

15905 CLETUS BRAWLEY RD

00925141

12/21/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

CERTIFICATE OF COMPLETION/OPERATION PERMIT

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: ~~4506~~ 1495B DATE: 10-30-96

TC: ~~219-044-24~~ ☐ CRT ✓

009-102-12

SERIAL Nº 16921

Name of Owner Patricia Ann Combs Juris.:

Address of Property 15905 Cletus Brawley Rd.

Inspection Data:

Tank Material 1500

Total Length of Drainfield 400

Number of Lines 4 @ 100

Cover Depth 12"

Water Supply Source WELL

Distance to Water Source ≥100'

Excavation Inspected 10-30-96

Tank(s) Inspected 10-30-96

Wash Line Inspected —

High Water Alarm Inspected —

PLOT

Design 1500 ST, 1200 SQFT, 12"G, CECIL-LIKE CTR# Mackey Sherrill

The undersigned has inspected the Septic Tank System described above, and certifies it has been

☐ installed or constructed ☐ altered or repaired

☒ in accordance with the permit issued ☐ as detailed in the plot above

and meets the provisions of 15A NCAC 18A. 1900, "Laws And Rules For Sewage Treatment and Disposal Systems" in effect on the date of issuance of the permit. This issuance of this

☐ Certificate of Completion ☒ Operation Permit

does not in any way guarantee that the system will operate properly or relieve any person now or hereafter owning, controlling, or using such system from any liability resulting from the failure of the system to operate properly. This document is issued subject to those restrictions and conditions shown on the permit(s) and the provisions of 15A NCAC 18A. 1990 in addition to those listed below under "COMMENTS." This document shall be null and void if any information contained in the application is untrue or if any additions are made to the property which would increase the requirements for said system.

Notice: Disturbance of the designated repair area may result in the suspension/revocation of this permit.

COMMENTS: Type II

Joni Higgins Bunnig, R.S.
Environmental Health Specialist

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

INSTALLATION, CONSTRUCTION, ALTERATION, AND/OR REPAIR APPROVAL

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

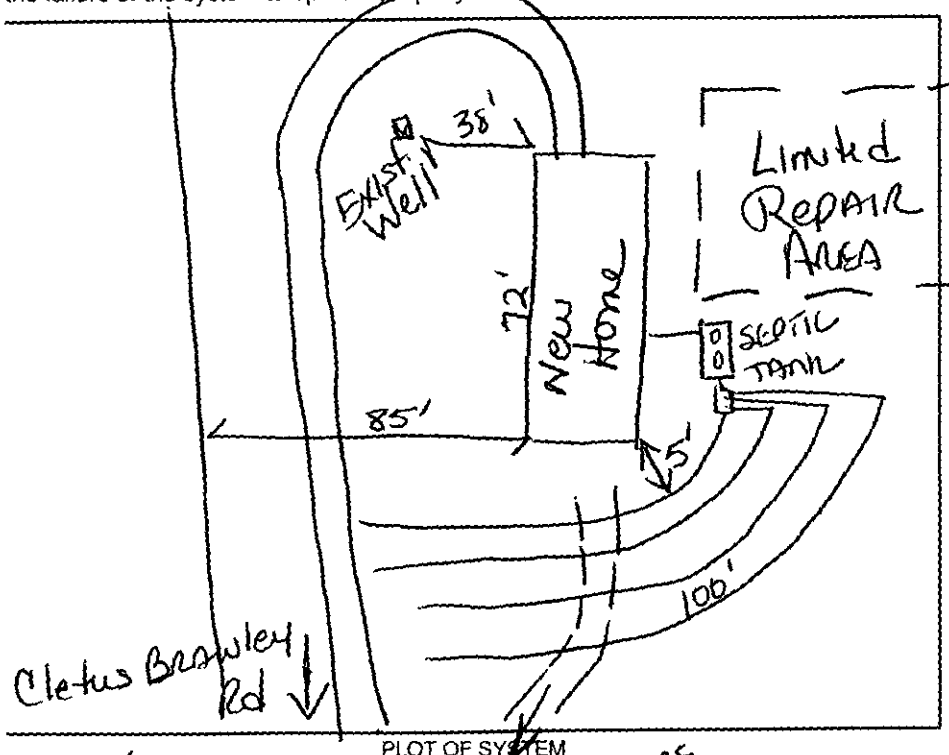
FILE: 1495B DATE: 10/24/96

TC: 009-102-12 ☐ L

SERIAL Nº 16645

Permission is hereby given to ✓ Install or Construct, _____ Alter or Repair the individual septic tank wastewater treatment system with subsurface, soil absorption, effluent discharge as specified herein at the described location. This permit is granted based upon the information supplied in the application dated 10/24/96. All work shall be completed on or before 11/24/96, after which date this permit shall be null and void. The system shall meet all of the construction requirements of 15A NCAC 18A. 1900 which are in effect on the date of the granting of this permit. A Certificate of Completion or an Operation Permit must be obtained from the Mecklenburg County Health Department before any system can be covered up or placed into service. The issuance of this permit does not in any way guarantee that the system anticipated to be constructed will operate properly, or relieve any person now or hereafter owning, controlling or using such system from any liability resulting from the failure of the system to operate properly.

☒ EXISTING WELL



PLOT OF SYSTEM

☒ EXISTING WELL

DRIVEWAY TO BE ELIMINATED.

Liquid Capacity of Septic Tank 1500 gallons

Liquid Capacity of Dosing Tank — gallons

Tank Construction PCC

Trench Depth 36" INSTALL @ 24"

Absorption and/or Nitrification Lines:

Trench Width 3 feet

Trench Walls Scored and Porous yes

Total Line Length 400 feet

Number of Lines 4

Depth of Stone 12" inches

Distance from House 5' feet

Distance from Property Line 10' feet

Distance from Well MAINTAIN feet 50' FROM ALL WELLS

NOTICE: This system shall not be installed while soils are in a wet condition.

NAME OF OWNER Patricia Ann Combs & Mary Wilson

LOCATION OF PROPERTY 15905 Cletus Brawley Rd.

