

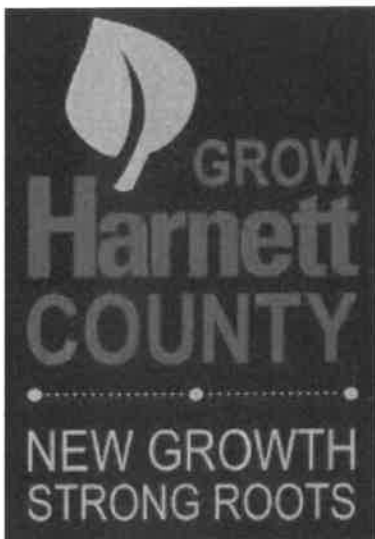
Randy L. Baker

From: Landon Chandler
Sent: Wednesday, June 9, 2021 9:42 AM
To: Kyle Holder; Randy L. Baker
Subject: FW: Rincon - Illegal Subdivision
Attachments: DB3353Pg834.pdf; 20210607142254140.pdf

Good Morning!

We haven't had one of these in a while so I thought we might break Kyle in 😊. The issue is an illegal subdivision by deed and there is no way to rectify the situation as it would be non-conforming. Lets try to get together and have a short conversation about how we want to proceed. There should be some older letters that Amy did I believe so maybe we can go over those and see if we need to do any updating. Thanks guys!

Thanks,
Landon Chandler
Senior Planner
Harnett County
910-893-7525 opt. 4



From: Robert Godwin, PLS <surveyor3790@embarqmail.com>
Sent: Monday, June 7, 2021 3:11 PM
To: Landon Chandler <lchandler@harnett.org>
Subject: Rincon - Illegal Subdivision

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Attached is the information for the Rincon division that we spoke about on Friday.

As we discussed - Roman Flores Rincon (the grantee in the attached deed) came to my office on Thursday and informed me that he had been to the tax office trying to put this property in his name and he was told he needed a surveyor. He brought the attached deed (D.B. 3353-834) dated 11/6/2015 and a copy of a preliminary map we prepared (clearly stamped "preliminary..." in red ink in several places on the map). The deed that was recorded was apparently drawn from this "preliminary map" which we had prepared for Rogelio Rincon (The attached map is a copy from our file of the same map he had with all the same disclaimers).

As I recall - in 2015 an attorney helping Rincon asked that we prepare and label a map for "Estate Division Planning" purposes showing these two lots. I explained to the attorney (and Rogelio Rincon several times) that he could not sell or convey by this preliminary map until it was approved by Harnett County....but obviously they proceeded and drew a deed from my preliminary plat. (Although I was persuaded to draw a map of these lots - I have never produced a "final" copy of these additional illegal lots.)

I suggested to Roman Rincon (grantee) that he go to the attorney (James Levinson in Benson) who prepared the deed and tell him that he produced an illegal subdivision deed and ask him what he was going to do to fix it...

Let me know if you have any other questions.

Robert E. Godwin, Jr., PLS
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