

Project Overview

#1113704

Project Title: Macias property 6677 Cliffdale Road
Application Type: 5.1) Rezoning (Map Amendment)
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

Project Address or PIN:

- 6677 CLIFFDALE RD (9497861260000)
- 0 CLIFFDALE RD (9497862193000)
- 6655 CLIFFDALE RD (9497863078000)

Zip Code: 28303

GIS Verified Data

Property Owner: Parcel

- 6677 CLIFFDALE RD: JFC LLC
- 0 CLIFFDALE RD: JFC LLC
- 6655 CLIFFDALE RD: MACIAS, JUAN;MACIAS, DENISE

Acreage: Parcel

- 6677 CLIFFDALE RD: 1.48
- 0 CLIFFDALE RD: 0.48
- 6655 CLIFFDALE RD: 0.84

Zoning District: Zoning District

- 6677 CLIFFDALE RD: SF-6
- 0 CLIFFDALE RD: SF-6
- 6655 CLIFFDALE RD: SF-6

Subdivision Name:

Fire District:

Hospital Overlay District:

Cape Fear District:

Haymount Historic District:

100 Year Flood: <100YearFlood>

Watershed:

Airport Overlay District:

Coliseum Tourism District:

Downtown Historic District:

Floodway:

500 Year Flood: <500YearFlood>

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Case #:

Acreage to be Rezoned: 2.17

Water Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

Cleared, vacant land. No structures exist on the site.

Previous Amendment Approval Date:

Proposed Zoning District: MR5

Is this application related to an annexation?: No

Sewer Service: Public

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

Subject property is currently zoned SF6 and is completely surrounded by MR5 (Hidden Creek Village Apartments).

Property on the north side of Cliffdale Road directly across from the subject property is MR5 (The Village at Cliffdale apartments) and a 2.9 acre undeveloped tract zoned SF6.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

Long range plan calls for higher density residential and commercial in the general vicinity of the subject property. Proposed amendment is consistent with the existing nearby MR5 zoning and high-density residential use.

B) Are there changed conditions that require an amendment? :

The general area has been developed over time with apartment projects and the proposed amendment is consistent with that type of development. Single-family zoning and uses no longer appropriate for this heavily traveled and densely populated corridor.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:

There continues to be a need for affordable housing and the proposed amendment will allow for development that meets a community need.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

Proposed MR5 zoning is consistent with the surrounding property on the south side of Cliffdale Road as well as other MR5 zoning and apartment developments on the north side of Cliffdale Road in the general vicinity.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:

The general area contains multiple apartment complexes (Hidden Creek Village, The Village at Cliffdale, Brookstone Apartments, The Regency Apartment Homes) so that the proposed amendment allows for development that is consistent with other uses in the area.

F) State the extent to which the proposed amendment might encourage premature development.:

The proposed amendment does not encourage premature development in that the general area is mostly fully developed with high-density residential.

G) State the extent to which the proposed amendment results in strip-style commercial development.:

The proposed amendment is for residential uses and not strip-style commercial.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:

The proposed amendment changes an isolated single-family zone into a high-density residential zone that is consistent with surrounding zoning districts.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

No adverse impacts on property values of adjacent properties will occur as a result of the proposed amendment since proposed zoning and uses will be similar.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

The natural environment will not be adversely impacted. Development of the property will meet the requirements of the stormwater and landscaping/buffer ordinances.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Juan Macias

572 Executive Place
Fayetteville, NC 28305
P:910-484-4433
jm.macias.inc@gmail.com

Project Contact - Agent/Representative

George Rose
George M. Rose, P.E.
P.O. Box 53441
Fayetteville, NC 28305
P:910-977-5822
george@gmrpe.com

Project Contact - Primary Point of Contact for Engineer

George Rose
George M. Rose, P.E.
P.O. Box 53441
Fayetteville, NC 28305
P:910-977-5822
george@gmrpe.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Indicate which of the following project contacts should be included on this project: Engineer

(N.P. SEAL) 006884

17/02

RECEIVED
2-14-2007 AM 10:35:15
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

CUMBERLAND COUNTY NC 02/14/2007
\$330.00



Real Estate
Excise Tax

REVENUE \$330.00

Mail after recording to: Cooper, Davis & Cooper, PO Drawer 1598, Fayetteville, NC 28302-1598
This instrument was prepared by: Robert L. Cooper, Attorney at Law

Brief Description for the index 6651 Cliffdale Road, Fayetteville

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of February, 2006, by and between

GRANTOR

LARRY D. HOLMES and wife,
DENISE D. HOLMES, and
PATSY L. HAYES and husband,
JUNIUS B. HAYES

GRANTEE

JUAN MACIAS and wife,
DENISE MACIAS

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 their undivided interest in and to a certain lot or parcel of land situated near the City of **Fayetteville, Cumberland** County, North Carolina and more particularly described as follows:

Being the major portion of the property shown on a deed recorded in Book 3392, Page 559, Cumberland County Registry.

