

**HAL OWEN & ASSOCIATES, INC.**

SOIL &amp; ENVIRONMENTAL SCIENTISTS

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6 October 2023

Nicole Grinnell  
Abare Real Estate  
2421 Nassau Trace  
Fuquay-Varina, NC 27526

Reference: Preliminary Soil Investigation  
Minor Subdivision Survey for Abare Real Estate and Property Management LLC

Dear Ms. Grinnell,

A soil investigation has been conducted at the above referenced property, located on the northern side of Red Hill Church Road (SR 1703) in the Grove Township of Harnett County, North Carolina. The purpose of the investigation was to determine the ability of each lot to support a subsurface sewage waste disposal system and repair area for a typical three-bedroom home. It is our understanding that individual septic systems will be utilized at this site. Lot 1 has an existing well, but public water supplies are available.

All soil ratings and determinations were made in accordance with "Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A .1900". This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the Local Health Department (LHD). Septic permits for all residences will need to be obtained from the LHD that specifies the proposed home size and location, and the design and location of the septic system to be installed.

Lots 1 and 2 were observed to be underlain by provisionally suitable soils for subsurface sewage waste disposal. These provisionally suitable soils were observed to be firm clays to greater than 36 inches and appear adequate to support long term acceptance rates of 0.25 to 0.3 gal/day/sqft. It appears that the soils on each lot are adequate to support a conventional septic system and repair area for one residence.

Lot 1 has an existing residence with an existing septic system that appeared to be functioning properly on the day of the investigation. This existing septic system appeared to be located within any setback requirements for this property. A soil investigation was conducted and it appears that an adequate amount of provisionally suitable soil exists on this lot to install a new septic system and 100 % repair area without the well.

Soil Science Investigations ♦ Wetland Delineations, Permitting, and Consulting

HAL OWEN & ASSOCIATES, INC.

This soil investigation report and map, when provided to the LHD, should allow them to sign the maps for recordation. I appreciate the opportunity to provide this service and hope to be allowed to assist you again in the future. If you have any questions or need additional information, please contact me at your convenience.



Sincerely,

Steven Boor  
Soil Associate III

A handwritten signature in cursive script that reads "Hal Owen".


Hal Owen  
Licensed Soil Scientist

Soil Science Investigations ♦ Wetland Delineations, Permitting, and Consulting


Preliminary Soil Investigation  
 Minor Subdivision Survey for Abare Real Estate and Property Management LLC  
 6 October 2023

