

5900 ALLEN BLACK RD

19706206

5/31/2007

duponbj

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

MECKLENBURG COUNTY ENVIRONMENTAL HEALTH
SITE EVALUATION REPORT
SERIAL NUMBER 15962

File: 5421A

Action _____

Parcel: 19706206

☐ PC

Location: Allen Black Road

Subdivision:

Lot: Block: Acres:

Owner: Justice Estee Jordan
Address: 428 E. Fourth St., #101
Charlotte, NC 28202

Comments: _____

_____

_____

_____

Described by: _____

Date: _____

***** EVALUATION KEY *****

S = Suitable U = Unsuitable
PS = Provisionally Suitable
The "Area Classification" below indicates the suitability of areas in the diagram.

FACTORS	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Topography	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Texture	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Structure	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Drainage	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Depth	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Restrictive Horizons	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Available Space	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Other (specify)	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Soil Group/Series						
Area Classification	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U

Mecklenburg County
Health Department

Basil G. Deltu, M.D., M.P.H.
Health Director

January 30, 1989

Justice Estee Jordan
%Carey A. Sellers, Commissioner
428 East Fourth Street, Suite 101
Charlotte, NC 28202

Dear Mr. Jordan:

At your request a pre-preliminary soil investigation was made on property located on Allen Black Road (parcel 197-062-06). The purpose of the investigation was to determine soil suitability for septic tank systems. A soil map was prepared and a copy is enclosed.

The part of the map shaded in red have soils that have the required depth, aeration, drainage, and percolation and are predominantly acceptable for septic tank systems. The remainder of the property is predominantly unacceptable for septic tank systems due to failure to meet one or more of the listed requirements.

Permits are issued for lots that are marked off on the property and that have been tested and passed an individual soil test.

