

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
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Book: 4302 Page: 2275 - 2280 (6) Fee: \$26.00
Instrument Number: 2025016913

Prepared by and return to: George D. Regan, Jr., THORP, CLARKE & REGAN, P.A.
Post Office Box 670, Fayetteville, NC 28302

NORTH CAROLINA

HARNETT COUNTY

**DECLARATION OF WITHDRAWAL OF
STREET FROM PUBLIC DEDICATION
AND CONVERSION TO UTILITY
EASEMENT AND PRIVATE ACCESS
FOR INGRESS, REGRESS AND
EGRESS**

NOTICE is hereby given to all interested parties in accordance with the provisions of North Carolina General Statutes Section §136-96 the property designated as a "Palmetto" and also known as "Ballaro" Drive (hereinafter "Palmetto/Ballero") as shown on Plat recorded in Plat Book 20, Page 86, a copy of said plat is attached hereto and incorporated herein by this reference as Exhibit "A" is hereby withdrawn from dedication for any public use.

That **Palmetto/Ballero** was offered for dedication for public use as a street by that certain plat recorded in Plat Book 20, Page 86, Harnett County Registry on November 5, 1973 (the "Plat").

That **Palmetto/Ballero** as depicted on Plat Book 20, Page 86, Harnett County Registry was never actually opened or used by the public and has remained closed and unused for any access, ingress or egress purposes for a period in excess of fifteen (15) years from the date of dedication thereof and continuing to the present date.

That **William S. Wellons** was the dedicator and owner of **Palmetto/Ballero** at the time that the Plat was recorded ("Original Dedicator").

That by operation of statutory law and the fact that **Palmetto/Ballero** has never been opened and used by the public, that **Palmetto/Ballero** is conclusively presumed to have been abandoned by the public for the purposes of which it was intended.

That dedicator and owner of **Palmetto/Ballero** at this time dedicates the entirety of **Palmetto/Ballero** to the purpose of the 60' Utility Easement as depicted on Exhibit "B" attached hereto and incorporated herein by reference; and

That dedicator and owner of **Palmetto/Ballero** at this time dedicates the northern portion of **Palmetto/Ballero** to the additional purpose of an Ingress, Egress and Regress Easement to provide access to Lot 27 across Lot 29 as depicted on Exhibit "B" attached hereto and incorporated herein by reference; and

That as evidenced by plat entitled "Recombination Survey of the Wellco Contractors, Inc. Parcels", Exhibit B, wherein **Palmetto/Ballero** is depicted as "60" Utility Easement and 60" Access and Utility Easement" the southern portion of the unopened **Palmetto/Ballero** is not the sole source of ingress, egress or regress to any parcel of real property and the southern portion of **Palmetto/Ballero** is not necessary to afford ingress or egress to any lot or parcel of land that has been sold or conveyed by the Original Dedicator or the Dedicator.

IN WITNESS WHEREOF, the Dedicator, **William S. Wellons, Jr.** has caused this instrument to be executed and signed in its corporate name the day and year first above written.

William S. Wellons, Jr. (Seal)
William S. Wellons, Jr,

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

I, *Vanessa King Southerland*, a notary public of the aforesaid County and State, certify that *William S. Wellons Jr* personally appeared before me this day and acknowledged that they signed the foregoing instrument for the intents and purposes therein expressed.

Witness my hand and official seal, this the *4th*, day of *September*, 20*25*.

Vanessa King Southerland
Notary Public

My commission expires:

