

# HARNETT REGIONAL WATER

Equal Opportunity Provider and Employer

## RESIDENTIAL WATER/SEWER USER AGREEMENT

**\*COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED\***

(☒) Water Tap, size 1"

( ) Sewer Tap

( ) Retrofitted Sprinkler Connection

117 Collins Road

Lillington, NC 27546  
TAP SERVICE ADDRESS

Office Use Only:

Milton Built Homes, LLC  
LAND OWNER'S NAME

AMOUNT PAID

SPOUSE'S NAME

PO Box 451  
MAILING ADDRESS

145471  
CUSTOMER NUMBER

Lillington, NC 27546  
CITY, STATE, ZIP

ACCOUNT NUMBER

910.890.0555  
TELEPHONE NUMBER

SPOUSE'S TELEPHONE NUMBER

NUMBER OF PERSONS LIVING IN HOME

EW- 26-2628452  
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE #

andrew@miltonenterprisesinc.com  
EMAIL ADDRESS

EMPLOYER, ADDRESS AND PHONE NUMBER

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

6/30/2025

This Agreement, made and entered into this the 21<sup>st</sup> day of July, 2025, between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and Milton Built Homes, 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 \$5,200.00 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 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.

6/30/2025

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 21<sup>st</sup> day of July, 2025.

  
Owner

Owner

  
Witness

Signed by County this 28<sup>th</sup> day of July, 2025

HARNETT REGIONAL WATER

BY: \_\_\_\_\_  
Tommy Burns, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SEND TO:

Harnett Regional Water  
Post Office Box 1119  
Lillington, NC 27546

6/30/2025



## APPLICATION COST & DIRECTIONS

DATE: 07/21/2025

Milton Built Homes, LLC is requesting a water and/or sewer service at the location as noted below. This request is for a 1" inch water service and/or a residential sewer service. The cost of the service will be as follows:

**Residential Water tap total cost:**

$\frac{3}{4}"$  \$4,200 (\$1,200 + \$3,000sd)

1" \$5,200 (\$2,200 + \$3,000sd)

2" \$6,500 (\$3,500 + \$3,000sd)

**Residential Sewer tap total cost:**

$\frac{3}{4}"$  to 2" \$5,500 (\$1,500 + \$4,000sd)

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

**BUNNLEVEL & RIVERSIDE Sewer tap-Step Tank**

$\frac{3}{4}"$  to 2" \$6,800 (\$2,800 + \$4,000sd)

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

**Retrofitted sprinkler tap fee:**

$\frac{3}{4}"$  \$500 + \$425  $\frac{3}{4}"$  meter & mxu fee = total cost \$925

1" \$650 + \$550 meter & mxu fee = total cost \$1,200

2" \$2000 + \$2050 meter & mxu fee = total cost \$4,050

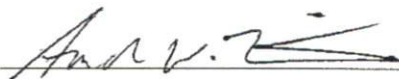
\*There will also be a deposit on all new accounts for water and/or sewer as required.

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

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

Property is addressed 117 Collins Road, Lillington, NC 27546

CUSTOMER'S SIGNATURE



6/30/2025

HARNETT COUNTY TAX ID#

130631 0010 02

6-20-25 BY TIME



Instrument #: 2025011453  
Recorded: 06/20/2025 04:30:16 PM  
Fee Amt: \$26.00 Page 1 of 2  
Excise Tax: \$0.00  
Harnett County, North Carolina  
Matthew S. Willis, Register of Deeds  
BK 4291 PG 366 - 367 (2)

Excise Tax \$ 0.00

Recording Time, Book and Page

Mail after recording to **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

This instrument prepared by **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

Harnett County Parcel ID No: 13-0631-0010-02

**Brief Description for the index: 4.50 acres, New Lot 3, Map # 2025-205  
Collins Rd (NCSR 1259)**

## NORTH CAROLINA GENERAL WARRANTY DEED

TITLE SEARCH NEITHER REQUESTED NOR PERFORMED

THIS DEED made this 19<sup>th</sup> day of June, 2025 by and between

### GRANTOR

**Kenneth Dowdy and spouse,  
Luzetta Dowdy  
81 McRae Ln  
Lillington, NC 27546**

### GRANTEE

**Milton Built Homes, LLC  
PO Box 451  
Lillington, NC 27546**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 **Upper Little River Township, Harnett County, North Carolina** and more particularly described as follows:

**Harnett County Parcel ID No: 13-0631-0010-02  
Collins Rd, Lillington, NC 27546**

**BEING all of New Lot 3, containing 4.50 acres, more or less, as shown on that map entitled "Recombination, Minor Subdivision and Easement Plat Lot 1 and Lot 2, Owner: Mark Louis Centrella and Triumph Capital Group LLC" dated September 10, 2024 by Randy D. Mason,**

PLS and recorded in Map Number 2025, Page 205, Harnett County Registry. Reference to said map is hereby made for greater certainty of description by metes and bounds.

The above described lot is subject to that Septic Field and Drainage Easement areas as shown on Map 2025-205, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4278, Page 2230, Harnett County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

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

Kenneth Dowdy (SEAL)  
Kenneth Dowdy

Luzetta Dowdy (SEAL)  
Luzetta Dowdy

NORTH CAROLINA, HARNETT COUNTY.

I, Laura L James, a Notary Public in and for the aforesaid State and County, do hereby certify that **Kenneth Dowdy and Luzetta Dowdy** personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 19<sup>th</sup> day of June, 2025



Laura L James  
Signature of Notary Public

My Commission Expires: 10-11-2028

Laura L James