

Initial Application Date:		Applicat	ion #	
			CU #	
	COMMERCIA COUNTY OF HARNETT LAND US			
Central Permitting (Physical) 420 McKinney Pkwy, Lillin			opt # 1 Fax: (910) 893-2793	www.harnett.org/permits
LANDOWNER: KB Home Raleigh Durhar	n Inc. Mailing Addres	s: 4506 S. Miami	Blvd. Ste 100	
City: Durham	State: <u>NC</u> Zip: <u>27703</u> Contact # <u>919.6</u>	02.2180	Email: bdushan@kbho	ome.com
APPLICANT*: Lian Farruggio	Mailing Addres	s: 6818 Kennebed	Road	
City: Willow Spring	State: NC Zip: <u>27592</u> Contact # <u>919.8</u>	34.6279	Email: lianf@grande	ntrancegroup.com
*Please fill out applicant information if different tha	n landowner			
CONTACT NAME APPLYING IN OFFICE:		Phor	ne #	
Address:	PIN:			
Zoning: RA40 Watershed:	_ Flood:Deed Book Page: <u>41</u>	4 / 2546 .		
Setbacks - Front: Back	: Side: Corner:			
PROPOSED USE:				
☐ Multi-Family Dwelling No. Units:	No. Bedrooms/Unit:			
5 5 5 4 0 5 5 5 4 V	_			
☐ Business Sq. Ft. Retail Space:	Type:	# Employees:	Hours of Opera	ition:
□ Daycare # Preschoolers:	# Afterschoolers:#	Employees:	Hours of Operation	1:
☐ Industry Sq. Ft:	Type:#	Employees:	Hours of Operation	n:
☐ Church Seating Capacity:	# Bathrooms:	Kitchen	:	
Accessory/Addition/Other (Size 31 x	(3') Use: Entrance freestanding sign	column Sign 1		
Water Supply: County Existing	ng Well New Well (# of dwellings usi	ng well)*N	flust have operable wa	ater before final
Sewage Supply: New Septic Tank	(Need to Complete New Wel	Application at the sa	me time as New Tank)	
(Complete Environmental He	ealth Checklist on other side of application if	Septic	value,	
Comments: This is for a sign at the ent	Talice of the birchwood Halls subdivisi	л.		
If permits are granted I agree to conform to a	all ordinances and laws of the State of North	Carolina regulating s	uch work and the speci	fications of plans submitted
I hereby state that foregoing statements are	accurate and correct to the best of my know	edge. Permit subject	t to revocation if false in	formation is provided.
Lan Faringe	d	7/21	/2025	
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"

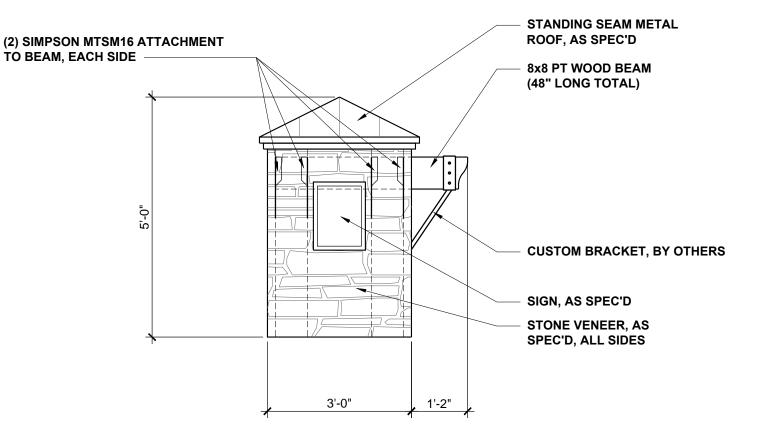
SEPTIC			
If applying	for authorization	ion to construct please indicate desired system type(s): can be rank	ed in order of preference, must choose one.
{}} Acce	epted	{}} Innovative {}} Conventional {}} A	ny
{}} Alter	rnative	{}} Other	
		y the local health department upon submittal of this application is "yes", applicant MUST ATTACH SUPPORTING DOCUM	
{}}YES	{}} NO	Does the site contain any Jurisdictional Wetlands?	
{}}YES	{}} NO	Do you plan to have an <u>irrigation system</u> now or in the future	?
{}}YES	{}} NO	Does or will the building contain any drains? Please explain	
{}}YES	{}} NO	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	Is the site subject to approval by any other Public Agency?	
{}}YES	{}} NO	Are there any Easements or Right of Ways on this property?	
{}}YES	{}} NO	Does the site contain any existing water, cable, phone or unde	rground 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.

