

Harnett Regional Water
700 McKinney Parkway
Lillington, NC 27546
Telephone: 910-893-7575
harnettwater.org

User: CPCIS2 POS
Date: 7/24/2023 20105 Receipt: 164983

Customer Account Name
431201 215833 RANDD INVESTMENTS LLC
59 GALE SPEARS DR

Misc Fees/POS/Sys Dev
1 SEWER SYSTEM DEVE 4,000.00
1 RESIDENTIAL SEWER 1,500.00
Amount Due \$5,500.00

GRAND TOTAL: 5,500.00

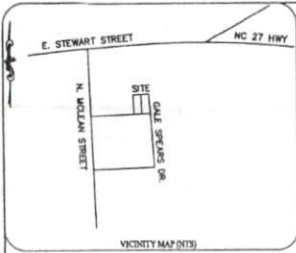
CHECK #1184 \$(5,500.00)
Total Payment: \$(5,500.00)

BALANCE REMAINING \$14.75

CHANGE \$0.00

Trans Date: Jul 24, 2023 Time: 2:11:16PM

*** Thank You For Your Payment ***
**** Enroll in Auto Pay Today ****



SUBDIVISION ADMINISTRATOR'S CERTIFICATE
THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATIONS WITHIN THE TOWN OF COATS PLANNING JURISDICTION.

7-21-23 *Nick Holcomb*
DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, *Tammie Blair*, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

7-21-23 *Donna Miller*
DATE REVIEW OFFICER

HARNETT COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, HARNETT COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 21 DAY OF JULY 2023

RECORDED IN BOOK 2022 PAGE 342
Matthew S. White BY *Victoria S. White*
REG. OF DEEDS ASST-REG. OF DEEDS

Instrument #: 2023011984
Recorded: 07/21/2023 03:39:42 PM
Fee Amt: \$21.00 Page 1 of 1
Harnett County, North Carolina
Matthew S. White, Register of Deeds
BK 2023 PG 342 - 342 (1)

- NOTE 'A'
ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED
- NOTE 'B'
ALL AREAS COMPUTED BY COORDINATE METHOD
- NOTE 'C'
THE PARCELS SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD
- NOTE 'D'
NO EVIDENCE OF LANDFILL OR CEMETERY WAS FOUND AT THE TIME OF SURVEY
- NOTE 'E'
UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY
- NOTE 'F'
NO MONUMENTS FOUND WITHIN 2000' OF SITE

LEGEND:

- EXISTING IRON ROD
- EXISTING IRON PIPE
- CALCULATED/SET POINT
- BOUNDARY LINE
- SURVEYED HE LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - ADJOINING PROPERTY LINE
- - - BUILDING SETBACK LINE

ROBERT HARNETT & FRANCES M. HARNETT
DEED BOOK 3181, PAGE 803
PLAT BOOK 2013, PAGE 286
NC PIN # 1600-05-0887

ROBERT HARNETT & FRANCES M. HARNETT
DEED BOOK 3181, PAGE 803
PLAT BOOK 2013, PAGE 286
NC PIN # 1600-05-1610

ROBERT HARNETT & FRANCES M. HARNETT
DEED BOOK 3181, PAGE 803
PLAT BOOK 2013, PAGE 286
NC PIN # 1600-05-3177

ROBERT HARNETT & FRANCES M. HARNETT
DEED BOOK 3181, PAGE 803
PLAT BOOK 2013, PAGE 286
NC PIN # 1600-05-0887

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF TOWN OF COATS AND THAT I HEREBY ADOPT THIS EASEMENT PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER AND WATER LINES TO JOHNSTON COUNTY.

7/21/23 *Carol Keenan*
DATE OWNER(S)

REFERENCES

- DEED BOOK 4186, PAGE 982
- PLAT BOOK 2022, PAGE 646
- OTHER REFERENCES SHOWN HEREON

SITE DATA

OWNER: RandD INVESTMENTS, LLC
OWNER ADDRESS:
258 WILLOWCROFT COURT
DUNN, NC 28334
SITE ADDRESS:
43 & 59 GALE SPEARS DRIVE
COATS, NC 27521
PIN #S AS SHOWN ABOVE
DEED BOOK 4186, PAGE 982
PLAT BOOK 2022, PAGE 646
TOWN OF COATS PLANNING JURISDICTION
GROVE TOWNSHIP
"SFR-3" TOWN ZONING

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL:
THIS 20th DAY OF JULY, A.D. 2023.