BEGINNING at an existing Concrete Monument in the northern line of a tract shown on a plat recorded in Book of Plats 68, Page 26, Cumberland County Registry;
THENCE South 66 degrees 08 minutes 29 seconds East for a distance of 128.89 feet to a new set iron pipe;
THENCE North 16 degrees 06 minutes 42 seconds East for a distance of 317.63 feet to a new set iron pipe on the Southern margin of said Cliffdale Road and running with said margin;
THENCE North 71 degrees 55 minutes 18 seconds West for a distance of 108.05 feet;
THENCE South 19 degrees 49 minutes 33 seconds West for a distance of 304.60 feet to the point of beginning and containing 0.84 acres more or less.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This property is made subject to any and all Ad Valorem taxes, rights-of-ways, restrictions, easements, and encumbrances of record in Cumberland County Registry.

Margaret R. Holmes and Patsy L. Hayes are the sole heirs at law of Annie B. Jackson. Larry D. Holmes and Denise D. Holmes were deeded Margaret R. Holmes' interest in the described property in Book 5228, at Page 532, Cumberland County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Larry D. Holmes

LARRY D. HOLMES, Grantor

Denise D. Holmes

DENISE D. HOLMES, Grantor

Patsy L. Hayes

PATSY L. HAYES, Grantor

Junius B. Hayes

JUNIUS B. HAYES

SEAL-
STAMP



NORTH CAROLINA, Cumberland County.

I, Sylvia Hall Nordeman, the undersigned, a Notary Public of the County and State aforesaid, certify that **LARRY D. HOLMES, DENISE D. HOLMES, PATSY L. HAYES and JUNIUS B. HAYES** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of February, 2006.

My commission expires: 8-25-2010 *Sylvia Hall Nordeman* Notary Public

8426
0347

BK08426 PG0347

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

FILED Jul 01, 2010
AT 10:43:00 am
BOOK 08426
START PAGE 0347
END PAGE 0351
INSTRUMENT # 20553
RECORDING \$31.00
EXCISE TAX \$400.00

KSJ

Excise Tax \$500.00 400.00	Return after recording to →	J.D. Gilliam, Atty. at Law
Tax Map ID #	Prepared by	307 Person Street
Parcel ID # 9497-86-1260 & 9497-86-2193	J.D. Gilliam, Attorney at Law	Fayetteville, NC 28301

BRIEF DESCRIPTION FOR INDEX → 1.32 AC H F BUNCE LD

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

DATE
June 28, 2010

**GENERAL
WARRANTY DEED**

Zeb Dee Jackson and wife, Mary W. Jackson, 8643 Cliffdale Road Fayetteville, NC 28314	JFC, LLC, a North Carolina limited liability corporation, 209 Tallywood Shopping Center Fayetteville, NC 28303
"Grantor"	"Grantee"

When reference herein is made to the GRANTOR and/or the GRANTEE, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

WITNESSETH

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed in fee simple unto the GRANTEE all that certain lot or parcel of land in the City of Fayetteville, Cross Creek Township of Cumberland County, North Carolina more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of the Grantor.

TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns 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 the title is marketable and free and clear of all encumbrances, and that GRANTOR will forever warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. All restrictions, encumbrances and rights-of-way as may appear of record.
2. 2010 ad valorem taxes which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the DATE first above written.

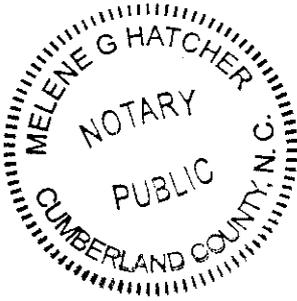
USE BLACK INK ONLY

Zeb Dee Jackson (Seal)
Zeb Dee Jackson

Mary W. Jackson (Seal)
Mary W. Jackson

Seal/Stamp

State of North Carolina
County of Cumberland



I, a Notary Public, certify that **ZEB DEE JACKSON and MARY W. JACKSON**, as **GRANTOR** herein, personally appeared before me this day, identified themselves by driver's licenses, and acknowledged the due execution of this instrument. Witness my hand and Official Seal on this Date shown.

