



Application for Rezoning

Town of Oriental
P O Box 472, 507 Church St
Oriental, NC 28571
252.249.0555(ph) 252.249.0208 (fax)

Date: 10/12/2023 Filing Fee (\$1,000) check #/cash OK 5702 pd (init) UB

Applicant's Name International Furniture Consultants, Inc.

Mailing Address: 5710 Suttonwood Drive, Greensboro, NC 27407

Location of Requested Change: 807 Broad Street, Oriental, NC 28571

Contact Phone Number: (336)210-0822 Contact email: williamguyray@gmail.com

Parcel ID # J082-265 (PORTION ADJOINING MIDYETTE STREET) Tax ID# PIN: 6497043449000
PORTION ADJOINING MIDYETTE STREET

Current Growth Mgmt Ordinance Classification of Property: (circle one)

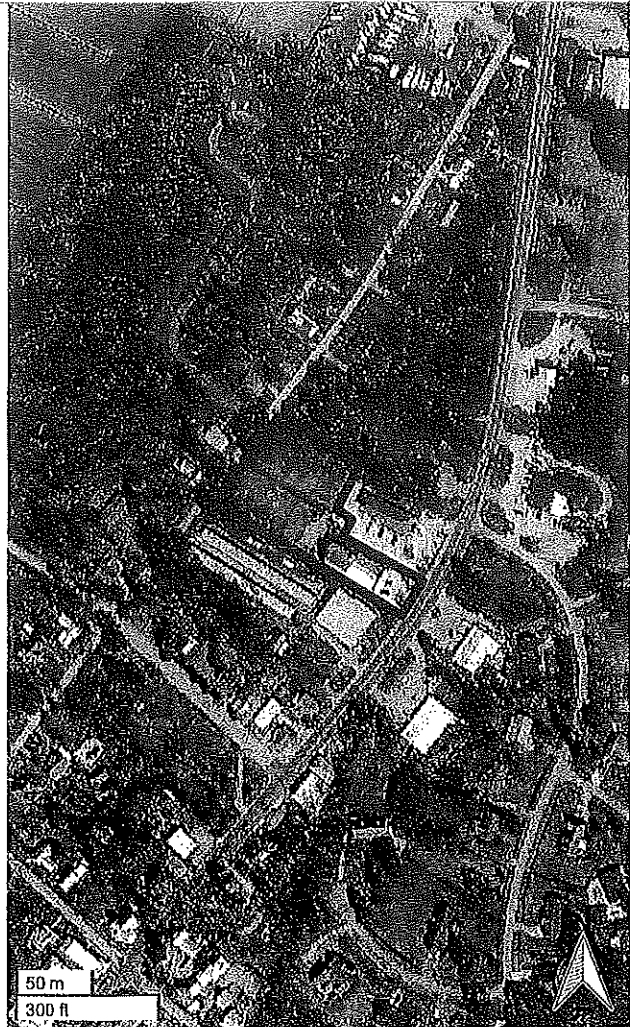
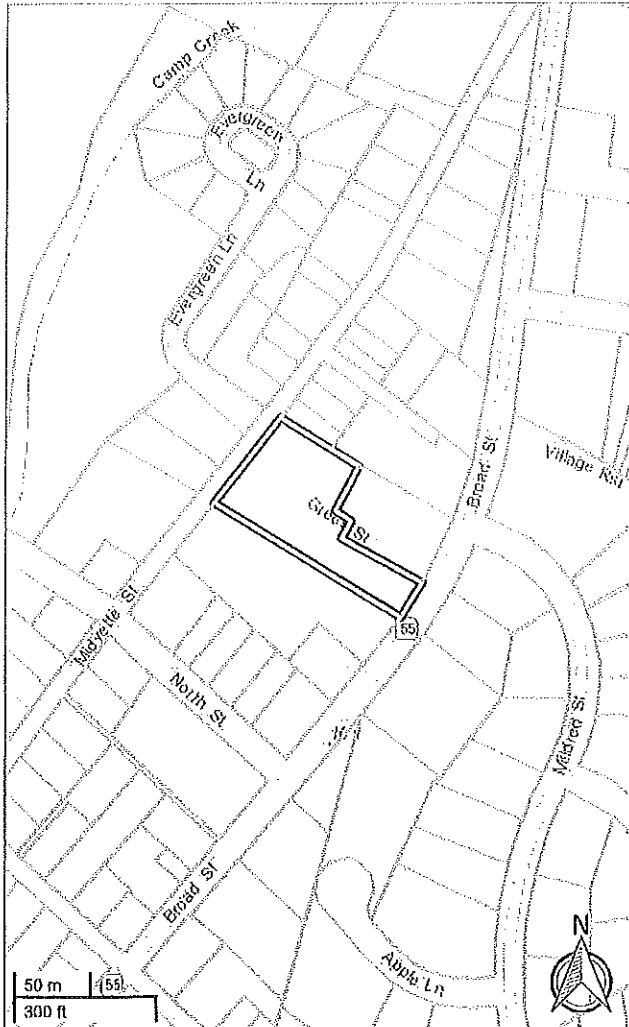
MU-1 R-1 R-2 R-3

Requested Growth Mgmt Ordinance Classification of Property: (circle one)

MU MU-1 R-1 R-2 R-3

Signature of Applicant: *President* Date: 10/20/23

Please attach names and addresses of all property owners within 150 ft of the property requesting rezoning, a copy of the Pamlico County Tax Record, and a GIS or equivalent map.



Pamlico County, NC

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Pamlico County, NC
202 Main Street
Bayboro, NC 28515

PIN:	6497043449000
MAPID:	J002-265
ACRES:	1.53
ACCOUNT:	32089
OWNER_NAME:	INTERNATIONAL FURNITURE
OWNER_NAME2:	CONSULTANTS INC
OWNER_ADDR:	5710 SUTTONWOOD DR
OWNER_CITY:	GREENSBORO
OWNER_STATE:	NC
OWNER_ZIP:	27407
SITUS_ADDR:	807 BROAD ST
DEEDBOOK:	000709
DEEDPAGE:	105
SALEDATE:	1/18/2023
SALE_AMT:	785000
LEGAL_DESC:	NC 55 WEST SIDE
BLDG_VAL:	472871
LAND_VAL:	244800
TOTAL_VAL:	717671

Date Printed: 10/12/2023

NC 55 WEST SIDE

INTERNATIONAL FURNITURE
5710 SUTTONWOOD DR

INTERNATIONAL FURNITURE
5710 SUTTONWOOD DR

PARCEL: J082-265
6497043449000

0000587

GREENSBORO NC 27407
Current ID#: 32089

GREENSBORO NC 27407
Jan.1 ID#: 32089

807 BROAD ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 6/18/2018
 Imp Desc : 61 OFFICE-TYPICAL
 Grade : C AVERAGE QUALITY
 Act Yr Bt: 1948
 Effect Yr:
 Stories : 1.00
 Rooms :
 Bedrooms :
 Bathrooms: 1/2 Baths:
 EXT WALL 26 T-111/TEXT PLYWOOD
 FLR COVER 07 CONCRETE
 FOUNDATION SL SLAB
 HEAT & AIR 14 CENTRAL HEAT & AIR
 INT FINISH 01 DRY WALL
 INT FINISH 02 PANEL
 ROOF COVER 01 COMPOSITE SHINGLE
 ROOF TYPE 01 GABLE

SUM LND ACRES: 1.530
 DEED ACRES: 1.530
 MAP ACRES: 1.518

LAND VALUE 244,800
 MISC VALUE 11,468
 BLDG VALUE 461,403
 IMP VALUE 472,871
 TOTAL VALUE 717,671
 VALUED BY RCNLD METHOD
 PRIOR YEAR 717,671

APPRaiser MIC
 APPR DATE 10/18/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2037
 PARCEL EXEMPTION CODE
 FINISHED AREA 3,250.00

RCN 298,005
 QG RCN 298,005
 DEPR CAW 55.00 163,902

ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 134,103

BOOK PAGE DATE QS SALES PRICE
 000709 000105 1/18/2023 785,000

DEED TYPE: WD
 000604 000058 7/17/2015 P 210,000

DEED TYPE: FCL
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

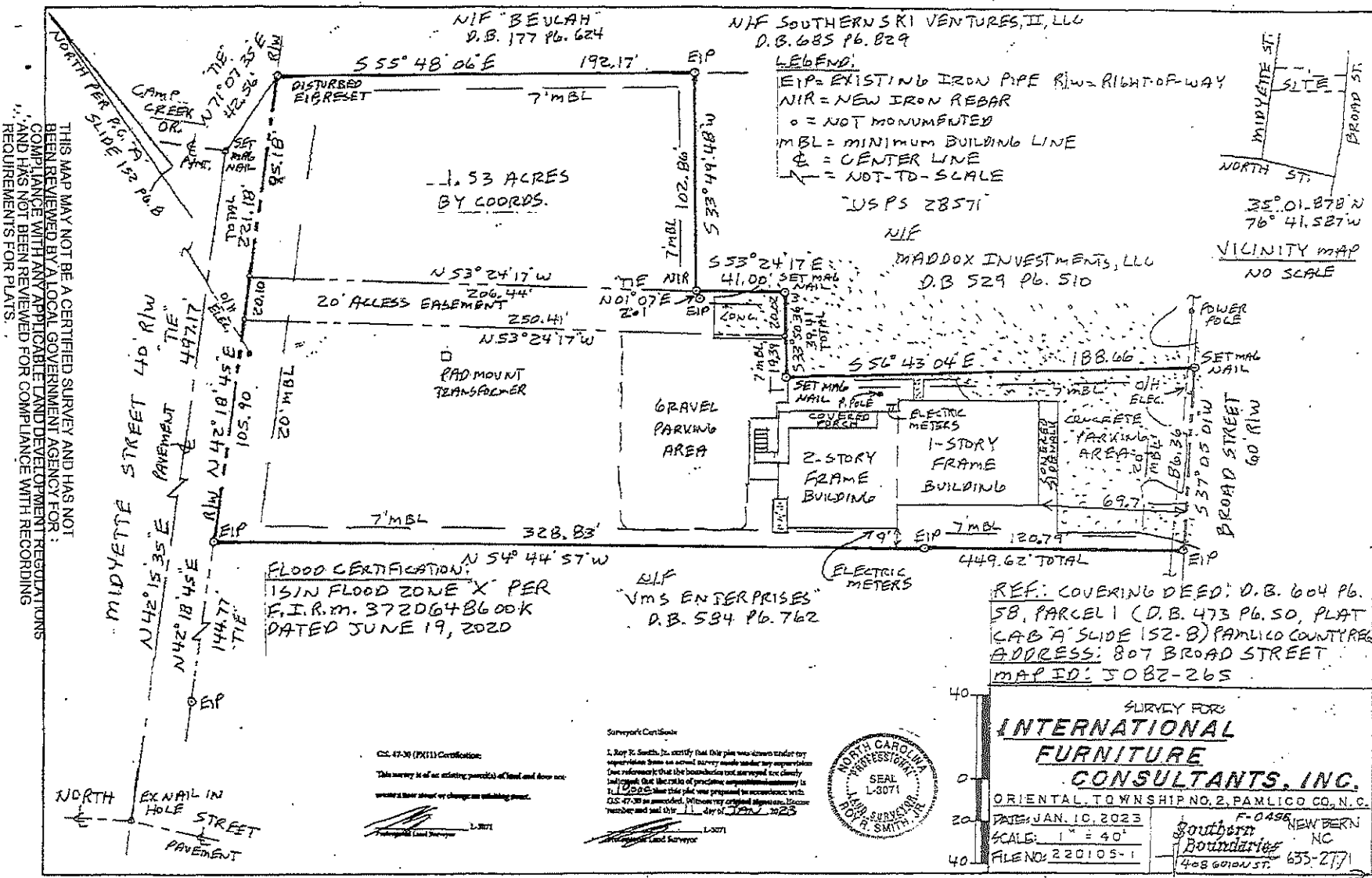
BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT
102 39	ADDT-WOOD DECK 5 X 12	60.00		D1	50.00		
103 30	CONCRETE SLAB 26 X 14	364.00		D1	50.00		
104 30	CONCRETE SLAB	5,200.00		D1	50.00		
					.00		
					.00		

VALUE EXEMPTION MODS
 455
 612
 10,401

REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 19	COMM/IND				1.530	1.530	160,000.00	SZ	244,800

J082-265

807 BROAD ST



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

CS-47-30 (PM11) Certification
 This survey is of an existing parcel of land and does not warrant a new deed or change an existing plan.

