater to be constructed on the property must be approved by Long Branch Holding Company, LLC.
3. Mobile, manufactured or modular homes shall be prohibited.
4. Any single family residential dwelling built on the property shall have a minimum 1750 square feet heated space.
5. These conditions, restrictions and limitations may and shall be enforced by proceedings in law or equity against any person or person violating or attempting to violate any of these conditions, limitations or restrictions.
6. These conditions, restrictions and limitations are to run with the land and shall remain in full force and effect on all parties hereto and all persons claiming by, through, or under them. Provided however that the restriction set forth in 2. requiring the pre-approval for structures of 500 feet or greater shall automatically terminate in the event that Long Branch Holding Company, LLC no longer owns any real property located within 500 yards of the property conveyed herein or in twenty (20) years, whichever shall first occur.

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.

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

RP WELLONS LAND & DEVELOPMENT, LLC

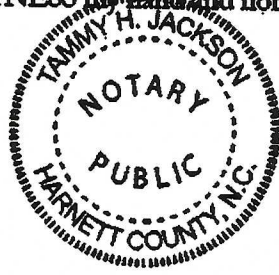
By Lauren Wellons White
Lauren Wellons White, Vice President

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

I, Tammy A. Jackson, a Notary Public, do hereby certify Lauren Wellons White, Vice President of RP Wellons Land & Development, LLC personally appeared before me this day and acknowledged the due executions the foregoing document on behalf of said company.

WITNESS my hand and notarial seal this 21 day of September, 2020.



Tammy H. Jackson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-31-2021

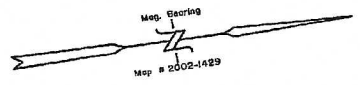
NOTE: This property does not appear to be located within the 2000' view of a Loc. 0101 Special Measurement.

State of North Carolina
 Special Council, Public Officer of Harnett
 7-15-19
 Swain A. Baxton
 Swain A. Baxton

This is to certify that I have examined the related documents and the accompanying Flood Hazard Boundary Maps and found the above described lot to be within a Special Flood Hazard Area.

MINIMUM SETBACK REQUIREMENTS
 Front 30'
 Side 10'
 Rear 10'

FOR REGISTRATION
 KIMBERLY HARRINGTON
 2019 APR 12 10:41:23 PM
 INSTRUMENT # 2019025519



LEGEND
 FP - Flood Proof Pipe
 RP - Road Right of Way
 PPH - Power Pole
 P - Pole
 S - Sidewalk
 C - Concrete
 CD - Curb
 R - Road
 F - Foundation
 M - Main
 P - Pipe

