

**MINUTES
OF THE
TOWN OF WHITE LAKE
PLANNING BOARD MEETING
June 19, 2025
7:00 P.M.**

The White Lake Planning Board met in the Town Hall, 1879 White Lake Dr., White Lake, North Carolina at 7:00 p.m. on Thursday, June 19, 2025. Those present were Chair, Paul Norris, Vice Chair, Wade Lowry, and members, Sarah Cook, Jonathan Langston, Hope Campbell, and Jeane' Pope, Town Attorney, Whitley Ward, and Zoning Inspector, Lee Cain. Tina Merritt-Smith served as Clerk to the Board. Absent were Lisa Young, and Sky Moore.

Opening & Call to Order: Chair, Paul Norris declared a quorum and called the meeting to order at 7:01 P.M.

Invocation: Chair, Paul Norris gave the invocation.

Pledge of Allegiance: Chair, Paul Norris led the reciting of the Pledge of Allegiance.

Approval of Minutes: Chair, Paul Norris called for approval of the minutes of the May 15, 2025, meeting. There being no further discussion, Hope Campbell moved, seconded by Sarah Cook TO APPROVE THE MINUTES OF THE MAY 15, 2025 MEETING (Unanimous in favor). Said Regular Meeting Minutes are listed as Exhibit "A". Supporting materials are hereby incorporated by mention and are made a part of these minutes.

Special Use Permit #0982 (Travis Denton): Before being presented to the Board of Commissioners, Special Use Permit #0982 was presented to the Planning Board for recommendation. Mr. Travis Denton's application stated he was seeking the Special Use Permit to be able to operate a business that would offer sporting clay shooting, paintball, a community rental shelter, a small retail store, and dog boarding. Town Attorney, Whitley Ward, started by explaining the Findings of Fact that the Board of Commissioners will be using to approve or disapprove Special Use Permit #0982. She also explained to the Planning Board that their duty was to make a recommendation to the Board of Commissioners. Attorney Wes Johnson spoke on behalf of Travis Denton asking for the Planning Board's recommendation to the Board of Commissioners. Attorney Johnson assured the Planning Board that Mr. Denton is a businessman with great ideas that would abide by all state laws and would not endanger public safety. Planning Board Vice Chair, Wade Lowry voiced his concerns about the direction of the shooting and the sound buffer. Mr. Denton replied that the rifle range is positioned so that no shooting will be done toward the direction of the lake. Planning Board Chair, Paul Norris mentioned he had seen advertising for bear hunting and was concerned if that would involve dogs. Mr. Denton assured the Board that there would be no hunting with dogs. There being no further discussion, Hope Campbell moved, seconded by Jonathan Langston TO GIVE RECOMMENDATION TO BOARD OF COMMISSIONERS IN FAVOR OF SPECIAL USE PERMIT #0982. Said application is listed as Exhibit "B". Supporting materials are hereby incorporated by mention and are made a part of these minutes.

Other Business: Town Administrator, Sean Martin, discussed Stormwater Ordinance Draft progress and a draft should be available at the meeting in August. There will be no meeting in July.

Open Forum: Three (3) minutes per citizen: No Comments Received

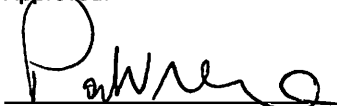
Meeting Adjourned: There being no other business to come before the Town of White Lake Planning Board, Hope Campbell moved, seconded by Sarah Cook TO ADJOURN JUNE 19, 2025, MEETING.

Respectfully Submitted by:



Tina Merritt-Smith, Town Clerk

Approved:



Paul Norris, Chairman

**WHITE LAKE PLANNING BOARD
AGENDA
June 19, 2025
7:00 P.M.**

To: Chairman Paul Norris & White Lake Planning Board Members

From: Tina Merritt-Smith, Clerk to Planning & Zoning Board

CC: Sean Martin, Town Administrator
Lee Cain, Zoning Assistant
Dale Brennan, Fire Chief
Kevin Taylor, Public Works Director

Date: June 19, 2025

Re: Planning Board Agenda Items

- **OPENING & CALL TO ORDER: 7:00 PM**
- **INVOCATION**
- **PLEDGE OF ALLEGIANCE**

Agenda Items:

1. Approval of Minutes: May 15, 2025

ACTION: Approve the minutes of the May 15, 2025, meeting

2. Special Use Permit #0982 (Travis Denton 1578 NC Hwy 53 East) (ITEM #2)

Before being presented to the Board of Commissioners, an application for a special use permit shall be referred to the Planning Board for a recommendation.

ACTION: Board will have an informal, preliminary discussion and make recommendations to the Board of Commissioners

4. Other Business

5. Open Forum: Three minutes per citizen. Please state name and address.

Adjourn

TOWN OF WHITE LAKE
PLANNING BOARD MEETING

June 19, 2025

Exhibit "A"

MINUTES
OF THE
TOWN OF WHITE LAKE
PLANNING BOARD MEETING
May 15, 2025
7:00 P.M.

DRAFT

The White Lake Planning Board met in the Town Hall, 1879 White Lake Dr., White Lake, North Carolina at 7:00 p.m. on Thursday, May 15, 2025. Those present were Chair, Paul Norris, Sarah Cook, Jonathan Langston, Hope Campbell, and Jeane' Pope. Sean Martin, Town Administrator, was also present. Tina Merritt-Smith served as Clerk to the Board. Absent were Lisa Young, Sky Moore, and Wade Lowry.