Surveyor's Certificate
 I, Roy R. Smith, do certify that this plan was drawn under my supervision from an actual survey made under my supervision (see reference) that the boundaries not surveyed are clearly indicated that the ratio of precision, computation summary is 1:12000. This plan was prepared in accordance with CS-47-30 as amended, before my original signature. License number and date this 11 day of JAN 2023



SURVEY FOR
INTERNATIONAL FURNITURE CONSULTANTS, INC.
 ORIENTAL TOWNSHIP NO. 2, PAMLICO CO., N.C.
 DATE: JAN. 10, 2023
 SCALE: 1" = 40'
 FILE NO: 220105-1

F-0486 NEW BERN NC
Southern Boundary
 408 GARDUST 635-2171

1108

MIDYETTE ST
MH

AKIN WILLIAM W
805 MIDYETTE ST

AKIN WILLIAM W
805 MIDYETTE ST

PARCEL: J082-261
6487949530000

0004914

ORIENTAL NC 28571
Current ID#: 32033

ORIENTAL NC 28571
Jan.1 ID#: 32033

805 MIDYETTE ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 7/10/2018
 Imp Desc : 02 MANUFACTURED DW MH
 Grade : C AVERAGE QUALITY
 Act Yr Bt: 1994
 Effect Yr:
 Stories : 1.00
 Rooms : 6
 Bedrooms : 3
 Bathrooms: 2.0 1/2 Baths:
 EXT WALL 03 VINYL
 FLR COVER 01 CARPET
 FLR COVER 02 VINYL
 FOUNDATION PI PIERS
 FIREPLACES 1P 1 STORY PREFAB
 FUEL E ELECTRIC
 HEAT & AIR 01 CENTRAL HEAT
 INT FINISH 01 DRY WALL
 ROOF COVER 01 COMPOSITE SHINGLE
 ROOF TYPE 01 GABLE

SUM LND ACRES: 1.125
 DEED ACRES:
 MAP ACRES: 1.125

LAND VALUE 75,587
 MISC VALUE 0
 BLDG VALUE 40,214
 IMP VALUE 40,214
 TOTAL VALUE 115,801
 VALUED BY RCNLD METHOD
 PRIOR YEAR 115,801

APPRaiser MIC
 APPR DATE 10/21/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2043
 PARCEL EXEMPTION CODE
 FINISHED AREA 1,596.00
 RCN 77,335
 QG RCN 77,335
 DEPR MAV 60.00 46,401

ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 40,214
 BOOK PAGE DATE QS SALES PRICE
 000613 000498 5/06/2016 A
 DEED TYPE: WD
 000436 000708 12/15/2004 500
 DEED TYPE:
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
					.00				
					.00				
					.00				
					.00				
					.00				
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL				1.000	1.000	75,000.00	SZ	75,000
2 AC 22	BLDG SITE RESIDUAL				.125	.125	2,000.00	SZ	587

J082-261

805 MIDYETTE ST

MIDYETTE ST

LUNDOVIST GISELINDE
3421 HENNEPIN AVE APT 3

ET UX LUNDOVIST GISELINDE ET UX
3421 HENNEPIN AVE APT 3

PARCEL: J082-263
6497040569000

0003605

MINNEAPOLIS MN 55408
Current ID#: 47000

AND ERICK LUNDOVIST
MINNEAPOLIS MN 55408
Jan.1 ID#: 47000

807 MIDYETTE ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 7/10/2018
 Imp Desc : 01 RES-SINGLE FAMILY
 Grade : C- AVERAGE QUALITY
 Act Yr Bt: 1965
 Effect Yr:
 Stories : 1.00
 Rooms : 5
 Bedrooms : 2
 Bathrooms: 1.0 1/2 Baths:
 EXT WALL 01 WOOD FRAME
 FLR COVER 03 SOFTWOOD
 FOUNDATION CB CONCRETE BLOCK
 FIREPLACES 1M 1 STORY MASONRY
 FUEL E ELECTRIC
 FUEL G GAS
 HEAT & AIR I7 GAS PACK
 INT FINISH 01 DRY WALL
 PLUMBING F 1 FULL BATH
 ROOF COVER 04 METAL
 ROOF TYPE 01 GABLE

SUM LND ACRES: .369
 DEED ACRES:
 MAP ACRES: .369

LAND VALUE 48,431
 MISC VALUE 202
 BLDG VALUE 78,178
 IMP VALUE 78,380
 TOTAL VALUE 126,811
 VALUED BY RCNLD METHOD
 PRIOR YEAR 126,811

APPRaiser MIC
 APPR DATE 10/21/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2043
 PARCEL EXEMPTION CODE
 FINISHED AREA 974.00

RCN 92,977
 QG RCN 78,100
 DEPR GD 23.00 17,963

ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 78,178

BOOK PAGE DATE QS SALES PRICE
 000700 000913 6/17/2022 200,000
 DEED TYPE: WD
 000647 000280 4/15/2019 110,000
 DEED TYPE: WD
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
2 8	SHED-STORAGE-MTL 10 X 12	120.00		D2	75.00			202		
					.00					
					.00					
					.00					
					.00					

REC	LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1	AC 14	RESIDENTIAL				.369	.369	75,000.00	SZ	48,431

J082-263

807 MIDYETTE ST

NC HWY 55
STORAGE BLDG

VMS ENTERPRISES LLC
PO BOX 588

VMS ENTERPRISES LLC
PO BOX 588

PARCEL: J082-264
6497042353000

0014190

ORIENTAL NC 28571
Current ID#: 23242

ORIENTAL NC 28571
Jan.1 ID#: 23242

805 BROAD ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 6/19/2018
 Imp Desc : 15 MINI-STORAGE
 Grade : C+ AVERAGE QUALITY
 Act Yr Bt: 1997
 Effect Yr:
 Stories : 1.00
 Rooms :
 Bedrooms :
 Bathrooms : 1/2 Baths:
 EXT WALL 20 COLORED STEEL PANEL
 FLR COVER 07 CONCRETE
 FOUNDATION SL SLAB
 HEAT & AIR 13 NO HEAT
 HEAT & AIR 18 NO AIR
 INT FINISH 08 METAL PANEL
 ROOF COVER 04 METAL
 ROOF TYPE 16 STEEL DECK

SUM LND ACRES: 1.570
 DEED ACRES: 1.570
 MAP ACRES: 1.550

LAND VALUE 251,200
 MISC VALUE 12,033
 BLDG VALUE 357,524
 IMP VALUE 369,557
 TOTAL VALUE 620,757
 VALUED BY RCNLD METHOD
 PRIOR YEAR 620,757

APPRaiser MIC
 APPR DATE 10/18/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2037
 PARCEL EXEMPTION CODE
 FINISHED AREA 5,000.00
 RCN 105,325
 QG RCN 113,751
 DEPR CAR 33.00 37,537
 ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 76,214
 BOOK PAGE DATE QS SALES PRICE
 000584 000762 9/10/2013 E
 DEED TYPE: WD
 000434 000587 8/06/2012 #
 DEED TYPE: CMB
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT
101 96	FENCE-CHAIN LINK 960 X 1	960.00		D1	50.00		
103 141	CARPORT-LOW COST 18 X 36	648.00		D1	25.00		
					.00		
					.00		
					.00		

REC	LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
	1	AC 19				1.570	1.570	160,000.00	SZ	251,200

J082-264

805 BROAD ST

NC HWY 55
STORAGE BLDG

VMS ENTERPRISES LLC
PO BOX 588

VMS ENTERPRISES LLC
PO BOX 588

PARCEL: J082-264
6497042353000

0014190

ORIENTAL NC 28571
Current ID#: 23242

ORIENTAL NC 28571
Jan.1 ID#: 23242

805 BROAD ST

Bldg No. 2 Exemption Code:

Appraiser:
Appr Date:
Imp Desc : 15 MINI-STORAGE
Grade : C+ AVERAGE QUALITY

SUM LND ACRES: 1.570
DEED ACRES: 1.570
MAP ACRES: 1.550

LAND VALUE 251,200
MISC VALUE 12,033
BLDG VALUE 357,524
IMP VALUE 369,557
TOTAL VALUE 620,757
VALUED BY RCNLD METHOD
PRIOR YEAR 620,757

Act Yr Bt: 1997
Effect Yr:
Stories : 1.00

APPRaiser MIC
APPR DATE 10/18/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2037

Rooms :
Bedrooms :
Bathrooms: 1/2 Baths:
EXT WALL 20 COLORED STEEL PANEL
FLR COVER 07 CONCRETE
FOUNDATION SL SLAB
HEAT & AIR 13 NO HEAT
HEAT & AIR 18 NO AIR
INT FINISH 08 METAL PANEL
ROOF COVER 04 METAL
ROOF TYPE 16 STEEL DECK

PARCEL EXEMPTION CODE
FINISHED AREA 5,400.00
RCN 113,751
QG RCN 122,851
DEPR CAR 33.00 40,540

PROPERTY NOTES:

ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING 82,311
BOOK PAGE DATE QS SALES PRICE
000434 000587 11/05/2004 M
DEED TYPE:
1/01/2003 @
DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
						.00				
						.00				
						.00				
						.00				
						.00				
						.00				

REC	LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
J082-264		805 BROAD ST								

NC 55 WEST SIDE

INTERNATIONAL FURNITURE
5710 SUTTONWOOD DR

INTERNATIONAL FURNITURE
5710 SUTTONWOOD DR

PARCEL: J082-265
6497043449000

0000587

GREENSBORO NC 27407
Current ID#: 32089

GREENSBORO NC 27407
Jan.1 ID#: 32089

807 BROAD ST

Bldg No. 2 Exemption Code:

Appraiser:
Appr Date:
Imp Desc : 61 OFFICE-TYPICAL
Grade : C AVERAGE QUALITY
Act Yr Bt: 2006
Effect Yr:
Stories : 2.00
Rooms :
Bedrooms :
Bathrooms : 1/2 Baths:
BUILT INS 17 ELEVATOR-PASS
EXT WALL 30 CEMENT/HARDIBOARD SIDING
FLR COVER 04 HARDWOOD
FLR COVER 05 TILE
FOUNDATION SL SLAB
HEAT & AIR 16 HEAT PUMP
INT FINISH 01 DRY WALL
ROOF COVER 01 COMPOSITE SHINGLE
ROOF TYPE 01 GABLE

SUM LND ACRES: 1.530
DEED ACRES: 1.530
MAP ACRES: 1.518

LAND VALUE 244,800
MISC VALUE 11,468
BLDG VALUE 461,403
IMP VALUE 472,871
TOTAL VALUE 717,671
VALUED BY RCNLD METHOD
PRIOR YEAR 717,671

APPRaiser MIC
APPR DATE 10/18/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2037
PARCEL EXEMPTION CODE
FINISHED AREA 4,812.00
RCN 454,582
QG RCN 454,582
DEPR CAW 28.00 127,282
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING 327,300
BOOK PAGE DATE QS SALES PRICE
000473 000050 6/21/2006 S 685,000
DEED TYPE: 1/01/2003 @
DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
						.00				
						.00				
						.00				
						.00				
						.00				
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE	
J082-265	807 BROAD ST									

MIDYETTE ST
DB 380-144

MONTGOMERY KENNETH DALE AND
P O BOX 471

MONTGOMERY KENNETH DALE AND
P O BOX 471

PARCEL: J082-266
6497040697000

Debra Curl Montgomery

0010011

ORIENTAL NC 28571
Current ID#: 30502

ORIENTAL NC 28571
Jan.1 ID#: 30502

809 MIDYETTE ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 7/10/2018
 Imp Desc : 01 RES-SINGLE FAMILY
 Grade : C AVERAGE QUALITY
 Act Yr Bt: 1953
 Effect Yr:
 Stories : 1.00
 Rooms : 5
 Bedrooms : 2
 Bathrooms: 1.0 1/2 Baths:
 EXT WALL 09 CONCRETE BLOCK
 FLR COVER 01 CARPET
 FOUNDATION CB CONCRETE BLOCK
 FIREPLACES 1M 1 STORY MASONRY
 FUEL E ELECTRIC
 HEAT & AIR 01 CENTRAL HEAT
 INT FINISH 01 DRY WALL
 INT FINISH 02 PANEL
 INT FINISH 06 UNFINISHED
 PLUMBING F 1 FULL BATH
 ROOF COVER 04 METAL
 ROOF TYPE 01 GABLE