Sincerely,

Willard B. Ramsey

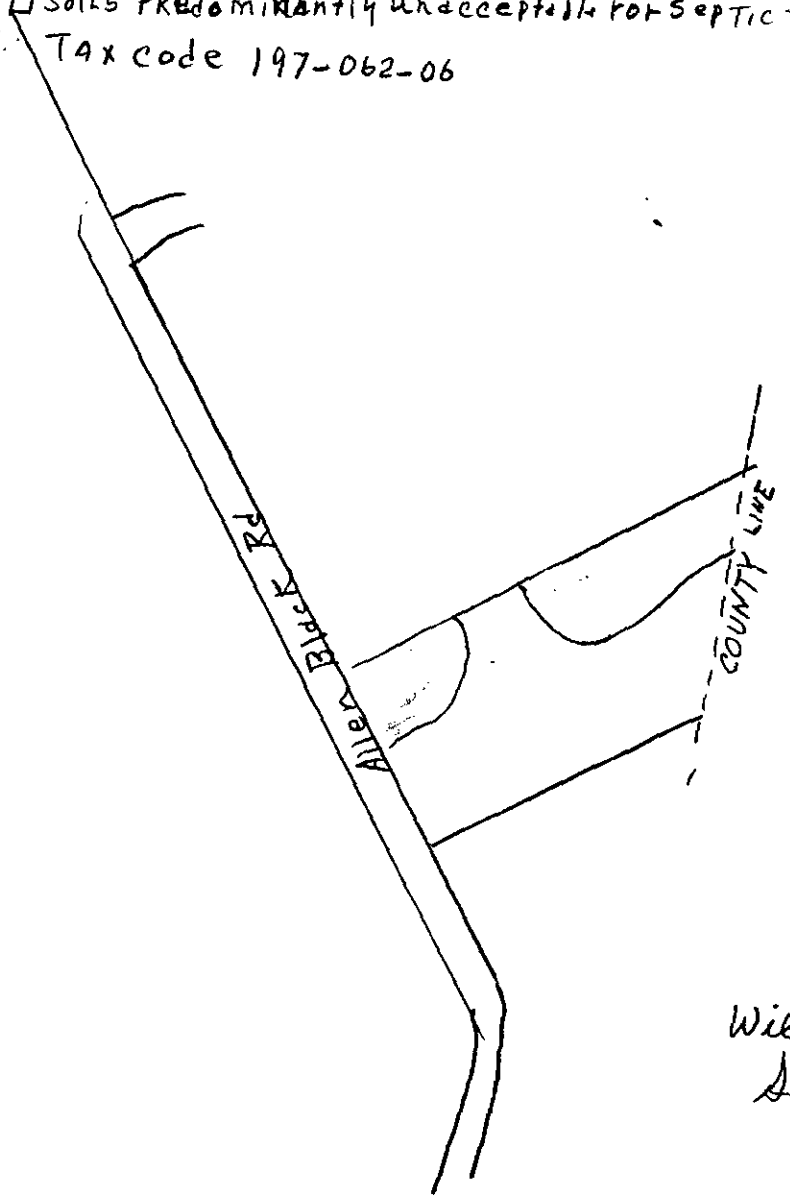
Willard B. Ramsey
Soil Scientist

WBR/ir

File 5421A

☒ SOILS Predominantly ACCEPTABLE For SEPTIC TANK SYSTEMS
☐ SOILS PREdominantly Unacceptable For Septic Tank Systems

Tax code 197-062-06



Willard B. Ramsey
Soil Scientist

2276A

APPLICATION FOR SOIL INVESTIGATION

MECKLENBURG COUNTY · ENVIRONMENTAL HEALTH ·

1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

(OFFICE USE ONLY)

FILE: 5421A

TC: _____

☐ PC ☐ REPT

JOB LOCATION

① ADDRESS: 5900 Allen Black Road, Charlotte, North Carolina 28212

② SUBDIVISION: _____ ③ LOT: _____ ④ BLOCK: _____

⑤ PARCEL REFERENCE: BOOK NO.: 197 PAGE NO.: 062 PARCEL NO.: 06

⑥ DEED REFERENCE: BOOK NO.: 3256 PAGE NO.: 537

OWNER

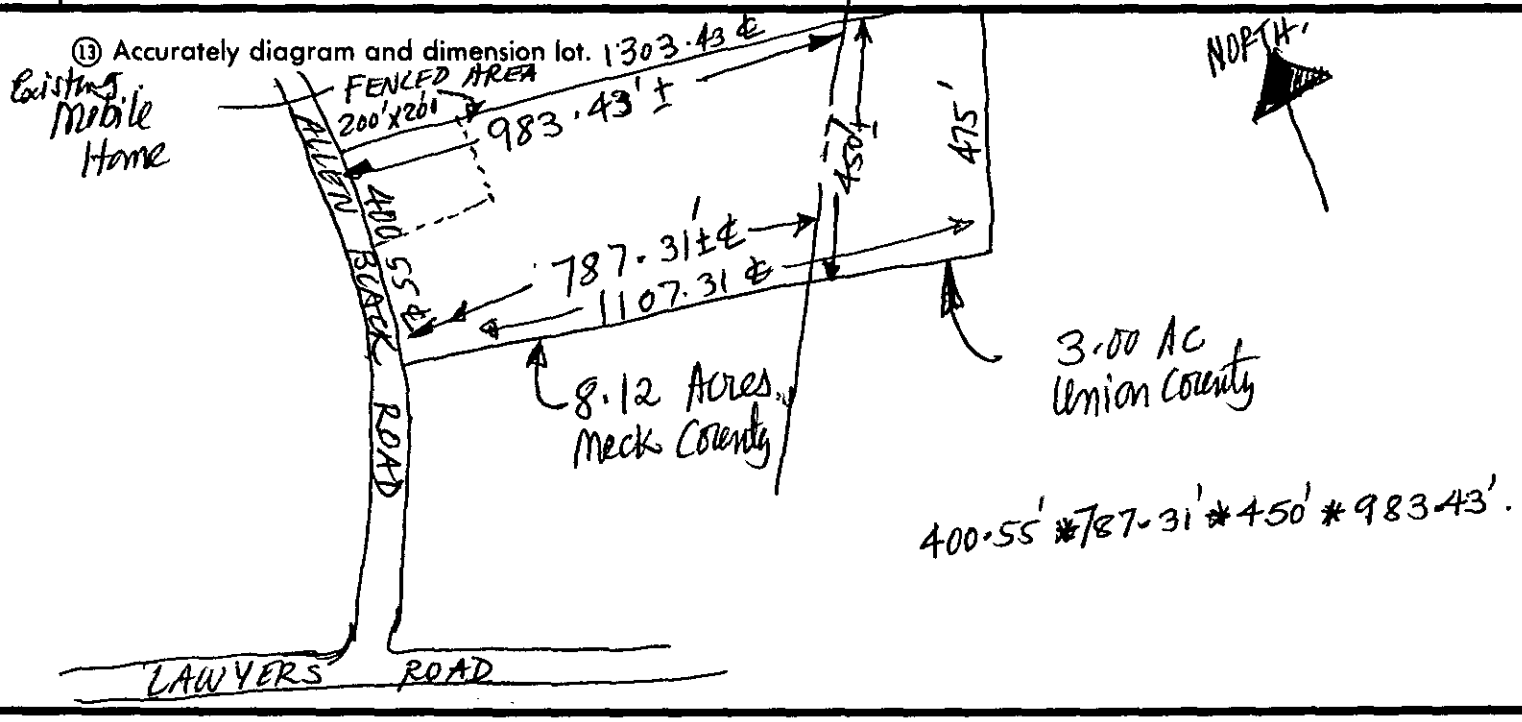
⑦ NAME: Justice Estee Jordan
(FIRST) c/o Carey A. Sellers (MIDDLE) Commissioner (LAST)