Opening & Call to Order: Chair, Paul Norris declared a quorum and called the meeting to order at 7:26 P.M.

Invocation: Chair, Paul Norris gave the invocation.

Pledge of Allegiance: Chair, Paul Norris led the reciting of the Pledge of Allegiance.

Approval of Minutes: Chair, Paul Norris called for approval of the minutes of the March 20, 2025, meeting. There being no further discussion, Sarah Cook moved, seconded by Jeane' Pope TO APPROVE THE MINUTES OF THE MARCH 20, 2025 MEETING (Unanimous in favor).

Nomination of a New Vice Chair to the Planning Board: Sarah Cook nominated Wade Lowry as the new Planning Board Vice Chair. There being no further discussion, Jonathan Langston moved, seconded by Sarah Cook TO APPROVE THE NOMINATION AND APPOINTMENT OF WADE LOWRY AS PLANNING BOARD VICE CHAIR (Unanimous in favor)

Town of White Lake Stormwater Ordinance: Town Administrator, Sean Martin presented a Stormwater Ordinance update. The update presented ideas and key points for the proposed stormwater ordinance. The ideas were developed based on comparative review of other ordinances, discussion with Town staff, and listening to feedback from the Planning Board. Mr. Martin pointed out the projects that would be applicable under the new ordinances. Single, Two-family, and Three Family Residential Projects were the first to be discussed concentrating on drainage to the lake, an increased Build Upon Area (BUA) of 100 sf, and total BUA greater than 12%. Hope Campbell was concerned if driveways would be counted as part of the BUA. Low Density was discussed next. This topic included the differences between the project draining into the lake versus if the project would not drain into the lake. High Density was the last key point given explaining that high density exceeds the low density threshold for dwelling units per acre or BUA. Hope Campbell asked if WithersRavenel took existing lots into consideration and Mr. Martin assured her they did. Jonathan Langston stated he thought 100 sf was too small with Mr. Martin asking if he thought 15 x 15 would be better. Vegetation buffers and setbacks were concerns that the Board had also. Mr. Martin assured the Board that WithersRavenel would be at a meeting soon to answer questions. Said update is listed as Exhibit "A".

Other Business: No Comments Received

Open Forum: Three (3) minutes per citizen: No Comments Received

Meeting Adjourned: There being no other business to come before the Town of White Lake Planning Board, Hope Campbell moved, seconded by Jeane' Pope.

Respectfully Submitted by:

Tina Merritt-Smith, Town Clerk

Approved:

Paul Norris, Chairman

6.5.3.3. Planning Board Review and Recommendation.

(a) Before being presented to the Board of Commissioners, an application for a special use permit shall be referred to the Planning Board for a recommendation in accordance with this Section. The Planning Board shall not conduct a formal evidentiary hearing but must conduct an informal preliminary discussion of the application. The Board of Commissioners may not hold a hearing on a special use permit application until the Planning Board has had an opportunity to consider the application pursuant to standard agenda procedures. The Board of Commissioners shall, however, upon the failure of the Planning Board to act on an application as outlined in subsection (b) below, proceed with holding an evidentiary hearing. (Ord. 12/1/1997; 7/8/2014, 4-1.2) Statutory Authority – NCGS Chapter 160D-301.

(b) The Planning Board shall consider the application within 60 days from the date of the initial meeting at which the application was first considered by the Planning Board. If the Planning Board fails to act on the application within the 60-day period, the Town Clerk shall forward the application to the Board of Commissioners. The Planning Board, at its discretion, may hear from the applicant or members of the public. (Ord. 12/1/1997; 7/8/2014, 4-1.2)

(c) After reviewing the application, the Planning Board shall submit its findings, conditions, and recommendations in writing to the Board of Commissioners. (Ord. 12/1/1997; 7/8/2014, 4-1.2)

(d) In response to the Planning Board's recommendations, the applicant may modify his special use application prior to submission to the Board of Commissioners. (Ord. 12/1/1997; 7/8/2014, 4-1.2)

Permit # SUP#0982

Date Received: 5/7/2025

1879 White Lake Dr. PMB 7250
White Lake, NC 28337



Phone:
910-862-4800

APPLICATION FOR SPECIAL USE PERMIT

The Process:

1. Petitioner shall request a mandatory pre-submittal meeting with the Planning Department to discuss the request and the Town's requirements prior to application submittal.
2. Application and all required materials (see checklist) must be submitted. Incomplete application packages or inaccurate information will delay or prevent processing and review.
3. Planning Staff will review submitted application for sufficiency. Submittal of incomplete or inaccurate information will delay processing of application. Completed applications are sent forward for review.
4. The Planning Board shall review the application and make a recommendation to the Board of Commissioners.
5. The Board of Commissioners shall hold an evidentiary hearing during a regularly scheduled meeting, on the application and votes on whether to approve or deny the application.
6. All petitioners/applicants must attend the Board of Commissioners evidentiary hearing and make the case for their request. Special Use permits are quasi-judicial proceedings and Town Staff does not recommend whether to approve or deny the application.