SUM LND ACRES: .396
 DEED ACRES:
 MAP ACRES: .396

LAND VALUE 50,490
 MISC VALUE 507
 BLDG VALUE 75,741
 IMP VALUE 76,248
 TOTAL VALUE 126,738
 VALUED BY RCNLD METHOD
 PRIOR YEAR 126,738

APPRaiser MIC
 APPR DATE 10/21/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2043
 PARCEL EXEMPTION CODE
 FINISHED AREA 1,110.00

RCN 95,513
 QG RCN 95,513
 DEPR AV 39.00 37,250

ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 75,741

BOOK PAGE DATE QS SALES PRICE
 000577 000819 3/04/2013 I
 DEED TYPE: WD
 000568 000716 6/22/2012 P
 DEED TYPE: FCL
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
2 9	SHED-STORAGE 8 X 12	96.00		D2	50.00			507		
					.00					
					.00					
					.00					
					.00					
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE	
1 AC 14	RESIDENTIAL				.396	.396	75,000.00	SZ	50,490	

J082-266

809 MIDYETTE ST

LOT 1 DOG TOWN

SMITH KEITH N
412 SOUTH WATER ST

SMITH KEITH N
412 SOUTH WATER ST

PARCEL: J082-268
6497041871000

0011167

ORIENTAL NC 28571
Current ID#: 25063

ORIENTAL NC 28571
Jan.1 ID#: 25063

813 MIDYETTE ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 7/10/2018
 Imp Desc : 01 RES-SINGLE FAMILY
 Grade : C AVERAGE QUALITY
 Act Yr Bt: 1968
 Effect Yr:
 Stories : 1.00
 Rooms : 4
 Bedrooms : 2
 Bathrooms: 1.0 1/2 Baths:
 EXT WALL 03 VINYL
 FLR COVER 01 CARPET
 FLR COVER 02 VINYL
 FOUNDATION CB CONCRETE BLOCK
 FUEL E ELECTRIC
 HEAT & AIR 13 NO HEAT
 INT FINISH 01 DRY WALL
 INT FINISH 02 PANEL
 PLUMBING F 1 FULL BATH
 ROOF COVER 01 COMPOSITE SHINGLE
 ROOF TYPE 02 HIP

SUM LND ACRES: .387
 DEED ACRES:
 MAP ACRES: .387

LAND VALUE 49,342
 MISC VALUE 0
 BLDG VALUE 62,166
 IMP VALUE 62,166
 TOTAL VALUE 111,508
 VALUED BY RCNLD METHOD
 PRIOR YEAR 111,508

APPRaiser MIC
 APPR DATE 10/21/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NSHD 2043
 PARCEL EXEMPTION CODE
 FINISHED AREA 1,156.00
 RCN 90,226
 QG RCN 90,226
 DEPR FR 47.00 42,406
 ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 62,166
 BOOK PAGE DATE QS SALES PRICE
 000444 000421 4/25/2005 S 75,000
 DEED TYPE:
 1/01/2005 @
 DEED TYPE:
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
						.00				
						.00				
						.00				
						.00				
						.00				
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH		UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL					.387	.387	75,000.00	SZ	49,342

J082-268

813 MIDYETTE ST

LOT 2 DOGTOWN
MH

BOOMER MARVIN A
1021 HOLLY VIEW DR UNIT 115

BOOMER MARVIN A
1021 HOLLY VIEW DR UNIT 115

PARCEL: J082-269
6497042769000

0000659

RALEIGH NC 27610
Current ID#: 10046

RALEIGH NC 27610
Jan.1 ID#: 10046

815 MIDYETTE ST

Bldg No.
Appraiser:
Appr Date:
Imp Desc :
Grade :
Act Yr Bt:
Effect Yr:
Stories :
Rooms :
Bedrooms :
Bathrooms:

Exemption Code:

1/2 Baths:

SUM LND ACRES: .128
DEED ACRES:
MAP ACRES: .128

LAND VALUE 24,000
MISC VALUE 0
BLDG VALUE 0
IMP VALUE 0
TOTAL VALUE 24,000
VALUED BY RCNLD METHOD
PRIOR YEAR 24,000

APPRaiser MIC
APPR DATE 10/21/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2043
PARCEL EXEMPTION CODE
FINISHED AREA
RCN

QG RCN
DEPR .00
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING
BOOK PAGE DATE QS SALES PRICE
000695 000836 3/03/2022 E
DEED TYPE: WD
000251 000358 1/01/1899 100
DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
						.00				
						.00				
						.00				
						.00				
						.00				
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH		UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL					.128	.128	75,000.00	SZ	24,000

J082-269

815 MIDYETTE ST

SOUTHERN SKY LODGE
SEE CARD

SOUTHERN SKY VENTURES II LLC
909 OLD MILL RD

SOUTHERN SKY VENTURES II LLC
909 OLD MILL RD

PARCEL: J082-270
6497045630000

0011856

ORIENTAL NC 28571
Current ID#: 10030

ORIENTAL NC 28571
Jan.1 ID#: 10030

901 BROAD ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 10/12/2022
 Imp Desc : 30 MOTEL
 Grade : B GOOD QUALITY
 Act Yr Bt: 1987
 Effect Yr:
 Stories : 2.00
 Rooms : 13
 Bedrooms : 7
 Bathrooms: 4.0 1/2 Baths: 1
 EXT WALL 01 WOOD FRAME
 FLR COVER 01 CARPET
 FLR COVER 03 SOFTWOOD
 FLR COVER 07 CONCRETE
 FOUNDATION SL SLAB
 FIREPLACES 1P 1 STORY PREFAB
 FUEL E ELECTRIC
 FUEL G GAS
 HEAT & AIR 17 GAS PACK
 INT FINISH 01 DRY WALL
 ROOF COVER 01 COMPOSITE SHINGLE
 ROOF TYPE 15 GYPSUM WOOD DECK

PROPERTY NOTES:

SUM LND ACRES: .795
DEED ACRES: .795
MAP ACRES: .795

LAND VALUE 152,640
 MISC VALUE 3,932
 BLDG VALUE 205,237
 IMP VALUE 209,169
 TOTAL VALUE 361,809
 VALUED BY RCNLD METHOD
 PRIOR YEAR 361,809

APPRaiser MIC
 APPR DATE 10/12/2022
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2037
 PARCEL EXEMPTION CODE
 FINISHED AREA 2,874.00
 RCN 252,506
 QG RCN 320,682
 DEPR CGW 36.00 115,445
 ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS

BUILDING 205,237
 BOOK PAGE DATE QS SALES PRICE
 000685 000829 8/20/2021 252,000
 DEED TYPE: WD
 000356 000837 8/21/2000 Q
 DEED TYPE:
 PERMIT NO TYPE DATE AMOUNT

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
101 64	BARN-TOBACCO 16 X 17	272.00		D2	75.00			920		
102 50	LEAN-TO 16 X 16	256.00		D1	50.00			649		
103 97	ASPHALT 3000 X 1	3,000.00		D1	50.00			2,363		
								.00		
								.00		
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE	
1 AC 19	COMM/IND				.795	.795	160,000.00	SZ	152,640	

J082-270

901 BROAD ST

LOT 17 DOGTOWN

BRYANT HOPE ET VIR

BRYANT HOPE ET VIR
Boris Bryan

PARCEL: J082-271

0000 00 X 00

P O BOX 398

P O BOX 398

649704366800

0005080

ORIENTAL NC 28571
Current ID#: 32743

ORIENTAL NC 28571
Jan.1 ID#: 32743

MIDYETTE ST

Bldg No. Exemption Code:
Appraiser:
Appr Date:
Imp Desc :
Grade :
Act Yr Bt:
Effect Yr:
Stories :
Rooms :
Bedrooms :
Bathrooms: 1/2 Baths:

SUM LND ACRES: .120
DEED ACRES:
MAP ACRES: .120

LAND VALUE 23,670
MISC VALUE 552
BLDG VALUE 0
IMP VALUE 552
TOTAL VALUE 24,222
VALUED BY RCNLD METHOD
PRIOR YEAR 24,222

APPRaiser MIC
APPR DATE 10/21/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2043
PARCEL EXEMPTION CODE
FINISHED AREA

RCN
QG RCN
DEPR .00
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING

PROPERTY NOTES:
MOVED DWMH TO PERSONAL PROPERTY NO PERM FOUNDATION FOR 2021

BOOK PAGE DATE QS SALES PRICE
000632 000115 12/01/2017 Z
DEED TYPE: CMB

DEED TYPE: 1/01/1997 @
PERMIT NO TYPE DATE AMOUNT

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
1 39	ADDT-WOOD DECK 8 X 12	96.00		D1	50.00			552		
					.00					
					.00					
					.00					
					.00					

REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL				.120	.120	75,000.00	SZ	23,670

J082-271

MIDYETTE ST

MIDYETTE ST
 0000 00 X 00
 0009637

GIBBS CRAIG A ET UX
 P O BOX 665
 ORIENTAL NC 28571
 Current ID#: 22266

GIBBS CRAIG A ET UX
 P O BOX 665
 ORIENTAL NC 28571
 Jan.1 ID#: 22266

PARCEL: J082-272

6497044862000

902 MIDYETTE ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 7/10/2018
 Imp Desc : 02 MANUFACTURED DW MH
 Grade : C AVERAGE QUALITY
 Act Yr Bt: 2003
 Effect Yr:
 Stories : 1.00
 Rooms : 5
 Bedrooms : 3
 Bathrooms: 2.0 1/2 Baths:
 EXT WALL 03 VINYL
 FLR COVER 01 CARPET
 FLR COVER 02 VINYL
 FOUNDATION PI PIERS
 FUEL E ELECTRIC
 HEAT & AIR 14 CENTRAL HEAT & AIR
 INT FINISH 01 DRY WALL
 ROOF COVER 01 COMPOSITE SHINGLE
 ROOF TYPE 01 GABLE

SUM LND ACRES: .113
 DEED ACRES:
 MAP ACRES: .113

LAND VALUE 22,289
 MISC VALUE 370
 BLDG VALUE 54,250
 IMP VALUE 54,620
 TOTAL VALUE 76,909
 VALUED BY RCNLD METHOD
 PRIOR YEAR 76,909

APPRaiser MIC
 APPR DATE 10/21/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2043
 PARCEL EXEMPTION CODE
 FINISHED AREA 1,400.00

RCN 74,518
 QG RCN 74,518
 DEPR MAV 44.00 32,787

ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS

BUILDING 54,250
 BOOK PAGE DATE QS SALES PRICE
 000400 000800 6/11/2003 I 3,000

DEED TYPE:
 1/01/2000 @

DEED TYPE:
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT
2 9	SHED-STORAGE 10 X 10	100.00		D2	65.00		
					.00		
					.00		
					.00		
					.00		

REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL				.113	.113	75,000.00	SZ	22,289

J082-272

902 MIDYETTE ST

LOT 19 DOGTOWN

SMITH JENISE L
814 MIDYETTE ST

SMITH JENISE L
814 MIDYETTE ST

PARCEL: J082-273
6497044704000

0005355

ORIENTAL NC 28571
Current ID#: 32320

ORIENTAL NC 28571
Jan.1 ID#: 32320

814 MIDYETTE ST

Bldg No. 1 Exemption Code:
 Appraiser: MIC
 Appr Date: 7/10/2018
 Imp Desc : 01 RES-SINGLE FAMILY
 Grade : D FAIR QUALITY
 Act Yr Bt: 1962
 Effect Yr:
 Stories : 1.00
 Rooms : 5
 Bedrooms : 2
 Bathrooms: 1.0 1/2 Baths:
 EXT WALL 03 VINYL
 FLR COVER 03 SOFTWOOD
 FOUNDATION CB CONCRETE BLOCK
 FUEL E ELECTRIC
 FUEL G GAS
 HEAT & AIR 09 UNIT HEATERS
 INT FINISH 01 DRY WALL
 PLUMBING F 1 FULL BATH
 ROOF COVER 01 COMPOSITE SHINGLE
 ROOF TYPE 02 HIP

