



Town of Erwin
Zoning Application & Permit
Planning & Inspections Department

Permit #
76-042

Rev Sep2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Emory Development

Name of Applicant	Christopher Perez	Property Owner	Katherine Serrell
Home Address	1620 Batten Farm	Home Address	6613 Quiet Cove Court
City, State, Zip	Selma, NC, 27576	City, State, Zip	Raleigh NC, 27612
Telephone	919-215-4218	Telephone	910-322-1725
Email	Chris@mondragonhomes.com	Email	Kitserrell@gmail.com

Address of Proposed Property		1507-01-6702 Lot 3	
Parcel Identification Number(s) (PIN)	1507-01-5297	Estimated Project Cost	\$300,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.		Single Family Home New Construction	
Description of any proposed improvements to the building or property		New home construction	
What was the Previous Use of the subject property?		Field / Un-used	
Does the Property Access DOT road? No			
Number of dwelling/structures on the property already	0	Property/Parcel size	.68
Floodplain SFHA Yes * No	Watershed Yes * No	Wetlands Yes * No	
MUST circle one that applies to property		Existing/Proposed Septic System Or * City Water / City Sewer	
		Existing/Proposed County/City Sewer	

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

Christopher Perez		Nov 14th, 2025
Print Name	Signature of Owner or Representative	Date

For Office Use

Zoning District	M-10	Existing Nonconforming Uses or Features NA	
Front Yard Setback	35 ft	Other Permits Required	Conditional Use <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/>
Side Yard Setback	10 ft	Requires Town Zoning Inspection(s) <input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Prior to C. of O.	
Rear Yard Setback	35 ft	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		Fee Paid: \$100	Date Paid: Staff Initials:

home not with m basement

Comments	Trades from Central Permitting / water & sewer connection
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Signature of Town Representative:	Date Approved/Denied: 11/24/25
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*submit foundation survey/
request foundation inspection
from Town of Erwin for setbacks
when foundation is laid.*

*Homeett regional water
2 car parks required*

VICINITY MAP
NO SCALE

THIS SUBDIVISION, CERTAIN THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE ACTS, LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF NORTH CAROLINA, AND THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REQUIRED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON, THAT THE RATIO OF PRECISION IS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM THIS SURVEY. THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.10'
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK (NRS)
DATE(S) OF SURVEY: 04/01/2024-04/02/2024
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: CONTINUOUSLY OPERATING REFERENCE STATION(S) (CORS)
GEOC MODEL: 2018
COMBINED GRID FACTOR: 0.9998742154
UNITS: U.S. SURVEY FEET
NO NC GEODETIC SURVEY MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

I FURTHER CERTIFY THAT THIS PLAT MEETS THE REQUIREMENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1000) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 6TH DAY OF AUGUST, 2025.

PROFESSIONAL LAND SURVEYOR L-5561



GENERAL NOTES

1. ALL BEARINGS/COORDINATES ARE BASED UPON NAD83(2011).
2. NO TITLE SEARCH WAS MADE BY THIS SURVEYOR DURING THE COURSE OF THIS SURVEY.
3. ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4. ALL COORDINATES ARE NAD83(2011) NC GRID.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
6. THIS PROPERTY IS IN FEMA FLOOD ZONE "X" PER PANEL 82720150600J EFF. 10/03/2006
7. THIS MAP DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND UTILITIES OR FEATURES.

Filed for registration on the 13th day of August 2025 and duly recorded on the Map Book 2025 Page 495

Matthew S. Williams by:

Suparna Chatterjee

Register of Deeds of Harnett County (North Carolina)

Deputy I

I hereby certify that the subdivision plot shown herein has been found to comply with the Subdivision Ordinance of the Town of Erwin, North Carolina, and that this plot has been approved for recording in the Office of the Register of Deeds of Harnett County.

Subdivision Administrator/Town Planner

8/12/25
Date

I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described herein and that I (we) hereby adopt this plan with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other areas and easements in public or private use as noted, and all of the land shown herein is within the Unified Development Ordinance jurisdiction of Harnett County.