Comments: ① DRIVEWAY TO BE ELIMINATED. ② INSTALL 3 X 100 X 12" ③ INSTALL LINES AT 24"

Joe Higgins Burney

Environmental Health Specialist

WHITE - HEALTH DEPARTMENT's COPY • CANARY - E.H.S. COPY • PINK - OWNER OR AGENT's COPY

Mecklenburg County
Health Department

TELECOPIER TRANSMITTAL COVER SHEET

NOTICE

THE INFORMATION CONTAINED IN THIS TELECOPY MAY BE PRIVILEGED AND/OR CONFIDENTIAL AND IS INTENDED ONLY FOR THE USE OF THE PERSON TO WHOM IT IS ADDRESSED. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT (OR SUCH RECIPIENT'S EMPLOYEE OR AGENT), YOU ARE HEREBY NOTIFIED NOT TO READ, DISTRIBUTE OR COPY THE MATERIALS ATTACHED HERETO WITHOUT THE PRIOR WRITTEN CONSENT OF THE SENDER. IF YOU HAVE RECEIVED THIS TELECOPY IN ERROR, PLEASE NOTIFY THE SENDER BY TELEPHONE CALL AND RETURN THE ORIGINAL TELECOPY TO US BY MAIL AND WE WILL REIMBURSE YOU FOR THE REQUIRED POSTAGE. THANK YOU.

TO: Mackie Sherrill TELECOPIER # 827-4278

FROM: Toni Higgins Bunney DATE 10/28/96

NUMBER OF PAGES TRANSMITTED: 2 (including cover sheet)

COMMENTS: 1495B File

If you do not receive all pages, please call us as soon as possible at the following number: (704)336-5102.

[✓] Original will not follow [ ] Original will follow via:

[ ] U.S. Mail [ ] Hand Delivery [ ]

Permit Number: 1495B

Tax Number 009-102-12

The IMPROVEMENT PERMIT is subject to revocation if site plans or the intended use change. There is to be NO grading, filling or disturbance of the soil in the area of the septic tank system or repair area.

CONSTRUCTION AUTHORIZATION must be obtained prior to receiving a Building Permit. The Construction Authorization is NOT transferable. Do not clear, grade, fill or disturb soil prior to obtaining a Construction Authorization.

Domestic-type wastewater only. No industrial process wastewater may be discharged into the system.

Basement: ___ Yes ✓ No ___ Partial Basement

Type Primary Wastewater System Type (circle one): I (II) III IV V VI

- ✓ Conventional
- ___ Prefabricated, permeable block panel system
- ___ Shallow Placed Conventional
- ___ Low Pressure Pipe
- ___ Large Diameter Pipe
- ___ Fill
- ___ Other
- ___ Innovative or Experimental:
  - ___ IWWS-93-1
  - ___ IWWS-93-2
  - ___ IWWS-94-1

.3 Long-term acceptance rate	360 Max gallons/day wastewater flow	1200 Absorption Area (sq ft)	9' Trench spacing (min. on centers)
Well ✓ Serviced by private well	1500 Gallon septic tank	400 Total trench length (ft)	36" Maximum trench depth (At least 12" of provisionally suitable soil must remain between trench bottom and unsuitable soil conditions) Install @ 24"
3 Bedrooms in residence	NA Gallon pump tank	12" Depth of stone	

Any surface waters present: Type: Minimum separation distance:

Site modifications required: * The portion of the existing circular drive over the proposed drainfield area shall no longer be in use after installation.

Additional Conditions: * Keep installation maximum feasible distance from any well; however, no less than fifty feet (50'). * New well shall be maximum feasible distance from ANY existing sewage disposal system, from proposed new sewage disposal system, & its designated repair area; however, NO LESS THAN 50'.

Repair Area System Type Type (circle one): I (II) III IV V VI

- ✓ Conventional
- ___ Prefabricated, permeable block panel system
- ___ Shallow Placed Conventional
- ___ Low Pressure Pipe
- ___ Large Diameter Pipe
- ___ Fill
- ___ Other
- ___ Innovative or Experimental:
  - ___ IWWS-93-1
  - ___ IWWS-93-2
  - ___ IWWS-94-1

Limited - Exempt from 100% repair - See copy of Bed on file.

___ Absorption Area (Sq Ft) ___ Total Trench Length (Ft)	+12" Depth of Stone Trench	9' Trench spacing (min. on centers)	36" Maximum Trench Depth

For existing system, enter the year originally installed:

The undersigned, an authorized agent of the MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the Request for the Job Location contained in this document. This approval is granted in accordance with the provisions of Laws and Rules For Sewage, Treatment and Disposal in effect at the time of issuance of the permit and is subject to the following provisions:

- ... No work shall be conducted on the septic tank system until an Installation, Construction, Alteration and/or Repair Approval is granted by this Department.
- ... This Improvement permit is transferable.

Note: Recommend that old septic tank be located, pumped out & filled with clean dirt or sand.

Lisa B. Mialik, RS 8/8/96
DEHNR Authorized Agent Date

David W. Johnson 8/15/96
Owner/Agent Signature Date

SON IN LAW

MECKLENBURG COUNTY
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
c/o HAL MARSHALL CTR.
SUITE 211
700 N. TRYON ST.
CHARLOTTE, N.C. 28202.
(704) 336-5102