SUM LND ACRES: .130
 DEED ACRES:
 MAP ACRES: .130

LAND VALUE 24,375
 MISC VALUE 1,436
 BLDG VALUE 40,050
 IMP VALUE 41,486
 TOTAL VALUE 65,861
 VALUED BY RCNLD METHOD
 PRIOR YEAR 65,861

APPRaiser MIC
 APPR DATE 10/21/2019
 USE CODE 1 PAVED
 DISTRICT 124 ORIENTAL
 NBHD 2043
 PARCEL EXEMPTION CODE
 FINISHED AREA 768.00

RCN 65,830
 QG RCN 47,397
 DEPR AV 35.00 16,589

ADD PHYS DEPR
 FUNC OBS
 ECON OBS
 LOCAT OBS
 BUILDING 40,050

BOOK PAGE DATE QS SALES PRICE
 000464 000866 3/10/2006 E
 DEED TYPE: WD

1/01/1997 @

DEED TYPE:
 PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
2 141	CARPORT-LOW COST 18 X 20	360.00		D1	50.00			1,350		
3 9	SHED-STORAGE 8 X 8	64.00		D2	75.00			86		
					.00					
					.00					
					.00					

REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL				.130	.130	75,000.00	SZ	24,375

J082-273

814 MIDYETTE ST

LOT 3 DOGTOWN GIBBS GEWNDOLYN GREENE AND GIBBS GEWNDOLYN GREENE AND PARCEL: J082-274
P O BOX 231 P O BOX 231 6497042893000
0007328 ORIENTAL NC 28571 ORIENTAL NC 28571 900 MIDYETTE ST
Current ID#: 19202 Jan.1 ID#: 19202

Bldg No. 1 Exemption Code:
Appraiser: MIC
Appr Date: 7/10/2018
Imp Desc : 01 RES-SINGLE FAMILY
Grade : D FAIR QUALITY
Act Yr Bt: 1962
Effect Yr:
Stories : 1.00
Rooms : 3
Bedrooms : 1
Bathrooms: 1.0 1/2 Baths:
EXT WALL 10 MASONITE
FLR COVER 01 CARPET
FLR COVER 02 VINYL
FOUNDATION CB CONCRETE BLOCK
FIREPLACES 1M 1 STORY MASONRY
FUEL E ELECTRIC
FUEL G GAS
HEAT & AIR 09 UNIT HEATERS
INT FINISH 01 DRY WALL
INT FINISH 02 PANEL
PLUMBING F 1 FULL BATH
ROOF COVER 01 COMPOSITE SHINGLE
ROOF TYPE 01 GABLE

SUM LND ACRES: .123
DEED ACRES:
MAP ACRES: .123

LAND VALUE 24,261
MISC VALUE 274
BLDG VALUE 43,309
IMP VALUE 43,583
TOTAL VALUE 67,844
VALUED BY RCNLD METHOD
PRIOR YEAR 67,844

APPRaiser MIC
APPR DATE 10/21/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2043
PARCEL EXEMPTION CODE
FINISHED AREA 792.00
RCN 71,186
QG RCN 51,253
DEPR AV 35.00 17,938
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING 43,309

PROPERTY NOTES:

BOOK PAGE DATE QS SALES PRICE
000659 000491 3/30/2020 E
DEED TYPE: WD
000134 000254 1/01/1899 3,744
DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
2 9	SHED-STORAGE 12 X 12	144.00		D2	75.00			274		
					.00					
					.00					
					.00					
					.00					

REC	LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
	1 AC 14	RESIDENTIAL				.123	.123	75,000.00	SZ	24,261

J082-274 900 MIDYETTE ST

LOT 20 DOGTOWN PROPERTY GIBBS CRAIG A ET UX
P O BOX 665

GIBBS CRAIG A ET UX
P O BOX 665

PARCEL: J082-276
6497044759000

0014497

ORIENTAL NC 28571
Current ID#: 22266

ORIENTAL NC 28571
Jan.1 ID#: 22266

MIDYETTE ST

Bldg No. Exemption Code:
Appraiser:
Appr Date:
Imp Desc :
Grade :
Act Yr Bt:
Effect Yr:
Stories :
Rooms :
Bedrooms :
Bathrooms: 1/2 Baths:

SUM LND ACRES: .084
DEED ACRES:
MAP ACRES: .084

LAND VALUE 8,662
MISC VALUE 0
BLDG VALUE 0
IMP VALUE 0
TOTAL VALUE 8,662
VALUED BY RCNLD METHOD
PRIOR YEAR 8,662

APPRaiser MIC
APPR DATE 10/21/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2043
PARCEL EXEMPTION CODE
FINISHED AREA

RCN
QG RCN
DEPR .00
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING

BOOK PAGE DATE QS SALES PRICE
000405 000237 8/08/2003 S 5,000

DEED TYPE:
1/01/1997 @

DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB DT	PCT	ADD.DEPR PCT	VALUE	EXEMPTION	MODS	
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE
1 AC 14	RESIDENTIAL				.084	.084	75,000.00	LO SZ	8,662

J082-276

MIDYETTE ST

LOT 18 DOGTOWN BRYANT HOPE ET VIR
P O BOX 398

BRYANT HOPE ET VIR
P O BOX 398 Boris Bryant

PARCEL: J082-277
6497043770000

0014607 ORIENTAL NC 28571
Current ID#: 32743

ORIENTAL NC 28571
Jan.1 ID#: 32743

812 MIDYETTE ST

Bldg No. Exemption Code:
Appraiser:
Appr Date:
Imp Desc :
Grade :
Act Yr Bt:
Effect Yr:
Stories :
Rooms :
Bedrooms :
Bathrooms: 1/2 Baths:

SUM LND ACRES: .138
DEED ACRES:
MAP ACRES: .138

LAND VALUE 25,875
MISC VALUE 0
BLDG VALUE 0
IMP VALUE 0
TOTAL VALUE 25,875
VALUED BY RCNLD METHOD
PRIOR YEAR 25,875

APPRaiser MIC
APPR DATE 10/21/2019
USE CODE 1 PAVED
DISTRICT 124 ORIENTAL
NBHD 2043
PARCEL EXEMPTION CODE
FINISHED AREA

RCN
QG RCN
DEPR .00
ADD PHYS DEPR
FUNC OBS
ECON OBS
LOCAT OBS
BUILDING
BOOK PAGE DATE QS SALES PRICE
000664 000731 7/31/2020 E 6,000
DEED TYPE: WD
000149 000678 1/01/1997 @
DEED TYPE:
PERMIT NO TYPE DATE AMOUNT

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	VALUE	EXEMPTION	MODS
						.00				
						.00				
						.00				
						.00				
						.00				
REC LUSE	DESC	EXEMPT	FRONTAGE	DEPTH	UNITS	ACRES	PRICE	ADJUSTMENTS	VALUE	
1 AC 14	RESIDENTIAL				.138	.138	75,000.00	SZ	25,875	

J082-277 812 MIDYETTE ST

Sara Delamar

From: Jerry Miller <papapatent@outlook.com>
Sent: Friday, October 20, 2023 1:36 PM
To: Sara Delamar
Subject: Re: sale of Pamlico Tracts to Mike Spencer

Hi Sara. Glad you are at the helm!
My brother Danny may be able to tell you more but maybe this will help.

He probably died in the 1920s.
His heirs were my father Henry Austin, Glenn, Charlie, Nathan, Harry, Francis, and Blanche (I think that's all). Richard was Francis' son and Ginny his wife.

I'm not too good with family trees so I hope all that is right.

BTW, Be wary of anything Ed tells you. He seems confused a lot.

Jerry Miller
Sent from my iPhone

On Oct 20, 2023, at 11:47 AM, Sara Delamar <sara@delamarlaw.com> wrote:

Jerry,

I am handling the closing on F05-14 and F05-5 for the sale to Mike Spencer.

Can you give me some family history for F05-5? The tract was deeded to Charles Daniel Miller in 1906 and the next deed is a quitclaim deed from Richard and Ginny Register to Rowena Miller. Can you tell me who Charles Daniel Miller's heirs were and his approximate date of death?

Sara

WIRE TRANSFERS:

Be warned and BE AWARE: Online Banking FRAUD is on the RISE. If you receive an email containing WIRE TRANSFER INSTRUCTIONS purportedly from us or your attorney, lender or agent, call the SENDER at a good, known number not included in the wire instructions to verify the information PRIOR TO SENDING FUNDS.

****We are located on Highway 55 in Bayboro. GPS directions may be incorrect so please call if you need directions.****

SARA L. DELAMAR

DELAMAR & DELAMAR, PLLC, ATTORNEYS AT LAW
PHONE: (252) 745-3222; FAX: (252) 745-7477

Town of Oriental – Board of Commissioners Meeting
February 1, 2011

The Oriental Town Board of Commissioners met on Tuesday, February 1, 2011, at 7:00 pm at the Oriental Town Hall.

Present were: Mayor Sage and Commissioners Johnson, Roe, Styron, Bohmert and Venturi
Interim Town Manager Maxbauer and Recording Secretary Wagoner
Town Attorney Scott Davis
Chief Casassa and Officer Moore
Planning Board Chairman Marlowe
10 members of the public

Mayor Sage established quorum, opened the meeting and led the Pledge of Allegiance.

APPROVAL OF MINUTES --

The Board briefly discussed the December 2, 2010 Closed Session Minutes and the correction needed (Commissioner Bohmert was not present as it was written) but no motion was made to approve nor vote taken.

MOTION: Commissioner Roe moved to approve the January 4, 2011 Town Board Meeting minutes after deleting the publics' comments. Second by Commissioner Bohmert. Vote 4-1 with Commissioner Venturi voting no.

BAY RIVER INTER-LOCAL AGREEMENT - This was approved at the Agenda Workshop.

DISCUSS PREVIOUS REZONING REQUEST - After a lengthy discussion, with input from the town's attorney, it was agreed that the best option would be for the petitioner to withdraw the rezoning request. The town attorney and the Planning Board will both work on writing an amendment to Article XV of the GMO to clarify the Board's actions, and time frames, during the rezoning request process. The mayor will prepare the written request to the Planning Board.

ADOPT MOSQUITO RESOLUTION - This was adopted at the Agenda Workshop.

APPOINT REPRESENTATIVE TO THE ECC BOARD -

MOTION: Commissioner Johnson moved to appoint the town manager to the ECC Board. Second by Commissioner Bohmert. Vote 5-0.

INTERIM TOWN MANAGER'S REPORT - A copy of the bullet points of the report is attached to these minutes.

PUBLIC COMMENT PERIOD - Mr. David Cox; Ms. Kathy Kellam; Mr. Al Herlands; Mrs. Madeline Sutter; Mr. Ken Laser and Ms. Melinda Penkava all made comments.

PLANNING BOARD REPORT - A copy of the report is attached to these minutes (ref: January, 25, 2011 Draft Minutes)

To accommodate the attorney's schedule;

MOTION: Commissioner Roe moved to go into Closed Session in accordance with GS 143-318.11(a)(3) and GS 143-318.11(a)(6). Second by Commissioner Bohmert. Vote 5-0.

--- CLOSED SESSION ---

Back in open session;

PARKS & REC ADVISORY COMMITTEE REPORT - No minutes were available. Commissioner Venturi reported that the committee has been working on creating a comprehensive bicycle plan and hopes to present it to the board soon.

TOURISM BOARD REPORT - No minutes were available. Commissioner Bohmert reported that the board has been working on preparations for the April Cycle NC event and that the new brochures would be available soon.

BAY RIVER REPORT - A copy of the report is attached to these minutes (ref: Notes for January 20, 2011 meeting.)

POLICE REPORT - A copy of the report is attached to these minutes (ref: January Police Report).

FINANCIAL STATEMENTS - A copy of the statements is attached to these minutes (ref: January 2011 Statements).

COMMISSIONERS' COMMENT PERIOD - Commissioner Johnson requested the manager prepare a schedule of Budget Workshop dates for review at the March meeting.

There being no further business to discuss;

MOTION: Commissioner Bohmert moved to adjourn. Second by Commissioner Johnson. Vote 5-0. Meeting ended at 9:10 pm.