Tax Parcel ID:

OWNER: *Matthew S. Williams*

EDWARD E. MORGAN
AND RICHARD MORGAN
PH 1507-11-2661
BX 4192 PG 587
6-10
CENTRAL CORNER
N: 2716.74 79
E: 2100781.90

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, HARNETT COUNTY
MICHAEL J. JONES, REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Michael J. Jones
REVIEW OFFICER
8-13-25
DATE

LEGEND OF SYMBOLS/LINES

- REBAR SET
- IRON PIPE FOUND
- WATER METER
- UTILITY POLE AND PEDESTAL
- LIGHT POLE

NAD 83 (NRSR 2011) — NORTH AMERICAN DATUM 1983
(NATIONAL SPATIAL REFERENCE SYSTEM 2011)

- SURVEYED BOUNDARY LINES
- TIE LINES
- NON-SURVEYED BOUNDARY LINE
- CL ROAD
- FENCE
- SURVEYED ROADWAY
- OVERHEAD POWER
- PROGRESS ENERGY EASEMENT
- SETBACK LINE/HOUSE BLOCK
- ORANGE "B11 LOCATE PAINT MARKS"

SUBDIVISION SURVEY FOR:
MONDRAGON HOMES
314 MARTIN LUTHER KING JR.
BLVD, RALEIGH NC, 27601

SURVEYED PROPERTY:
BUTLER DRIVE ERWIN, NC
28339

PIN #1507-01-6244.000
PID #061507 0427 01
DEED BOOK 4293 PAGE(S) 284
TRACT #4A OF SURVEY FOR THE HEIRS OF
CLAUDE LUCAS, SR., ET. AL.
SHOWN ON PB 2002 PG 1275
ERWIN (DUKE TOWNSHIP)
HARNETT COUNTY - NORTH CAROLINA
ZONING R-10

N/F
SEAN DAVIS AND
SHARON E. WOODRICE
PH 1507-11-1000
BX 3757 PG 858
BM 2003 PG 1275
P-10

0ft 50ft 100ft 150ft
SCALE 1" = 50' AUGUST 8TH, 2025

SurvAll PLLC

957 CHICKEN BRIDGE RD. PITTSBORO, NC 27312
(919) 502-3153
P-3067

FIELD SURVEY COMPLETED: 08/02/2025
PLAT COMPLETED: 08/06/2025

REFERENCES

1. DEED BOOK 4293 PAGE(S) 284
2. PLAT BOOK 2002 PAGE(S) 1275
3. UNRECORDED BOUNDARY MAP BY META GEOMATICS, SURVEYOR B. CHAN CHOI, DATED 06-24-25
4. OTHERS AS SHOWN
5. HARNETT COUNTY GIS

Instrument # 2025070001
Recorded: 7/13/2025 at 09:36 PM
Received: 8/11/25 Page 1 of 1
Harnett County North Carolina
Matthew S. Williams, Register of Deeds
PL 2025 REG 495-496 (1)

N/F
MELISSA LEE
PH 1507-01-6702
BX 4160 PG 2832
R-10

NO ENCROACHMENT
3 61'00" W
74.44'
3 34'50" W
74.16'

LOT 1
0.85 AC
+/-37,025 SQ FT

LOT 2
0.73 AC
+/-31,798 SQ FT

LOT 3
0.68 AC
+/-28,621 SQ FT

LOT 4
0.81 AC
+/-36,384 SQ FT

LOT 5
1.08 AC
+/-47,045 SQ FT

LOT 6
0.93 AC
+/-40,861 SQ FT

LOT 7
0.81 AC
+/-36,384 SQ FT

LOT 8
0.81 AC
+/-36,384 SQ FT

LOT 9
0.81 AC
+/-36,384 SQ FT

LOT 10
0.81 AC
+/-36,384 SQ FT

LOT 11
0.81 AC
+/-36,384 SQ FT

LOT 12
0.81 AC
+/-36,384 SQ FT

LOT 13
0.81 AC
+/-36,384 SQ FT

PROGRESS ENERGY CORP
TRANSMISSION LINE EASEMENT
90' RW (25' W3/4S' EAST)
(DB 208 PG 131)

TRANSMISSION
TOWER

CENTER OF PIPE
TO CENTER OF
TOWER ALIGNMENT

TRANSMISSION
LINE POLE

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DRIVEWAY
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