BIRCHWOOD GROVE SECONDARY COLUMNS



Stone and cap reference



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

2'-8" 60"x60"x12" CONC. FTG. w/ #4 REBAR 12" O.C. EACH WAY **FOUNDATION PLAN** SCALE: 1/2" = 1'-0"

NOTES:

- 1. CONSTRUCT COLUMN FROM 8" CMU, UNO.
- 2. PROVIDE LADDER WIRE EVERY OTHER COURSE.
- 3. SOLID GROUT COLUMN CORNERS W/ (2) #4 REBAR.
- 4. EMBED COLUMN REBAR 12" INTO BASE FOOTING.
- 5. PROVIDE MINIMUM 2" C.C. FOR ALL REBAR
- 6. ALL MASONRY ALLOWS FOR 2" OF STONE AND 4" OF BRICK ON ALL SIDES, AS NOTED.
- 7. CONCRETE COMPRESSIVE STRENGTH TO BE 3ksi

ENGINEER OF RECORD

JDS Consulting, PLLC

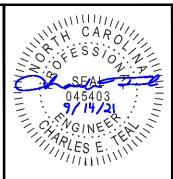
DESIGN · ENGINEERING · SURVEYING · ENERGY

8600 'D' JERSEY COURT

RALEIGH, NC 27617

FIRM LIC. NO: P-0961

PROJECT REFERENCE: 21901945



P-0961

BIRCHWOOD GROVE ENTRY MONUMENT

21901945

09/13/2021

GRAND ENTRANCE GROUP

COLUMN ELEVATION AND FOUDNATION

TDE

NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

GENERAL

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS III TIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE, NOTIFY JDS CONSULTING, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN
- 2. BRACED-WALL DESIGN IS BASED ON SECTION R602.10 WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.

ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.

3. SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

ABBREVIATIONS

ASSUMED SOIL BEARING-CAPACITY 2.000 PSF

ULTIMATE DESIGN WIND SPEED GROUND SNOW ROOF	LIVE LOAD 115 MPH, EXPOSURE B 15 PSF 20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

KING STUD COLUMN

ADDK	EVIATIONS		KING 310D COLUMN
		LVL	LAMINATED VENEER LUMBER
ABV	ABOVE	MAX	
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ALT	ALTERNATE	MFTR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BSMT	BASEMENT	NTS	NOT TO SCALE
CANT	CANTILEVER	OA	OVERALL
CJ	CEILING JOIST	ОС	ON CENTER
CLG	CEILING	PT	PRESSURE TREATED
CMU	CONCRETE MASONRY UNIT	R	RISER
CO	CASED OPENING	REF	REFRIGERATOR
COL	COLUMN	RFG	ROOFING
	CONCRETE	RO	ROUGH OPENING
	CONTINUOUS	RS	ROOF SUPPORT
	CLOTHES DRYER	SC	STUD COLUMN
DBL		SF	SQUARE FOOT (FEET)
	DIAMETER	SH	SHELF / SHELVES
DJ	DOUBLE JOIST	SHTG	SHEATHING
DN	DOWN	SHW	SHOWER
DP	DEEP	SIM	SIMILAR
DR	DOUBLE RAFTER	SJ	SINGLE JOIST
DSP		SP	STUD POCKET
EA	EACH	SPEC'D	SPECIFIED
EE	EACH END	SQ	SQUARE
EQ		T	TREAD
EX	EXTERIOR	TEMP	TEMPERED GLASS
	FORCED-AIR UNIT	THK	THICK(NESS)
FDN		TJ	TRIPLE JOIST
FF	FINISHED FLOOR	TOC	TOP OF CURB / CONCRETE
FLR	FLOOR(ING)	TR	TRIPLE RAFTER
FP	FIREPLACE	TYP	TYPICAL
FTG		UNO	UNLESS NOTED OTHERWISE
НВ	HOSE BIBB	W	CLOTHES WASHER
HDR	HEADER		WATER HEATER
HGR	HANGER	WWF	WELDED WIRE FABRIC
JS	JACK STUD COLUMN	XJ	EXTRA JOIST
	5.15.1 510D 00L0IIII1		

MATERIALS

1. INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):

Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI

2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:

Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI

3. LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2600 PSI Fv = 285 PSI F = 1.9F6 PSI

PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI

LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:

Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI

- 6. STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fv = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3.000 PSI AT 28 DAYS, MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
- 10. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- 11. MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
- 12. INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE
- 13. REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FRAMING

- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION
- 2. STRUCTURAL COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
 - A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN **CONNECTION WITH 500# UPLIFT CAPACITY.**
 - B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
 - C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND

FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS
- 2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER <u>SECTION R404</u> OR AMERICAN CONCRETE **INSTITUTE STANDARD ACI 318.**
- MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION **COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION** TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
 - A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
 - WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
 - C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT **EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW** PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF
- 9. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- 10. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- 11. FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
- 12. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.