11/29/2028

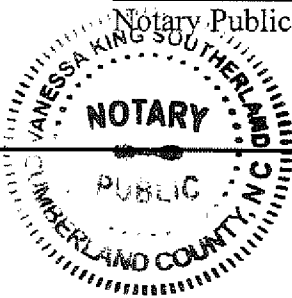
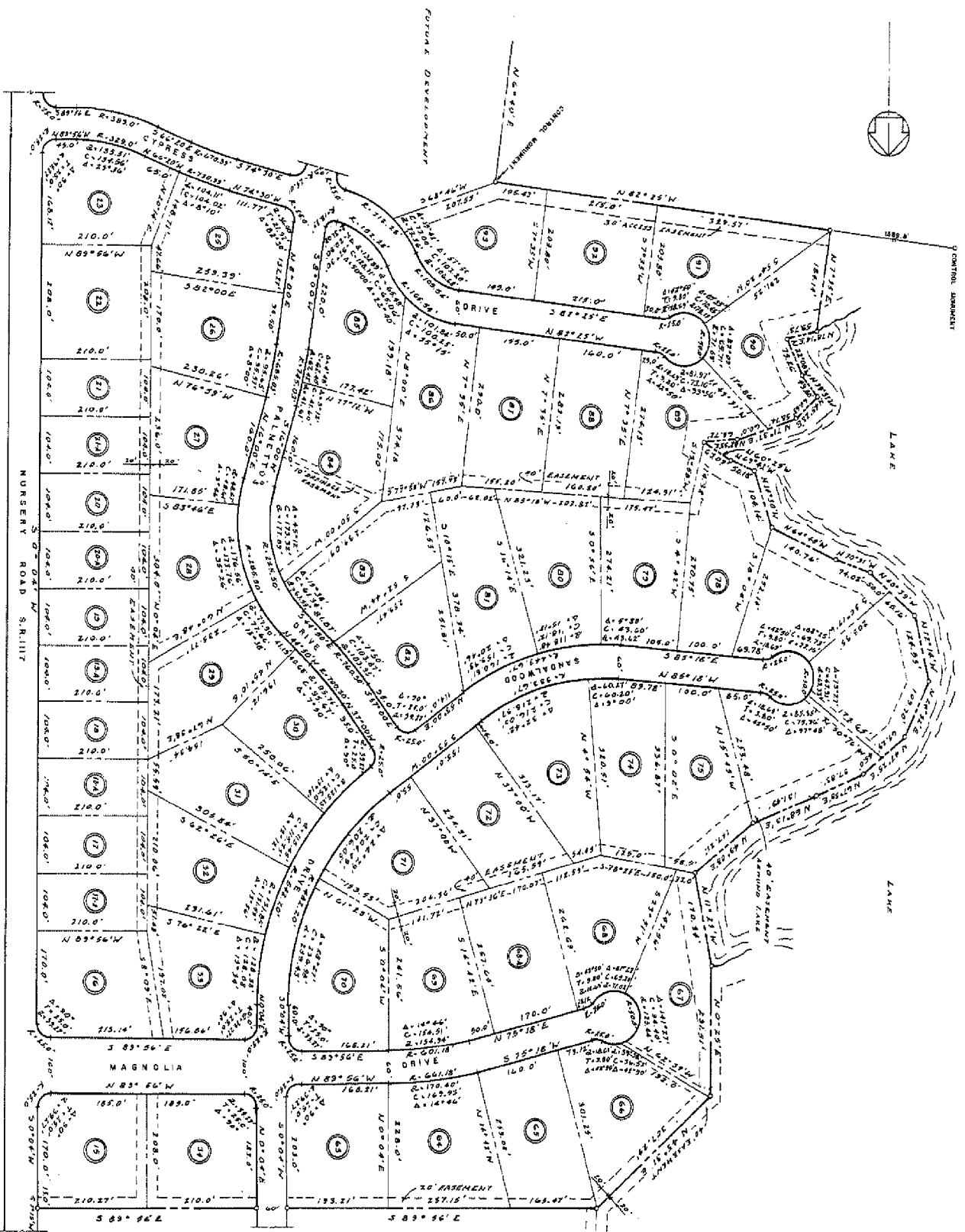


EXHIBIT "A"

Plat Book 20, Page 86, Harnett County, NC Registry

"This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."

map book 20 - bk. 43
side 86
sheet 86



ROLLING SPRINGS
SECTION SIX
PROPERTY OF WELLS, J. J.
ANDERSON GREEN TWP. HANNETT COUNTY
NEAR SPRING LAKE. SEPTEMBER 1978
SCALE 1"=100'.
SURVEYORS: ENGINEERS, PLANNERS
WILLIAM S. WELLS



NOT TO SCALE
THIS PLAT AND ALL PARTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT BY THE SIGNATURE OF THE SURVEYOR AND PLANNERS.
WILLIAM S. WELLS
SEP 1978

THE SURVEYOR CERTIFIES THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREON AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA PLAT ACT.
WILLIAM S. WELLS
SEP 1978

MAP BK 20 Side 86

EXHIBIT “B”
Recombination Survey of the Wellco Contractors Inc Parcels

"This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats."



PRELIMINARY PLAT

RECOMBINATION SURVEY OF THE WELCO CONTRACTORS, INC. PARCELS

WELCO CONTRACTORS

511 Highway 218 North

SURVEYED BY	CALLER
DATE SURVEYED	DATE SURVEYED
PROJECT NUMBER	PROJECT NUMBER

DRAWING SCALE

HORIZONTAL: 1"=50'