⑧ MAILING ADDRESS: 428 East Fourth Street, Suite 101

⑨ CITY: Charlotte, ⑩ STATE: N.C. ⑪ ZIP: 28202

⑫ PHONE: (WORK) (704) 377-1504 (HOME) _____

⑬ Accurately diagram and dimension lot.



⑭ The undersigned, 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 DEPARTMENT OF ENVIRONMENTAL HEALTH to enter onto the property for the purpose of processing this request.

Signed: Carey A. Sellers - Commissioner

Date: January 10, 1989

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

WHITE - ENVIRONMENTAL HEALTH DEPARTMENT'S COPY ● CANARY - ENVIRONMENTALIST'S COPY ● PINK - OWNER'S COPY

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

CHARGE SLIP

Date 1/24/89

Name/Company Casey R. Sellers

Sanitation ____

Vector Control ____

O.P.W.D. ✓

Service: Soil Test
For Preliminary
Site
#5421A

ENVIRONMENTAL HEALTH DIVISION
Paid
JAN 25 1989

Fee: $ 90 —

Completed by

Collected by

KARRO, SELLERS & LANGSON

COUNSELORS AND ATTORNEYS AT LAW

MARSHALL H. KARRO
CAREY A. SELLERS
SETH H. LANGSON

SCOTT R. GORELICK

428 EAST FOURTH STREET, SUITE 101
CHARLOTTE, NORTH CAROLINA 28202
AREA CODE 704
377-1504

January 23, 1989

Mecklenburg County Environmental Health
Attention: Bill Marvin
1200 Blythe Boulevard
Charlotte, North Carolina 28203

RE: General Soil Test
5900 Allen Black Road

Dear Bill:

As we have previously discussed, enclosed please find the Application For Soil Investigation on the above-referenced property, a copy of the Court Order wherein I am appointed Commissioner to sell the property and my trust check in the amount of Ninety and 00/100 ($90.00) made payable to Mecklenburg County Environmental Health. Please conduct these tests at your earliest convenience and advise as the owner of the property, Justice E. Jordan, is very ill and time is of the essence.

Looking forward to hearing from you, I remain,

Very truly yours,

Carey A. Sellers

CAS/em

Enclosure

RECEIVED
MECKLENBURG COUNTY
HEALTH DEPT.

JAN 25

ENVIRONMENTAL HEALTH
DIVISION

STATE OF NORTH CAROLINA
In The General Court of Justice

Mecklenburg County

CERTIFICATE OF TRUE COPY

Office of the Clerk of the Superior Court

As Clerk of the Superior Court of this County, which is a Court of Record, having an official seal, which is affixed, do certify the attached (8 sheets) to be a True Copy of Order of Sale

Deed of Trust Recorded in Mecklenburg County Register of Deeds Book 237 pages 392,393,&394

Re: Barry S. Burke, Guardian of the Estate of Justice Estee Jordan, Incompetent

vs.

Shirley Cooke, Richard C. Vinesett etal
88SP183



as the same is taken from and compared with the original now on file in this office.

SEAL

Witness my hand and the seal of the Superior Court

Date: March 31,1988

Clerk of Superior Court: Robert M. Blackburn

Signature: J. Mack Blackburn

☐ Deputy CSC ☐ Assistant CSC ☒ Clerk of Superior Court

AOC-G 101
Rev. 2-83

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
88-SP-183

FILED
MAR 31 1988
ROBERT M. BLACKBURN
CLERK OF SUPERIOR COURT
MECKLENBURG COUNTY, N.C.