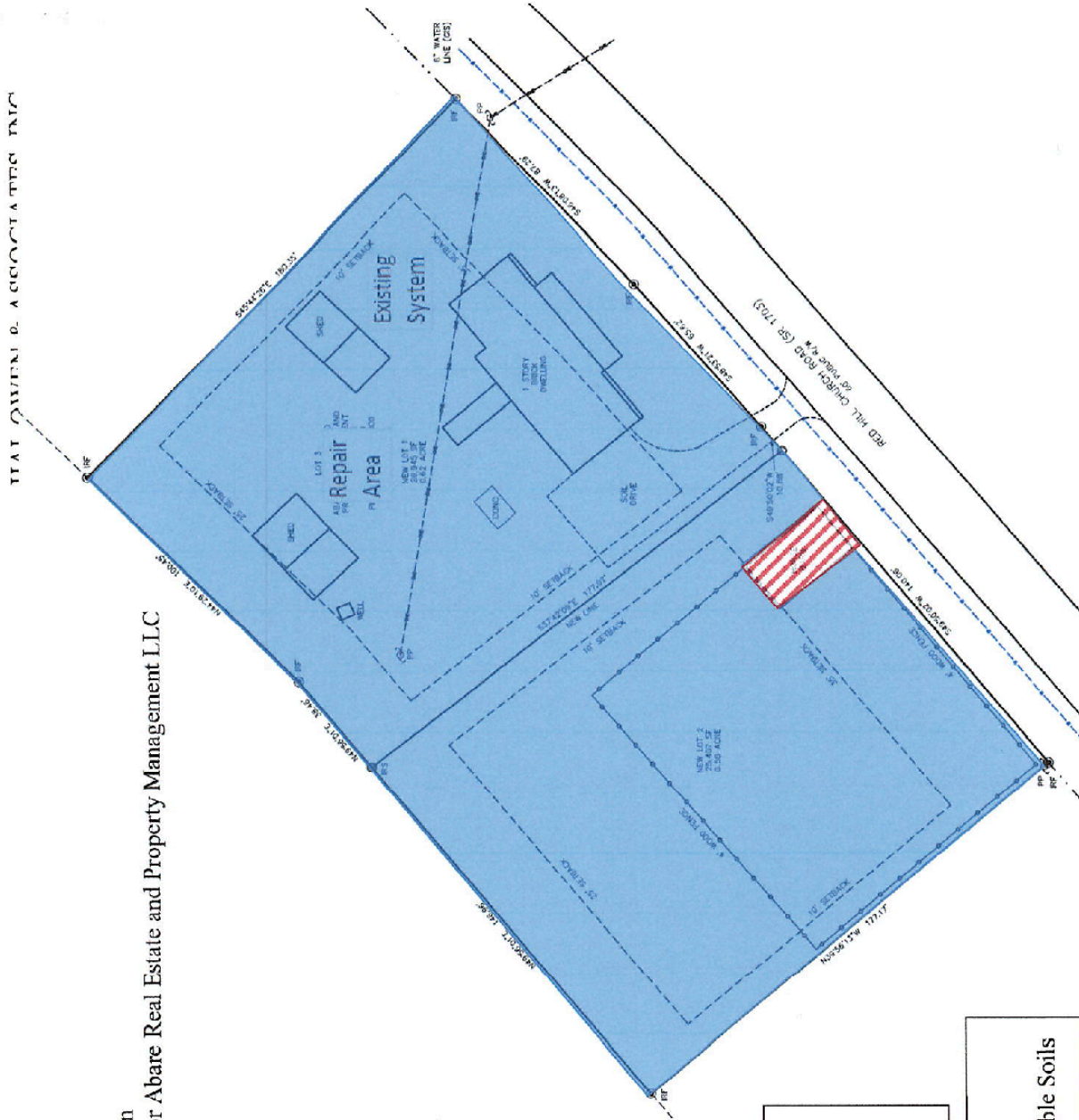
**SOIL MAP**



Scale 1 in = 100 ft  
  
 Map for reference only.  
 Not a survey.

*Soil Map Legend*

-  Provisionally Suitable Soils



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Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
12/21/2023 03:09:27 PM NC Rev Stamp: \$0.00  
Book: 4218 Page: 445 - 447 (3) Fee: \$26.00  
Instrument Number: 2023021287

HARNETT COUNTY TAX ID #  
071519 0030  
071519 0030 06

12-21-2023 BY: SM

NORTH CAROLINA  
HARNETT COUNTY  
Excise Tax: \$0.00

JOINT DRIVEWAY EASEMENT

This Declaration of Easement is made this the 21<sup>st</sup> day of December, 2023 by Abare Real Estate & Property Management, LLC, a North Carolina Limited Liability Company (hereinafter referred to as "Abare").

WITNESSETH:

WHEREAS, Abare is the owner of a certain tract of land known as "New Lot 1", containing 0.62 acre, more or less, according to that plat recorded in Book of Maps 2023, Page 628, Harnett County Registry, Harnett County Parcel ID No. 071519 0030, and being a portion of that property described to that deed recorded in Book 4204, Page 1173, Harnett County Registry (hereinafter referred to as "New Lot 1"); and

WHEREAS, Abare is the owner of a certain tract of land known as "New Lot 2", containing 0.58 acre, more or less, according to that plat recorded in Book of Maps 2023, Page 628, Harnett County Registry, Harnett County Parcel ID No. 071519 0030 06, and being a portion of that property described to that deed recorded in Book 4204, Page 1173, Harnett County Registry (hereinafter referred to as "New Lot 1"); and

WHEREAS, New Lot 1 and New Lot 2 will share a joint driveway which is 30' in width, 15' of which will be located on each lot as shown upon the map recorded in Book of Maps 2023, Page 628, Harnett County Registry for the benefit of both properties; and

WHEREAS, New Lot 1 and New Lot 2 will each be benefitted by and subject to said easement shown as a "30x35 Common Driveway Easement" on that map recorded in Book of Maps 2023, Page 628, Harnett County Registry; and

WHEREAS, that portion of said driveway that is located within the easement area is to be maintained by both parties, with the costs of such maintenance to be shared equally by both parties; and

NOW, THEREFORE, Abare does hereby declare as follows:

Submitted electronically by "Pope & Pope, Attorneys at Law, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

BK 4218 PG 446

DOC# 2023021287

1. A joint driveway easement is established for the mutual benefit of New Lot 1 and New Lot 2 as described herein;

2. The owners of New Lot 1 and New Lot 2 give, grant, and convey to the other party, the perpetual right and easement of egress, ingress, and regress over and upon said easement area described as follows:

BEING all of that area identified as a "30x35 Common Driveway Easement" as shown upon that map entitled, "Exempt Subdivision Survey for: Abare Real Estate and Property Management LLC" prepared by Scot A. Frame, P.L.S., dated 12-05-2023 and recorded in Book of Maps 2023, Page 628, Harnett County Registry, reference to which map is hereby made for greater certainty of description.

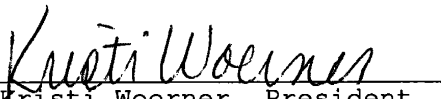
3. Said easement shall be a perpetual right and easement to go upon each of the lots within the said easement area for the purpose of maintaining, repairing and reconstructing the driveway within the said easement area.

4. The owners of each lot shall share equally in the cost of maintaining that portion of the driveway located within the easement area and each party shall pay all of the costs of maintaining that portion of their driveway that is located outside that area.

5. This declaration shall run with the land and be binding on the heirs, successors and assigns of the parties.

IN TESTIMONY WHEREOF, Abare Real Estate & Property Management LLC has caused this Declaration to be duly signed with all appropriate authority, the day and year first above written.

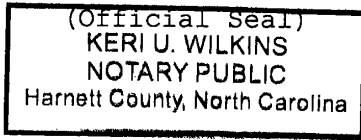
Abare Real Estate & Property  
Management LLC, a North Carolina  
Limited Liability Company

 (Seal)  
Kristi Woerner, President

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

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: Kristi Woerner, President of Abare Real Estate & Property Management LLC, a North Carolina Limited Liability Company

Date: December 21, 2023



Keri U. Wilkins  
Notary Public

Keri U. Wilkins  
Notary's Printed or Typed Name

My commission expires: 2/14/28