

Initial Application Date: October 30, 2023	Application #
	DRB # CU #
COMMERCIAL COUNTY OF HARNETT LAND USE APF Central Permitting (Physical) 420 McKinney Pkwy, Lillington, NC 27546 (Mailing) PO Box 65 Lillington NC 27546 Phone LANDOWNER: Cameron Commercial Holdings LLC Mailing Address:	e: (910) 893-7525 opt # 1 Fax: (910) 893-2793 www.harnett.org/permils O8 North Ridge Drive
City: Raleigh State: GA Zip: 27615 Contact # 919-924-46	6166 _{Email:} rpayne@hmddevelopment.co
APPLICANT*: Elite Custom Signs, IncMailing Address:	05 Chapel Hill Road, Suite 114
City: Raleigh State: NC Zip: 27607 Contact # 919-917-77 *Please fill out applicant information if different than landowner	127 Email: tom@elitecustomsigns.com
CONTACT NAME APPLYING IN OFFICE: Tom Cohorst	Phone #_919-917-7127
Address: 2277NC 24/87 Hway PIN: 9594-26-447-	
Zoning: Watershed: Flood: Minimal Flood Risk Deed Book Page: 4172 - 233	
Setbacks – Front: 120' Back: Side: Corner:	
PROPOSED USE:	
Multi-Family Dwelling No. Units:No. Bedrooms/Unit:	
Business Sq. Ft. Retail Space: 3000 Type: Medical Office # E	mployees: Hours of Operation:
Daycare # Preschoolers: # Afterschoolers: # Employ	yees: Hours of Operation:
☐ Industry Sq. Ft:# Employ	vees: Hours of Operation:
Church Seating Capacity: # Bathrooms:	Kitchen:
Accessory/Addition/Other (Sizex) Use:	
Water Supply: County Existing Well New Well (# of dwellings using well (Need to Complete New Well Application	ation at the same time as New Tank)
f permits are granted I agree to conform to all ordinances and laws of the State of North Carolin hereby state that foregoing statements are accurate and correct to the best of my knowledge.	
Signature of Owner or Owner's Agent	' Date'

This application expires 6 months from the initial date if permits have not been issued

RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.



This application expires 6 months from the initial date if permits have not been issued APPLICATION CONTINUES ON BACK

This application expires 6 months from the initial date if permits have not been issued

This application to be filled out when applying for a septic system inspection.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT

OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration

☐ Environmental Health New Septic System

- <u>All property irons must be made visible</u>. Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the <u>undergrowth</u> to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *Do not grade property*.
- All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.