BARRY S. BURKE, GUARDIAN OF THE ESTATE OF JUSTICE ESTEE JORDAN, INCOMPETENT

Petitioner,

vs.

SHIRLEY COOKE, RICHARD C. VINESETT, LORI DENISE VINESETT ROBINSON, ROBIN JOSEPH VINESETT, LISA VINESETT AND MECKLENBURG COUNTY DEPARTMENT OF SOCIAL SERVICES, GUARDIAN OF THE PERSON OF JUSTICE ESTEE JORDAN

Respondents.

ORDER OF SALE

THIS MATTER coming on to be heard and being heard before R. Max Blackburn, Clerk of Superior Court of Mecklenburg County, North Carolina upon the duly verfied Petition of Barry S. Burke, Guardian of the Estate of Justice Estee Jordan and based upon said duly verified Petition, the record herein, and sworn testimony introduced at hearing upon entry of this Order of Sale, the undersigned makes the following **FINDINGS OF FACT:**

1. That Petitioner has brought this proceeding pursuant to North Carolina General Statutes Section 35A-1301, et seq, for the purpose of securing authorization of this Court to sell the interests of the above named Incompetent in the real and personal property described in the Petition for the purpose of making assets for the payment of debts, claims and costs of administration of the Estate of said Incompetent.

2. That all parties respondent to this proceeding have been served in a manner prescribed by North Carolina General Statutes Section 1A-1, Rule 4(j)(1)(a)(b) or (c) or said parties respondent have been served by publication in accordance with North Carolina General Statutes Section 1A-1, Rule 4(j1).

3. That this Court has jurisdiction over the parties and the subject matter of this proceeding.

4. That the matters and things set forth in Petitioner's Petition are true.

5. That all of the interested parties of the above named Incompetent are parties to this proceeding.

Based upon the foregoing **FINDINGS OF FACT**, the Court concludes as a matter of law that it is in the best interest of the Estate of Justice Estee Jordan that the interests of said Incompetent in the real and personal property described in the Petition be sold to make assets for the payment of debts, claims and costs of administration of said Incompetent's Estate.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. That the personal property belonging to the Estate of Justice Estee Jordan more particularly described in the duly verified Petition filed of even date be sold.

2. That the real estate belonging to the Estate of Justice Estee Jordan more particularly described on Exhibit A attached hereto be sold.

3. That CAREY A. SELLERS be and he is hereby appointed Commissioner to sell said real estate at either public or private sale.

4. That within twenty days of the date of this Order of Sale, the Commissioner herein named shall mail a copy of this Order of Sale to all respondents in this special proceeding addressed to said parties at their last known addresses as disclosed in this file.

5. That within 20 days of the date of this Order of Sale the Commissioner herein named shall certify this Order of Sale to the Clerk of Superior Court of Union County, North Carolina for consideration by the Union County Court along with all other evidence and circumstances in passing upon this Order all pursuant to North Carolina General Statutes Section 35A-1302.

6. That for a period of 120 days from and after the entry of this Order, said Commissioner shall attempt to sell said real estate at private sale in conformity with the provisions of Part Three of Article 29A (Judicial Sales) of Chapter 1 of the North Carolina General Statutes, Section 1-339.33 through Section 1-339.40, both inclusive.

7. That if said Commissioner is unable to sell the real estate desribed in the Petition at private sale within 120 days from and after the entry of this Order, then said Commissioner shall proceed to sell said real estate at public sale to the highest bidder for cash, which sale shall be held in the Mecklenburg County, North Carolina Court House, Charlotte, North Carolina, in conformity with the provisions of Part 2 of Article 29A (Judicial Sales) of Chapter 1 of the North Carolina General Statutes, Section 1-339.13 through Section 1-339.32, both inclusive.

8. That said Commissioner is ordered to require a cash deposit of ten (10%) percent from the highest bidder at public sale of said real estate or a binder of $1,000.00 from any purchaser at private sale of said real estate if said purchaser is not a relative of Justice Estee Jordan, Incompetent; if said purchaser at private sale of the subject real estate is a relative of Justice Estee Jordan, Incompetent, said Commissioner shall require a cash deposit of $250.00.

9. That, if necessary, the Commissioner is authorized to hire an impartial appraiser to make a current fair market value appraisal of the subject real estate and to have the cost of said appraisal taxed as part of the cost in this special proceeding.