P-0961

onsu

MONUMENT CAROLINA GROVE ENTRY

GROUP

ENTRANCE

GRAND

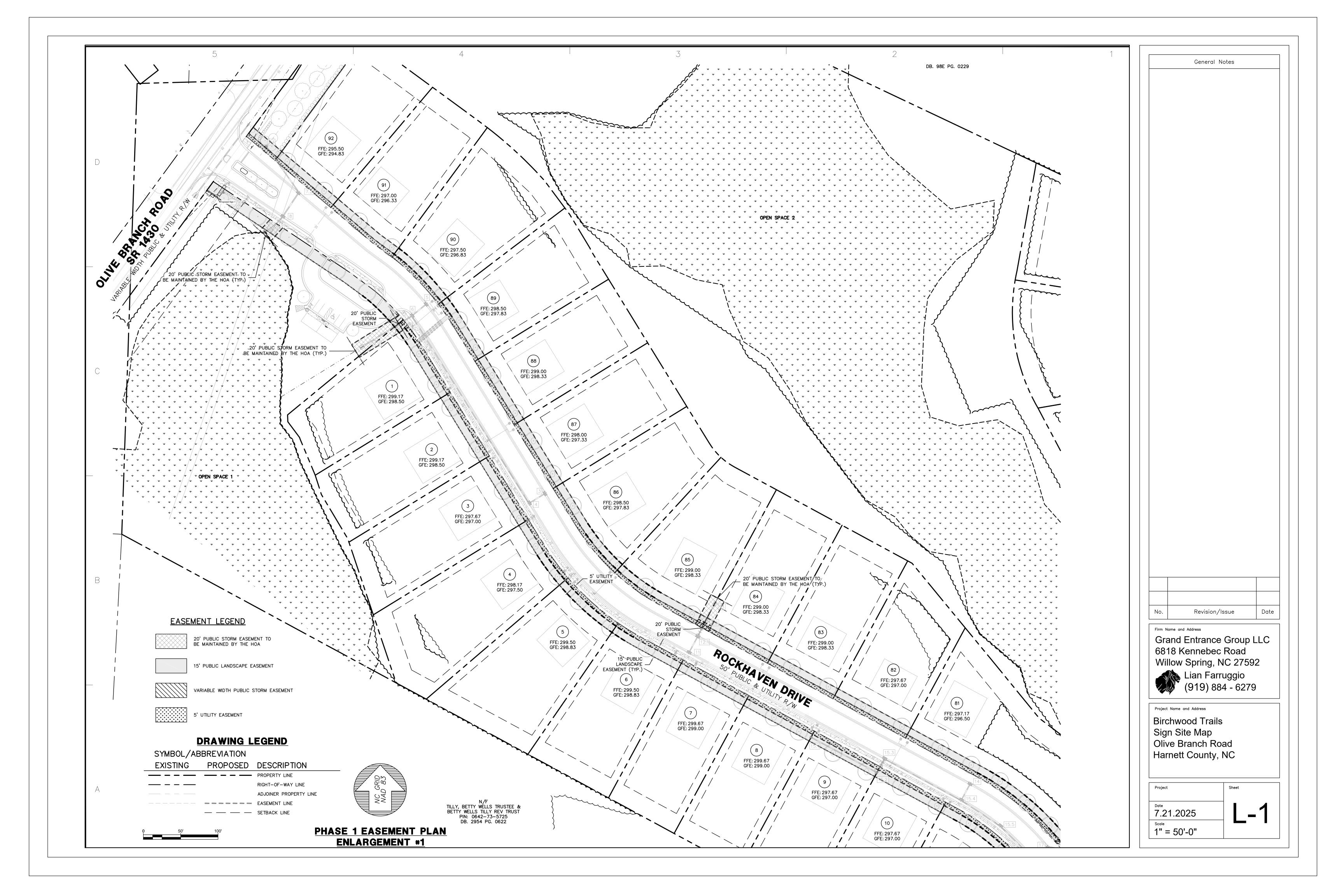
NORTH VARINA, BIRCHWOOD FUQUAY