NORTH CAROLINA DEPARTMENT OF
ENVIRONMENTAL, HEALTH,
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

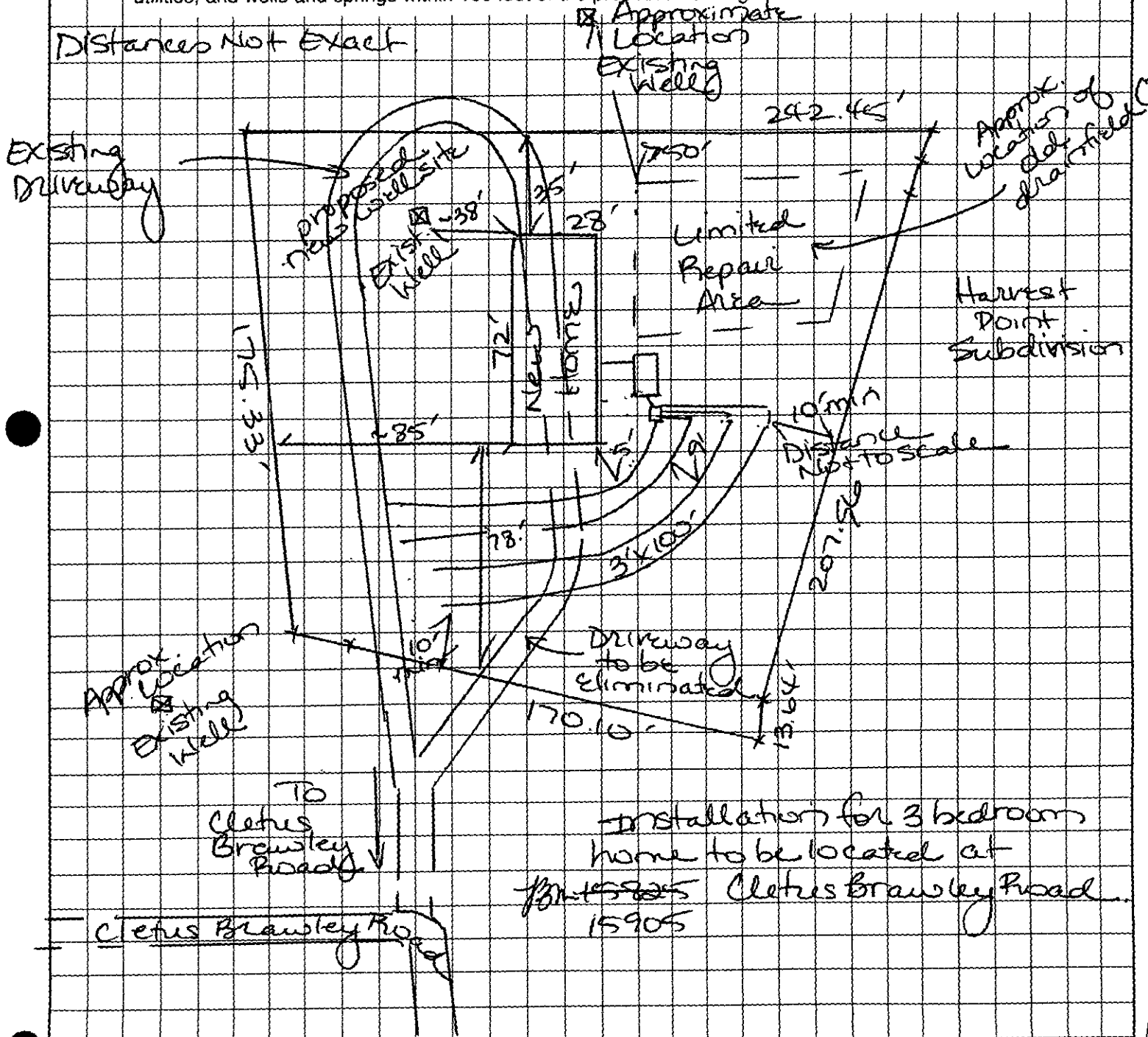
PROPOSED PLOT PLAN

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 1495B

TC: 009-102-12

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.



OWNER/AGENT SIGNATURE Dill Wofford (Son in Law)

DATE 8/15/96

APPROVAL DATE 8/8/96 Joe B. Mialik, RS

PB 2 of 2

White - Health Department's Copy Canary - E.H.S. Copy Pink - Owner's Copy

chk # 622 Paid LKD

FEE: 200.00 **AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION** EXP
DATE: 8/15/96 **VOID SIXTY (60) MONTHS FROM DATE OF ISSUANCE**

DATE: 8/8/96 **PERMIT NO:** 1495B
PARCEL NO: 009-102-12

JOB LOCATION ADDRESS: 15905 Cletus Brawley Road
PROPERTY OWNER: Patricia Ann Combs + Mary Wilson
BUILDING CONTRACTOR: First Value Homes
SUBDIVISION NAME: NA
AUTHORIZATION ISSUED BY: Lisa B. Miarick RS **DATE:** 8/8/96
DEHNR AUTHORIZED AGENT

AUTHORIZATION CONDITIONS

1. WASTEWATER SYSTEM CONSTRUCTION AND INSTALLATION MUST MEET ALL CONDITIONS AND SPECIFICATIONS AS SET FORTH IN IMPROVEMENT PERMIT NO. 1495B, AND THE ATTACHED SITE PLAN WITH SYSTEM DETAILS. CONSTRUCTION AND INSTALLATION MUST ALSO MEET ALL REQUIREMENTS SET FORTH IN THE RULES GOVERNING SANITARY SEWAGE COLLECTION, TREATMENT, AND DISPOSAL AND ANY OTHER APPLICABLE RULES AND LAWS.

2. AN INSTALLATION, CONSTRUCTION, ALTERATION AND/OR REPAIR APPROVAL MUST BE SECURED **PRIOR** TO INSTALLATION OF THE SEPTIC TANK SYSTEM. THE INSTALLER OF THE SYSTEM SHALL BE A REGISTERED SEPTIC TANK CONTRACTOR WITH MECKLENBURG COUNTY HEALTH DEPARTMENT.

3. ANY ALTERATION IN SITE OR SOIL CONDITIONS (INCLUDING LOCATION OF STRUCTURES AND APPURTENANCES) OR MODIFICATION IN USE, DESIGN WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS AS SPECIFIED IN THE ASSOCIATED IMPROVEMENT PERMIT AND APPLICATION, MAY SUBJECT THIS AUTHORIZATION AND ASSOCIATED PERMIT(S) TO REVOCATION.

4. OTHER CONDITIONS: See conditions of improvement permit & associated plot plan.
Lot exempt from 100% repair per .1945(c)(1) - See copy of 1976 Deed on file.

OWNER CERTIFICATION

I CERTIFY THAT THERE HAVE BEEN NO ALTERATIONS IN SITE OR SOIL CONDITIONS OR MODIFICATIONS TO FACILITY, WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS FROM THOSE SPECIFIED IN THE ORIGINAL APPLICATION OR ASSOCIATED IMPROVEMENT PERMIT UNLESS AUTHORIZED IN WRITING BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT. I ALSO UNDERSTAND THAT ANY SUCH ALTERATIONS, MODIFICATIONS, OR FALSE INFORMATION ARE GROUNDS FOR REVOCATION OF PERMITS AND AUTHORIZATION TO CONSTRUCT.

