

PARID: R09009-014-003-000
STRATTON PARRIS R

N/A

Parcel

Alt ID 313017.12.6484.000

Address

Unit

City

Zip Code

Neighborhood

Class

Land Use Code

Living Units

Acres

Zoning

A5031
RES-Residential
958-Unused Land
C-C

Legal

Legal Description

Tax District

LOT 1 PT LTS 2/4/5 BLK 152 CAROLINA BEACH
FD

Owners (On January 1st)

Owner

City

State

Country

Zip

CENTER CITY DEVELOPMENT INC
CAROLINA BEACH
NC
28428

THE DATA IS FROM 2022

- Home
- Property Records ▾
- NHC Tax Home
- Register of Deeds

PARID: R099009-014-003-000
 STRATTON PARRIS R

N/A

- Profile
- Sales
- Residential
- Commercial
- Misc. Improvements
- Permits
- Land
- Values
- Agricultural
- Sketch
- Full Legal
- Exemptions
- Sub-parcel(s) Info
- Original Parcel Info
- Parcel Map





Layer List

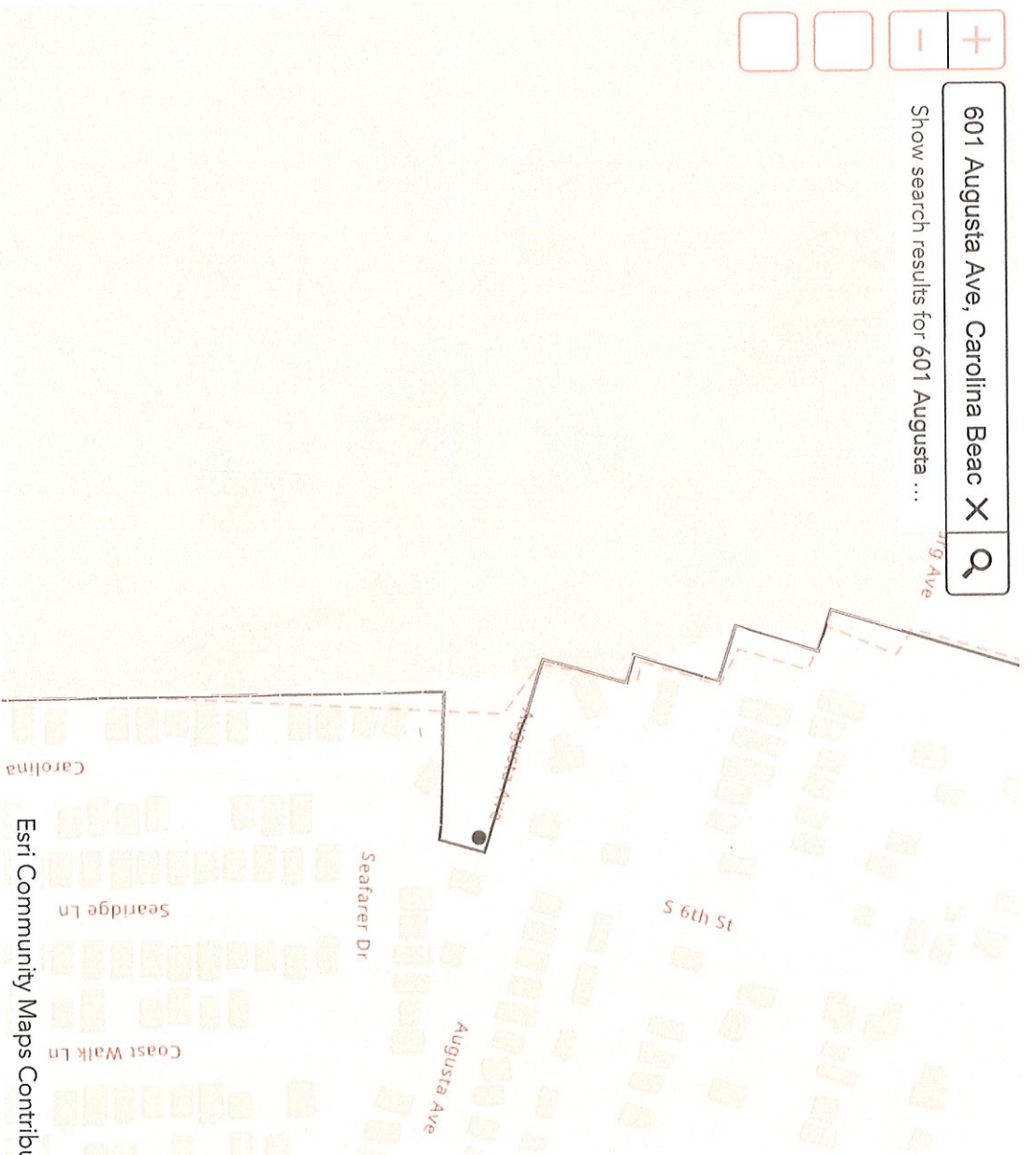
Layers

- Parcels
- Addresses
- Property Owners
- Buildings 2014
- Buildings 2021
- Town Limits
- Public Restrooms
- Public Street Parking
- Public Parking Lots
- Permits - CO Issued



601 Augusta Ave, Carolina Beach X

Show search results for 601 Augusta ...



Town Limits

300ft

-77.90534, 027 Degrees

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App State

Click to restore the map extent and layers visibility where you left off.