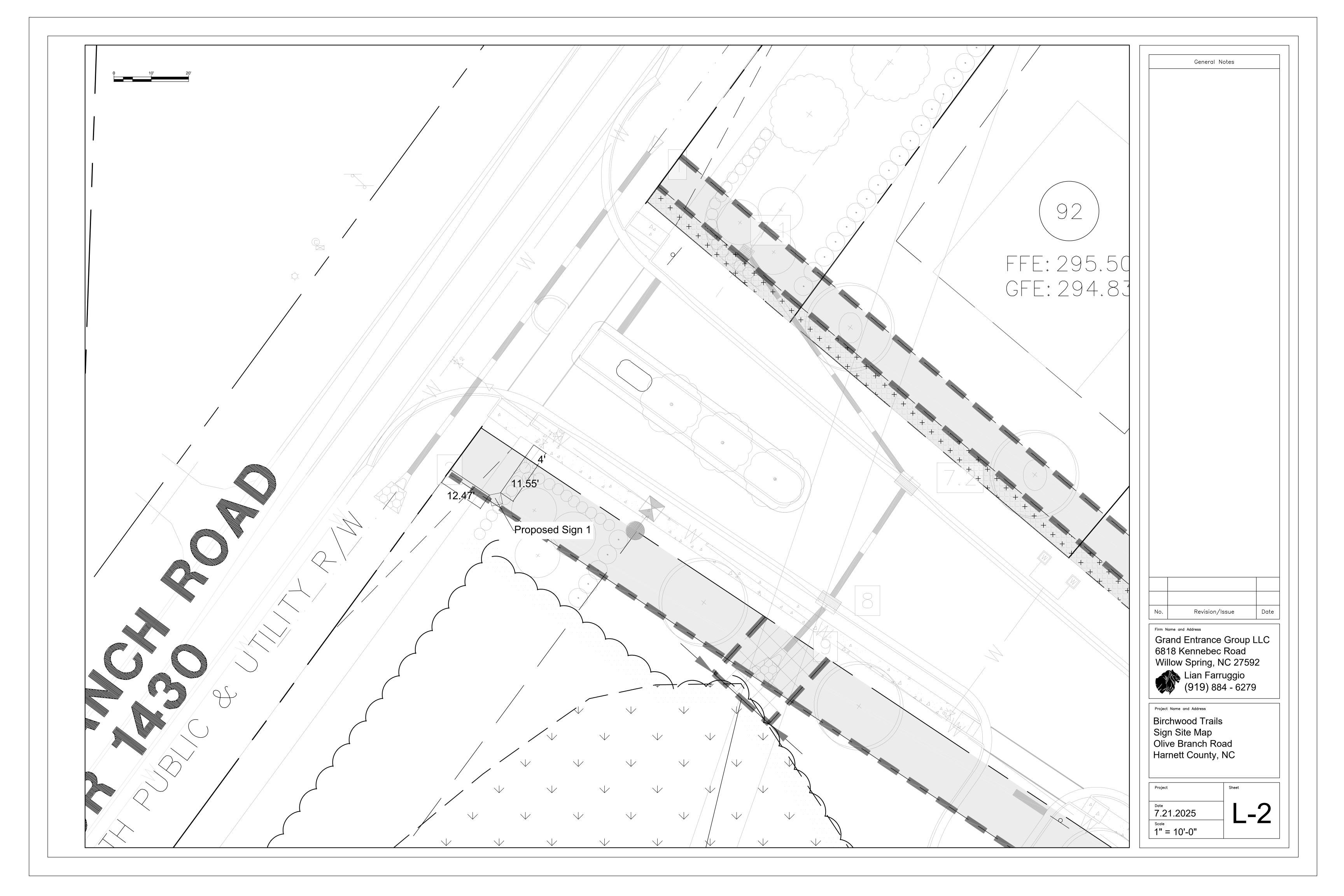
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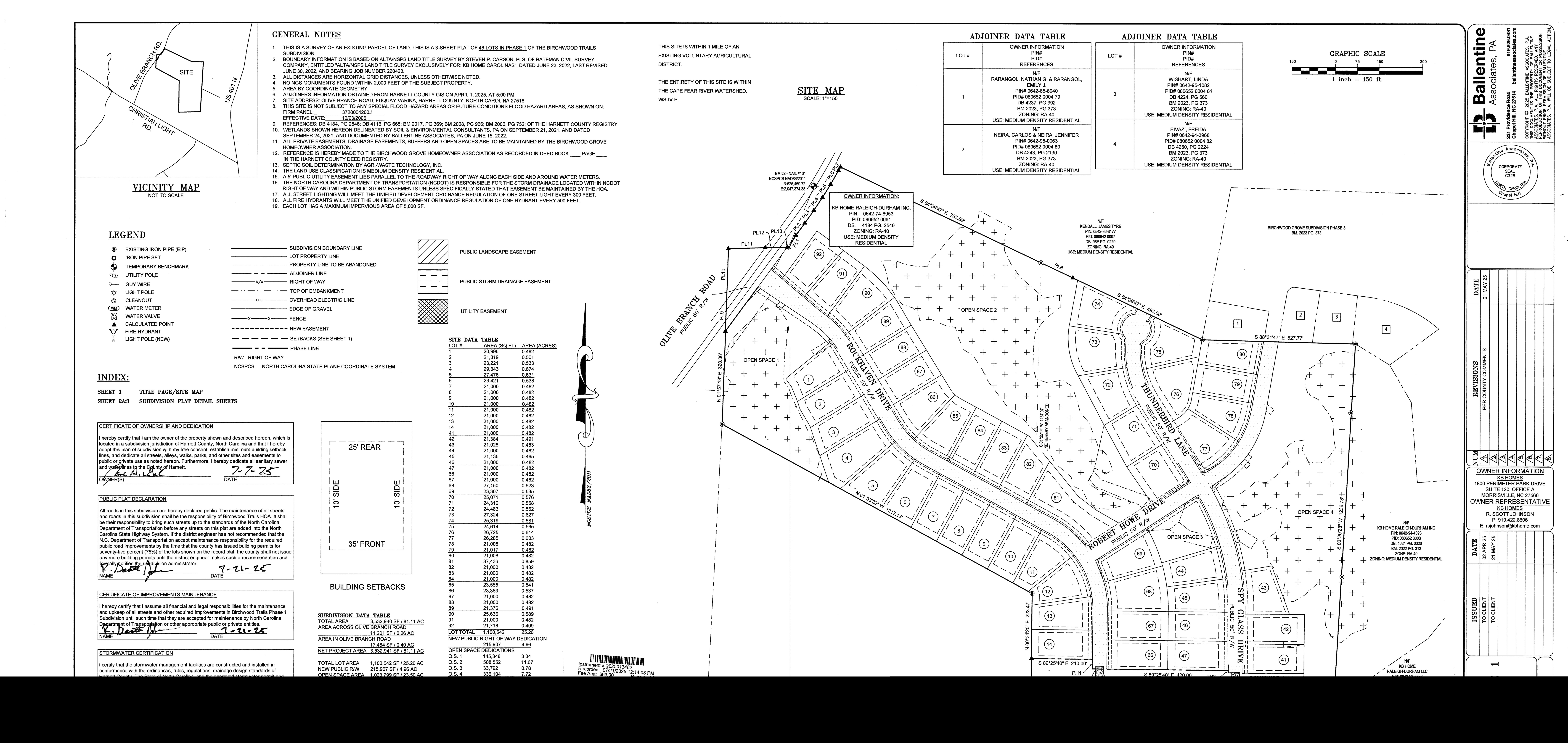