(Son in Law) Danielle Johnson 8/15/96
SIGNATURE OF OWNER/OWNER'S REPRESENTATIVE DATE

DEPARTMENT OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

Sheet
PROPERTY ID #: 1495B
COUNTY: 009-102-12

SOIL/SITE EVALUATION *for* ON-SITE WASTEWATER SYSTEM

OWNER: Don & Rebecca Tarrence APPLICANT:
ADDRESS: 40 McNeely Ave, Mooresville APPLICATION DATE: DATE EVALUATED:
PROPOSED FACILITY: residence PROPOSED DESIGN FLOW (.1949): 360gpd PROPERTY SIZE: .91
LOCATION OF SITE: Cletus Brawley Rd PROPERTY RECORDED:
WATER SUPPLY: ☑ Private ☐ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☑ Auger Boring ☐ Pit ☐ Cut
TYPE OF WASTEWATER: ☐ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LS	0-6"	gr/sl	Fr/SEXP/SS/SP	>48" to Chroma 2 Colors	48"	N/A	None	PS .39/F2 IIIc
		6-40"	sBK/c	Fr-Fi/SEXP/SP					
		40-46"	sBK/cl	Fr/SEXP/SMO					
2	LS	0-4"	gr/c	Fr/SEXP/SS/SP	>48" to Chroma 2 Colors	46"	N/A	None	PS .39/F2 IIIc
		4-40"	sBK/c	Fr-Fi/SEXP/SP					
		40-48"	sBK/cl	Fr/SEXP/SS/SP					
3	LS	0-3"	gr/sl	Fr/SEXP/SS/SP	>48" to Chroma 2 Colors	46"	N/A	None	PS .39/F2 IIIc
		3-36"	sBK/c	Fr-Fi/SEXP/SP					
		36-46"	sBK/cl	Fr/SEXP/SS/SP					
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)		

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): Provisionally Suitable
EVALUATED BY: William A. Mali #-2996
OTHER(S) PRESENT:

COMMENTS: New Repair

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL 1955 LTAR	LPP 1957 LTAR	MINERALOGY/ CONSISTENCE	STRUCTURE
C (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	NEXP (Non-expansive)	G (Single Grain)
V (Convex Slope)		LS (Loamy Sand)			SEXP (Slightly Expansive)	M (Massive)
(Drainage Way)					EXP (Expansive)	CR (Crumb)
S (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
P (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
S (Foot Slope)						ABK (Angular Blocky)
(Head Slope)	III	SI (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
(Linear Slope)		SICL (Silty Clay Loam)				PR (Prismatic)
(Nose Slope)		CL (Clay Loam)			MOIST	WET
(Ridge)		SCL (Sandy Clay Loam)				
(Shoulder Slope)		SLC (Silt Loam Clay)			VFR (Very Friable)	NS (Non-sticky)
(Terrace)					FR (Friable)	SS (Slightly Sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FI (Firm)	S (Sticky)
		SIC (Silty Clay)			VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
		O (Organic)	None		EFI (Extremely Firm)	NP (Non-plastic)
						SP (Slightly Plastic)
						P (Plastic)
						VP (Very Plastic)

OTES

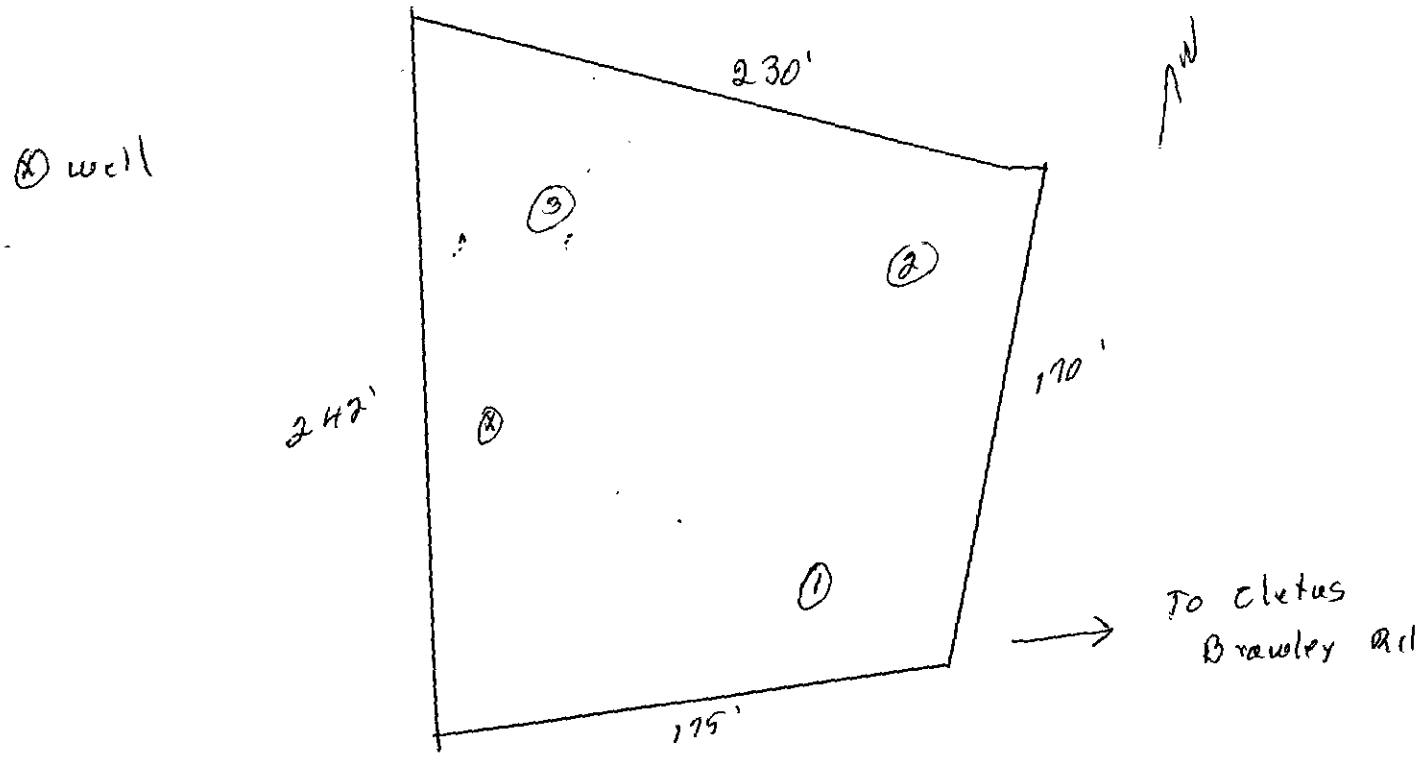
ORIZON DEPTH	In inches below natural soil surface
EPTH OF FILL	In inches from land surface
STRUCTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
OIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
LASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

valuation of saprolite shall be by pits.

ong-term Acceptance Rate (LTAR): gal/day/ft²

Show profile locations and other site features (dimensions, reference or benchmark, and North).