Melene G. Hatcher Date: June 28, 2010
Notary Public
My Commission Expires: February 27, 2010

(N.P. SEAL)

The foregoing certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the dated and time and at the Book and Page shown above.

Register of Deeds for Cumberland County

by: _____ Deputy/Assistant Register of Deeds

EXHIBIT A

Deed from Zeb Dee Jackson and wife, Mary W. Jackson, to JFC, LLC

FIRST TRACT:

Cumberland County Parcel# 9497-86-1260, being more commonly known as 6653 Cliffdale Road, Fayetteville, NC, and being more particularly described according to a physical survey made by Roy J. Haddock, RLS# L-2420, dated May 25, 2010, by metes and bounds as:

BEGINNING at a flush existing 1/2" iron rod located in the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road (said right-of-way margin having been established by a fee simple deed dated 02/14/1991, recorded in Book 3652, page 51, Cumberland County Registry, from Stacy T. Jackson and wife, Margaret T. Jackson, to the Department of Transportation), said iron rod being located in the northwestern line of the tract of land conveyed by John R. and Margaret Holmes to Stacy Jackson and wife, Margaret Jackson, by a deed dated 11/01/66, recorded 11/10/66 in Book 2004, page 631, Cumberland County Registry (First Tract)), said iron being also a corner of the tract of land conveyed by Jimmy Bunce and wife, Carol J. Bunce, to Hidden Creek Village Apartments, LLC, by a deed dated 05/27/04 recorded in Book 6539, page 128, Cumberland County Registry,

and runs thence from said point of BEGINNING along the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road (total right-of-way of 100 feet), South 71 degrees 57 minutes 19 seconds East 190.25 feet to a flush existing 1/2" iron rod located in the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road;

and runs thence along the eastern line of the tract of land conveyed by John R. and Margaret Holmes to Stacy Jackson and wife, Margaret Jackson, by a deed dated 03/24/67, recorded 03/28/67 in Book 2028, page 27, Cumberland County Registry, South 16 degrees 23 minutes 45 seconds West 258.20 feet to a flush set 1/2" iron rod, said iron rod being located in the southwestern line of the original 4.86 acre tract and being located in a northwestern line of Hidden Creek Village Apartments, LLC, deed Book 6539, page 128, Cumberland County Registry;

and runs thence along the southwestern line of the original 4.86 acre tract and along a line of Hidden Creek Village Apartments, LLC, deed Book 6539, page 128, Cumberland County Registry, North 34 degrees 39 minutes 49 seconds West 310.49 feet to an existing concrete monument (6" above ground);

and runs thence along the northwestern line of the Stacy Jackson and wife, Margaret Jackson, tract, deed Book 2004, page 631, Cumberland County Registry (First Tract)), and a southeastern line of Hidden Creek Village Apartments, LLC, deed Book 6539, page 128, Cumberland County Registry, North 54 degrees 02 minutes 42 seconds East to an existing iron rod, THE POINT OF BEGINNING.

Being the portions of the 4.86 acre tract conveyed by Purdie F. Bunce to Alonzo and Annie Belle Jackson by a deed dated 07/23/46, recorded 07/23/46, in Book 495, page 92, Cumberland County Registry, conveyed by the following deeds:

Deed from Annie Bell Jackson to John R. and Margaret Holmes by a deed dated 09/15/48, recorded 01/10/50 in Book 545, page 61, Cumberland County Registry, and conveyed by them to Stacy and Margaret Jackson by a deed dated 11/01/66, recorded 11/10/66 in Book 2004, page 631, Cumberland County Registry (First Tract).

Deed from Annie Bell Jackson to John R. and Margaret Holmes by a deed dated 05/09/52, recorded 05/19/52 in Book 549, page 142, Cumberland County Registry, and conveyed by them to Stacy and Margaret Jackson by a deed dated 11/01/66, recorded 11/10/66 in Book 2004, page 631, Cumberland County Registry (Second Tract).

Deed from Annie Bell Jackson to John R. and Margaret Holmes by a deed dated 02/17/67, recorded 02/20/67 in Book 2028, page 1, Cumberland County Registry, and conveyed by them to Stacy and Margaret Jackson by a deed dated 03/24/67, recorded 03/28/67 in Book 2028, page 27, Cumberland County Registry.