William R. Sage, Mayor

Robert J. Maxbauer, Interim Town Manager

- 5/18/2010 Rezoning application submitted but was not complete
- 7/6/2010 Town Board scheduled public hearing for August 3.
- 7/27/2010 Rezoning request on Planning Board's agenda but Mr. Friedman asked for a delay until August 31.
- 8/3/2010[✓] Public Hearing held - Mr. Friedman asked for delay until Board received PB's recommendation. Comments heard but no action taken and meeting continued until Sept.7.
- 9/7/2010 Mr. Friedman was unable to attend, public hearing continued until Oct. 5
- 10/5/2010 New survey presented. Commissioner Bohmert moved to table discussion until 12/7/2010 .

*Pecan Place
At
Oriental*

808 Midyette Stret
Oriental, NC 28571
252-249-3366

October 4, 2006

Mr. Wyatt Cutler
Town Manager
Oriental Town Hall
Oriental, NC 28571

Re: Zoning Change Request

Dear Wyatt,

Please accept this letter as my formal request to make a zoning change to the property which will be known as Pecan Place at Oriental, located at 808 Midyette Street.

Currently, the zoning is MU and R-3. I am requesting that the zoning be changed to all R-3. If there is anything else that is required from me to initiate this process, please let me know. It is my understanding that this request will be taken up by the Mayor, Sherrill Styron, and commissioners at a town meeting in the very near future.

Sincerely,


Lynn Friedman
Sylvan View Homes, Inc.

5/25/10

APPLICATION TO RECLASSIFY GROWTH MANAGEMENT DISTRICT OF PROPERTY WITHIN THE TOWN OF ORIENTAL

Filing Fee \$400.00

Date Received 20 Received by _____

Applicant's Name SYLVAN AND ALYNN FRIEDMAN
 Applicant's Mailing Address 103 PELICAN CIRCLE ORIENTAL, NC 28571
 Applicant's Telephone Number (252) 249-0640 CELL (252) 665-3683
 Owner's Name SYLVAN AND ALYNN FRIEDMAN
 Owner's Address 103 PELICAN CIRCLE ORIENTAL, NC 28571
 Owner's Telephone Number SAME AS ABOVE
 Location of Property to be Reclassified (street address)
REAR OF 801 BROAD ST ORIENTAL, NC 28571

Parcel ID Number 697043419 Tax ID 3082-271-L

Growth Management Classification of Property: (Circle Classification Below)
 MU MU1 R1 R2 R3

Requested Growth Management Classification: (Circle Classification Below)
MU MU1 R1 R2 R3

Sylvan Friedman
Signature of Applicant

May 18 2010
Date

Please attach the Names and Addresses of all Adjacent Property Owners, along with a copy of the Pamlico County Tax Card, a print out of the GIS map or of other relevant maps

Mastrodonato - R3/MU

Week Ending June 12th (2010)

Sylvan Friedman: Spoke with Lee Padrick of the Division of Community Services. He said we can combine zoning notice for Planning Board and the Public Hearing on one sign (should put one on Midyette Street and on the Post Office side).

Time line is as follows:

July 6, 2010 Town Board calls for Public Hearing on August 3rd, 2010

Town Board asks Planning Board to make a recommendation.

Planning Board meets on July 27th, 2010.

Planning Board make recommendation to Town Board on August 3rd, 2010.

Town Board has until Sept 9th, 2010 to make decision. Decision must include statement that this change is consistent with the Comprehensive Plan (? Do we have a comprehensive plan ?...Land Use) for the Town of Oriental.

Two ads will be run in the local papers: The first will be run July 20th and 22nd. The second ad will run July 27th and 28th (Pamlico News on Tuesday and the County Compass on Thursday).

Letters will be mailed to all property owners within 150 feet no later than July 12th, 2010 by first class mail. Names will be obtained from the Pamlico County Tax Office.

I understand from Mr. Padrick that the Planning Board must also issue a statement of consistency.

Two signs will be placed on the property being rezoned naming the date and time of the Planning Board Meeting (and location) as well as the date, time and location of the Public Hearing. It will state the purpose and where to obtain further information. A disclaimer will be included on the sign and the ads that alert all that substantial changes in the proposed amendment may be made following the public hearing.

NOTICE OF REZONING

proposed change: R-3 to MU

The Oriental Planning Board will meet in the Oriental Town Hall, July 27, 2010 at 7:00 PM to discuss the proposed changes.

A Public Hearing is scheduled in the Oriental Town Hall, August 3, 2010 at 7:00 PM for public comments.

Full details are available at the Oriental Town Hall, 507 Church Street, Oriental, NC. 252-249-0555.

Note: Substantial changes in the proposed amendment may be made following the public hearing.

Ad: "Please run the following notice in the July ____ and July ____, 2010 editions of the _____ (Pamlico News/County Compass).

Public Hearing – Oriental

A Public Hearing will be held on Tuesday, August 3, 2010 at 7:00 PM at the Oriental Town Hall, 507 Church Street to consider the following:

Request by Sylvan and Lynn Friedman to rezone their property located at 808 Midyette Street from R3 to MU.

The full texts of the proposed zoning can be obtained at the Town Hall. Substantial changes may be made following the public hearing.

Carol (original call was to Frieda Blumenstein) of the Institute of Gov. about privacy laws and post card billings. She will email answer as well as a link to her book: utility laws. She says that we may continue to use postcards provided we do not include SS number, birth date, driver's lic, etc. or that the town does not have a policy against using post cards for billing under the red flag rule (2008).

JJ Keller wants us to buy a regulatory guide and compliance manual (\$375). Said we purchased one last year but it is not in the office. While this would be handy, I don't think we need to spend another \$300 +. Perhaps we can request return of the book? If not, do you want the manuals?

Chuck Has.... from the Division of Community Assistance, 252-974-1308, would like to address the Board on July 6th, 2010. Subject: County wide Hazard Mitigation Plan.

I spoke with the IRS to confirm receipt of our Federal Gas Tax Refund. As of June 8th, 2010 they have not received the request for the Fiscal Year ending June 2009. I have filed the form and we should receive \$947.75 (approximately 6 to 8 weeks). I will file for the FY Ending June 30, 2010 near the end of July 2010.

Issued Jun 21 2006
\$1,370.00
State of PAMLICO
North Carolina County
Real Estate Excise Tax

FILED in PAMLICO County, NC
on Jun 21 2006 at 08:34:16 AM
by: SUE H. WHITFORD
REGISTER OF DEEDS
BOOK 473 PAGE 50

NORTH CAROLINA

RFR

Slubbs & Perdue, PA
310 Craven St.
New Bern, NC 28560

PAMLICO COUNTY

WARRANTY DEED

Stamps = 1370 00

THIS DEED, made and entered into this 20th day of June, 2006, by and between PATRICK W. DALLAS and wife, ALMIRA B. DALLAS, and CROAKERTOWN PRODUCTS, INC., a North Carolina corporation, hereinafter called "Grantors", and SYLVAN FRIEDMAN and wife, ALYNN R. FRIEDMAN, 103 Pelican Circle, Oriental, North Carolina 28571, hereinafter called "Grantees";

WITNESSETH:

That Grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said Sylvan Friedman and wife, Alynn R. Friedman, and their heirs and assigns, a certain lot or parcel of land in Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

In the Town of Oriental on the southwest side of Midyette Street and the northwest side of Broad Street and being that parcel containing 1.53 acres as shown on that map by Kendall E. Gaskins, PLS, dated May 18, 2006, and recorded in Map Cabinet A on Slide 152-8, Pamlico County Registry.

The Broad Street portion of the above-described lot was conveyed to Patrick W. Dallas by deed dated August 19, 2002, and recorded in Deed Book 383 on page 473, Pamlico County Registry; and the Midyette Street portion was conveyed to Croakertown Products, Inc., by deed dated December 1, 1992, and recorded in Deed Book 285 on page 272, Pamlico County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land, together with all privileges and appurtenances thereunto belonging, to the said Sylvan Friedman and wife, Alynn R. Friedman, and their heirs and assigns, in fee simple forever.

RETURNED TO *Slubbs*
DATE RETURNED *Perdue*
6-23-06

Prepared by HOLLOWELL & HOLLOWELL
Attorneys at Law
Bayboro, North Carolina 28515

And Grantors, for themselves, their executors and administrators, and successors and assigns, covenant with Grantees and their heirs and assigns, that they are seized of said premises in fee; that they have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

Patrick W. Dallas (Seal)
Patrick W. Dallas

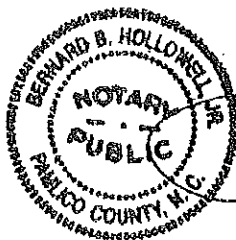
Almira B. Dallas (Seal)
Almira B. Dallas

STATE OF NORTH CAROLINA

COUNTY OF FAYETTE

I, Bernard B. Hollowell Jr., a Notary Public for said County and State, do hereby certify that PATRICK W. DALLAS and wife, ALMIRA B. DALLAS, either being personally known to me or proven by satisfactory evidence (said evidence being _____), each personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein.

Witness my hand and notarial seal/stamp, this 20th day of June, 2006.



(Official Seal)

Bernard B. Hollowell Jr.
Notary Public

My commission expires: 11/18/2008

Prepared by HOLLOWELL & HOLLOWELL
Attorneys at Law
Bayboro, North Carolina 28515

Croakertown Products, Inc.
A North Carolina Corporation

By: Patrick W. Dallas (Seal)
Patrick W. Dallas
President

STATE OF NORTH CAROLINA

COUNTY OF PAMLICO

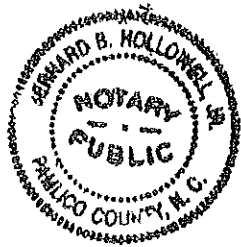
I, Bernard B. Hollowell, Jr., a Notary Public for said County and State aforesaid, certify that PATRICK W. DALLAS, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged that he is President of CROAKERTOWN PRODUCTS, INC., a North Carolina corporation, and that he as President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and notarial seal/stamp, this 20th day of June, 2006.

Bernard B. Hollowell, Jr.
Notary Public

(Official Seal)

My commission expires: 11/18/2013



Prepared by HOLLOWELL & HOLLOWELL
Attorneys at Law
Bayboro, North Carolina 28515

Plat Cabinet A Slide 152-8

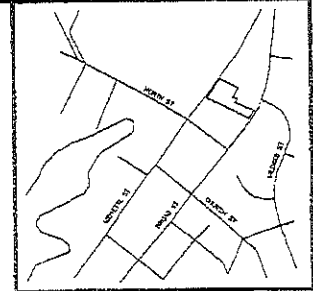
LEGEND

DP	EXISTING DRAIN PIPE
DR	EXISTING DRAIN ROAD
CA	EXISTING ALLEY
CM	EXISTING CONCRETE MONUMENT
SP	SET BACK PIPE
NPS	NO POINT SET
W	WATER
N	NORTH
S	SOUTH
E	EAST
W	WEST
10	10' ADDRESS
ZONE 1	1ST RESIDENTIAL ZONING DISTRICT
ZONE 2	2ND RESIDENTIAL ZONING DISTRICT
RD	RIGHT OF ENVIRONMENTAL CONSERVATION