1495 B



FEE: 100.00 CK # 4605
DATE: 7/11/96 SC

APPLICATION FOR IMPROVEMENT PERMIT FOR RESIDENTIAL SITE INDIVIDUAL WATER AND WASTEWATER SYSTEMS PROGRAM

[ ] CRT

TYPE APPLICATION: ___ NEW SYSTEM ___ EXPANSION/ ALTERATION OF EXISTING SYSTEM ___ REPAIR OF EXISTING SYSTEM

NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT,
HEALTH, AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

FILE #: 1495B

PROPERTY INFORMATION (FROM ENGINEERING FORM) FOR JOB LOCATION:

TAX/PARCEL NUMBER: 009-102-87

STREET ADDRESS: 15405 Cletus Brawley Rd

SUBDIVISION OR MOBILE HOME PARK NAME:

LOT NUMBER: 823

TYPE OF BUILDING (CHECK ONE):

___ SINGLE MOBILE HOME(S)
___ DOUBLE WIDE (D)
___ HOUSE (H)
X MODULAR HOME (M)
___ MULTIPLE FAMILY (U)
___ OTHER (O)

HEATED SQUARE FOOTAGE: 1800

NUMBER OF BEDROOMS: 3 NUMBER OF OCCUPANTS: 2

FOUNDATION FOR RESIDENCE:

X WITHOUT BASEMENT ON SLAB
X CRAWL SPACE
___ WITH BASEMENT /PLUMBING
___ WITH BASEMENT /NO PLUMBING

TOWNSHIP (CHECK ONE):

___ 0 MECKLENBURG
___ 1 CHARLOTTE
___ 2 DAVIDSON
___ 3 CORNELIUS
___ 4 PINEVILLE
___ 5 MATTHEWS
X 6 HUNTERSVILLE
___ 7 MINT HILL

CLOSING DATE _____

IF EXPANSION/ALTERATION OF EXISTING SYSTEM, DESCRIBE THE PROPOSED BUILDING ADDITION:

WILL THERE BE A HOME BUSINESS IN THE RESIDENCE: ___ YES X NO TYPE: _____

WATER SUPPLY (CHECK ONE):
___ COMMUNITY (C)
___ MUNICIPAL (M)
X PRIVATE WELL (P)
___ SHARED WELL (S)
___ OTHER 'SPRINGS' (O)

IF ANY OF THE FOLLOWING ARE LOCATED ON THE PROPERTY, PLEASE SHOW LOCATION ON PLAT:

BURIED CABLES, LANDFILLS, STUMPHOLES ___ YES X NO
EXISTING WASTEWATER SYSTEMS ___ YES X NO
EASTMENTS OR RIGHT-OF-WAYS X YES ___ NO
WELL, SPRINGS OR WATERLINES X YES ___ NO
DESIGNATED WETLANDS ___ YES X NO

Note: See purchase contract on file between Torrence & Rebecca Durance AND Patricia Combs & Mary Wilson

PROPERTY OWNER:

NAME: Torrence Dont Rebecca M
(LAST) (FIRST) (MI)

ADDRESS: 40 McNicly Ave 28078

CITY: Huntersville STATE: NC ZIP:

DAYTIME PHONE: 704 948-5901

LEGAL AGENT FOR PROPERTY OWNER, IF APPLICABLE:

NAME:
(LAST) (FIRST) (MI)

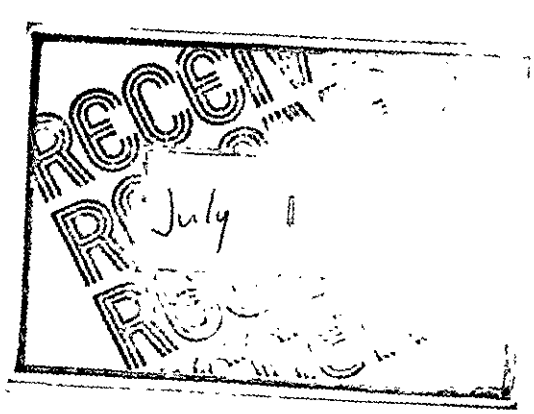
DAYTIME PHONE: ( ) -

WHAT DATE WAS THE PROPERTY ORIGINALLY DEEDED AND RECORDED? 7/14/76

An Improvement Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

SIGNED: Pat Combs DATE: 7/11/96

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
c/o HAL MARSHALL CTR., SUITE 211, 700 N. TRYON ST., CHARLOTTE, N.C. 28202., (704) 336-5102


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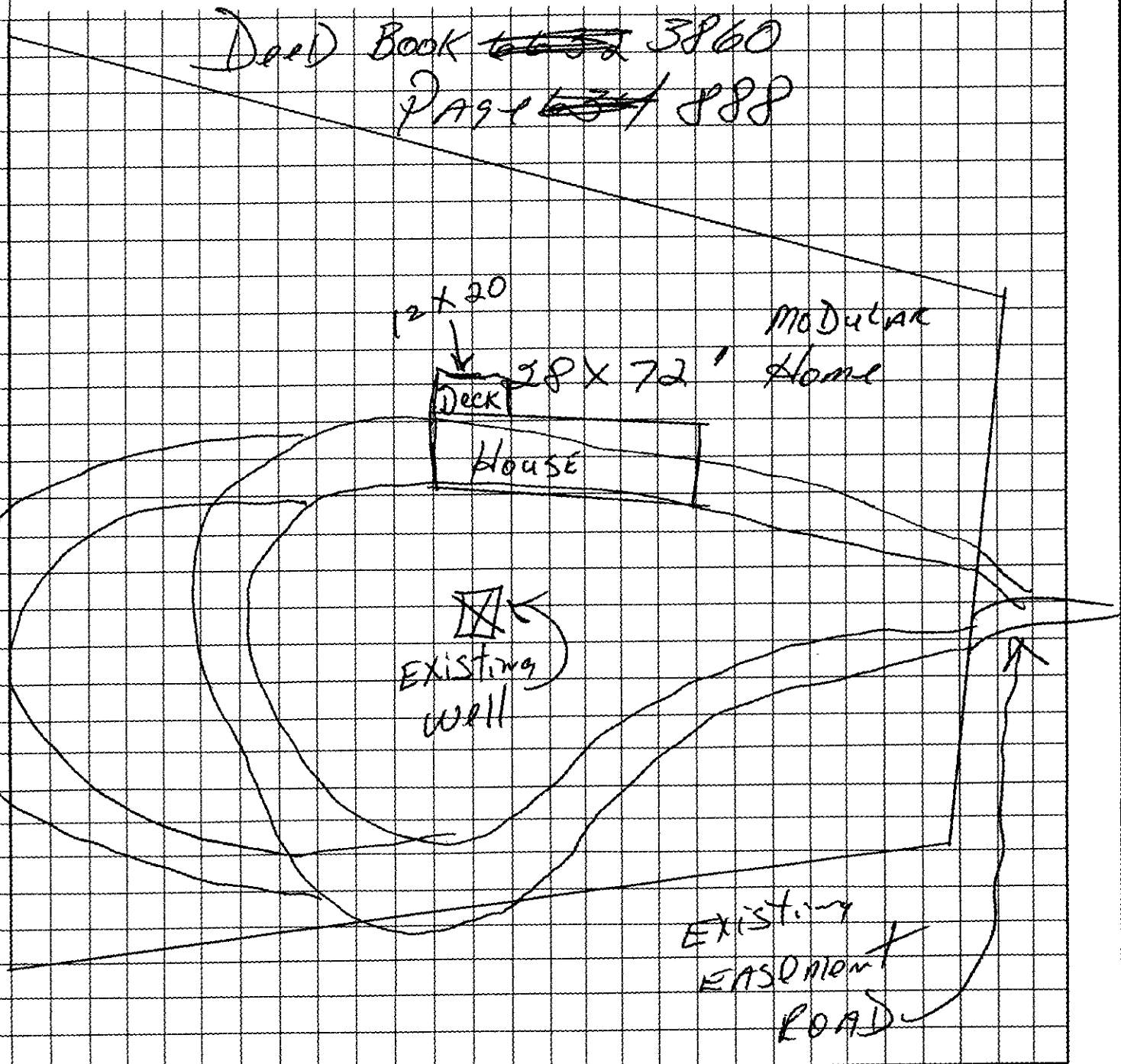
PROPOSED PLOT PLAN