See also Will of Stacy T. Jackson in Cumberland County Estate File 02-E-297 and Will of Margaret T. Jackson in Cumberland County Estate File 08-E-599 devising the property to Zeb Dee Jackson.

SECOND TRACT:

Cumberland County Parcel# 9497-86-2193, being more commonly known as 6677 Cliffdale Road, Fayetteville, NC, and being more particularly described according to a physical survey made by Roy J. Haddock, RLS# L-2420, dated May 25, 2010, by metes and bounds as:

The POINT OF BEGINNING is a flush existing 1/2" iron rod located in the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road (said right-of-way margin having been established by a fee simple deed dated 02/14/1991, recorded in Book 3652, page 51, Cumberland County Registry, from Stacy T. Jackson and wife, Margaret T. Jackson, to the Department of Transportation), said iron rod being located South 71 degrees 57 minutes 19 seconds East 190.25 feet measured along said right-of-way margin from a flush existing 1/2" iron rod in the northwestern line of the tract of land conveyed by John R. and Margaret Holmes to Stacy Jackson and wife, Margaret Jackson, by a deed dated 11/01/66, recorded 11/10/66 in Book 2004, page 631, Cumberland County Registry (First Tract)), said iron rod being also a corner of the tract of land conveyed by Jimmy Bunce and wife, Carol J. Bunce, to Hidden Creek Village Apartments, LLC, by a deed dated 05/27/04 recorded in Book 6539, page 128, Cumberland County Registry (the POINT OF BEGINNING being also the second (northeast) corner of the FIRST TRACT herein described and conveyed),

and runs thence from said POINT OF BEGINNING along the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road (total right-of-way of 100 feet), South 71 degrees 54 minutes 06 seconds East 80.32 feet to a flush existing 1/2" iron stake located in the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road, the northwest corner of the tract of land conveyed by Larry D. Holmes et al. to Juan Macias and wife, Denise Macias, by a deed dated 02/12/2006, recorded in Book 7501, page 499, Cumberland County Registry;

and runs thence along the western line of the Juan Macias and wife, Denise Macias, tract, deed Book 7501, page 499, Cumberland County Registry, South 19 degrees 48 minutes 42 seconds West 304.57 feet to an existing concrete monument (6" above ground), said iron concrete monument being located in the southwestern line of the original 4.86 acre tract and being located in a northwestern line of Hidden Creek Village Apartments, LLC, deed Book 6539, page 128, Cumberland County Registry;

and runs thence along the southwestern line of the original 4.86 acre tract and along a line of Hidden Creek Village Apartments, LLC, deed Book 6539, page 128, Cumberland County Registry, North 34 degrees 39 minutes 49 seconds West 79.86 feet to a flush set 1/2" iron rod;

and runs thence along the western line (reversed) of the FIRST TRACT herein described and conveyed (being the eastern line of the tract of land conveyed by John R. and Margaret Holmes to Stacy Jackson and wife, Margaret Jackson, by a deed dated 03/24/67, recorded 03/28/67 in Book 2028, page 27, Cumberland County Registry), North 16 degrees 23 minutes 45 seconds East 258.20 feet to a flush existing 1/2" iron rod in the southern right-of-way margin of S.R. Road 1400 - Cliffdale Road, the POINT OF BEGINNING.

Being the portion of the 4.86 acre tract conveyed by Purdie F. Bunce to Alonzo and Annie Belle Jackson by a deed dated 07/23/46, recorded 07/23/46, in Book 495, page 92, Cumberland County Registry, conveyed by the deed from Annie Bell Jackson to Margaret J. Holmes by a deed dated 10/18/68, recorded 10/23/68 in Book 2125, page 306, Cumberland County Registry.

Being the same property conveyed by John R. and Margaret J. Holmes to Stacy T. Jackson by a deed dated 10/23/68, recorded 10/23/68 in Book 2125, page 345, Cumberland County Registry.
See also Will of Stacy T. Jackson in Cumberland County Estate File 02-E-297 and Will of Margaret T. Jackson in Cumberland County Estate File 08-E-599 devising the property to Zeb Dee Jackson.