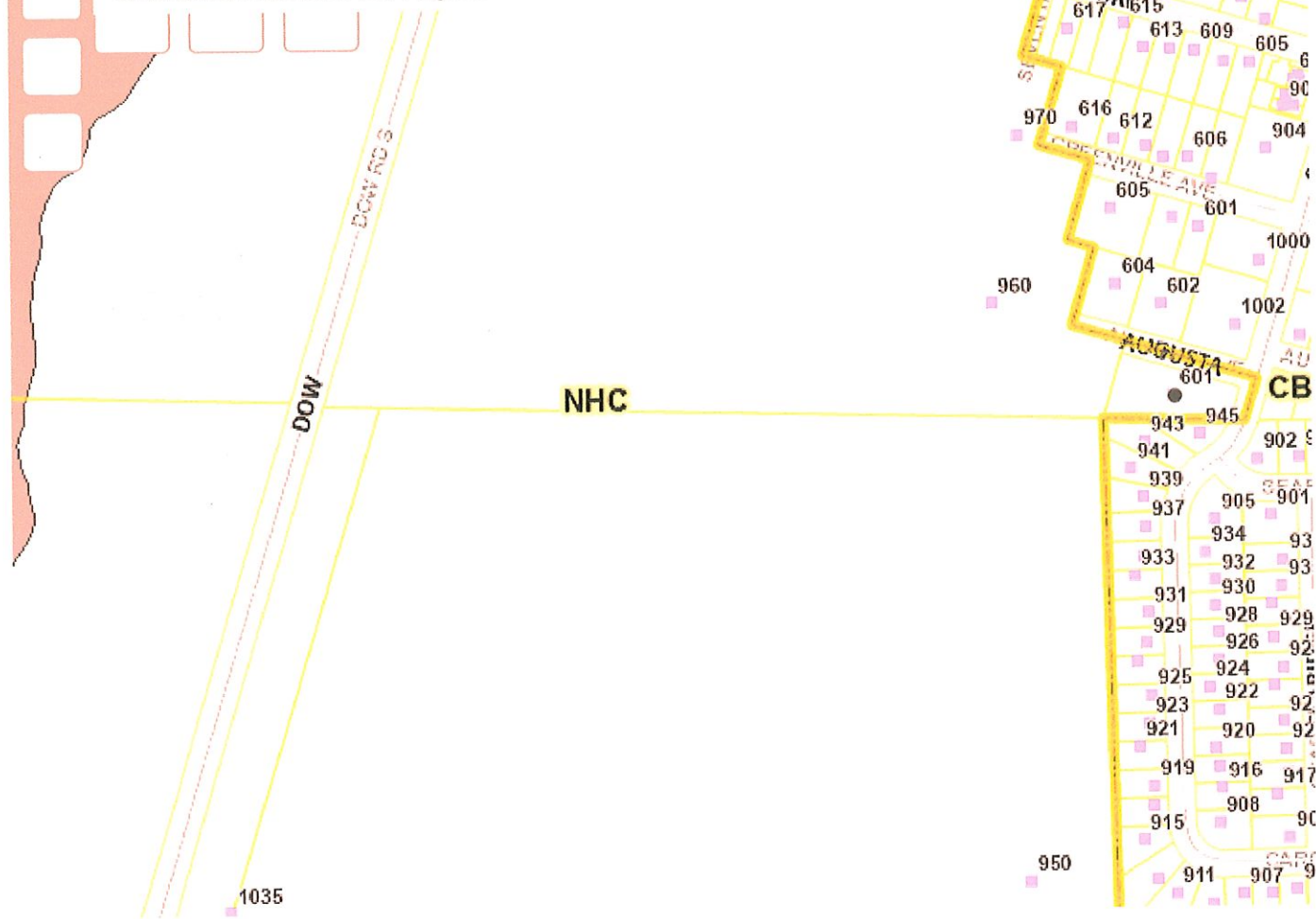


Basic Map

An Interactive Map of New Hanover County, NC

601 Augusta Ave

Show search results for 601 Augusta ...



NHC/CB line



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- **Sec. 40-424. - Nonconforming lots.**

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[PRINT SECTION](#)
[DOWNLOAD \(DOCX\) OF SECTION](#)
[EMAIL SECTION](#)
[COMPARE VERSIONS](#)

(a)

Use by right when all setbacks can be met. Where the owner of a lot of record identified as nonconforming by the county tax parcel identification numbers as they exist on December 13, 2005 does not own sufficient land to enable the owner to conform to the dimensional requirements established by this chapter, such lot may be developed as a single-family residence, provided the lot can be used in conformance with all of the regulations (other than the area or width requirements) applicable to the district in which the lot is located, such use may be made as of right. Nonconforming lots created by transfer on or after December 14, 2005 shall not be developed.

(b)

Recombination of lots required when possible. Whenever this article creates a nonconforming lot, and the owner of the nonconforming lot also owns land having continuous frontage to it, and a portion of this other land can be combined with the nonconforming lot to create a conforming lot (without thereby creating other nonconformities), the owner of the nonconforming lot, or his successor in interest, shall combine the lots in accordance with the Town's subdivision ordinance to create one or more conforming lots prior to developing the property.

(c)

Exception. Subsection (b) of this section does not apply to those parcels identified as nonconforming lots of record as of July 14, 2004, and any subsequent nonconforming lots of recorded created between July 14, 2004, and December 14, 2005.