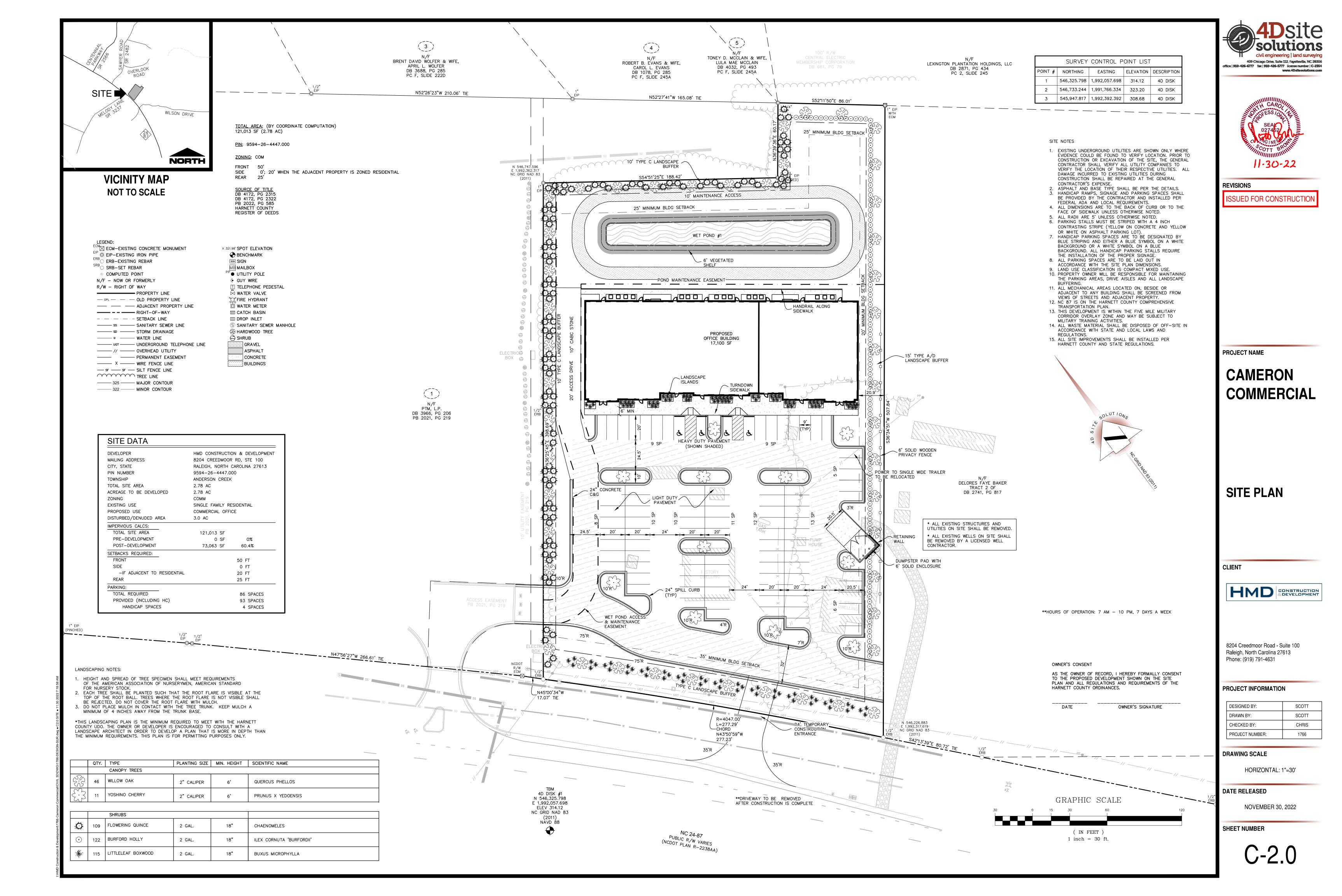
□ Environmental Health Existing Tank Inspections

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place**. (Unless inspection is for a septic tank in a mobile home park)
- DO NOT LEAVE LIDS OFF OF SEPTIC TANK

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

SEPTIC If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one. {__}} Innovative {__}} Conventional {__}} Accepted {__}} Any { } Alternative { } Other The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant MUST ATTACH SUPPORTING DOCUMENTATION: Does the site contain any Jurisdictional Wetlands? { }YES {__}} NO Do you plan to have an irrigation system now or in the future? {___}}YES {__}} NO {__}} NO {___}}YES Does or will the building contain any <u>drains</u>? Please explain. Are there any existing wells, springs, waterlines or Wastewater Systems on this property? {___}}YES {___}} NO Is any wastewater going to be generated on the site other than domestic sewage? {___}}YES {__}} NO {___}}YES {__}} NO Is the site subject to approval by any other Public Agency? {__}} NO {___}}YES Are there any Easements or Right of Ways on this property? { }YES { } NO Does the site contain any existing water, cable, phone or underground electric lines? If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.



Matthew S. Willis Register of Deeds Harnett County, NC

Electronically Recorded 11/03/2022 04:16:52 PM

NC Rev Stamp: \$1,300.00

Book: 4172 Page: 2315 - 2321 (7) Fee: \$26.00

Instrument Number: 2022112820

HARNETT COUNTY TAX ID # 019594 0019

11-03-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:

\$1,300.00

Real Estate ID:

0019703

PIN:

9594-26-3582.000

After recording return to:

Grantee

This instrument was prepared by:

W. Brinson Taylor of Manning, Fulton & Skinner, P.A.

Brief description for the Index:

2285 NC 24-87 Hwy, Cameron, NC 28326

THIS DEED is made as of the

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day of Names, 2022, by and between

GRANTOR

KEVIN C. LOFTON, incompetent by and through ALTON D. BAIN as Guardian of the Estate for the Ward, (a 1/3 interest holder); KEITH C. LOFTON, incompetent by and through FRED D. WEBB, JR. in his capacity as Guardian of the Estate for the Ward (a 1/3 interest holder), and RITA COTTON in her individual capacity (a 1/3 interest holder)

1601 Prosperity Drive Sanford, NC 27730

GRANTEE

CAMERON COMMERCIAL HOLDINGS LLC, a North Carolina limited liability company

6908 North Ridge Drive Raleigh, NC 27615

The property conveyed by this instrument does not include the primary residence of Grantor.