8430
0278

BK 08430 PG 0278

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

FILED Jul 08, 2010
AT 02:12:00 pm
BOOK 08430
START PAGE 0278
END PAGE 0280
INSTRUMENT # 21263
RECORDING \$25.00
EXCISE TAX (None)

DJ

This document prepared by: J. Duane Gilliam, Jr., Attorney
Mail/Box to: Gilliam Law Firm Attorney Box

NORTH CAROLINA:
CUMBERLAND COUNTY:

Revenue \$ None
QUITCLAIM DEED

This quitclaim deed, made and entered into this 5th day of July 2010, by and between Larry D. Holmes and wife, Denise D. Holmes, 2921 Hybart St., Fayetteville, NC 28303, and Patsy L. Hayes and husband, Junius B. Hayes, 2120 Mango Circle, Fayetteville, NC 28304, all of Cumberland County, North Carolina, Grantors; and JFC, LLC, a North Carolina limited liability company, 209 Tallywood Shopping Center, Fayetteville, NC 28303-5365;

WITNESSETH:

That whereas, Grantee is the owner certain property conveyed to it by Zeb Dee Jackson and wife, Mary W. Jackson by a deed recorded in Book ~~0426~~, page 347, Cumberland County Registry, that includes that certain tract or parcel of land described as and acquired by Zeb Dee Jackson as follows:

PIN 9497-86-2193

NORTH CAROLINA: CUMBERLAND COUNTY: CROSS CREEK TOWNSHIP:

BEGINNING at a stake in the southern line of the tract of which this is a part, said stake being located South 40 degrees 10 minutes East 310 feet from the Southwest corner of Lot 7 allotted to Purdie Bunce as shown in Book 445, page 128, Cumberland County Registry, and thence for a first call North 11 degrees 09 minutes East 281.31 feet to a stake in the southern right of way margin of the Cliffdale Road; thence with the said right of way margin South 77 degrees 55 minutes East 80.31 feet to a stake to a stake; thence South 14 degrees 15 minutes West 330.42 feet to a stake in the southern line of the tract of which this is a part; thence with said line North 40 degrees 10 minutes West 79.89 feet to the point of beginning, and being .52 of an acre, more or less.

Being a portion of the 4.86 acre tract conveyed by Purdie F. Bunce to Alonzo and Annie Belle Jackson by a deed dated 07/23/46, recorded 07/23/46, in Book 495, page 92, Cumberland County Registry.

Being the same property conveyed by Annie Bell Jackson to Margaret J. Holmes by a deed dated 10/18/68, recorded 10/23/68 in Book 2125, page 306, Cumberland County Registry.
Being the same property conveyed by John R. and Margaret J. Holmes to Stacy T. Jackson by a deed dated 10/23/68, recorded 10/23/68 in Book 2125, page 345, Cumberland County Registry, and devised by the Will of Margaret T. Jackson in Cumberland County Estate File 08-E-599 to Zeb Dee Jackson.

And whereas, the area of the aforesaid property of Zeb Dee Jackson was included in the metes and bounds description of a deed dated 06/15/88, recorded 06/16/88, in Book 3392, page 559, Cumberland County Registry, from Annie Bell Jackson to Patsy L. Hayes and Margaret R. Holmes, with the deed stating that the deed was intended to convey all remaining property owned by Anne Bell Jackson that had been conveyed to her by the deed recorded in Book 495, page 92, Cumberland County Registry.

And whereas, the Grantors have never been in possession of any part of the said property of Zeb Dee Jackson and now owned by the Grantee and claim no ownership interest in the said property, and Grantors at the request of Zeb Dee Jackson and Grantee desire to execute this quitclaim deed to Grantee to disclaim any ownership interest in the aforesaid property now owned by Grantee.

Now, therefore, said Grantors, in consideration of the premises and of the sum of Ten dollars (\$10.00), to each of them in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, do hereby bargain, sell, convey and quitclaim unto said Grantee, and its successors and assigns, the aforesaid property owned by Grantee and described as follows:

PIN 9497-86-2193

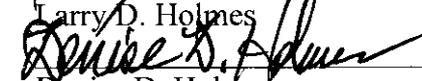
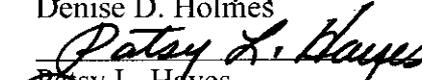
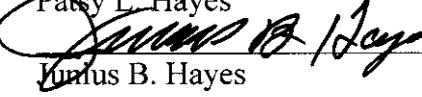
NORTH CAROLINA: CUMBERLAND COUNTY: CROSS CREEK TOWNSHIP:

BEGINNING at a stake in the southern line of the tract of which this is a part, said stake being located South 40 degrees 10 minutes East 310 feet from the Southwest corner of Lot 7 allotted to Purdie Bunce as shown in Book 445, page 128, Cumberland County Registry, and thence for a first call North 11 degrees 09 minutes East 281.31 feet to a stake in the southern right of way margin of the Cliffdale Road; thence with the said right of way margin South 77 degrees 55 minutes East 80.31 feet to a stake to a stake; thence South 14 degrees 15 minutes West 330.42 feet to a stake in the southern line of the tract of which this is a part; thence with said line North 40 degrees 10 minutes West 79.89 feet to the point of beginning, and being .52 of an acre, more or less.

To have and to hold said tract or parcel of land to Grantee and its successors and assigns in fee simple forever, free and discharged of any claim of ownership by Grantors under the deed recorded in Book 3332, page 559, Cumberland County Registry, or otherwise.

The property herein conveyed is not the principal residence of either of the Grantors.

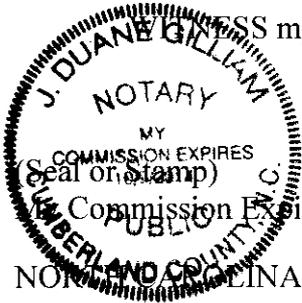
In Testimony Whereof, Grantors have hereunto set their hands and seals the day and year first above written.

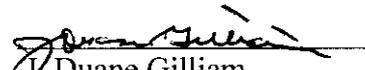
 (Seal)
 Larry D. Holmes
 (Seal)
 Denise D. Holmes
 (Seal)
 Patsy L. Hayes
 (Seal)
 Junius B. Hayes

NORTH CAROLINA
CUMBERLAND COUNTY

I, a Notary public of North Carolina, certify that Larry D. Holmes and wife, Denise D. Holmes, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 7th day of July, 2010.

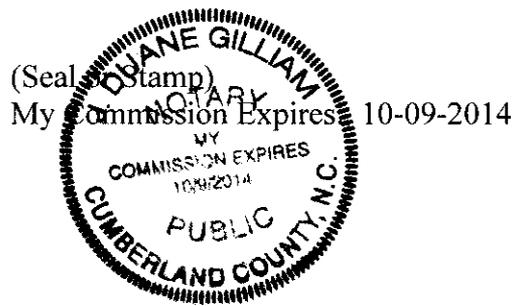


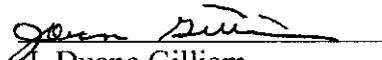

 J. Duane Gilliam
 Notary Public

NORTH CAROLINA (N.P. SEAL)
CUMBERLAND COUNTY

I, a Notary public of North Carolina, certify that Patsy L. Hayes and husband, Junius B. Hayes, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 6th day of July, 2010.




 J. Duane Gilliam
 Notary Public

(N.P. SEAL)

AFFIDAVIT OF OWNERSHIP

I, JUAN MACIAS, being duly sworn, deposes and says:

1. That I am the owner of the property/properties located at 6677 CLIFFDALE ROAD in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to GEORGE M. ROYE to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

3. This authority is only granted for the application to be submitted on 9-07-23.

[Handwritten Signature]
Signature of Affiant

Signature of Affiant

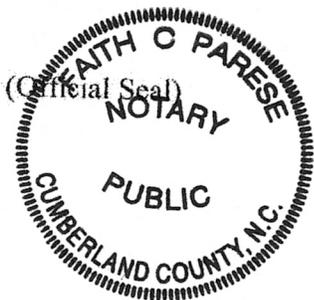
Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 7th day of September, 2023