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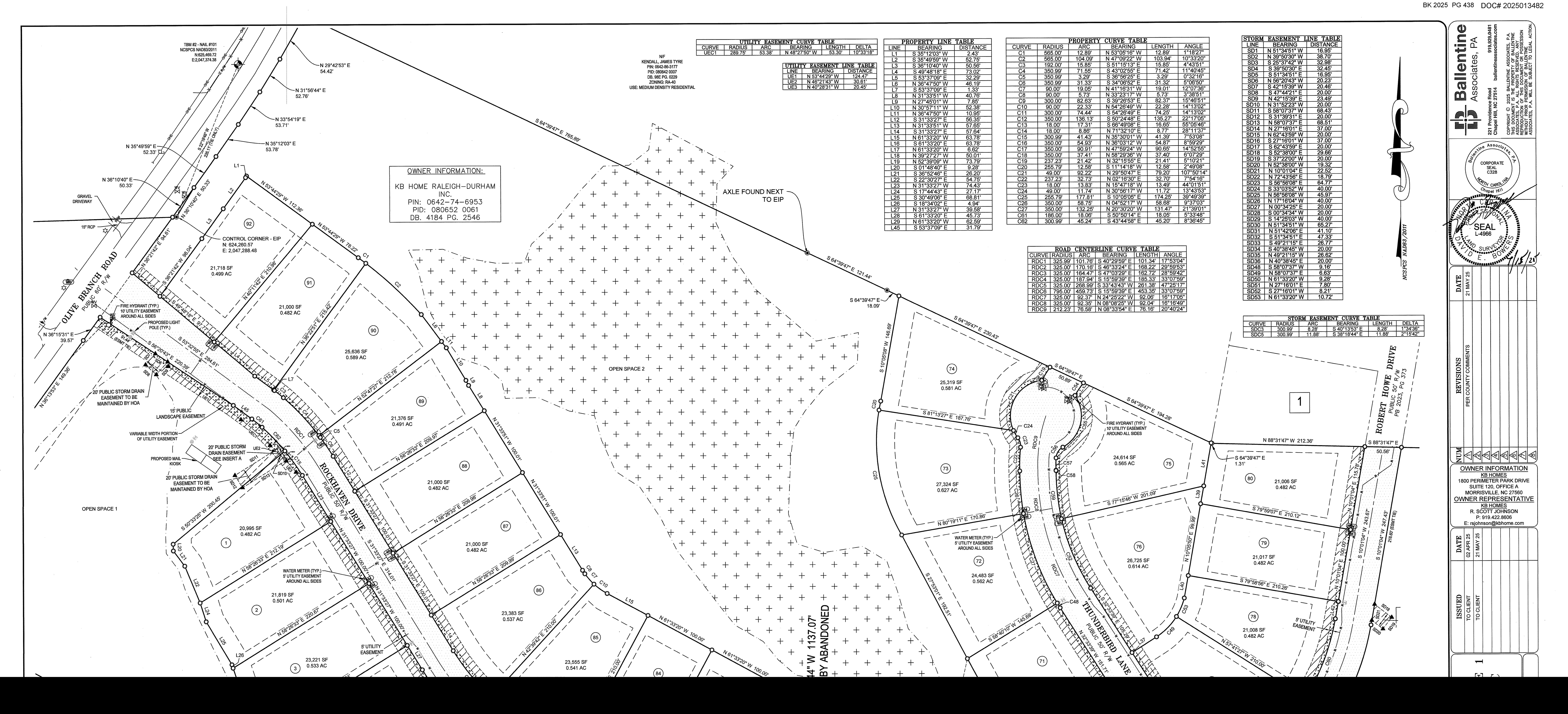
GENERAL NOTES