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 1495B

TC: 009-102-12

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.



Pat Combs
OWNER/AGENT SIGNATURE

DATE 7/11/96

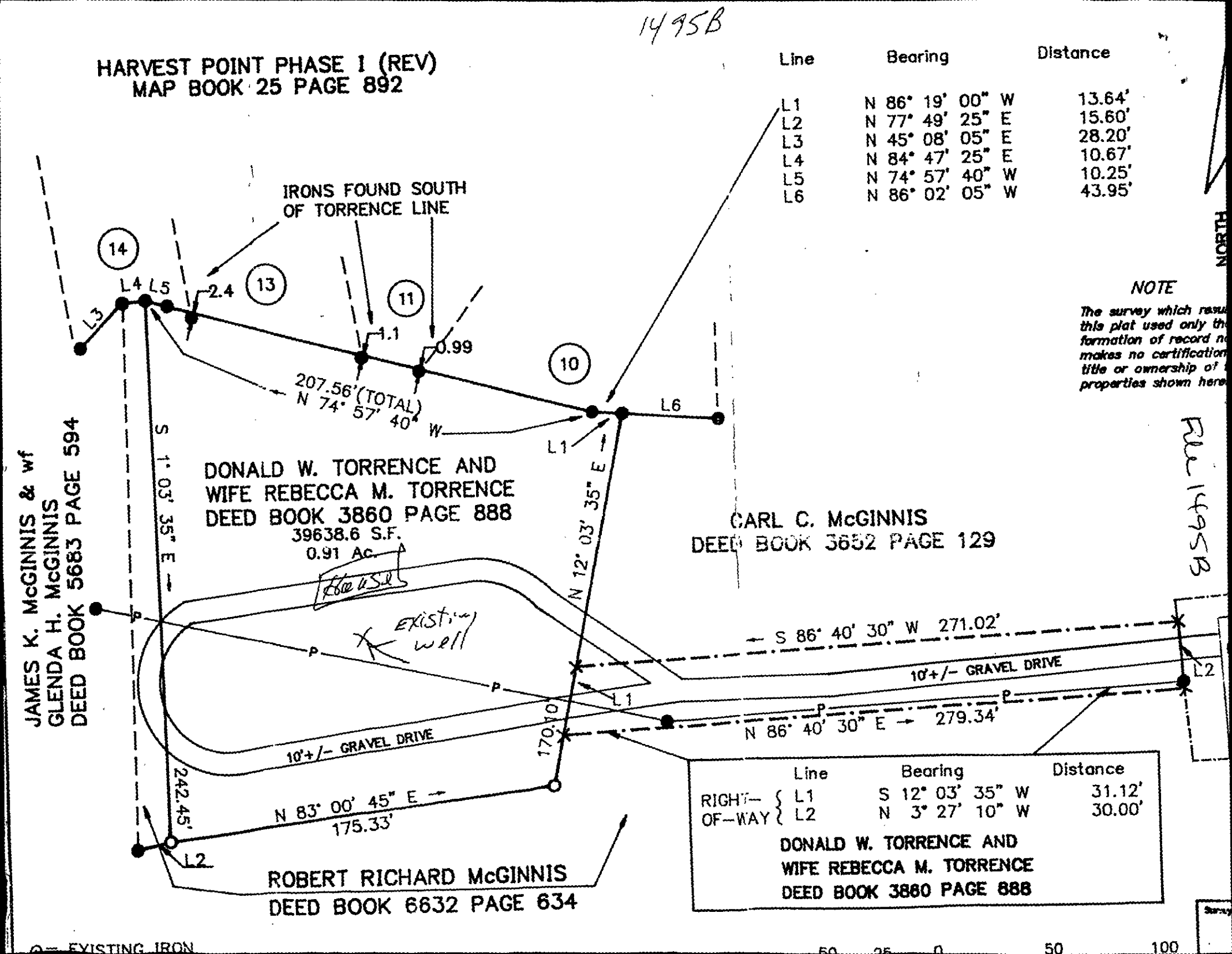
APPROVAL DATE _____

White - Health Department's Copy Canary - E.H.S. Copy Pink - Owner's Copy

1495B

HARVEST POINT PHASE I (REV)
MAP BOOK 25 PAGE 892

Line	Bearing	Distance
L1	N 86° 19' 00" W	13.64'
L2	N 77° 49' 25" E	15.60'
L3	N 45° 08' 05" E	28.20'
L4	N 84° 47' 25" E	10.67'
L5	N 74° 57' 40" W	10.25'
L6	N 86° 02' 05" W	43.95'