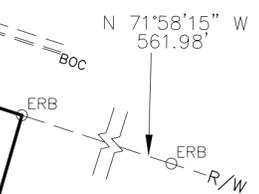
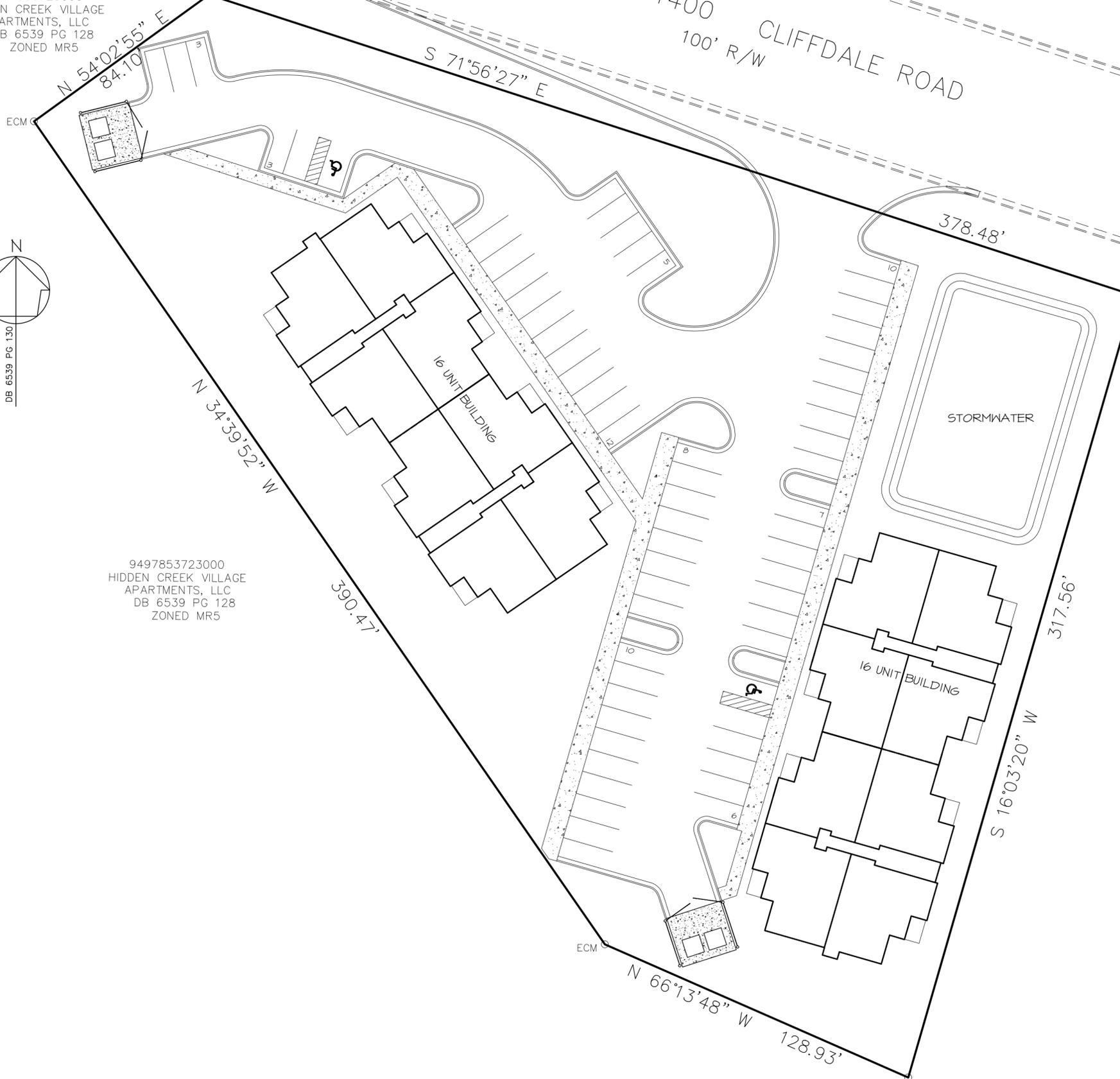
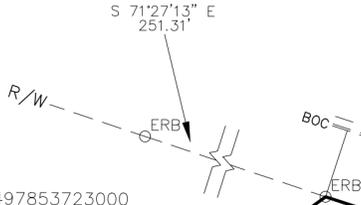
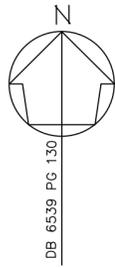
Faith C. Parese
Signature of Notary Public

Faith C. Parese, Notary Public
Printed Name of Notary Public

My Commission Expires: 8/16/2024



9497853723000
HIDDEN CREEK VILLAGE
APARTMENTS, LLC
DB 6539 PG 128
ZONED MR5



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HIDDEN CREEK VILLAGE
APARTMENTS, LLC
DB 6539 PG 128
ZONED MR5

EXHIBIT FOR REZONING REQUEST
SF6 TO MR5
PROPERTY OF JUAN MACIAS
6677 CLIFFDALE ROAD
32 PROPOSED UNITS 64 PARKING SPACES SHOWN