10. That immediately upon receipt of said current fair market value appraisal, the Commissioner shall mail a copy of the appraisal by first class mail to all respondents in this special proceeding addressed to said parties at their last mailing addresses as disclosed in this file.

11. That, if necessary, the Commissioner is authorized to hire a surveyor to perform survey work and to have the surveyor's fees taxed as part of the cost of this special proceeding.

12. That the Commissioner shall not file any report of sale at private sale with this Court for a sales price less than the appraised value of said property without first having a hearing before this Court to determine whether such report of sale at private sale shall be filed.

13. That simultaneously with the filing with this Court of any report of sale of the subject real estate, said Commissioner shall mail a copy of said report of sale at private sale by first class mail to all respondents in this special proceeding addressed to said parties at their last known addresses as disclosed in this file.

14. That the Commissioner at least 20 days prior to a sale at public sale of the subject real estate, shall mail to all respondents in this special proceeding by first class mail a copy of the Notice of Sale addressed to said parties at their last known addresses as disclosed in this file.

15. That the Commissioner at least 10 days prior to a resale at public sale of the subject real estate shall mail to all respondents in this special proceeding by first class mail a copy of the notice of resale addressed to said parties at their last known addresses as disclosed in this file.

16. That the Commissioner, at least 10 days prior to any hearing on the confirmation of any public or private sale of the subject real estate, shall mail to all respondents in this special proceeding by first class mail a notice of said hearing for confirmation addressed to said parties at their last known addresses as disclosed in this file.

17. That the Commissioner shall prepare a uniform Offer to Purchase and Contract for the subject real estate which said Commissioner shall distribute to all prospective purchasers at private sale of said property.

18. That any and all persons who now or may hereafter occupy the property or reside thereat are hereby ordered to vacate the premises together with all of their belongings including but not limited to one Steve Copenhaver and that said Commissioner shall serve a copy of this Order upon Steve Copenhaver at 5900 Allen-Black Road, Charlotte, North Carolina 28212 within 10 days of the entry of this Order indicating the necessity for him to comply with this provision; further any persons failing to comply with this provision shall be subject to the Court's inherent authority to hold them in contempt of Court.

19. That the Commissioner named herein shall hereby have the authority to enter into either of two mobile homes currently situated on the subject real estate for the purpose of locating and seizing any information which may be helpful in facilitating the sale and transfer of title to mobile homes or any automobiles belonging to said Estate; further all parties to this special proceeding shall cooperate with the Commissioner herein named in suppling said Commissioner with any keys to the mobile homes and/or automobiles belonging to said Estate and they shall further cooperate with said Commissioner in making the subject real estate available to said Commissioner for the purpose of showing the same to any prospective purchaser.

20. That no party to this proceeding shall interfere with the above named Commissioner in the performance of any of his duties hereunder.

21. That said Commissioner herein named shall apply the proceeds derived from the sale of the above described real estate first to the payment of the costs of this special proceeding, including a reasonable attorney's fee for the attorney for the Petitioner herein and Commissioner's fees as the same shall be set by this Court; that any and all sums remaining in the hands of said Commissioner after payment of the costs of this special proceeding shall be paid to the Petitioner to be held by said Petitioner as part of the principal of the Estate of Justice Estee Jordan to be held either in a checking account, savings account or savings certificate and to be used to satisfy the outstanding financial obligations of said Estate.

This the 21 day of May, 1988.

R. Max Blackburn, Clerk of Superior Court, Mecklenburg County, North Carolina

Exhibit A

Meckl. Co. Book 3256-537

BOOK 237 PAGE 392

1971 JAN 11 PM 4 34

State of North Carolina

98

Printed and For Sale by OFFICE SUPPLY CO., INC.

REGISTER OF DEEDS MECKLENBURG CO. N.C.