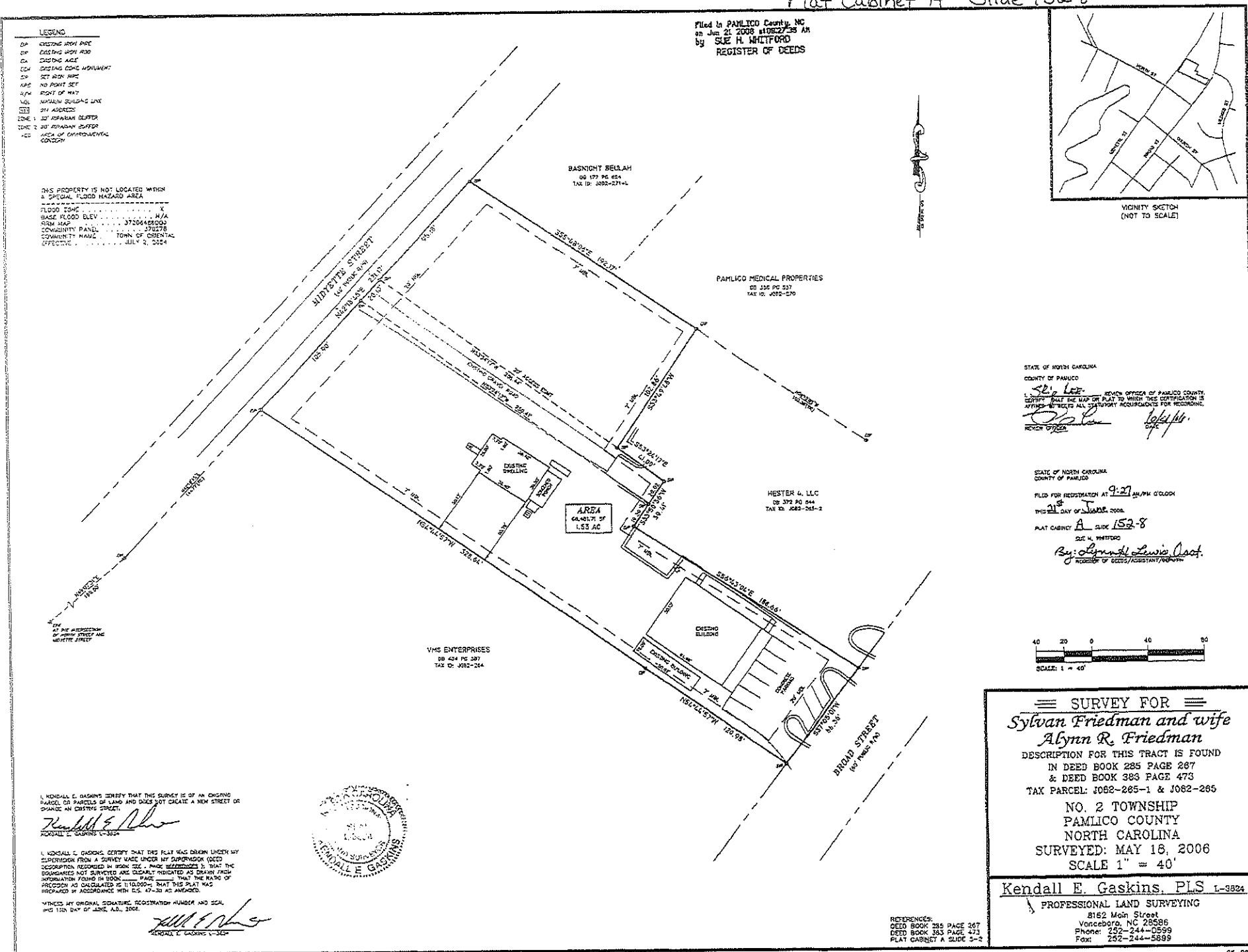
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA

FLOOD ZONE: N/A
 BASE FLOOD ELEV: 3720469.000
 FIRM MAP: 3702B
 COMMUNITY NAME: TOWN OF ORIENTAL
 EFFECTIVE: JULY 2, 2004

Filed in PAMLICO County, NC
 on Jun 21 2006 at 10:52:25 AM
 by SUE H. WHITFORD
 REGISTER OF DEEDS



VICINITY SKETCH (NOT TO SCALE)



STATE OF NORTH CAROLINA
 COUNTY OF PAMLICO
 I, Sue H. Whitford, REGISTER OF DEEDS OF PAMLICO COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

STATE OF NORTH CAROLINA
 COUNTY OF PAMLICO
 FILED FOR REGISTRATION AT 9:21 AM ON 06/21/2006
 THIS 21 DAY OF JUNE 2006.
 PLAT CABINET A SLIDE 152-8
 SUE H. WHITFORD
Sue H. Whitford
 REGISTER OF DEEDS/ASSISTANT REGISTER



SURVEY FOR
Sylvan Friedman and wife
Abynn R. Friedman
 DESCRIPTION FOR THIS TRACT IS FOUND
 IN DEED BOOK 285 PAGE 287
 & DEED BOOK 383 PAGE 473
 TAX PARCEL: J082-265-1 & J082-265
 NO. 2 TOWNSHIP
 PAMLICO COUNTY
 NORTH CAROLINA
 SURVEYED: MAY 18, 2006
 SCALE 1" = 40'

Kendall E. Gaskins, PLS L-3824
 PROFESSIONAL LAND SURVEYING
 8162 Main Street
 Vorceboro, NC 28586
 Phone: 252-244-0599
 Fax: 252-244-5899

I, KENDALL E. GASKINS, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR AN ALLEYS STREET.

Kendall E. Gaskins
 KENDALL E. GASKINS L-3824



I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 383 PAGE 473) AND I CERTIFY THAT THE INFORMATION NOT SURVEYED ARE CORRECTLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 285 PAGE 287. THAT THE MATH OF PROVISION AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL,
 THIS 12th DAY OF JUNE, A.D., 2006.

Kendall E. Gaskins
 KENDALL E. GASKINS L-3824

REFERENCES:
 DEED BOOK 285 PAGE 287
 DEED BOOK 383 PAGE 473
 PLAT CABINET A SLIDE 3-2

BOOK 285 PAGE 272

FILED

'92 DEC 4 PM 3 15

*Midyette
portion*

JOYCE E. CARAWAN
REGISTER OF DEEDS
PAMLICO COUNTY, N. C.

NORTH CAROLINA
PAMLICO COUNTY

THIS DEED, made and entered into this 1st day of December, 1992, by and between PATRICK W. DALLAS and wife, ALMIRA B. DALLAS, hereinafter called "grantors", and CROAKERTOWN PRODUCTS, INC., Post Office Box 706, Oriental, North Carolina 28571, hereinafter called "grantee";

W I T N E S S E T H:

That grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said Croakertown Products, Inc., its successors and assigns, certain tracts or parcels of land in the Town of Oriental, Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

TRACT ONE: Beginning at grantors' northeast corner in the edge of NC Highway 55 and running from said POINT OF BEGINNING South 31° 12' 34" West with the highway edge 116.22 feet; thence North 54° 58' 06" West 162.94 feet; thence North 31° 17' 33" East 112.48 feet to grantors' northern line; thence with said line South 54° 32' 31" East 83.12 feet; thence South 58° 05' 38" East 79.53 feet to the POINT OF BEGINNING, containing 0.43 acre, more or less.

TRACT TWO: Beginning at grantors' southwest corner in the edge of Midyette Street and from said POINT OF BEGINNING North 43° 20' 35" East with the edge of said street 73.70 feet; thence South 53° 49' 13" East 148.54 feet; thence South 37° 26' 32" West 73.97 feet to grantors' southern line; thence with said line North 53° 31' 00" West 156.11 feet to the POINT OF BEGINNING, containing 0.26 acre, more or less.

TRACT THREE: Beginning at the northwest corner of the above-described TRACT TWO in the edge of Midyette Street, and running thence from said POINT OF BEGINNING North 43° 20' 35" East with the edge of said street 73.70 feet; thence South 54° 32' 31" East 140.99 feet; thence South 37° 26' 32" West 73.97 feet; thence North 53° 49' 13" West 148.54 feet to the edge of Midyette Street, the POINT OF BEGINNING, containing 0.24 acre, more or less.

TRACT FOUR: Beginning at the northwest corner of the above-described TRACT THREE in the edge of Midyette Street, and running thence North 43° 20' 35" East with the street edge 73.69 feet to grantors' northwest corner; thence South 54° 32' 31" East with grantors' northern line 133.43 feet; thence South 37° 26' 32" West 73.98 feet; thence North 54° 09' 24" West 140.99 feet to the POINT OF BEGINNING, containing 0.23 acre, more or less.

This conveyance is made subject to the Purchase Money Deed of Trust from grantors herein to Alma D. Peebles, dated December 4, 1992 and recorded in Book 285 at Page 271, Pamlico County Registry.



200.00

RETURNED TO: *Abbe Lowell*
DATE RETURNED: *12.19.92*

PREPARED BY
LOWELL & HODGKINS
ATTORNEYS AT LAW
DAVIDSON, N. C.
28013

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, together by all privileges and appurtenances thereunto belonging, to the said Croakertown Products, Inc., its successors and assigns, in fee simple forever.

And grantors, for themselves, their executors and administrators, covenant with grantee and its successors and assigns, that they are seized of said premises in fee; that they have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

Patrick W. Dallas (SEAL)
Patrick W. Dallas

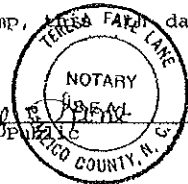
Almira B. Dallas (SEAL)
Almira B. Dallas

NORTH CAROLINA
PAMLICO COUNTY

I, Teresa Faye Lane, a Notary Public in and for said county and state, certify that PATRICK W. DALLAS and wife, ALMIRA D. DALLAS, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal/stamp, *Teresa Faye Lane* day of December, 1992.

Teresa Faye Lane
Notary Public



My commission expires: June 9, 1993

NORTH CAROLINA
PAMLICO COUNTY

The foregoing certificate of TERESA FAYE LANE, a Notary Public in and for Pamlico County, North Carolina is certified to be correct.

Joyce E. Caraway
Register of Deeds
BY: *Dee H. Brinson*
Assistant Register of Deeds
Deputy

PREPARED BY
DORIS B. HOLLOWAY
ATTORNEYS AT LAW
DAVIDSON, N.C.
70542

Broad St.
portion

FILED in Pamlico County, NC
on Aug 28 2002 at 11:31:10 AM
by: Sus H. Brinson
Register of Deeds
BOOK 383 PAGE 473

NORTH CAROLINA
PAMLICO COUNTY

WARRANTY DEED

THIS WARRANTY DEED, made and entered into this 19th day of August, 2002, by and between ALMIRA B. DALLAS, hereinafter called "grantor", and PATRICK W. DALLAS, P.O. Box 706, Oriental, NC 28571, hereinafter called "grantee";

W I T N E S S E T H:

That grantor, for and in consideration of the sum of ten dollars and other good and valuable considerations to her in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey to the said Patrick W. Dallas and his heirs and assigns, a certain tract or parcel of land in the Town of Oriental, Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

In the Town of Oriental on the north side of Broad Street, Highway 55, and beginning at the parties southeast corner in the edge of said street as shown on that plat recorded in Plat Cabinet A, Slide 5-2, Pamlico County Registry; thence from said POINT OF BEGINNING North 53° 31' 00" West with the parties southern line 449.62 feet; thence North 37° 26' 32" East with the eastern lines of Parcels 3, 4 and 5, 221.92 feet to the parties' northern line 120.51 feet; thence South 31° 17' 33" West 112.48 feet; thence South 54° 58' 06" East 162.94 feet to the western edge of Broad Street; thence South 33° 20' 20" West with the edge of said street 116.22 feet containing 1.09 acres, containing 1.09 acres and being Parcel 1 as shown on that map entitled "SURVEYED FOR ALMA D. PEBBLES" dated October 1, 1991.

EXCEPTING from the above-described parcel is any portion of that parcel conveyed by the parties and their corporation to Charles E. Hester and wife, Barbetta G. Hester by deed dated July 26, 1995 and recorded in Deed Book 306 at page 568, Pamlico County Registry.

Corrected description on Book 379 p. 844

NO TITLE EXAMINATION REQUESTED OR PERFORMED.

RETURNED TO
DATE RETURNED 9-6-02

Prepared by HOLLOWELL & HOLLOWELL, LLP
Attorneys at Law
Bayboro, North Carolina 28515

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said Patrick W. Dallas and his heirs and assigns, in fee simple forever.

And grantor, for herself, her executors and administrators, covenants with grantee and his heirs and assigns, that she is seized of said premises in fee; that she has a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that she will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantor has hereunto set her hand and adopted as her seal the typewritten word "SEAL" appearing beside her name, the day and year first above written.

Almira B. Dallas (SEAL)
Almira B. Dallas

NORTH CAROLINA
PAMLICO COUNTY

I, Bernard B. Hollowell, Jr., a Notary Public in and for said county and state, do hereby certify that ALMIRA B. DALLAS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 23rd day of August, 2002.