Submittal Checklist:

- ☐ One (1) Completed Application for Special Use Permit with original signatures, completed in ink (no copies or faxes).
- ☒ \$375 Application Fee.
- ☒ Three (3) copies of a scaled drawing (1" = 100' or larger) of the site-specific plan. All plans submitted must be clear and accurate to the request. The drawings must contain the following:
 - ☐ All property lines with bearings and distances, north arrow and scale.
 - ☐ Adjacent right-of-way, including width
 - ☐ Location and layout of all structures, parking, landscaping, buffers, access, etc. (both existing and proposed)
 - ☐ The present and proposed use of the property subject of the application and all adjacent uses
 - ☐ Zoning classification of the property and all adjacent properties
 - ☐ PINs of the subject property and all adjacent properties
- ☒ Written legal description of the subject property (meets and bounds).
- ☒ One (1) copy of the recorded deed to the property showing the current owner(s).

Permit # SUP #0982

Date Received: 5/7/25

A land use designated as a "special use" in a particular zoning district is one that because of its nature, extent and external effects, generally is not appropriate in the district, but might be if subject to special standards and review that will ensure it is located, designed and operated in a manner that is in harmony with neighboring development and does not adversely affect the public health, safety and general welfare. Therefore, development associated with a land use designated as a special use is allowed only pursuant to a Special Use Permit. The Board of Commissioners is the body which has approval authority for a Special Use Permit application in the Town of White Lake.

APPLICATION FOR SPECIAL USE PERMIT

PETITIONER INFORMATION:

Property Owner Name: Dentons Property LLC
 Address: 15 Turtle Cove Dr City: Elizabethtown State: NC ZIP: 28337
 Email Address: Bigsusmpoutfitters@yasho.com Phone: 919-586-4416

Petitioner Name: Travis Denton
 Address: 15 Turtle Cove Dr City: Elizabethtown State: NC ZIP: 28337
 Email Address: Bigsusmpoutfitters@yasho.com Phone: 919-586-4416

Contact Person Name: Travis Denton
 Address: 15 Turtle Cove Dr City: Elizabethtown State: NC ZIP: 28337
 Email Address: Bigsusmpoutfitters@yasho.com Phone: 919-586-4416

PROPERTY INFORMATION:

Address: 1578 NC 53 City: Elizabethtown State: NC ZIP: 28337

Bladen County PIN: _____ Current Zoning: _____

Present Use of the Property: Timber

Total Acreage: 254

Name of Public Street(s)/Highways the Property Fronts or Has Access: 53 Hwy

Existing/Proposed Land Uses on Adjoining Properties:

North: _____ South: _____

East: _____ West: _____

Permit # SUP#0982

Date Received: 5/1/25

SPECIAL USE PERMIT REQUEST: State the applicable land development ordinance section and/or provide a description of the special use permit request: (attach additional sheets if necessary)

Sporting Clay shooting, paintball Field,
and a Shelter for the community
to Rent for ^{outdoor} events, small Retail store selling
gmo Hot & Shirts, and Dog boarding

Was the Property Rezoned for the Proposed Use? ☐ Yes ☒ No

FINDINGS OF FACT:

In order to grant a Special Use Permit, the Board of Commissioners must make the required findings of fact, as required by the North Carolina General Statutes. The petitioner shall present factual evidence and testimony supporting each and all of the required findings of fact as they relate to this petition for a Special Use Permit, as provided below. (attach additional sheets if necessary) The Board of Commissioners has the authority to approve or deny Special Use Permit petitions that are specifically permitted by the Zoning Ordinance. The North Carolina General Statutes require that the Board of Commissioners ensure specific facts are met before a Special Use Permit can be granted. The petitioner is encouraged to respond below. If the petitioner chooses not to prepare a written response, he or she will still be required to prove to the Board that all findings of fact have been met. The Board of Commissioners may attach reasonable and appropriate conditions with granting of a Special Use Permit, provided to support the findings of fact and the intent of the Zoning Ordinance.

Finding 1. The proposed use [will/will not] materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.

Statement by Petitioner: Absolutely will not cause any public
Health nor safety issues, because we have 2
Range Officers and myself and I require everyone to
Wear safety Protection as well

Finding 2. The proposed use [meets/does not meet] all required conditions and specifications.

Statement by Petitioner: It absolutely meets all required
conditions. The proposed use aligns with the towns
table of permitted uses and provides benefit to the
town through economic development

Permit # SUP#0982

Date Received: 5/17/25

Finding 3. The proposed use [will/will not] substantially injure the value of adjoining property or the use is a public necessity.

Statement by Petitioner: It will Absolutely Not injure the Value of adjoining Property if anything it will make it increase.

Finding 4. The location and character of the proposed use, if developed according to the plan submitted, [will/will not] be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Town and its ordinances.

Statement by Petitioner: yes, Property is located in the E-TJ and is zoned RA1

LIST OF WITNESSES:

In support of an application for a Special Use Permit, the petitioner may have witnesses testify to their professional area of expertise as it relates to the application. Please list any witnesses herein.

WITNESS #	NAME (print)	PROFESSION/AREA OF EXPERTISE
1.	Ken Register Jr	Resident / White Lake
2.	Ken Register	Self / Employed White Oak
3.	Daniel Beard	Self / Employed White Lake
4.		
5.		

Permit # SUP#0982

Date Received: 5/1/25

REQUEST FOR PRESENTATION BEFORE THE WHITE LAKE BOARD OF ADJUSTMENT:

I, Travis Denton hereby request to make a presentation before the Town of White Lake Board of Commissioners in the matter of the case noted above and petition attached. In making this request, I assert that I understand all the following statements:

1. This request will be reviewed by the Town of White Lake Board of Commissioners and may be either granted or denied.
2. Making a presentation will require the presence of myself and/or my authorized agent during any public hearing held in this matter and such presentation will be limited to discussion of issues and information regarding the matter noted above.
3. I understand that the proceedings before the Board of Commissioners in this matter are quasi-judicial in nature. A hearing on an application for a special use permit or for a variance under zoning ordinances is quasi-judicial in nature, where evidence is formally presented, and witnesses are sworn, testify, and cross-examined. I understand that the decision must be based upon the evidence presented and include findings of fact; and the decision is reviewable by an appellate court based solely upon the record of the proceeding.