(d)

Odd lots groupings. Where lots of record having the same street front have been combined in odd-numbered contiguous groups (3, 5, 7, etc.) existing conformities within the group (i.e., a minimum of two adjoining lots) shall be maintained and the remaining single lot may be developed as a nonconforming lot as provided in subsection (a) of this section.

(e)

Subdivide platted lots. Where original platted lots in common ownership create an area over the minimum lot size, but will not meet the lot size or frontage requirements when subdivided, then the owner may subdivide the platted lots in accordance with

the Town's subdivision ordinance to create lots that are no more than 25 percent less than the minimum lot size for that district.

(f)

Variance required when exceptions to setbacks are requested. The board of adjustment may issue a variance to the setback requirements in accordance with the procedures and "required findings" set forth under article XVI of this chapter.

(g)

Reduction of required lot area when lost to shore erosion. Where lots abut the estuarine tidal waters, as defined in article XVII, or by the Carolina Beach Erosion Control and Hurricane Wave Protection Projects and where lot depth has been lost due to the encroachment of such waters, making such lot area non-conforming to the zoning district requirements, the existing lot area may be considered conforming to meet the minimum lot area requirements of the zoning district in which located. However, the front and side yards of the zoning district shall apply.

(1)

For sound-front lots, a 50 percent reduction in the front yard shall apply where appropriate provisions are made for off-street parking.