MECKLENBURG AND UNION ..... COUNTY

This Deed Made this 11th day of December A. D., 19 70

by and between

ED GRIFFIN LAND COMPANY

a corporation organized and existing under and by the virtue of the laws of the State of North Carolina with its principal office located at ..... Charlotte ..... of the County of Mecklenburg ..... and State of North Carolina ..... party of the first part, and

JUSTICE ESTEE JORDAN and wife, EMMA C. JORDAN

of the County of Mecklenburg ..... and State of North Carolina ..... parties of the second part,

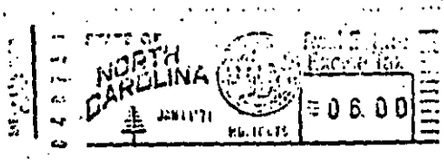
Witnesseth, That the said party of the first part, in consideration of ..... One Hundred Dollars and Other Valuable Consideration ..... Dollars to it paid by the parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, doth grant, bargain, sell and convey unto the said ..... parties of the second part ..... and their heirs, all that certain tract of land, situate, lying and being in Goose Creek Township, Union County & Clear Creek Township, Mecklenburg County, State of North Carolina, and more particularly described as follows:

BEGINNING at a point in the center line of Allen Black Road, said point being the northwesterly corner of that tract of land described as Tract 2 in that instrument recorded in Book 3221 at page 157 of the Mecklenburg County, North Carolina, Public Registry and in Book A-192 at page 148 of the Union County, North Carolina, Public Registry; thence from this beginning point along the center line of Allen Black Road S 11-17-00 W 400.55 feet to a point; thence leaving the center line of said road S 79-11-50 E 1107.31 feet to a point (leaving Mecklenburg County and entering Union County at approximately 675.00 feet); thence N 37-07 E 450 feet to a point; thence N 79-19-20 W 1103.43 feet (leaving Union County and entering Mecklenburg County at approximately 320 feet) to the point and place of Beginning and containing 11.12 acres, more or less, as shown on survey of the property of Ed Griffin Land Company, prepared by John B. Adcock, N.C.R.L.S., dated August, 1969 and being described as Tract 9 and 10 of said survey.

BEING part of the property conveyed to Ed Griffin Land Company by deeds recorded in Book 3126 at page 241 of the Mecklenburg County, North Carolina, Public Registry and in Book 288 at page 188 of the Union County, North Carolina, Public Registry. 537

To Have and to Hold, the aforesaid tract 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 said party of the first part for itself, its successors and assigns, covenants with the said part ies of the second part, their heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that it will warant and defend the said title to the same against the lawful claims of all persons whomsoever.



In Witness Whereof, said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be hereto affixed and attested by its secretary the day and year first above written, all in pursuance of authority duly given by resolution of the Board of Directors of the party of the first part.

(Corporate Seal)

ED GRIFFIN LAND COMPANY

By Edward C. Griffin President

Attest: Alma Kay Williams Secretary

NORTH CAROLINA,

_____County.

This _____day of _____19____, personally came before me, _____ for said County, who being by me duly sworn says that he knows the common seal of the _____ and is acquainted with _____ who is the President and presiding member of said Corporation, and that he, the said _____ is the Secretary of the said Corporation and saw the said President sign the foregoing instrument and saw the said common seal of said Corporation affixed to said instrument by said President (or, and that he, the said _____ Secretary as aforesaid, affixed said seal to said instrument), and that he, the said _____ signed his name in attestation of said instrument in the presence of said President of said Corporation.

Let the instrument with the certificate be registered.

_____

BOOK 237 PAGE 394

NORTH CAROLINA

MECKLENBURG County.

This 14th day of December A. D. 1970, personally came before me Edward C. Griffin who, being by me duly sworn, says that he is the President of Ed Griffin Land Company and that the seal affixed to the foregoing instrument in writing is the corporate seal of the Company, and that said writing was signed and sealed by him, in behalf of said Corporation, by its authority duly given. And the said Edward C. Griffin acknowledged the said writing to be the act and deed of said Corporation.

Barbara S. Griffin
Notary Public
My Comm. Exp: Dec 29 074

State of North Carolina
County of Mecklenburg
ss.

The foregoing (or annexed) Certificate of Barbara S. Griffin, a Notary Public for said County and State

is certified to be correct.

This 11th *day of* January *A. D., 19*71

Charles E. Crowder, Register of Deeds

BY Marjorie King Deputy

Recorded in Book 3256 Page 537
and Verified

537

CORPORATION
Ed

ED GRIFFIN LAND COMPANY

TO
JUSTICE ESTEE JORDAN and wife
EMMA C. JORDAN
Mailing Address:
MAIL TO:
GRIFFIN AND GERDES
SUITE 823 LAW BUILDING
CHARLOTTE, NORTH CAROLINA