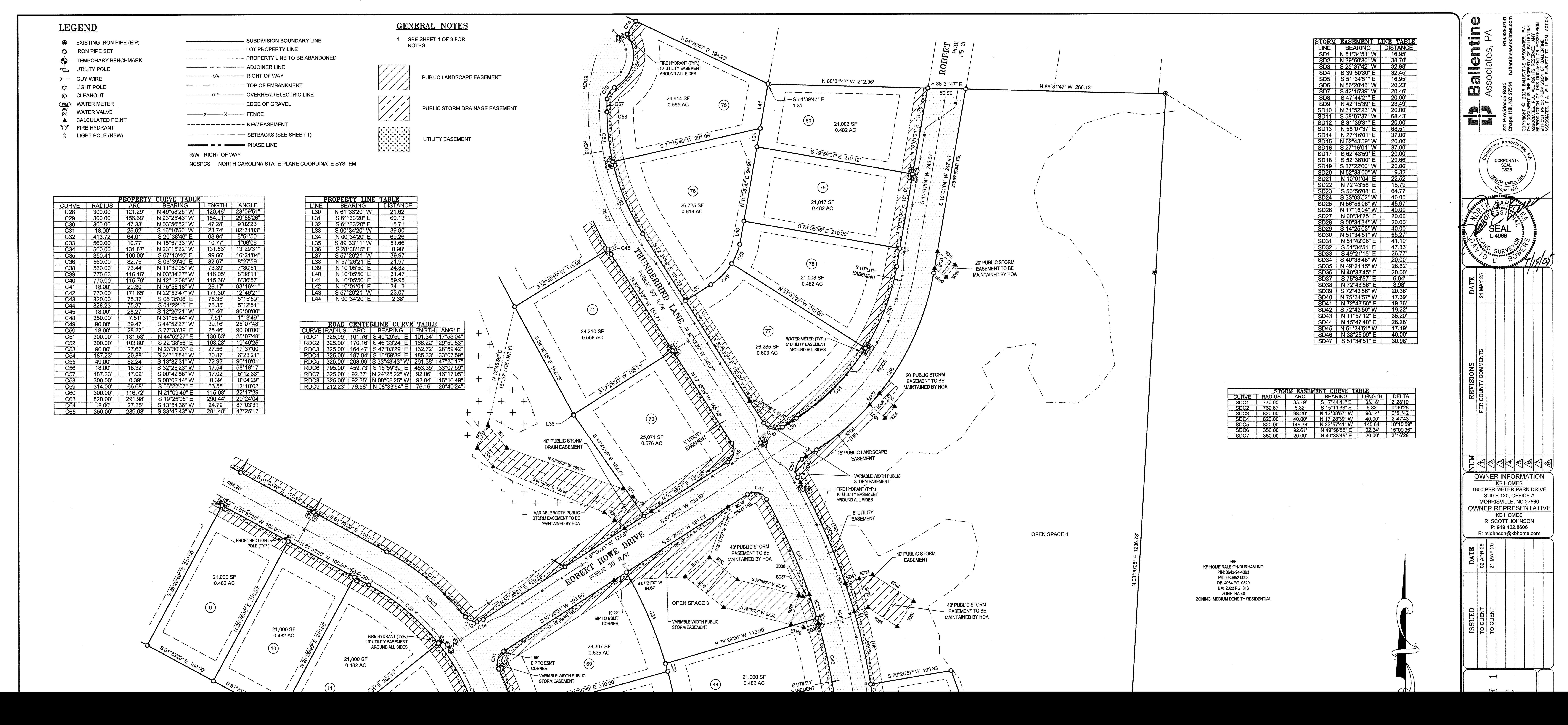
TDE











Matthew S. Willis Register of Deeds Harnett County, NC Electronically Recorded

03/08/2023 02:11:53 PM NC Rev Stamp: \$0.00

Book: 4184 Page: 2546 - 2549 (4) Fee: \$26.00

Instrument Number: 2023003462

HARNETT COUNTY TAX ID # 080642 0038 080652 0061

03-08-2023 BY: TC

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0
Parcel ID:	080642 0038 and 080652 0061
Mail/Box to:	Grantee
Prepared by:	James S. Adcock III, PA WITHOUT TITLE EXAMINATION OR TAX ADVICE
Brief	
description	24.1 acres and 55 acres, Olive Branch Road
for the Index:	

THIS NON-WARRANTY DEED ("Deed") is made on the <u>b</u> day of <u>made</u> 2023, by and between:

GRANTOR	GRANTEE
FUSION VENTURES LLC a North Carolina limited liability company	KB HOME RALEIGH-DURHAM INC. a Delaware corporation
624 Holly Springs Road, Ste. 324 Holly Springs, NC 27540	Mailing address: 4506 S. Miami Blvd., Ste. 100 Durham, NC 27703