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. fee simple, all of that certain lot, or parcel of land situated in the Johnsonville and Anderson Creek Township, Harnett County, North Carolina, and more particularly described as follows (the "**Property**"):

See Exhibit A attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instrument re Page 360, Harnett County Registry.	corded in Book 3400,
A map showing the Property is recorded in Plat Book, page,	County Registry.
TO HAVE AND TO HOLD the aforesaid Property and all privileges and a belonging to Grantee in fee simple.	ppurtenances thereto

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

Miscellaneous:

Pursuant to File No. 21 SP 48 of the Harnett County Clerk of Court, Fred D. Webb, Jr., Attorney and as the Guardian of the Estate for the Ward Keith C. Lofton, is authorized to execute this deed in accordance with NCGS 1-339-38.

Pursuant to File No. 21 SP 55 of the Harnett County Clerk of Court, Alton D. Bain, Attorney and as the Guardian of the Estate for the Ward Kevin C. Lofton, is authorized to execute this deed in accordance with NCGS 1-339-38.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

GRANTOR:

Alton D. Bain, in his capacity as Guardian of the

Estate for the Ward Kevin C. Lofton

Fred D. Webb, JR. in his capacity as Guardian of the

Estate for the Ward Keith C. Lofton

Rita Cotton

STATE OF NORTH CAROLINA

COUNTY OF Hamett

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: Alton D. Bain, in his capacity as Guardian of the Estate for the Ward Kevin C. Lofton.

Date: October 25, 2022

Notary Public: <u>Ashlin M. German</u>

My Commission Expires

[additional notary blocks on following page]

DOC# 2022112820

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

	GRANTOR:
	Alton D. Bain, in his capacity as Guardian of the Estate for the Ward Kevin C. Lofton Fred D. Webb, JR. in his capacity as Guardian of the Estate for the Ward Keith C. Lofton Rita Cotton
STATE OF NORTH CAROLIN	۸A
COUNTY OF	
ne that he or she voluntarily sign	n(s) personally appeared before me this day, each acknowledging to ned the foregoing document for the purpose stated therein and in the in, in his capacity as Guardian of the Estate for the Ward Kevin C.
Date:,	Notary Public:
	Printed Name:
	My Commission Expires

[additional notary blocks on following page]

STATE OF NORTH CAROLINA

COUNTY OF Lee

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: Fred D. Webb, JR. in his capacity as Guardian of the Estate for the Ward Keith C. Lofton.

Date: Notary Public: Julie P Webb

Notary Public Public Public

Notary Public Public Public

Notary Public Public

STATE OF NORTH CAROLINA

COUNTY OF LEE

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: Rita Cotton, in her individual capacity.

Exhibit A

FIRST TRACT:

BEGINNING at the southeast corner of 5 acres tract in deed from Overhills Land Company to J. W. Lofton dated April 28, 124, and in North edge of State Highway 87 and runs thence with the east line of the said 5 acres North 39 deg. 45 min. East 7.07 chains to northeast corner of said 5 acres; thence with the North line of said 5 acres North 51 deg. 45 min. West 90 feet to new stake corner; thence new line South 37 deg. 45 min. West 7.07 chains to north edge of State Highway No. 87; thence with the north edge of said Highway 87 South 51 deg. 45 in. East 90 feet to the BEGINNING, containing one acre more or less.

SECOND TRACT:

BEGINNING at the southwest corner of Charlie C. Lofton one acre in the Road, and runs thence as Road North 52 deg. West 87 feet to center of a new road; thence with the center line of said Road North 39 deg. 45 min. East 428.4 feet to back line; thence northeast line of the 5 acres South 51 deg. 45 min. East 87 feet to the northwest corner of Charlie C. Lofton one acre tract; thence with west line of said one acre South 39 deg. 45 min. West 428.4 feet to the beginning, containing one acre more or less.

EXHIBIT B

- 1. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, boundary line overlap or other adverse circumstance affecting the Title disclosed by survey entitled "Recombination Survey of the Cameron Commercial Holdings, LLC Parcels Maintenance & Access Easement, NC 24-87, Anderson Creek Township, near Town of Cameron, Harnett County, North Carolina" by Sean R. Seever, PLS, dated December 21, 2021, last revised , 2022, "The Survey".