(2)

Where the Carolina Beach building line creates a reduction in lot area that results in a non-conforming lot a 50 percent reduction in the front yard setback may apply where appropriate provisions are made for off-street parking.

Lots which have lost area due to estuarine tidal waters or Carolina Beach Erosion Control and Hurricane Wave Protection Projects may be developed in accordance with all applicable permitted uses of the zoning district in which located, provided that the actual lot area above the mean high water level shall be utilized when computing the density for multifamily dwellings per lot. The Zoning Administrator shall make the determination of actual lot area. Appeals to the decision of the Zoning Administrator shall be made to the board of adjustment in accordance with the provisions of article XVI of this chapter.

(Code 1986, app. A, § 18.2; Ord. No. 02-514, 9-17-2002; Ord. No. 04-558, 7-13-2004; Ord. No. 05-603, 10-11-2005; Ord. No. 05-617, 12-13-2005; Ord. No. 08-717, 1-8-2008; Ord. No. 10-855, 12-14-2010; Ord. No. 16-1023, 9-13-2016)

1255 0395

REDECOA P. JONES
REGISTER OF DEEDS
NEW HANOVER CO. NC

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

QUITCLAIM DEED

MAY 30 11 43 AM '84

THIS DEED, Made and entered into this 30th day of April
April, 1984, by and between DONALD R. FONVILLE, (Single) of
Burlington, North Carolina, GRANTOR, and HENRY D. CAPILLARY and
Son, CHARLES A. CAPILLARY, of Graham, North, as Joint Tenants
with right of survivorship, GRANTEE:

W I T N E S S E T H:

22

That said GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10.00) to him in hand paid, the receipt of which is
hereby acknowledged, has bargained, sold, remised and released
and by these presents does bargain, sell, remise, release and
forever quitclaim unto the GRANTEE and their heirs and assigns,
all right, title, claim and interest of the said GRANTOR in and
to a certain tract or parcel of land lying and being in the
County of New Hanover, State of North Carolina and more
particularly described as follows:

BEGINNING at the intersection of the western right of
way line (25.0 feet from its centerline) of Sixth Avenue
with the southern right of way line (25.0 feet from its
centerline) of Augusta Avenue as shown on the map of
Portion of Carolina Beach as recorded in Map Book 10, at
Page 8, of the New Hanover County Registry; running
thence from said beginning point and with the southern
right of way line of said Augusta Avenue, North 70
degrees 36' West 225.0 feet to a point; running thence
at right angles, South 19 degrees 24' West 120.70 feet
to the northern line of Section 2, Carolina Sands
subdivision, as recorded in Map Book 21, at Page 14, of
the New Hanover County Registry; running thence with
said line, South 85 degrees 45' 30" East 233.11 feet to
the western right of way line of Sixth Avenue; running
thence with said right of way line, North 19 degrees 24'
East 59.75 feet to the point of beginning, containing
0.466 acres, more or less, and being all of Lot 1 and a
part of lots 2, 4 and 5, Block 152, as shown on the
aforementioned map of Carolina Beach as recorded in Map
Book 10, at Page 8, of the New Hanover County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land
and all privileges thereunto belonging unto Henry D. Capillary,
and Son, Charles A. Capillary, the said GRANTEE, and their heirs
and assigns free and discharged from all right, title, claim or
interest of said GRANTOR or anyone claiming by, through or under
him.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set his hand
and seal, the day and year first above written.

RETURNED TO Andy Howell, Sec'y

Donald R. Jonville (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

I, Louise L. Collins, a Notary Public in and for the State and County aforesaid, do hereby certify that Donald R. Jonville personally appeared before me this date, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 1st day of May, 19 84.