RECORDED IN BOOK 237
OF DEEDS ON PAGE 394
Register of Deeds

.50
1.00
1.50

GRIFFIN AND GERDES
ATTORNEYS AT LAW
SUITE 823 LAW BUILDING
CHARLOTTE, N. C. 28202

6.00

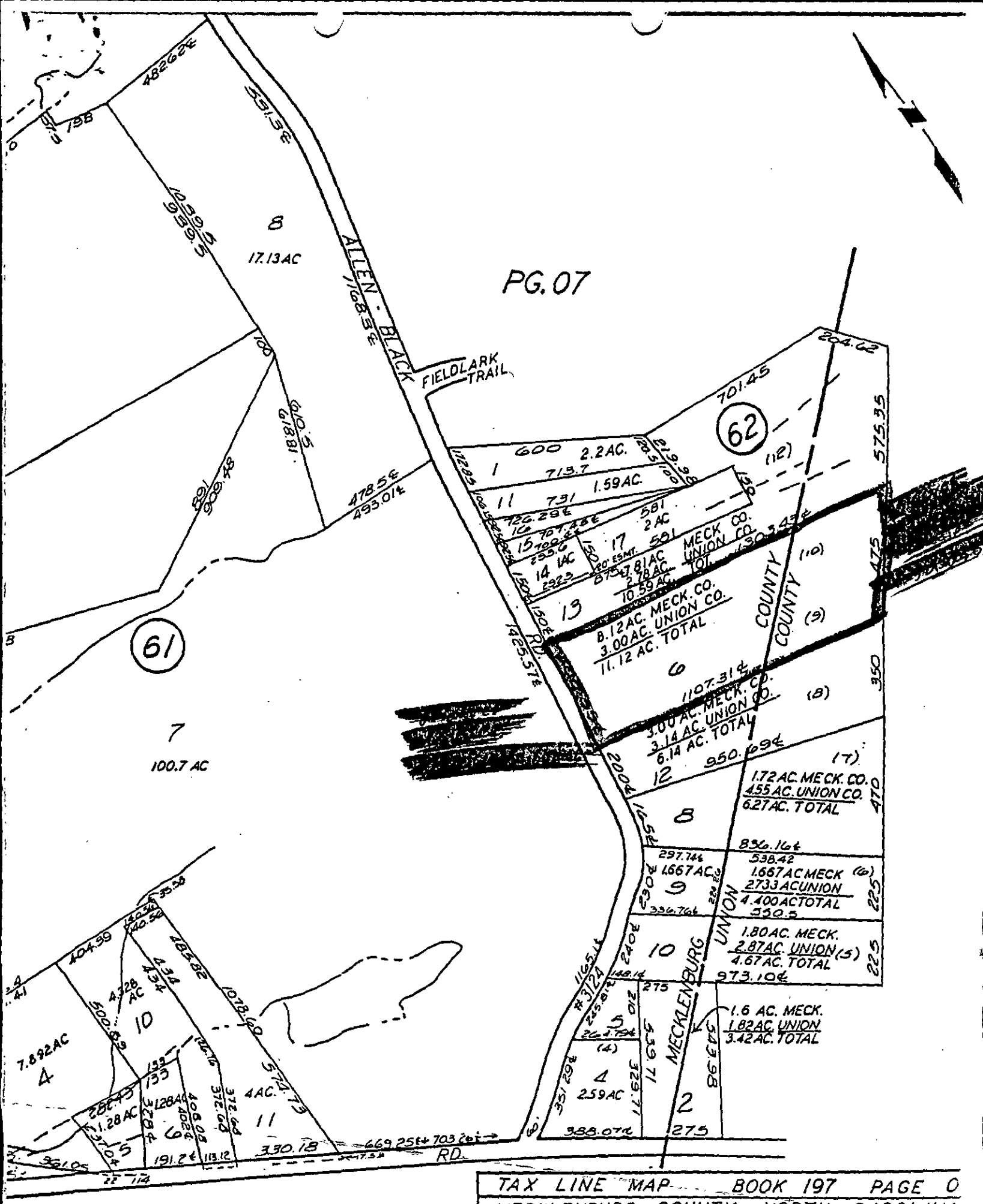
STATE OF N.C.
County of Union
ss.

The foregoing (or annexed) certificate of Barbara S. Griffin
Notary Public Mecklenburg Co., N.C.

is certified to be correct.

This 19 day of January A. D. 19 71

Filed 1:20 P.M.
Jan 19, 1971 539



TAX LINE MAP BOOK 197 PAGE 0

MECKLENBURG COUNTY, NORTH CAROLINA

REVISED | SCALE 1" = 400'

SES ONLY