PID: 019594 0017 PIN: 9594-26-4447.000 Account Number: 1500052767

Owner: CAMERON COMMERCIAL HOLDINGS LLC

Mailing Address: 6908 NORTH RIDGE DR RALEIGH, NC 27615-7033

Physical Address: 2277 NC 24-87 CAMERON, NC 28326 ac

Description: 2.78ACS CAMERON COMMERCIAL HOLDINGS MAP#2022-585

Surveyed/Deeded Acreage: 2.78

Calculated Acreage: 2.78

Deed Date: 1667451600000

Deed Book/Page: 4172 - 2330

Plat(Survey) Book/Page: 2022 - 585

Last Sale: 2022 - 11
Sale Price: \$0
Qualified Code: C
Vacant or Improved: V
Transfer of Split:
Actual Year Built:
Heated Area: SqFt
Building Count: 0

Harnett County GIS

Building Value: \$0

Parcel Outbuilding Value: \$0
Parcel Land Value: 404250
Market Value: \$404250
Deferred Value: \$0

Total Assessed Value: \$404250

Zoning: COMMERCIAL - 2.76 acres (99.24%), RA-20R - 0.02 acres (0.76%)

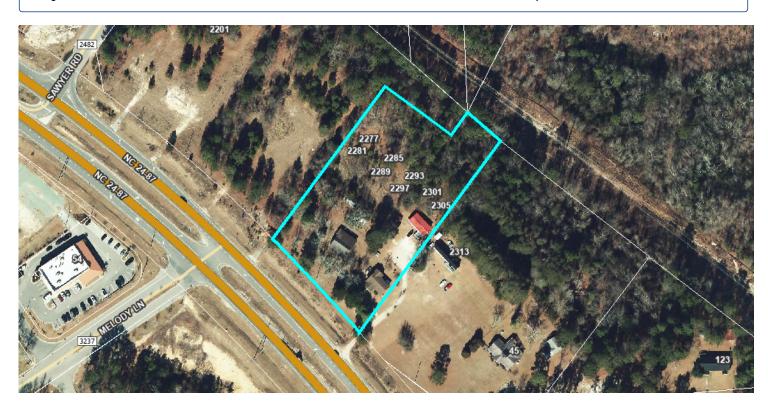
Zoning Jurisdiction: Harnett County

Wetlands: No

FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: No
Elementary School: Benhaven Elementary

Middle School: Overhills Middle
High School: Overhills High
Fire Department: Spout Springs

EMS Department: Medic 1, D13 EMS, D1 FR
Law Enforcement: Harnett County Sheriff
Voter Precinct: Barbecue, Johnsonville
County Commissioner: Matthew Nicol
School Board Member: Don Godfrey



SIGN PLACEMENT



NIGHT VIEW



LOCATION:

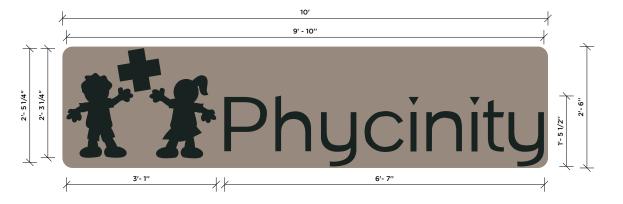


DIMENSIONS 120"(W) x 30"(H) x 3"(D) 25 SQ FT

BEFORE

DISTANCE FROM GROUND 151"

MEASUREMENTS



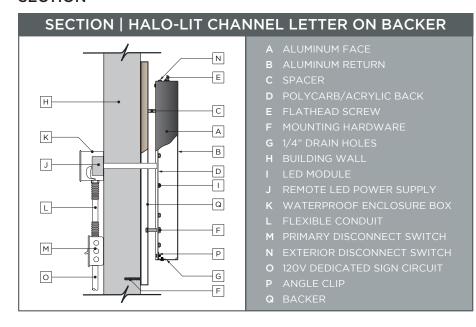
FACE COLORS:

RETURN COLOR:

BACKER COLOR:



SW7040 SMOKEHOUSE



SECTION

Tom Cohorst

tom@elitecustomsigns.com 919.917.7127 elitecustomsigns.com

PHYCINITY

2285 Nc 24-87, Cameron, NC, USA

DESCRIPTION

Reverse Lit Channel Letters with backer, mounted with spacers.



INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