Louise L. Collins
Notary Public

Commission Expires: _____

STATE OF NORTH CAROLINA
New Hanover County
The Foregoing Certificate of
Louise L. Collins
Notary Public
is certified to be correct.
This the 30 day of May 1984

Rebecca P. Tucker, Register of Deeds
By Mary Sue Oates
clerk

BK: RB 6566
PG: 2320 - 2322

2022019421

NC FEE \$26.00

RECORDED:

05/19/2022

NEW HANOVER COUNTY,

04:10:24 PM

TAMMY THEUSCH PIVER

EXTX \$0.00

BY: ANGELA ENGLISH

REGISTER OF DEEDS

DEPUTY

ELECTRONICALLY RECORDED

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

REVENUE STAMPS: \$0.00

NON-WARRANTY DEED

Tax Parcel ID # R09009-014-003-000

Mail After Recording To: Parris R. Stratton
(Grantee's Address) 8759 West Telfair Circle
Wilmington, NC 28412

DRAWN BY AND RETURNED TO: CALDER LAW, PLLC
1410 Commonwealth Drive, #205, Wilmington, NC 28403

DRAWN WITHOUT OPINION ON TITLE

N/A If checked, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

Grantor's Address: 920 Oceanward Lane Carolina Beach, NC 28428

Brief Description: Lot 1 & Part of Lots 2, 4 and 5, Block 152, Carolina Beach

This deed, made and entered into this, the 19th day of May, 2022, by and between Center City Development, Inc., a North Carolina corporation, the GRANTOR herein; and, Parris R. Stratton, the GRANTEE herein.

W I T N E S S E T H:

That the Grantor, for and a good and valuable consideration, the receipt of which is hereby acknowledged, has and by these presents, does grant, bargain, sell and convey unto the Grantees in fee simple, all of the Grantor's right, title and interest, in that real estate located in the County of New Hanover, State of North Carolina, more particularly described as follows:

Being that tract located at 601 Augusta Avenue in Carolina Beach, New Hanover County, NC having Tax Parcel ID Number R09009-014-003-000; described in instrument recorded in Book 6505, Page 2676 in the said New Hanover County Registry, as the same is more particularly described in that Exhibit A attached hereto and incorporated herein by reference.

To have and to hold the Grantor's right, title and interest in the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantee in fee simple.

In witness whereof, the Grantor(s) have hereunto set their hands and seals this the day and year first above written.

Center City Development, Inc.

By: [Signature]
Kilon Wilson

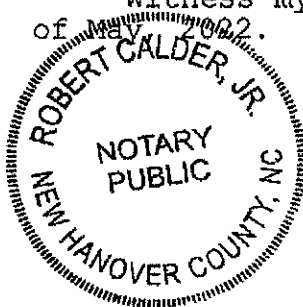
Its: President

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, certify that Kilon Wilson, President of Center City Development, Inc. personally appeared before me, known to me or proven to me by photographic identification, this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 19th day of May, 2022.



[Signature]
Notary Public

Printed Name: Robert Calder, Jr.

My Commission Expires: 08/07/2022

EXHIBIT A

That real estate located in the County of New Hanover, State of North Carolina, more particularly described as follows:

BEGINNING at the intersection of the western right of way line (25.0 feet from its centerline) of Sixth Avenue with the southern right of way line (25.0 feet from its centerline) of Augusta Avenue as shown on the map of Portion of Carolina Beach as recorded on Map Book 10, at Page 8, of the New Hanover County Registry; running thence from said BEGINNING POINT and with the southern right of way line of said Augusta Avenue, North 70 degrees 36 minutes West 225.0 feet to a point; running thence at right angles, South 19 degrees 24 minutes West 120.70 feet to the northern line of Section 2, Carolina Sands Subdivision, as recorded in Map Book 21, at Page 14, of the New Hanover County Registry; running thence with said line, South 85 degrees 45 minutes 30 seconds East 233.11 feet to the western right of way line of Sixth Avenue; running thence with said right of way line, North 19 degrees 24 minutes East 59.7 feet to the POINT OF BEGINNING, containing 0.466 acres, more or less, and being all of Lot 1 and a part of Lots 2, 4 and 5, Block 152, as shown on the aforementioned map of Carolina Beach as recorded in Map Book 10, at Page 8, of the New Hanover County Registry; having Tax Parcel Identification Number R09009-014-003-000. Also being the same property described in Deed recorded in Book 6505, Page 2676 in said Registry.