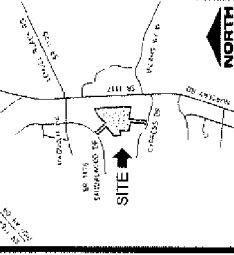
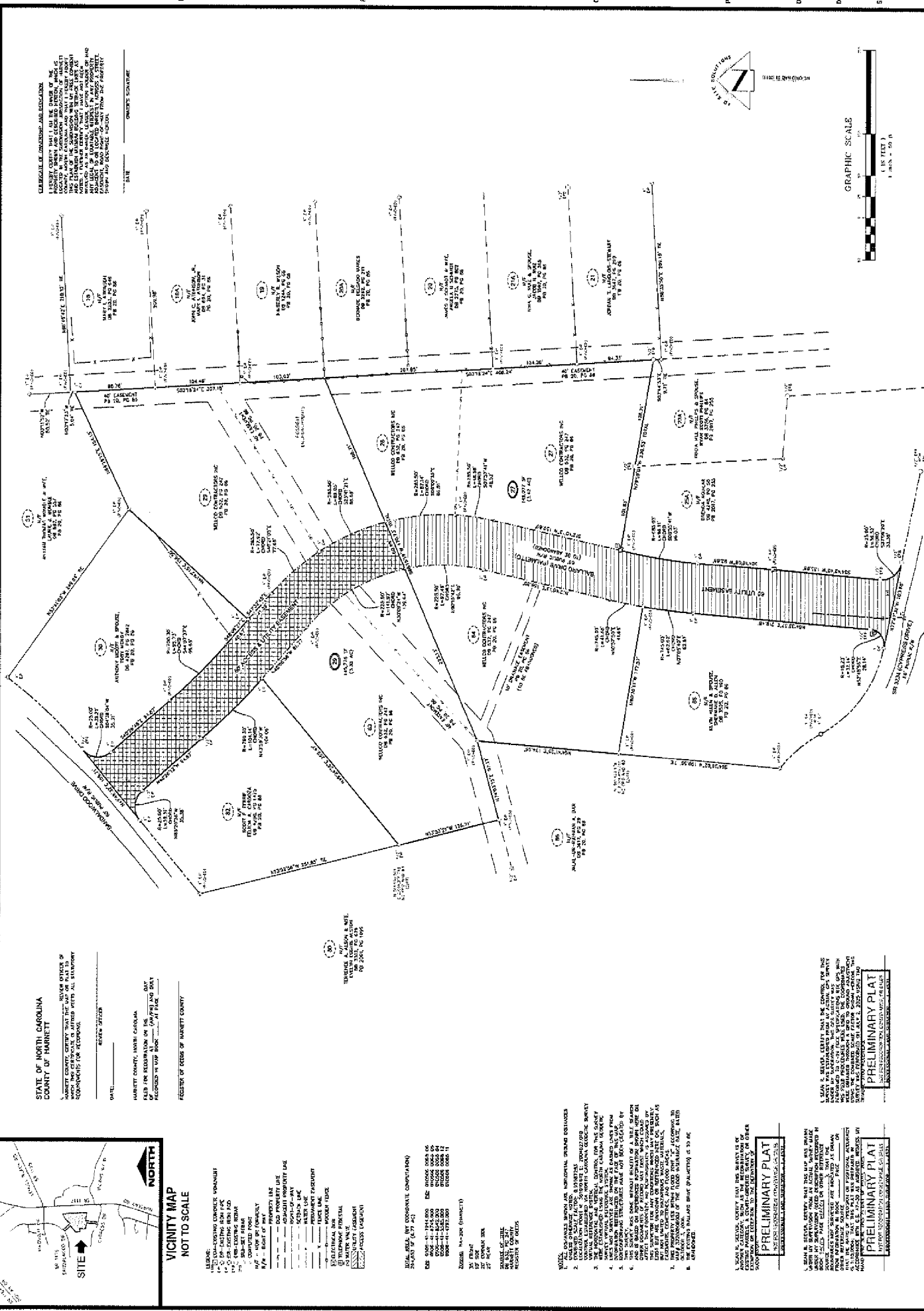
DATE SURVEYED

SHEET NUMBER

1

OF

CERTIFICATE OF RECORDING AND LOCATION



VICINITY MAP NOT TO SCALE

- LEGEND
- 1"=50' HORIZONTAL SCALE
- 1"=50' VERTICAL SCALE
- 1"=50' AREA SCALE
- 1"=50' DISTANCE SCALE
- 1"=50' BEARING SCALE
- 1"=50' ELEVATION SCALE
- 1"=50' TEMPERATURE SCALE
- 1"=50' WIND DIRECTION SCALE
- 1"=50' WIND SPEED SCALE
- 1"=50' HUMIDITY SCALE
- 1"=50' PRESSURE SCALE
- 1"=50' RAINFALL SCALE
- 1"=50' SUNLIGHT SCALE
- 1"=50' MOONLIGHT SCALE
- 1"=50' STARS SCALE
- 1"=50' PLANETS SCALE
- 1"=50' METEORS SCALE
- 1"=50' COMETS SCALE
- 1"=50' NEBULAE SCALE
- 1"=50' GALAXIES SCALE
- 1"=50' CLUSTERS SCALE
- 1"=50' SUPERNOVAE SCALE
- 1"=50' BLACK HOLES SCALE
- 1"=50' DARK MATTER SCALE
- 1"=50' DARK ENERGY SCALE
- 1"=50' GRAVITATIONAL WAVES SCALE
- 1"=50' COSMIC MICROWAVE BACKGROUND SCALE
- 1"=50' PRIMORDIAL FLUCTUATIONS SCALE
- 1"=50' INFLATION SCALE
- 1"=50' BIG BANG SCALE
- 1"=50' UNIVERSE SCALE

DETAILED SURVEY INFORMATION

NOTES

WELCO CONTRACTORS, INC.

RECOMBINATION SURVEY

WELCO CONTRACTORS, INC.

WELCO CONTRACTORS, INC.

WELCO CONTRACTORS, INC.

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