My commission expires:
11/16/03

Bernard B. Hollowell, Jr.
Notary Public



Prepared by HOLLOWELL & HOLLOWELL, LLP
Attorneys at Law
Hayboro, North Carolina 28515

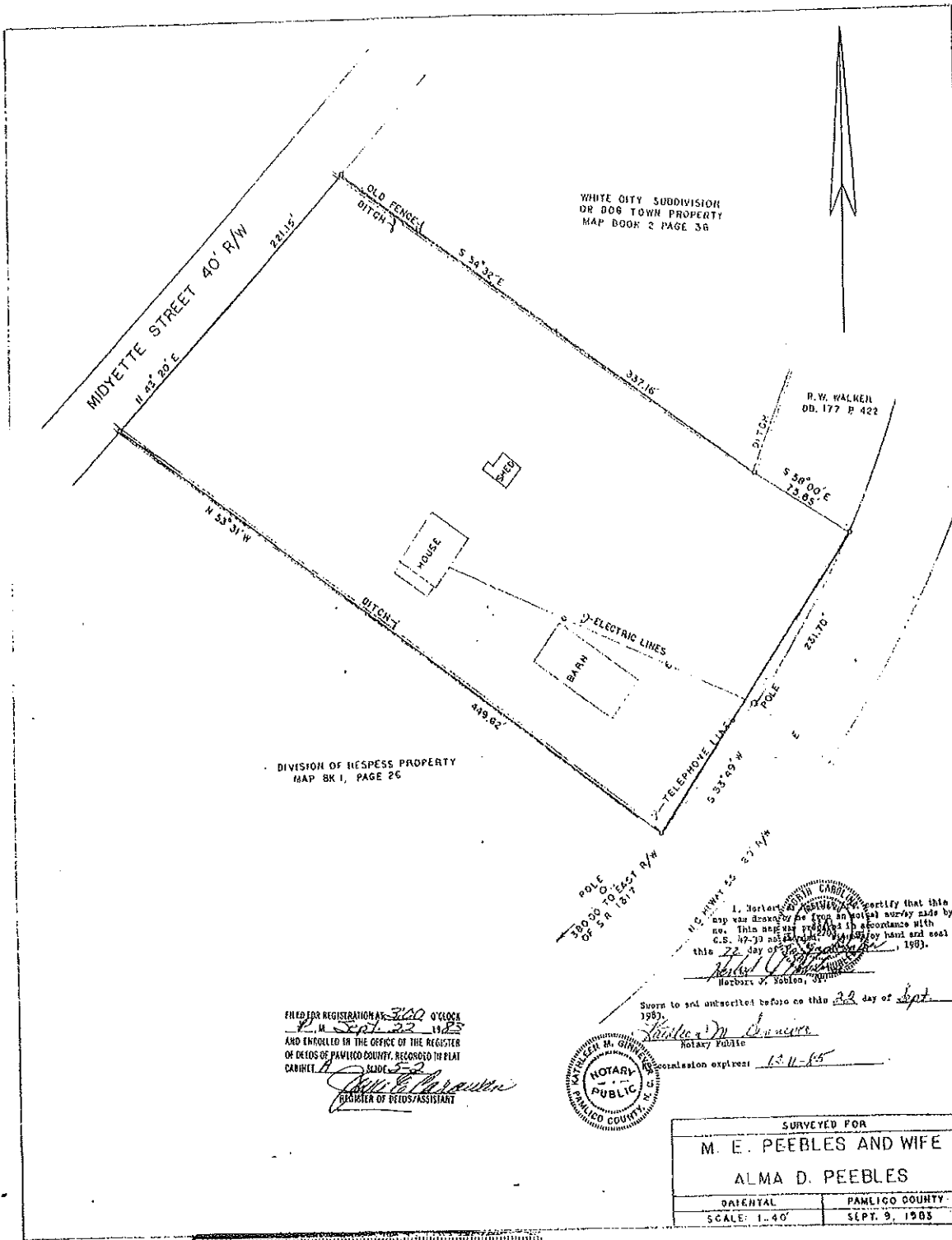
NORTH CAROLINA
PAMLICO COUNTY

The foregoing certificate of Leonard S. Hollowell, Jr. a
Notary Public in and for said county and state, is certified to
be correct.

Lee F. Primace
Register of Deeds

By: David E. Southland
Asst. Register of Deeds

Prepared by HOLLOWELL & HOLLOWELL, LLP
Attorneys at Law
Bayboro, North Carolina 28515



I, Herbert J. Fablon, County Clerk of Pamlico County, North Carolina, certify that this map was reviewed by me in actual survey made by me. This map was prepared in accordance with G.S. 47-73 and I have signed and sealed this 22 day of September, 1983.

Herbert J. Fablon
Herbert J. Fablon, County Clerk

Sworn to and subscribed before me this 22 day of Sept 1983.

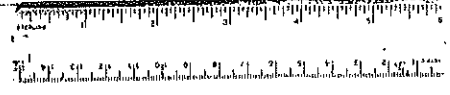
William M. Ginn
Notary Public

Notarization expires 12-11-85



FILED FOR REGISTRATION AT 3:00 O'CLOCK
P. M. Sept. 22 1983
AND ENROLLED IN THE OFFICE OF THE REGISTER
OF DEEDS OF PAMLICO COUNTY, RECORDED IN PLAT
CABINET 4 MADE 5-2
John C. Pearson
REGISTER OF DEEDS/ASSISTANT

SURVEYED FOR	
M. E. PEEBLES AND WIFE	
ALMA D. PEEBLES	
DISTRICTAL	PAMLICO COUNTY
SCALE: 1" = 40'	SEPT. 9, 1983



00058

RETURNED TO: *DeLamar*
DATE RETURNED: *7/20/15*



Doc ID: 002440910008 Type: CRP
Recorded: 07/17/2015 at 01:18:41 PM
Fee Amt: \$446.00 Page 1 of 8
Revenue Tax: \$420.00
Pamlico, NC
Lynn H. Lewis Register of Deeds
BK **604** PG **58-65**

THIS INSTRUMENT WAS PREPARED BY:
Ayers & Haidt, P.A.
Attorneys at Law
NO TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED
Revenue Stamps - \$420.00
Tax Parcel No. - J082-265

STATE OF NORTH CAROLINA
COUNTY OF PAMLICO

THIS DEED, dated 2nd day of July, 2015 is made by and between Sylvan Friedman, by and through his attorney-in-fact, Alynn R. Friedman, and wife, Alynn R. Friedman, whose address is: 103 Pelican Circle Oriental, NC 28571, (herein called the "Grantor"); and The Masters on Broad Street, LLC, (herein called the "Grantee") whose address is: 310 Whittaker^{Point} Road, Oriental, NC 28571.

The terms "Grantor" and "Grantee" as used herein shall include the parties indicated, whether one or more, and their heirs, successors, legal representatives and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

THAT WHEREAS, Sylvan Friedman and Alynn Friedman filed a Chapter 11 bankruptcy petition in the United States Bankruptcy Court for the Eastern District of North Carolina on January 28, 2010.

WHEREAS, upon the proper motion and application by the Grantor, an Order was entered

by the United States Bankruptcy Court dated April 28, 2015, allowing the property described herein to be sold to Grantee free and clear of liens and encumbrances of record. A copy of the Order is attached hereto as Exhibit A;

NOW THEREFORE, Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, bargain, sell, and convey unto Grantee and assigns all its right, title and interest in and to the following described real property; to wit:

Parcel 1: Real property consisting of approximately 1.5 acres and all improvements constructed thereon located on 807 Broad Street, Oriental, North Carolina and more particularly described in that certain deed description located at Book 473, Page 50, Pamlico County Registry:

A certain lot or parcel of land in Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

In the Town of Oriental on the southwest side of Midyette Street and the northwest side of Broad Street and being that parcel containing 1.53 acres as shown on that map by Kendall E. Gaskins, PLS, dated May 18, 2006, and recorded in Map Cabinet A on Slide 152-8, Pamlico County Registry.

The Broad Street portion of the above-described lot was conveyed to Patrick W. Dallas by deed dated August 19, 2002, and recorded in Deed Book 383 on page 473, Pamlico County Registry; and the Midyette Street portion was conveyed to Croakertown Products, Inc., by deed dated December 1, 1992, and recorded in Deed Book 285 on page 272, Pamlico County Registry.

In compliance with NCGS 105-317.2(2), the Grantors certify that the property conveyed herein is not their primary residence.

THIS CONVEYANCE is subject to all outstanding ad valorem taxes, if any.

THIS CONVEYANCE is subject to all and any restrictions, reservations, agreements, easements or rights of way as may appear as a matter of public record or as may be evidenced by possession, use or survey; however, this Deed is conveyed free and clear of the liens described herein.

TO HAVE AND TO HOLD the same to the Grantee and assigns forever as fully and

completely as Grantor might or should sell the same. Grantor makes no warranty, express or implied, as to title to the property described herein.

IN WITNESS WHEREOF, Grantor has signed this Deed as of the day and year first above written.

Sylvan Friedman (SEAL)
Sylvan Friedman

By: Alynn R. Friedman (SEAL)
Alynn R. Friedman,
Attorney in Fact for Sylvan Friedman

Alynn R. Friedman (SEAL)
Alynn R. Friedman

STATE OF MARYLAND

COUNTY OF Baltimore

I, Patricia A. Howe, a Notary Public of the County and State aforesaid, do hereby certify that Alynn R. Friedman, personally came before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of Sylvan Friedman and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Pamlico County, North Carolina, in Book 596, Page 304 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Alynn R. Friedman acknowledged the due execution of the foregoing and annexed instrument for the purposes herein expressed for and on behalf of the said Sylvan Friedman and for herself individually.

WITNESS my hand and notarial seal, this the 2 day of July, 2015.

Patricia A. Howe
NOTARY PUBLIC

My Commission Expires:

PATRICIA A HOWE
Notary Public
Harford County
Maryland
My Commission Expires April 01, 2018





00061

SO ORDERED.

SIGNED this 28 day of April, 2015.

Stephani W. Humrickhouse

Stephani W. Humrickhouse
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NORTH CAROLINA
NEW BERN DIVISION

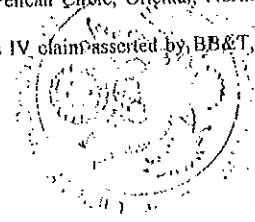
In the Matter of:
SYLVAN FRIEDMAN,
ALYNN R. FRIEDMAN,
Debtors.

Case No.:
10-00600-8-SWH
Chapter 11

**ORDER ALLOWING PUBLIC SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS
WITH LIENS TO ATTACH TO PROCEEDS PURSUANT TO 11 U.S.C. § 363(f)**

THIS MATTER, coming on before the undersigned United States Bankruptcy Judge on that certain Motion to Approve Public Sale Free and Clear of Liens ("Motion") filed by Sylvan Friedman and Alynn R. Friedman ("Debtors") on April 1, 2015; and it appearing to the Court that no objections or responses have been filed to said Motion; and, it further appearing to the Court that adequate notice of the Motion has been provided to all necessary creditors and parties-in-interest; and, based on the representations made by counsel in the Motion, it further appearing to the Court that granting the relief requested in the Motion is in the best interest of the Debtor, its creditors and the Estate; and, for other good cause shown, this Court hereby FINDS AS FOLLOWS:

1. The Debtors' Plan of Reorganization ("Plan") was confirmed by Order of this Court dated November 7, 2010. On March 2, 2015 and in accordance with the provisions of 11 U.S.C. § 1127(e), the Debtors filed a motion to modify their confirmed Plan in regards to: (a) the Class III claim asserted by BB&T and secured by certain real property located at 103 Pelican Circle, Oriental, North Carolina, which comprises the Debtors' personal residence; (b) the Class IV claim asserted by BB&T,



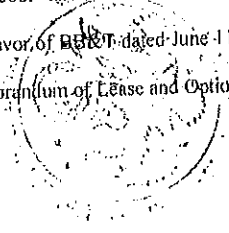
which is secured by a second priority deed of trust on the Debtors' residence; (e) the Class V claim of PNC Bank, which is secured by a 2004 28' Triton boat and motor; (d) the Class VIII claim of BB&T, which is secured by real estate and improvements located at 807 Broad Street, Oriental, North Carolina; and (e) the Class X claims asserted by General Unsecured Creditors.

2. The motion to amend the confirmed Plan was precipitated by the declining health of Sylvan Friedman, and on March 9, 2015, the Baltimore County Circuit Court, Maryland, entered an Order Appointing Guardian of Person and Property, which order named Mr. Friedman's daughter, Jennifer Friedman, as his guardian. Prior to the entry of this order, Mr. Friedman had executed a power of attorney in favor of his wife, Alynn Friedman, granting her certain authority over his affairs, including the disposition of their marital assets and addressing matters arising in this pending bankruptcy proceeding. By way of her Motion, Mrs. Friedman, on behalf of herself, Sylvan Friedman and as Manager of Sylvan View Homes, LLC, seeks authority to sell via public sale certain real property (the "Property"), described more specifically as follows:

Parcel 1: Real property titled in the name of the Debtors and located at 807 Broad Street, Oriental, North Carolina consisting of approximately 1.5 acres and all improvements constructed thereon and more particularly described in that certain deed description located at Book 473, Page 50, Pamlico County Registry.