PETITIONER SIGNATURE:

Signature

Date

Printed Name

State of North Carolina

County of Bladen

I, Tina Merritt-Smith

Notary Public, do hereby certify that Travis Denton (name of individual(s) whose acknowledgment is being taken) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25 day of April, 2025

Tina Merritt-Smith

(Official Seal) Official Signature of Notary

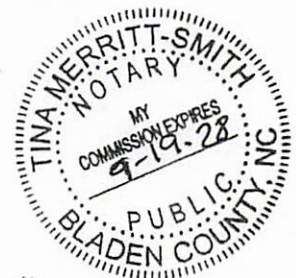
Tina Merritt-Smith

Notary's printed or typed name

Notary Public

My commission expires:

9-19-28



Permit # SUP#0982

Date Received: 5/7/25

**APPLICATION FOR SPECIAL USE PERMIT
FINDINGS OF FACT BY THE
BOARD OF COMMISSIONERS**

This section is to be completed by the Board of Commissioners following the Evidentiary Hearing. Each finding below must be addressed with factual evidence and testimony to support the petition for variance.

In order to recommend to the Board of Commissioners grant a Special Use Permit, the Board must make the required finding of facts contained in Article 7 of the White Lake Zoning Ordinance. The Board of Commissioners has the authority to approve variances under stated conditions. It is the Intent of the Ordinance that the Board of Commissioners ensures specific facts are met before a variance can be granted. The Board may add reasonable and appropriate conditions to the variance to support the finding of fact and the Intent of the Ordinance.

Finding 1: The proposed use will not materially endanger the public health or safety. Considerations shall include:

- (i) traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersection and curb cuts;
- (ii) provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection;
- (iii) soil erosion and sedimentation; and
- (iv) protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

☐ YES ☒ NO

Finding 2: The proposed use will comply with all regulations and standards generally applicable within the zoning district and any development regulations applicable to that specific use as included in Article 6 of this Ordinance.

- (1) The proposed development will not substantially injure the value of adjoining property, or is a public necessity. Considerations shall include:
 - (i) the relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
 - (ii) whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.
- (2) The proposed development will be in harmony with the area in which it is located. Considerations shall include:

Permit # SUP#0982

Date Received: 5/7/25

- (1) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

☐ YES ☒ NO

- (3) The proposed development will be consistent with the White Lake Comprehensive Plan. Considerations shall include:

- (1) consistency with the Plan's objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards.

☒ YES ☐ NO

Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the Special Use Permit. Additional conditions applied to this petition, if granted, are:

TOWN OF WHITE LAKE
1879 WHITE LAKE DRIVE
WHITE LAKE, NC 28337-
(910)862-4800

P A Y M E N T

Date: 5/7/2025
Time: 1:54 PM

TRAVIS DENTON SPECIAL USE PERMIT # 1253

SPECIAL USE PERMIT #1253 - CK 1056

Cash:	\$0.00
Check:	\$375.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$375.00
TOTAL PAID:	\$375.00
Change Due:	\$0.00

1	32 PERMIT ZONING I	\$375.00
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Operator: 14
Receipt#: 26750

T H A N K Y O U !

- - - - -

Town of White Lake
Z
REQUEST _____
PETITIONER _____
DATE _____ TIME _____
MUNICIPAL BUILDING 1879 WHITE LAKE DRIVE



Duck Hunts
Bear Hunts
Pheasant Tower Shoots
Sporting Clays



Boarding
and
Training

919-586-4416



0868
1064

Deed/Tax Information
Prior to Recording of Deed at
Register of Deeds

BK:00868 PG:1064



Bladen County Tax Administration
(Please complete one sheet for each Parcel/PIN)

Grantor Information

Name: Gregory Neil Malson and wife, Carolyn Joan Malson

Mailing Address: 215 Hillside Avenue, Fayetteville, NC 28301

Grantee Information

Name: Dentons Property LLC

Mailing Address: 51 Turtle Cove Drive, Elizabethtown, NC 28337

911 Address and/or Brief Legal Description of property being transferred: _____

0138152; 0010982; 0041218; 0050276; 0138147; 0138146; 0138145;
0011253; 0138153; 0138151; 0138150; 0138149; 0138148

Parcel#: _____ AND/OR PIN#: _____

Parcel in Present/Land Use Program ☐ Yes ☒ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: Pam of Johnson & Johnson Attorneys at Law PLLC