	Line	Bearing	Distance
RIGHT-OF-WAY	L1	S 12° 03' 35" W	31.12'
	L2	N 3° 27' 10" W	30.00'

DONALD W. TORRENCE AND
WIFE REBECCA M. TORRENCE
DEED BOOK 3860 PAGE 888

NOTE

The survey which resu... this plat used only th... formation of record n... makes no certification... title or ownership of ... properties shown here

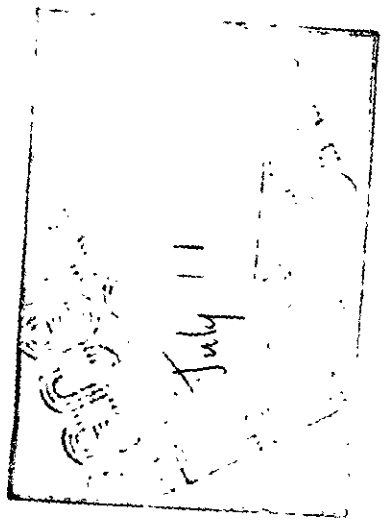
RW 1495B

NORTH

O = EXISTING IRON

50 25 0 50 100

009-102-12



1495B

OFFER TO PURCHASE AND CONTRACT

Patricia A. Combs, unmarried and Mary H. Wilson, unmarried, as Buyer, hereby offers to purchase and Donald W. Torrence and wife, Rebecca M. Torrence, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such personal property as is listed below (the real and personal property are collectively referred to as "the Property"), in accordance with the Standard Provisions on the REVERSE SIDE HEREOF and upon the following terms and conditions:

1. **REAL PROPERTY:** Located in the City of _____, County of Mecklenburg, State of North Carolina, being known as and more particularly described as:

Street Address _____ Zip _____,

Legal Description Approximately 0.91 acres and right of way off of Cletus Brawley Rd., Huntersville Township, Mecklenburg County, North Carolina (Deed Reference: Book 3860 at Page 888)

2. **PERSONAL PROPERTY:** _____

3. **PURCHASE PRICE:** The purchase price is $ 14,000.00 and shall be paid as follows:

(a) $ 500.00 in earnest money paid by _____ (cash; bank, certified, or personal check) with the delivery of this contract, to be held in escrow by Seller, as agent, until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated and it is disbursed in accordance with the Standard Provisions on the REVERSE SIDE HEREOF;

(b) $ _____ by assumption of the unpaid principal balance and all obligations of Seller on the existing loan secured by deed of trust on the Property,

(c) $ _____ by a promissory note secured by a purchase money deed of trust on the Property with interest prior to default at the rate of _____ % per annum payable as follows: _____

Prepayment restrictions and/or penalties, if any, shall be: _____

Assumption or transfer rights, if any, shall be: _____

(d) $ 13,500.00 the balance of the purchase price in cash at closing.

4. **CONDITIONS:** (State N/A in each blank of paragraph 4(a) and 4(b) that is not a condition to this contract.)

(a) The Buyer must be able to obtain a firm commitment on or before _____, effective through the date of closing, for a _____ loan in the principal amount of $ _____ for a term of _____ year(s), at an interest rate not to exceed _____ % per annum, with mortgage loan discount points not to exceed _____ % of the loan amount. Buyer agrees to use his best efforts to secure such commitment and to advise Seller immediately upon receipt of the lender's decision. If Seller is to pay any loan closing costs, those costs are as follows _____

(b) The Buyer must be able to assume the unpaid principal balance of the existing loan described in paragraph 3(b) above for the remainder of the loan term, at an interest rate not to exceed _____ % per annum fixed (or describe type of loan) _____, with mortgage loan assumption and/or discount points not to exceed _____ % of the loan balance. (See Standard Provision No. 2). If such assumption requires the lender's approval, approval must be granted on or before _____. Buyer agrees to use his best efforts to secure such approval and to advise Seller immediately upon his receipt of the lender's decision. If Seller is to pay any loan assumption costs, those costs are as follows _____

(c) There is to be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the real property for Construction/Erection of a North Carolina on-frame modular home purposes.

5. **ASSESSMENTS:** Seller warrants that there are no special assessments, either pending or confirmed, for sidewalk, paving, water, sewer or other improvements on or adjoining the Property, except as follows _____ (Insert "None" or the identification of such assessments, if any. The agreement for payment or proration of any assessments indicated is to be set forth in paragraph 6 below.)

6. **OTHER PROVISIONS AND CONDITIONS:**

(a) All of the Standard Provisions on the REVERSE SIDE HEREOF are understood and shall apply to this instrument, except the following numbered Standard Provisions shall be deleted: (If none are to be deleted, state "None".) 2, 3 and 11

(b) In connection with closing, Buyer must be able to obtain an easement from the adjoining landowner (Carl McGinnis) for the purposes of obtaining water from the county/city water service so that the subject real property may be able to be served by such water service if and when such service is made available.

(c) Subject real property must "perk".

(d) County must grant permission for well and septic on property.

M.H.W. P.A.C. DWT B.R.T.

IF THERE ARE ANY ADDENDA TO THIS CONTRACT, INDICATE ABOVE AND ATTACH HERETO.

7. **CLOSING:** All parties agree to execute any and all documents and papers necessary in connection with closing and transfer of title on or before July 19, 1996, at a place designated by Buyer. The deed is to be made to Buyer.

8. **POSSESSION:** Possession shall be delivered at closing. In the event that Buyer has agreed that possession is not delivered at closing, then Seller agrees to pay to Buyer the sum of $ _____ per day from and including the date of closing to and including the date that possession is to be delivered as above set forth.

9. **COUNTERPARTS:** This offer shall become a binding contract when signed by both Buyer and Seller. It is to be signed in counterparts with a signed counterpart being retained by each party hereto and the escrow agent, if any.

Date of Offer: 7-15-96 Date of Acceptance: 7-12-1996

Buyer Patricia A. Combs (SEAL) Seller Donald W. Torrence (SEAL)

Buyer Mary Hazel Wilson (SEAL) Seller Bessie R. Torrence (SEAL)

I hereby acknowledge receipt of the earnest money herein set forth and agree to hold and disburse the same in accordance with the terms hereof.