Michael S. Stokes
SIGNATURE MICHAEL S. STOKES L-4996

I, MICHAEL STOKES, CERTIFY:

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDER SURVEY, OR OTHER SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Michael S. Stokes JULY 28, 2023
PROFESSIONAL LAND SURVEYOR DATE



CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 37291600006
EFFECTIVE DATE: OCTOBER 3, 2006

JULY 28, 2023 *Michael S. Stokes*
DATE SURVEYOR

SCALE: 1" = 20'



STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
www.stokes-surveying.com

SHEET 1 OF 1

SCALE: 1" = 20'	SANITARY SEWER EASEMENT PLAT OF:	
REVISION: -----	RandD INVESTMENTS, LLC	
DRAWN BY: JML	COUNTY: HARNETT	STATE: NORTH CAROLINA
CHECKED BY: MWS	TOWNSHIP: GROVE	DATE: 07-28-2023
FIELD BY: HF-JH	ZONED: SFR-3	DD 4186, PAGE 982
OADD FILE: 23290	PIN: 1600-05-2771	PIN: 1600-05-2642

HARNETT REGIONAL WATER
Equal Opportunity Provider and Employer

RESIDENTIAL WATER/SEWER USER AGREEMENT

COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED

Water Tap, size _____

Sewer Tap

Retrofitted Sprinkler Connection

TAP SERVICE ADDRESS

Owner's Mailing/Billing Address:

RAND D INVESTMENTS LLC
LAND OWNER'S NAME

258 Willowcroft Ct
CURRENT STREET, ROUTE OR P.O. BOX

Dunn, NC 28334
CITY OR TOWN, STATE, ZIP

919-922-5898
TELEPHONE NUMBER

SPOUSE'S TELEPHONE NUMBER

NUMBER OF PERSONS LIVING IN HOME

Tin: 87-4663524
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE#

EMAIL ADDRESS

EMPLOYER, ADDRESS AND PHONE NUMBER

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

For Office Use Only:

AMOUNT PAID

CUSTOMER NO.

PROPERTY NO.

* See recorded
easement both
taps will go on
59 Gale Spears

9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS.

No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of HRW as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other HRW ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Building Inspections Division of the Harnett County Development Services.

11. HRW shall purchase and install a cutoff valve and water meter for each service. HRW shall own said meter and shall have the exclusive right to use it.

12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. HRW shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.

Signed by Owner this 24th day of July, 2024

[Signature]
Owner

Owner

[Signature]
Witness

Signed by County this 24 day of July, 2024

HARNETT REGIONAL WATER

BY: _____
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SEND TO:

Harnett Regional Water
Post Office Box 1119
Lillington, NC 27546

This Agreement, made and entered into this the 24th day of July, 2024, between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and RAND INVESTMENTS LLC (hereinafter "Owner").

WITNESSETH:

Harnett Regional Water, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. HRW also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with HRW to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by HRW and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows:
2. Owner agrees to pay to HRW the amount of 5500 per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. HRW, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT HRW DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Property owners shall not be required to make a deposit provided they are approved by the On-line Utility Database procedure described in Section 19 (d) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit will be returned without interest after one year of no penalties as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants HRW, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the HRW's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided HRW has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and HRW, Owners shall allow no cross connection to exist between HRW's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by HRW and agrees to the penalties for non-compliance with the above, as set out in HRW's Rules and Regulations.
9. HRW shall install a water and/or sewer service connection for the Owner, and Owner user charges shall commence when the water meter is requested by the owner and installed by HRW. Consumers shall be responsible for paying the minimum monthly water meter and/or sewer bill whether or not water and/or sewer is actually used as long as the service is not turned off by request of the consumer.

6/27/2023

APPLICATION COST & DIRECTIONS

DATE: 7/24/23

RAND D INVESTMENTS LLC is requesting a water and/or sewer service at the location as noted below. This request is for a _____ inch water service and/or a residential sewer service. The cost of the service will be as follows:

Residential Water tap total cost:

- 3/4" \$4,200 (\$1,200 + \$3,000sd)
- 1" \$9,700 (\$2,200 + \$7,500sd)
- 2" \$27,500 (\$3,500 + \$24,000sd)

Residential Sewer tap total cost (based on water tap size):

- 3/4" \$5,500 (\$1,500 + \$4,000sd)
- 1" \$11,500 (\$1,500 + \$10,000sd)
- 2" \$33,500 (\$1,500 + \$32,000sd)

*Tap cost may vary due to main depth and bore length

BUNNLEVEL & RIVERSIDE Sewer tap-Step Tank

- 3/4" \$6,800 (\$2,800 + \$4,000sd)
- 1" \$12,800 (\$2,800 + \$10,000sd)
- 2" \$34,800 (\$2,800 + \$32,000sd)

*Tap cost may vary due to length of connection to main

Retrofitted sprinkler tap fee:

- 3/4" \$500 + \$325 3/4" meter & mxu fee = total cost \$825
- 1" \$650 + \$450 meter & mxu fee = total cost \$1,100
- 2" \$2000 + \$2050 meter & mxu fee = total cost \$4,050

*There will also be a deposit on all new accounts for water and/or sewer as required.

For all other sizes and commercial refer to Harnett Regional Water @ (910) 893-7575.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

43 Gale Spears Drive, Coats

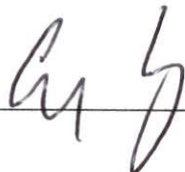
421 S to ~~W Stewart~~ left on Leslie Campbell Ave,

Turns into W Stewart (Hwy 27)

Turn Rt on N Mclean st

Left on Gale Spears

CUSTOMERS SIGNATURE _____



6/27/2023