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN

Page 1 of 4

NC Bar Association Real Property Section Form No. 7 © Revised 02/2021 Printed by Agreement with the NC Bar Association

Submitted electronically by "Weatherspoon & Voltz LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

County	All or a portion of the Property was acquired by Grantor by instrument recorded in Book <u>4101</u> page <u>951</u> , Harnett Registry.
	All or a portion of the Property \square includes or \boxtimes does not include the primary residence of a Grantor.
	A map showing the Property is recorded in Plat Book page
simple.	TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in feet Grantor makes no warranty of title to the Property.
authori	IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly zed representative.
	N VENTURES LLC Carolina limited liability company
_	Danielle Weaver Manager
STATE	
nerson(s	I <u>Derk Blow</u> , a Notary of the above state and county, certify that the following s) personally appeared before me on the <u>31</u> day of <u>Jamesy</u> 20 23 each acknowledging to me
that he	or she signed the foregoing document, in the capacity represented and identified therein (if any): <u>Danielle Weaver, as</u> or of Fusion Ventures LLC, a North Carolina limited liability company.
	Affix Notamedeal/Stamp BELC Notary Public (Official Signature) My comm. Exp. Ny Comm. Exp. AUBLIA AUBLIA COUNTY AUBLIA COUNTY My Commission expires: AUBLIA AUBLIA

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

ALL THAT PARCEL OR TRACT OF LAND NOW OR FORMERLY OF FUSION VENTURES, LLC DESCRIBED AS TRACT 1 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-74-6953.000) LYING IN HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND ON THE SOUTHEASTERN RIGHT OF WAY OF OLIVE BRANCH ROAD AND THE NORTHERN CORNER OF THE PARCEL DESCRIBED AS TRACT 1 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-74-6953.000), SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N = 622,646.38' AND E = 2,409,109.78'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY, S64°39'47"E A DISTANCE OF 765.61 FEET TO A 1" IRON PIPE FOUND; THENCE, S64°39'47"E A DISTANCE OF 0.28 FEET TO AN AXLE FOUND; THENCE, S64°39'47"E A DISTANCE OF 121.44 FEET TO A 3/4" IRON PIPE SET; THENCE, S07°15'22"W A DISTANCE OF 1,093.51 FEET TO AN IRON PIPE FOUND; THENCE, N61°33'20"W A DISTANCE OF 1,217.13 FEET TO A 1" IRON PIPE FOUND; THENCE, N01°57'13"E A DISTANCE OF 320.06 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTHEASTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N01°57'13"E A DISTANCE OF 106.53 FEET TO A COMPUTED POINT ON THE NORTHWESTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N01°57'13"E A DISTANCE OF 177.41 FEET TO A COMPUTED POINT; THENCE, N88°28'12"E A DISTANCE OF 126.61 FEET TO A COMPUTED POINT ON THE NORTHWESTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, LEAVING SAID RIGHT OF WAY, N88°28'12"E A DISTANCE OF 76.03 FEET TO A 3/4" IRON PIPE SET ON THE SOUTHEASTERN RIGHT OF WAY OF OLIVE BRANCH ROAD; THENCE, WITH SAID RIGHT OF WAY, N36°10'40"E A DISTANCE OF 50.33 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N35°49'59"E A DISTANCE OF 52.33 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N35°12'03"E A DISTANCE OF 53.78 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N33°54'19"E A DISTANCE OF 53.71 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N31°56'44" E A DISTANCE OF 52.76 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N29°42'53"E A DISTANCE OF 54.42 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N30°00'20"E A DISTANCE OF 13.96 FEET TO THE POINT OF BEGINNING. SAID TRACT 1 CONTAINING 1,137,254 SQUARE FEET OR 26.11 ACRES, MORE OR LESS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/NSPS/LAND TITLE SURVEY EXCLUSIVELY FOR: KB HOME CAROLINAS" MADE BY STEVEN P. CARSON, P.L.S OF BATEMAN CIVIL SURVEY COMPANY, DATED JUNE 23, 2022, REFERENCE TO SAID SURVEY HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

TRACT 2:

ALL THAT PARCEL OR TRACT OF LAND NOW OR FORMERLY OF FUSION VENTURES, LLC DESCRIBED AS TRACT 2 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-83-7814.000) LYING IN HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND ON THE SOUTHEASTERN CORNER OF THE PARCEL DESCRIBED AS TRACT 2 IN DEED BOOK 4116 AT PAGE 665 OF THE HARNETT COUNTY REGISTER OF DEEDS (PIN 0642-83-7814.000), SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 622,646.38′ AND E= 2,049,109.78′; THENCE, FROM THE POINT OF BEGINNING, S88°47′57″W A DISTANCE OF 994.39 FEET TO A 3/4″ IRON PIPE SET; THENCE, N00°34′20″E A DISTANCE OF 1,446.14 FEET TO AN IRON PIPE FOUND; THENCE, N07°15′22″E A DISTANCE OF 1,093.51 FEET TO A 3/4″ IRON PIPE SET; THENCE, S64°39′47″E A DISTANCE OF 495.00 FEET TO AN AXLE FOUND; THENCE, S88°31′47″E A DISTANCE OF 527.77 FEET TO A 1″ IRON PIPE FOUND; THENCE, S03°20′28″W A DISTANCE OF 2,288.50 FEET TO THE POINT OF BEGINNING. SAID TRACT 2 CONTAINING 2,424,246 SQUARE FEET OR 55.65 ACRES, MORE OR LESS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ALTA/NSPS/LAND TITLE SURVEY EXCLUSIVELY FOR: KB HOME CAROLINAS" MADE BY STEVEN P. CARSON, P.L.S OF BATEMAN CIVIL SURVEY COMPANY, DATED JUNE 23, 2022, REFERENCE TO SAID SURVEY HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

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HARNETT COUNTY TAX ID # 080642 0038 080652 0061

Matthew S. Willis Register of Deeds Harnett County, NC Electronically Recorded 03/08/2023 02:11:52 PM

NC Rev Stamp: \$7,800.00 Book: 4184 Page: 2543 - 2545 (3) Fee: \$26.00

Instrument Number: 2023003461

03-08-2023 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$7,800
Parcel ID:	080642 0038 and 080652 0061
Mail/Box to:	Grantee
Prepared by:	James S. Adcock III, PA WITHOUT TITLE EXAMINATION OR TAX ADVICE GIVEN
Brief	
description	24.1 acres and 55 acres, Olive Branch Road
for the Index:	

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 3 day of ______ 2023, by and between:

GRANTOR	GRANTEE
FUSION VENTURES LLC a North Carolina limited liability company	KB HOME RALEIGH-DURHAM INC., a Delaware corporation
624 Holly Springs Road, Ste. 324 Holly Springs, NC 27540	Mailing address: 4506 S. Miami Blvd., Ste. 100 Durham, NC 27703

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of ______, <u>Harnett</u> County, North Carolina and more particularly described as follows (the "Property"):

> SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN

> > Page 1 of 3

BK 4184 PG 2544

DOC# 2023003461

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 4101 page 951, Harnett County Registry.

All or a portion of the Property \square includes or \boxtimes does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book _____, Page _____, Harnett County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- Ad valorem taxes for 2023 and subsequent years.
- Easements, covenants, conditions, restrictions, and rights of way affecting the subject Property.
- Applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

FUSION VENTURES LLC

a North Carolina limited liability company

Name: Danielle Weaver

Title: Manager

STATE OF, COUNT	YOF Wake
person(s) personally appeared before me on that he or she signed the foregoing	, a Notary of the above state and county, certify that the following the
	tures LLC, a North Carolina limited liability company.
Affix Notary Seal/Stamp	Juli 6
AR LINE AR LINE AR LINE AR AR LINE AR	Notary Public (Official Signature) My commission expires: 7/8-26
My Comm. Exp.	

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EXHIBIT A

Tract 1:

Parcel ID 080652 0061

BEGINNING at an iron stake, a corner with L.P. Wells in Mrs. C.M. Matthews' western line and runs thence with L.P. Wells' northern line North 58 deg. 05 minutes West 1214 feet to an iron stake, a corner with said L.P. Wells in Worth Senter's eastern line; thence with said Worth Senter's line North 5 deg. 30 minutes East 604 feet, crossing a dirt road leading to Kipling, North Carolina, to an iron stake; thence South 88 degrees East 208 feet, crossing said dirt road to a stake; thence North 32 degrees East 312 feet to a stake in the eastern margin of said dirt road; thence South 62 degrees East 792.5 feet to an iron stake, a corner with C.M. Matthews; thence South 4 degrees 50 minutes West 1136 feet with Mrs. C.M. Matthews line to an iron stake, being the point and place of BEGINNING, and containing 24.1 acres, more or less, according to a map made by C. W. Russum, Registered Surveyor, on November 12, 1956, of the property of R. O. Senter Estate. For reference, see Book 376, Page 3, Harnett County Registry.

Tract 2:

Parcel ID 080642 0038

BEGINNING at a bay on the north side of a ditch, M. J. Senter's corner, and runs as his line North 2 East 37 chains to a stake and pointers, his corner in Cotton's line; thence as his line South 65 East 7 chains and 50 links to a stake, Cotton's and L. D. Matthews' corner; thence as Matthews line South 88 East 8 chains to a stake and pointers, E. L. Matthews' corner; then as his line and past his corner with McKay's line South 2 West 36 chains and 60 links to a pine by the side of the path, M. J. Senter's corner; then as his line due West 16 chains and 26 links to the beginning and contains fifty-five (55) acres land, more or less. For reference, see Book 170, Page 270, Harnett County Registry.