Date _____ Firm _____

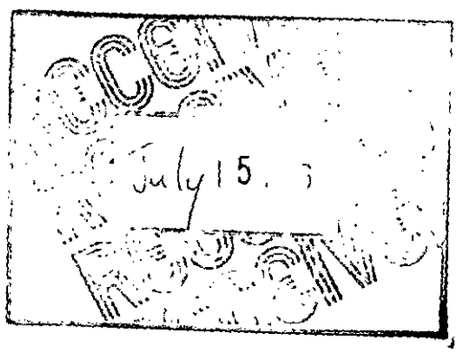
By _____

Name of Selling Agent/Firm _____

Name of Listing Agent/Firm _____

N.C. Bar Assoc. Form No. 2, © 1987
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James Williams & Co. Inc. • Box 127 • Gastonia, N.C. 28053

This Standard Form has been approved jointly by the:
NORTH CAROLINA BAR ASSOCIATION
NORTH CAROLINA ASSOCIATION OF REALTORS® INC


July 15.

File 1495 B

DEED BOOK PAGE

3860 0888

INDIVIDUAL DEED

Printed and for Sale by [illegible]

PRESENTED FOR REGISTRATION

1976 Jun 16 AM 10 50

REGISTER OF DEEDS MECKLENBURG CO. N.C.

28

STATE OF NORTH CAROLINA

MECKLENBURG COUNTY

This Deed

Made this 15th day of July, A. D. 1976 by and between

IRENE S. BRACKETT
(formerly Irene S. McGinnis)

of the County of Mecklenburg and State of North Carolina Party of the first part, and

DONALD W. TORRENCE AND WIFE REBECCA M. TORRENCE

of the County of Mecklenburg and State of North Carolina parties of the second part:

WITNESSETH, that the said party of the first part, in consideration of Ten Dollars ($10.00) and other good and valuable considerations ~~Dollars~~ to her paid by the parties of the second part, the receipt of which is hereby acknowledged has bargained and sold, and by these presents do grant, bargain, sell and convey unto the said parties of the second part and their heirs, all of that certain tract or parcel of land, situate, lying and being in Huntersville Township, Mecklenburg County, State of North Carolina, and more particularly described as follows:

BEGINNING at an existing iron pipe located in the northeast corner of a tract of land deeded to Carl Craven McGinnis by deed recorded in Book 3652 at Page 129 of the Mecklenburg Registry; and running thence from said BEGINNING POINT N. 89-11-33 W. 13.53 feet to an existing iron pipe; thence N. 77-26-05 W. 209.99 feet to a new iron pipe; thence S. 03-32-54 E. 242.45 feet to a new iron pipe; thence N. 80-31-16 E. 175.33 feet to a new iron pipe; thence N. 10-21-06 E. 170 feet to the POINT AND PLACE OF BEGINNING, containing 0.914 acre as shown on a plat of survey dated June 30, 1976 by H.E.McCauley, Registered Surveyor, and being a portion of the property described in deed recorded in Book 2268 at Page 67 and being also a portion of Lot 71 of the R. E. Beard Property shown on a map recorded in Map Book 3 at Page 59 of said Registry.

And for the consideration above set out the party of the first part hereby grants unto the parties of the second part, their heirs and assigns, a right of way for a thirty-foot access road which begins at a point in the westerly right-of-way line of State Road Number 2435, which BEGINNING POINT is located N. 07-37-55 W. 126.24 feet from the northeasterly corner of a tract of land deeded to James Gilbert by deed recorded in Book 2267 at Page 552 of said Registry, and being also the southeasterly corner of a tract of land deeded to Carl Craven McGinnis by deed recorded in Book 3652 at Page 129 of said Registry; and running thence from said BEGINNING POINT S. 84-16-26 W.

over

PB 1984

269.19 feet to a new iron pipe in the easterly line of the 0.914-acre tract herein conveyed to the parties of the second part; thence S. 10-21-06 W. a distance of approximately thirty feet; thence N. 84-16-26 E. a distance of approximately 270 feet, more or less, to a point in the westerly right-of-way line of State Road Number 2435; thence N. 07-37-55 W. 30 feet to the POINT AND PLACE OF BEGINNING, said right of way to be used jointly with the adjoining property owners.

File 1495B

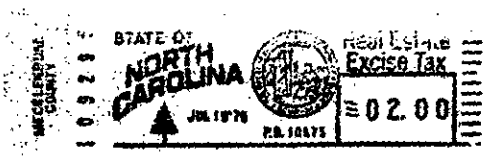
Pg 2 of 4

File 1495B

DEED BOOK PAGE
3860 0690

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said parties of the second part, their heirs and assigns, to their only use and behoof forever.

And the party of the first part, for herself hex heirs, executors and administrators, covenant s with the said parties of the second part heir heirs and assigns, that she is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free and clear from all incumbrances, and that she will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.



IN TESTIMONY WHEREOF, the said party of the first part to these presents has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of

_____ (Seal)

Irene S. Brackett (Seal)

_____ (Seal)

_____ (Seal)

PB 384

File 1495B

DEED BOOK PAGE
3860 0891

STATE OF NORTH CAROLINA
County of Mecklenburg } SS.

I, Joye S. Baucom, a notary public in and
for said County and State do hereby certify that
IRENE S. BRACKETT
XXX
SHE, personally appeared before me this day
and acknowledged the due execution of the foregoing (or annexed) instrument.
WITNESS my hand and notarial seal, this 15th day of July, A. D. 19 76.

Joye S. Baucom
Notary Public
My commission expires: 4/22/80

STATE OF
County of } SS.

I,
for said County and State do hereby certify that
and
wi, personally appeared before me this day
and acknowledged the due execution of the foregoing (or annexed) instrument.
Let the instrument and the certificate be registered.
WITNESS my hand and seal, this day of, A. D. 19

INDIVIDUAL

IRENE S. BRACKETT (formerly Irene S. McGinnis)
TO
DONALD W. TORRENCE AND WIFE
REBECCA N. TORRENCE,
Tax Mailing Address
Route 2, Box 109
Huntersville, N.C. 28078

RECORDED IN BOOK
OF DEEDS ON PAGE

Register Of Deeds
Revenue Stamps: $2.00
Filing Fee 5.50
$7.50

30
5.00
5.50
2.00

STATE OF North Carolina
County of Mecklenburg } SS.

The foregoing (or annexed) certificate of Joye S. Baucom, a Notary Public for said
County and State
is certified to be correct.
This 16th day of July, A. D. 19 76

Charles E. Crowder, Register of Deeds
BY Wanda B. Adams Deputy

Drawn by and mail to: Charles E. Knox, 1616 Johnston Bldg., Charlotte, N.C. 28281

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