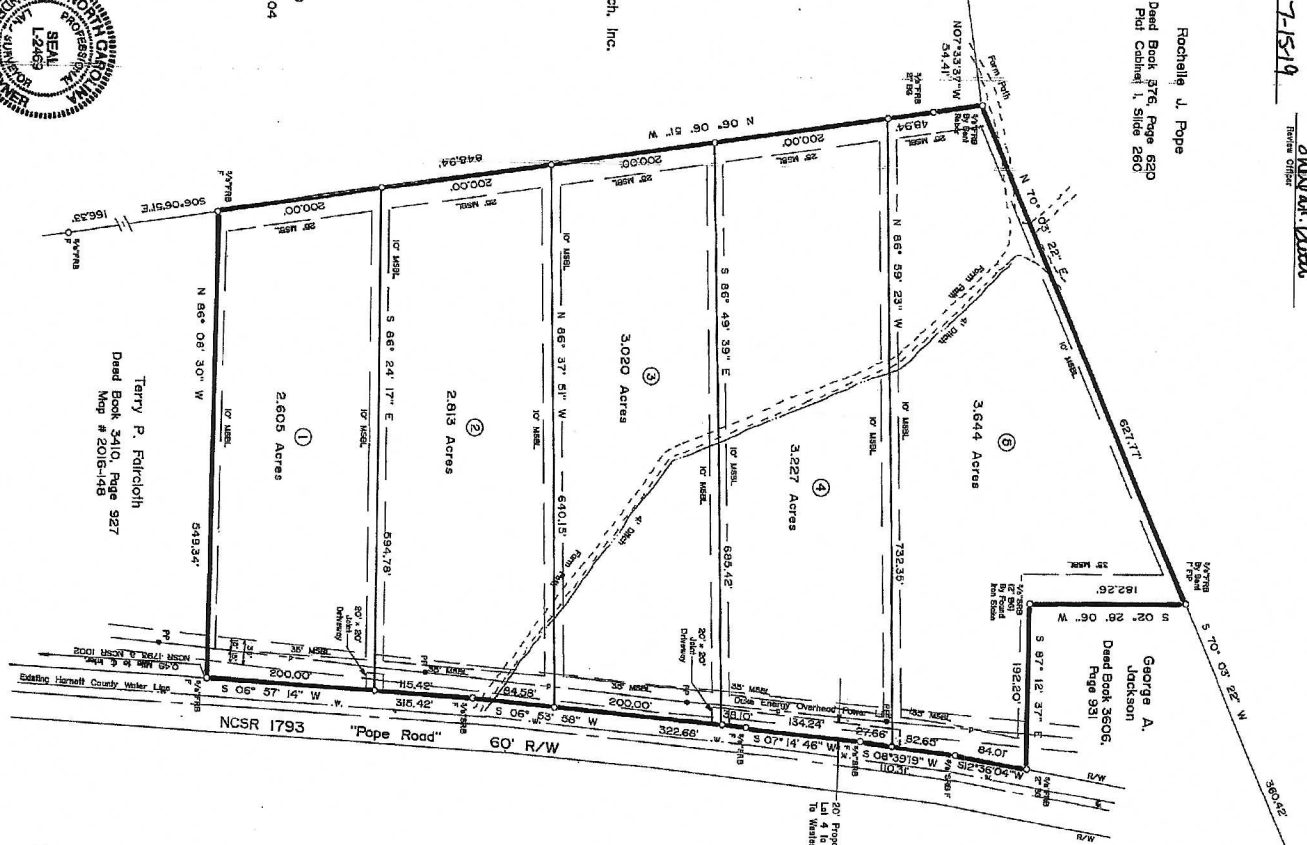
NOTE: All easements shown on horizontal ground measurements unless otherwise noted have complied by conditions.
 NOTE: 4" x 4" 54' Radius of all corners unless otherwise specified.

Pentecostal Free Will Baptist Church, Inc.
 Deed Book 1974, Page 435

NORTH CAROLINA
 HARNETT COUNTY
 The copy/plan was presented by Swain A. Baxton as the Surveyor on April 12, 2019 at 12:34 o'clock P.M.
 KIMBERLY S. HARRINGTON
 Register of Deeds
 Swain A. Baxton

NOTE: Deed Reference: Deed Book 2003, Page 30
 P/N: 2003-14-03
 Parcel ID # 02S18121003 04

NOTIFICATION
 I, Surveyor, have prepared this Survey and the same is made in accordance with the laws of North Carolina and the rules and regulations of the State Board of Surveying and Mapping. I have not been provided with any information that would cause me to believe that the same is not in accordance with the laws and regulations. I have not been provided with any information that would cause me to believe that the same is not in accordance with the laws and regulations. I have not been provided with any information that would cause me to believe that the same is not in accordance with the laws and regulations.



MINOR SUBDIVISION
 (15.31 Acres Total)
 PROPERTY OF:
LONG BRANCH HOLDING COMPANY, LLC
 403 West Broad Street, Dunn, NC, 28334
 AVERASBORO TWP., HARNETT COUNTY, N.C.
 SURVEY BY: JOYNER PIEDMONT SURVEYING
 License No. F-0712
 401 North Wilson Street, Dunn, NC, 28334
 Phone: (910) 897-4511
 401 North Wilson Street, Dunn, NC, 28334
 Zone: RA-30
 APRIL 12, 2019
 SCALE: 1" = 100'

I, Andrew H. Joyner, Registered Land Surveyor No. 2469, Certify That This Property is as described herein and that I have been duly licensed by the State of North Carolina as a Surveyor and that I am duly qualified to perform the duties of a Surveyor and that I have not been suspended or debarred from the practice of my profession. I have not been provided with any information that would cause me to believe that the same is not in accordance with the laws and regulations. I have not been provided with any information that would cause me to believe that the same is not in accordance with the laws and regulations. I have not been provided with any information that would cause me to believe that the same is not in accordance with the laws and regulations.

Swain A. Baxton
 Andrew H. Joyner
 Date: 4-27-19
 Swain A. Baxton

Swain A. Baxton
 Andrew H. Joyner
 Date: 4-27-19
 Swain A. Baxton

Swain A. Baxton
 Andrew H. Joyner
 Date: 4-27-19
 Swain A. Baxton