Date: 10/17/2024

Phone #: 910-862-2252

Fax #: 910-862-3332

Email: pam@johnsonlawyers.net

****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

Delinquent Taxes: 0

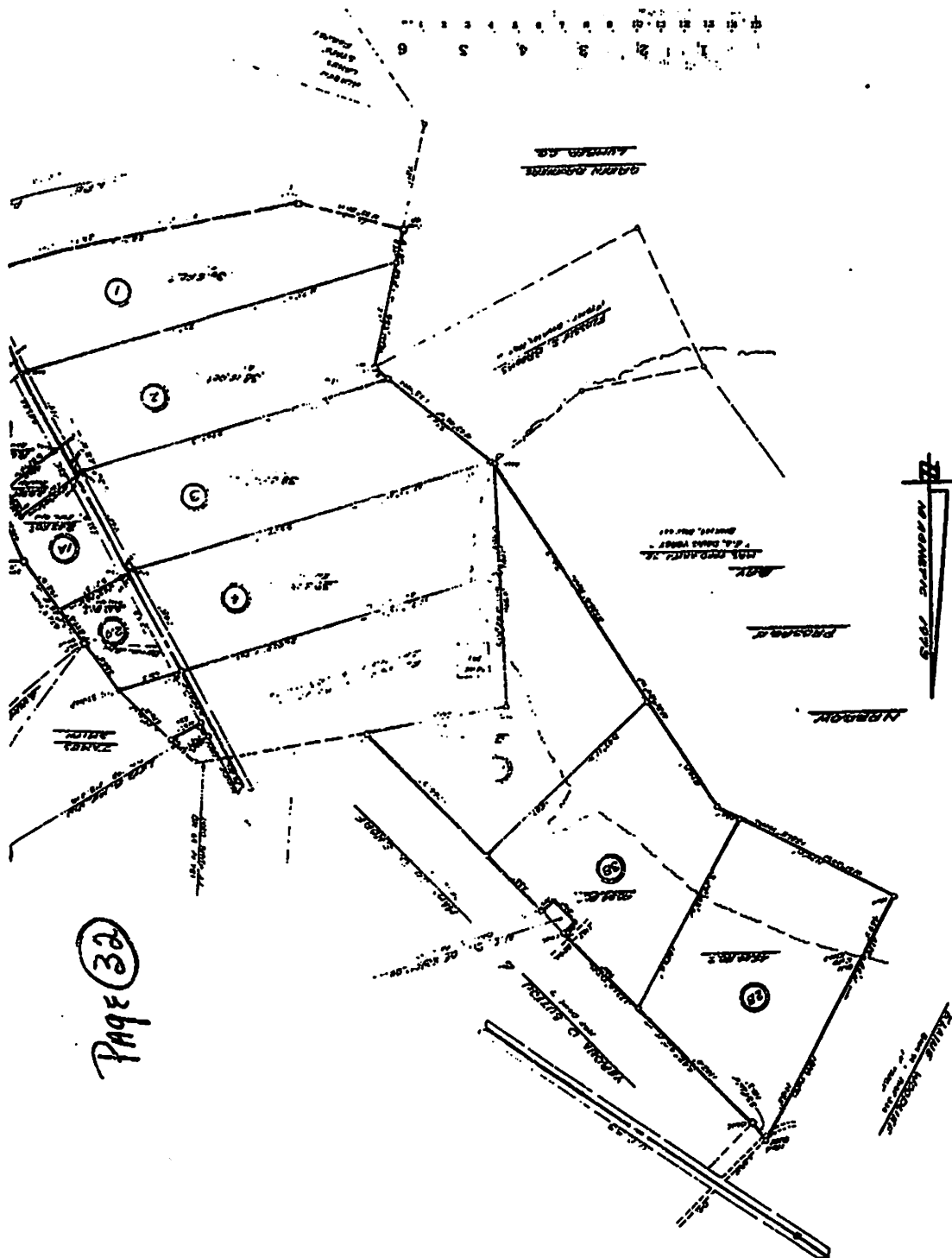
Deferred Taxes: 0

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Rumb

Date: 10/17/2024

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL: hetax@bladenco.org



BLADEN COUNTY, N C
January 7, 1970

Wm. L. Watson
Rep. Surveyors

100-443887-100

1. The first of the two is the "General" section, which is a list of the names of the persons who were present at the meeting. The second is the "Particulars" section, which is a list of the names of the persons who were absent from the meeting.

15 - 100 - 2 - 10 24

39. *Chrysomelidae*

ADP 971 42ND
 NOV NOV 30/03
 44 4 1 37

GARYN
BROS

STATE OF *Ill.*
John D. Oliver

NOTE: 103 from same area
South and went to same area
taken from trap by Clarence
Hall, Jr. survive March 1961
has 400 four inches, 1961. 2
recovered 103. 104 from 103 by 103.

Man 11 11 11
 June 21 11 11
 11 11 11

Page (21)

Continued on Next Page

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I 3 3 1 2 0

1974

11 31

PLAT FOR **DAVID DeANDRADE**

CILLY TOWNSHIP
FEBRUARY 5, 2008
ELECTRONICALLY REDUCED TO 1"=150' FOR RECORDATION.