Parcel 2: Real property titled in the name of Sylvan View Homes, LLC and located at 40 Straight Road, Oriental, North Carolina consisting of approximately 2 acres and all improvements constructed thereon and more particularly described in that certain deed description located at Book 424, Page 653, Pamlico County Registry.

3. Parcel 1 is encumbered by a deed of trust in favor of Branch Banking & Trust Company ("BB&T") dated October 10, 2006 in the original principal amount of \$202,000. The Debtors are further informed and believe that Parcel 2 is encumbered by (i) a deed of trust in favor of BB&T dated June 11, 2004 in the original principal amount of \$112,800, together with (ii) a Memorandum of Lease and Option



to Purchase in favor of Bret Doman, which is due to expire on or about April 30, 2015. Additionally, both parcels are subject to property taxes due and owing to the Pamlico County Tax Collector.

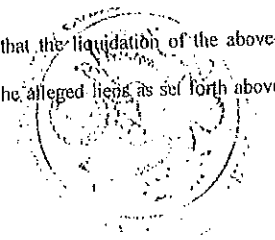
4. A Lynn Friedman, on behalf of herself, Sylvan Friedman and Sylvan View Homes, LLC, asks that she be authorized to sell the Property free and clear of any claims and liens of record, including any liens, security interests and claims asserted against the Property by the following:

- A. Any and all liens and deeds of trust in favor of Branch Banking & Trust Company.
- B. Any and all liens, claims or encumbrances asserted by Bret Doman that arise from the Memorandum of Lease recorded in connection with Parcel 2.
- C. Any and all real property taxes due and owing to any City, County or municipal corporation, and more particularly, to the Pamlico County Tax Collector.
- D. Any and all remaining interests, liens, encumbrances, rights and claims asserted against the Property, which relate to or arise as a result of a sale of the Property, or which may be asserted against the buyer of the Property, including, but not limited to, those liens and claims, whether fixed and liquidated or contingent and unliquidated, that have or may be asserted against the Property by the North Carolina Department of Revenue, the Internal Revenue Service, and any and all other taxing and government authorities.

5. The Debtors have employed Country Boys Auction & Realty, Inc. ("Country Boys") as the auctioneer for the Property. Mr. Mike Gurkins, on behalf of Country Boys, has previously inspected the Property. The Debtors shall hold a public sale to sell the Property on May 6, 2015 at 10:00 a.m. at 807 Broad Street, Oriental, Pamlico County, North Carolina, as more particularly set forth in the Notice of Sale and Auctioneer Compensation filed with the Debtors' Motion.

6. The Debtors represent, and the Court so finds, that the Property can be converted to cash for the benefit to creditors of the Debtors' estate.

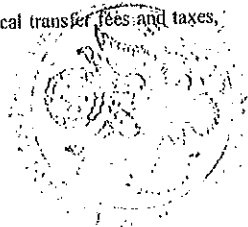
7. The Debtors further contend, and the Court so finds, that the liquidation of the above-described Property can be facilitated by a public sale free and clear of the alleged liens as set forth above



with the rights of the lien creditors being transferred to the proceeds of the sale as determined and marshalled by the court.

Based on the foregoing, the Court hereby ORDERS, ADJUDGES, AND DECREES as follows:

1. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § § 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2).
2. In accordance with the provisions of 11 U.S.C. § 363, the Debtors shall be permitted to convey the Property free and clear of all claims, liens and encumbrances asserted against the Property, as follows:
 - A. Any and all liens and deeds of trust in favor of Branch Banking & Trust Company.
 - B. Any and all liens, claims or encumbrances asserted by Bret Doman that arise from the Memorandum of Lease recorded in connection with Parcel 2.
 - C. Any and all real property taxes due and owing to any City, County or municipal corporation, and more particularly, to the Pamlico County Tax Collector.
 - D. Any and all remaining interests, liens, encumbrances, rights and claims asserted against the Property, which relate to or arise as a result of a sale of the Property, or which may be asserted against the buyer of the Property, including, but not limited to, those liens and claims, whether fixed and liquidated or contingent and unliquidated, that have or may be asserted against the Property by the North Carolina Department of Revenue, the Internal Revenue Service, and any and all other taxing and government authorities.
3. The Property shall be sold by public sale to be held on May 6, 2015 at 10:00 a.m. at 807 Broad Street, Oriental, Pamlico County, North Carolina.
4. The Property shall be sold in an "AS IS" condition, and no warranties shall be made as to the condition, use or fitness of the Property for a particular purpose. The buyer of the Property shall bear all costs associated with the transfer of the Property, including registration fees, local transfer fees and taxes, and North Carolina sales taxes, as applicable.



5. Any liens described above shall attach to the proceeds of sale, which shall be subject to subject to (i) ordinary closing costs, including existing and pro-rated ad valorem taxes; (ii) court approved costs of sale allowable under 11 U.S.C. § 506(c), including auctioneer fees and costs; and (iii) estimated quarterly fees arising from the disposition of the sales proceeds, which shall be held in reserve pending disbursement of the sale proceeds among secured creditors. Remaining proceeds shall be held in trust pending further orders of the Court.

END OF DOCUMENT



A True Copy
Stephanie J. Edmondson, Clerk
United States Bankruptcy Court
By: Debra J. Harris
Deputy Clerk



FILED in Pamlico County, NC
 on Dec 19 2001 at 9:09:32 PM
 by Joyce E. Carawan
 Register of Deeds
 BOOK 372 PAGE 844

-0-
 Excise Tax

Tax Lot No. _____ Parcel Identifier No. _____ Recording Time, Book and Page _____
 Verified By _____ County on the _____ day of _____, 19____
 by _____

Mail after recording to GRANTEE
 This instrument was prepared by Robert A. Sprance, Jr., Sprance and Sprance, P.A., 212 S. Second Street, PO Box 1335, Smithfield, NC 27577
 Brief description for Index

Oriental Post Office, Pamlico County

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of December, 2001, by and between

GRANTOR	GRANTEE
Charles E. Hester Sr., and wife, Barbetta G. Hester RETURNED TO <i>Notarized</i> DATE RETURNED <i>1.4.02</i>	Hester 4, LLC, a NC Limited Liability Company Post Office Box 97 Selma, NC 27576

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Oriental, Pamlico County, North Carolina and more particularly described as follows:

BEING A PARCEL OF LAND LOCATED IN THE TOWN OF ORIENTAL, TOWNSHIP NO. 2, PAMLICO COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND IN THE WESTERN RIGHT OF WAY LINE OF NC HWY 55 (BROAD STREET), SAID PIN BEING LOCATED FURTHER NORTH 71 DEGREES 48 MINUTES 56 SECONDS WEST 30.55 FEET FROM A PK NAIL LOCATED IN THE INTERSECTION OF THE CENTERLINES OF MILDRED STREET AND NC HWY 55 (BROAD STREET), AND BEING A COMMON CORNER WITH PAMLICO MEDICAL PROPERTIES (DEED BOOK 356, PAGE 837), THENCE FROM SAID BEGINNING POINT, ALONG THE WESTERN RIGHT OF WAY OF NC HWY 55 (BROAD STREET), SOUTH 32 DEGREES 04 MINUTES 44 SECONDS WEST 144.69 FEET TO A POINT LOCATED IN A DRIVE, A COMMON CORNER WITH "CROAKERTOWN," THENCE WITH CROAKERTOWN AND IN THE LINE OF A JOINT DRIVE, NORTH 56 DEGREES 17 MINUTES 54 SECONDS WEST 188.66 FEET TO A POINT, A COMMON CORNER WITH PATRICK DALLAS (DEED BOOK 285, PAGE 267), THENCE CONTINUING WITH DALLAS, NORTH 34 DEGREES 15 MINUTES 46 SECONDS EAST 19.39 FEET TO A POINT LOCATED IN THE SOUTHWESTERN LINE OF A 20 FOOT ACCESS EASEMENT (DEED BOOK 306, PAGE 568), THENCE ALONG SAID EASEMENT, NORTH 34 DEGREES 15 MINUTES 46 SECONDS EAST 20.02 FEET TO A POINT, THE NORTHEASTERN CORNER OF SAID 20 FOOT ACCESS EASEMENT, THENCE ALONG THE NORTHERN LINE OF SAID EASEMENT, NORTH 52 DEGREES 59 MINUTES 07 SECONDS WEST 41.00 FEET TO AN IRON PIN SET, A CORNER WITH PATRICK DALLAS, IN THE LINE OF SAID EASEMENT, THENCE WITH DALLAS, NORTH 34 DEGREES 14 MINUTES 58 SECONDS EAST 102.86 FEET TO A POINT IN THE LINE OF PAMLICO MEDICAL PROPERTIES, IN A DITCH, SAID POINT BEING LOCATED SOUTH 51 DEGREES 07 MINUTES EAST 1.7 FEET FROM AN IRON PIN FOUND, THENCE FROM SAID POINT, ALONG THE LINE OF PAMLICO MEDICAL PROPERTIES IN SAID DITCH, SOUTH 54 DEGREES 00 MINUTES 22 SECONDS EAST 41.00 FEET TO AN IRON PIN FOUND, THENCE CONTINUING IN SAID DITCH, WITH PAMLICO, SOUTH 55 DEGREES 44 MINUTES 55 SECONDS EAST 103.69 FEET TO AN IRON PIN FOUND, THENCE CONTINUING WITH PAMLICO, SOUTH 58 DEGREES 11 MINUTES 47 SECONDS EAST 79.52 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 30,790 SQUARE FEET, ACCORDING TO A SURVEY ENTITLED "RE-SURVEY OF MAIN POST OFFICE," PREPARED BY JERRY R. RYAN, ATLANTIC SURVEY AND DESIGN, P.A., DATED 04/20/2001.

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AS AN APPURTENANCE TO THE ABOVE DESCRIBED PARCEL, THERE IS CONVEYED HERewith A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND REGRESS FROM MIDYETTE STREET TO SAID PARCEL OVER AND ALONG A STRIP OF LAND TWENTY 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BOOK 372 PAGE 845

BEGINNING AT AN IRON PIN SET, THE NORTHWESTERN CORNER OF THE ORIENTAL MAIN POST OFFICE PROPERTY, (DEED BOOK 306, PAGE 368 AND DEED BOOK 311, PAGE 639), SAID STAKE BEING LOCATED IN THE LINE OF PATRICK DALLAS, THENCE FROM SAID PIN, ALONG THE LINE OF DALLAS, NORTH 52 DEGREES 59 MINUTES 07 SECONDS WEST 200.51 FEET TO A POINT LOCATED IN THE SOUTHERN RIGHT OF WAY OF MIDYETTE STREET, THENCE ALONG THE RIGHT OF WAY OF MIDYETTE STREET, SOUTH 43 DEGREES 20 MINUTES 35 SECONDS WEST 20.12 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY OF MIDYETTE STREET, THENCE LEAVING MIDYETTE STREET, ALONG THE LINE OF DALLAS, SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST 244.69 FEET TO A POINT IN THE LINE OF THE POST OFFICE, THENCE WITH SAID POST OFFICE, NORTH 34 DEGREES 15 MINUTES 46 SECONDS EAST 20.02 FEET TO A POINT, THENCE CONTINUING WITH SAID POST OFFICE, NORTH 52 DEGREES 59 MINUTES 07 SECONDS WEST 41.00 FEET TO THE POINT AND PLACE OF BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in _____ A map showing the above described property is recorded in Plat Book _____, page _____.

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:

Restrictions and Easements of Record.

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.

(Corporate Name) _____ (SEAL)
Charles E. Hester, Sr.
By: _____ President _____ (SEAL)
Barbetta G. Hester
ATTEST: _____ (SEAL)

Secretary (Corporate Seal) _____ (SEAL)



NORTH CAROLINA, Johnston County.
I, a Notary Public of the County and State aforesaid, certify that Charles E. Hester, Sr. and Barbetta G. Hester, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11th day of December, 2001.

My commission expires: 11/11/02 _____ Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by _____ as its Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at this date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant Register of Deeds