BLADEN COUNTY, N.C.
SCALE: 1" = 100'



REFERENCES:
DEED BOOK 551 - PAGE 648
PLAT BOOK A151 - PAGE 1513

LINE	BEARING	LENGTH
1	N 43°20'00" E	49.31'
2	S 46°20'15" E	14.00'
3	S 47°00'00" E	24.00'
4	S 47°00'00" E	24.00'
5	N 43°10'00" W	24.00'
6	S 43°10'00" W	61.34'
7	S 33°34'00" W	176.25'
8	S 33°34'00" W	284.34'

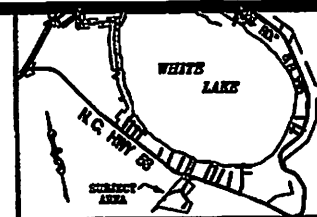
LINE	BEARING	LENGTH
1	N 43°20'00" E	49.31'
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4	S 47°00'00" E	24.00'
5	N 43°10'00" W	24.00'
6	S 43°10'00" W	61.34'
7	S 33°34'00" W	176.25'
8	S 33°34'00" W	284.34'

THE GAS MART, INC.
Deed Book 503, Page 1
Plat Book 573, Page 754

ROBERT B. MUSSELWHITE
Deed Book 606, Page 9
Tract One

ROBERT B. MUSSELWHITE
Deed Book 606, Page 9
Tract Two

ROBERT B. MUSSELWHITE
Deed Book 606, Page 9
Tract One



LOCATION SKETCH
(NOT TO SCALE)

APPROVED FOR RECORDATION
FILED
2-22-2008

STATE OF NORTH CAROLINA
COUNTY OF BLADEN
I, LLOYD R. WALKER, Review Officer of Bladen County,
certify that the map or plat to which this
certification is attached is a correct and accurate
representation of the record.
LLOYD R. WALKER
2-22-2008

FILED
BLADEN COUNTY
CHARITY C. LEWIS
REGISTER OF DEEDS

FILED Feb 22, 2008
AT 01:44:48 pm
BOOK 80086
START PAGE 0669
END PAGE 0689
INSTRUMENT # 00324

LEGEND:
SURVEYOR PROPERTY LINE
PLATTED PROPERTY LINE
FROM EXISTING SURVEY EVIDENCE
CENTERLINE OF ROAD
OLD SURVEY PROPERTY LINE
OLD SURVEY PROPERTY LINE
EXISTING CORNER MARKER
EAST OF WAY
5/8" X 3/8" SET
FROM BEAM TIES
OLD CORNER POST FOUND
FROM PIPE SET
LINE BINDER
SOL. SET
OLD BAIL
CENTER LINE
PROPERTY LINE
NOW ON FORMERLY
MICHEN BLVD.
SETBACK LINE
POINT OF CURVATURE
POINT OF TANGENT
CONTROL CORNER



NOTES:
I HEREBY CERTIFY THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR JURISDICTION THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND, BEING G.S. 47-306.7(c)(2).

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON 20TH FIRM CONTOUR-PANEL # 372834200J AND FIRM CONTOUR-PANEL # 37283400J. EFFECTIVE DATE - JANUARY 5, 2007.

STATE OF NORTH CAROLINA - COUNTY OF BLADEN
I, LLOYD R. WALKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. GOOD DESCRIPTION ACCORDING AS NOTED HEREON; THAT THE SURVEY WAS NOT SURVEYED AND CLEARLY DEDICATED AS DRAWN FROM INFORMATION AS NOTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 15.0000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY OFFICIAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5th DAY OF FEBRUARY, A.D., 2008.

PROFESSIONAL LAND SURVEYOR, L-5333-L

DATE 02/05/2008
SCALE 1" = 100'
DRAWN BY: LLOYD R. WALKER
WALKER SURVEYING COMPANY
SURVEYING AND MAPPING
800 CYRESS STREET
ELIZABETHVILLE, N.C. 28627
TEL/FAX 919.662.8947
JOB No. 05J255
DRAWING No. D-146

BO96 969

Special Use Permit #0982

Travis Denton, 1578 Hwy 53 East

Adjacent Property Owners

Dorothy Watkins - 3 Parcels off Hwy 53 E

Crystal Stiller – Off Hwy 53 E

Paul & Melissa Harris- Off Hwy 53 E

Derrick Wilkes – Off Hwy 53 E

Robert Bonomo – Off Hwy 53 E

Christopher & Jamie Barbour – 1690 NC 53 Hwy E

Demette Bordeaux – Hwy 53 E

C3 Enterprises – Off Delwyn Dr.

James Gappins – Off NC 53 Hwy E

Stephen Nowell – 1850 NC 53 Hwy E

Jake & Nicole Puglia – Off Delwyn

Each Property Owner will be mailed a letter informing them of the Special Use Permit request and Public Hearing.

0868
1059

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS
FILED Oct 18, 2024
AT 01:14:13 pm
BOOK 00868
START PAGE 1059
END PAGE 1064
INSTRUMENT # 02809
EXCISE TAX \$1,200.00
BTP

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,200.00

Parcel Identifier No. SEE EXHIBIT A Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Johnson & Johnson, Attorneys at Law, P.L.L.C. 302 W Broad St/PO Box 2212, Elizabethtown, NC 28337

This instrument was prepared by: William L. Johnson, III, Attorney, 302 W Broad St/PO Box 2212, Elizabethtown, NC 28337

Brief description for the Index: LOT 13 tracts, 251.99 acres, +/-, Hwy 53,

THIS DEED made this 17th day of October, 2024, by and between

GRANTOR

Gregory Neil Malson and wife,
Carolyn Joan Malson
215 Hillside Avenue
Fayetteville, NC 28301

GRANTEE

Dentons Property LLC,
a limited liability company
15 Turtle Cove Drive
Elizabethtown, NC 28337

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, County _____, North Carolina and more particularly described as follows:

Please see Exhibit A attached hereto and incorporated herein by reference for greater certainty of description.

Parcel IDs: 0138152; 0010982; 0041218; 0050276; 0138147; 0138146; 0138145; 0011253; 0138153; 0138151; 0138150; 0138149; 0138148

0868

1060

The property hereinabove described was acquired by Grantor by instrument recorded in Book 687,728 page 280,374.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book B096 page 969.

A151 1513

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Gregory Neil Malson (SEAL)
Print/Type Name: Gregory Neil Malson

Carolyn Joan Malson (SEAL)
Print/Type Name: Carolyn Joan Malson

Print/Type Name: _____

Print/Type Name: _____

State of North Carolina - County or City of Bladen

I, the undersigned Notary Public of the County or City of Bladen and State aforesaid, certify that Gregory Neil Malson and wife, Carolyn Joan Malson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of October, 2024.

My Commission Expires: 11/01/2028
(Affix Seal)

Camela F. Parker

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

EXHIBIT "A"

PARCEL NUMBERS: 0011253, 0138145, 0138151, 0138150, 0138152, 0138149, 0138148, 0138153, 0138146, 0138147, 0050276

Lying and being in Colly Township, Bladen County, North Carolina, and being more particularly described as follows:

All that certain tract or parcel of land containing 57.10 acres, more or less, as shown on that certain Map of Survey for Elaine S. Woodlief dated January 14, 1998, by Stuart Gooden, Registered Land Surveyor, as recorded in Plat Cabinet A-151, at Page 1513, in the Bladen County Public Registry.

Also conveyed herewith are all of Grantors' right, title, and interest in and to that certain forty (40) foot wide right-of-way easement as recorded in Book 245, at Page 472 in the Bladen County Public Registry.

LESS AND EXCEPT THAT 7.0 ACRE, more or less, parcel of land conveyed to Cornelia D. Doss and described in Deed Book 0437, at Page 0767, Bladen County Registry, said deed being incorporated herein by reference for greater certainty of description. Said 51 acres, more or less, being a combination of that 37.60 acre, more or less, tract of land owned by David M. deAndrade and wife, Marcia A. deAndrade, and that 12.50 acre, more or less, tract of land owned by Carlos E. deAndrade and wife, Dianne U. deAndrade as depicted on that plat of survey entitled "PLAT FOR DAVID DeANDRADE" prepared by Lloyd It Walker, Professional Land Surveyor, dated February 5, 2008, of record in Plat Cabinet B-96, Page 969, Bladen County Registry.

TOGETHER WITH that Easement and Right of Way as created by that Easement and Right of Way Agreement of record in Deed Book 624, Page 391, Bladen County Registry, said Easement and Right-of-Way Agreement specifically including that 20-foot wide right-of-way running across a portion of the Carlos E. deAndrade lots purchased from Dorothy W. Davis in Deed Book 574, Page 470, Bladen County Registry and depicted on that plat appearing in Plat Cabinet B-96, Page 969, Bladen County Registry, said plat being incorporated herein by reference for greater certainty of description.

Also See Plat Book B-96, Page 969, Bladen County Registry, and to which said plat is incorporated herein by reference for a more complete and accurate description of the above described parcels and the land herein conveyed.

**Parcel IDs: 0041218 & 0010982
PINS: 1341-00-89-2017 & 1341-00-88-6033**

Tract One:

That certain tract of land, containing 205 acres, more or less, located in Colly Township, Bladen County, North Carolina, and bounded now or formerly by the lands of W.A. Atkinson and Elaine Woodlief on the north, Thad smith estate lands on the east, Flossie S. Brooks land on the south and Greene Brothers Lumber Company lands on the west, said tract lying approximately 1.5 miles east from the intersection of N.C. Highway 53 and U.S. Highway 701, and being more

specifically described according to plat by Willis and Walker, registered surveyors, dated September 16, 1974, as follows:

Beginning at a stake, the common corner of Thad Smith Estate, and Flossie S. Brooks, and runs thence with the Brooks line south 51 degrees 30 minutes west 759 feet to a stake thence continuing with the Brooks line south 80 degrees west 825 feet to a stake in Greene Brothers Lumber Company line; thence with Greene Brothers line north 43 degrees west 5,175 feet to a stake in the W.A. Atkinson line; thence with the Atkinson line north 66 degrees east 1,372 feet to the Woodlief line; thence with the Woodlief line south 73 1/2 degrees east 1,373 feet to the Thad Smith Estate line; thence as the smith line south 29 degrees 20 minutes west 469.5 feet to a stake; thence continuing as the smith line south 61 degrees 20 minutes east 1341.5 feet to a stake; thence continuing as the smith line south 31 degrees 20 minutes east 2,772 feet to the beginning.

Also, a 40 foot right of way easement from N.C. Highway 53 to the tract of land above described as shown in Book 245, Page 472, Bladen County Public Registry. Said 40 foot right-of-way easement is a nonexclusive easement, and is subject to the right of Sallie T. Gooden and/or J.A. Gooden, Jr. to use said easement for access to lands adjacent thereto, and subject also to the right of Annie Lee Smith to use said easement for access to her 5.0 acre tract described in the following exception:

Less and except from the above 205 acre tract, a tract of land containing 5.00 acres, more or less, conveyed to Annie Lee Smith by deed recorded in Book 314, Page 281, described as follows:

Beginning at a point marked by an iron set northwest of a small pond, the northwestern most corner of the 5.0 acre tract herein described, said beginning point being located south 75 degrees 51 minutes east 551.09 feet from a point in the center line and at the terminus of a 40 foot wide right-of-way as described in agreement recorded in Deed Book 245, Page 472, Bladen County N.C. Registry, and then south 19 degrees 19 minutes west 20.08 feet; thence from said point of beginning, a new line 20 feet south of and parallel to the northern line of the original tract of which this is a part, also a line of lands now or formerly Elaine Woodlief, south 75 degrees 51 minutes east 396.97 feet to a new point marked by an iron; thence a new line, south 14 degrees 09 minutes west 527.84 feet to a new point marked by an iron; thence a new line, north 75 degrees 51 minutes west 416.69 feet to a new point marked by an iron; thence a new line, north 14 degrees 9 minutes at 310.07 feet to a point marked by an iron in the center of an existing soil roadway, thence a new line, north 19 degrees 19 minutes east 218.66 feet to the point of beginning containing 5.0 acres more or less, total, according to a survey of same as set out on the map entitled "Survey for Annie Lee Atkinson Smith", dated January 22, 1991, by Lloyd B. Walker, registered land surveyor.

The lands herein conveyed are also subject to a 20 foot wide right-of-way easement which is a non-exclusive easement for access to the 5.00 acre tract above described, which runs from the 40 foot easement first above described to said 5.00 acre tract and is fully described in deed to Annie Lee Smith recorded in Book 314 at Page 281, Bladen County Registry and which is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Phillip Denton land and his wife, Mary Boggs Lane a one-half interest as an estate-by-the entirety and hector Pedraza, a one-half interest by deed dated December 22, 1999 and recorded in deed book 0441, page 0501, Bladen County registry.

Tract two:

Beginning at a point marked by an iron set northwest of a small pond, the northwestern most corner of the 5.0 acre tract herein described, said beginning point being located south 75 degrees 51 minutes east 551.09 feet from a point in the center line and at the terminus of a 40 foot wide right-of-way as described in agreement recorded in deed Book 245, Page 472, Bladen County N.C. registry, and then south 19 degrees 19 minutes west 20.08 feet; thence from said point of beginning, a new line 20 feet south of and parallel to the northern line of the original tract of which this is a part, also a line of lands now or formerly Elaine Woodlief, south 75 degrees 51 minutes east 396.97 feet to a new point marked by an iron; thence a new line, south 14 degrees 09 minutes west 527.84 feet to a new point marked by an iron; thence a new line, north 75 degrees 51 minutes west 416.69 feet to a new point marked by an iron; thence a new line, north 14 degrees 09 minutes east 310.07 feet to a point marked by an iron in the center of an existing soil roadway, thence a new line, north 19 degrees 19 minutes east 218.66 feet to the point of beginning containing 5.0 acres more or less, total, according to a survey of same as set out on the map entitled "survey for Annie Lee Atkinson Smith", dated January 22, 1991, by Lloyd B. Walker, registered land surveyor.

There is also included herewith a 20 foot wide right-of-way easement for access to and from the above described 5.00 acre tract and the terminus of an existing 40 foot wide right-of-way as described in agreement recorded in Deed Book 245, Page 472, said 20 foot wide right-of-way easement lying adjacent to and south of property lines of the original tract of which this is a part, and the Woodlief line, described as follows: beginning at a point in the center of and at the terminus of an existing 40 foot wide right-of-way as described in deed book 245, page 472 and in the line between the original tract of which this is a part and Woodlief; thence with said line, south 75 degrees 51 minutes east 20.60 feet to a point marked by an old concrete; thence continuing with said line, south 75 degrees 51 minutes east 196.34 feet to a point marked by an old bed rail, thence continuing with said line south 75 degrees 51 minutes east 334.15 feet to a point opposite the northwestern corner of the herein described 5.00 acre tract; thence continuing with said line, south 75 degrees 51 minutes east 395.16 feet to a point opposite the northeastern corner of the 5.00 acre tract the terminus of this right-of-way easement.

There is also included herewith a 40 foot wide right-of-way easement for access to and from the beginning point of the herein described 20 foot right-of-way easement to and from NC Highway 53 over and upon that certain 40 foot wide right-of-way conveyed to John A. (Lexie) Gooden and wife, Vernice R. Gooden by instruments recorded in Deed Book 245 page 472; Deed book 239 at Page 345; and Deed Book 239 at Page 473; said 40 foot wide right of way easement being as shown on the map recorded in deed Book 245, Page 474.

The above 5.00 acre tract being the same tract or parcel of land conveyed by Annie Lee A. Smith to Phillip D. Lane by deed dated October 26, 2000, deed Book 0457, Page 0510, Bladen County Registry.



Bladen County Tax Administration
(Please complete one sheet for each Parcel/PIN)

Grantor Information

Name: Gregory Neil Malson and wife, Carolyn Joan Malson

Mailing Address: 215 Hillside Avenue, Fayetteville, NC 28301

Grantee Information

Name: Dentons Property LLC

Mailing Address: 51 Turtle Cove Drive, Elizabethtown, NC 28337

911 Address and/or Brief Legal Description of property being transferred: _____

0138152; 0010982; 0041218; 0050276; 0138147; 0138146; 0138145;

0011253; 0138153; 0138151; 0138150; 0138149; 0138148

Parcel#: _____ AND/OR PIN#: _____

Parcel in Present/Land Use Program ☐ Yes ☒ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: Pam of Johnson & Johnson Attorneys at Law PLLC Date: 10/17/2024

Phone #: 910-862-2252

Fax #: 910-862-3332

Email: pam@johnsonlawyers.net

****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

Delinquent Taxes: 0 Deferred Taxes: 0

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Russ Date: 10/17/2024

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL: btax@bladenco.org