

Initial Application Date: 6-20-02

Application # 2-5-4927

COUNTY OF HARNETT LAND USE APPLICATION

SFD

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: James Scott Lemon Mailing Address: 401 Holly Oak Ct  
City: Fuquay-Varina State: NC Zip: 27526 Phone #: 555-7431

APPLICANT: Same as Above Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: NC 42 SR Name: NC 42  
Parcel: 05-0615-0001-14 PIN: 0615-94-1479  
Zoning: RA30 Subdivision: D.W.S. International Lot #: 6 Lot Size: 10.02 AC  
Flood Plain: Y Panel: 0005 Watershed: N/A Deed Book/Page: 155/932 Plat Book/Page: 2001-1072

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 To Fuquay LF HWY 42  
Go through Duncan App 4 miles on ~~left~~ past Duncan  
Right

(Old County Line Hunting Club)

PROPOSED USE:  
 Sg. Family Dwelling (Size 90.50 x 50 # of Bedrooms 3 # Baths 2 Basement (w/wo bath) — Garage YES Deck YES  
 Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
 Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

Comments: \_\_\_\_\_  
 Number of persons per household 4 included in total size  
 Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_  
 Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_  
 Home Occupation (Size \_\_\_\_\_ x \_\_\_\_\_) # Rooms \_\_\_\_\_ Use \_\_\_\_\_  
 Accessory Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_  
 Addition to Existing Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_  
 Other \_\_\_\_\_

Water Supply:  County  Well (No. dwellings \_\_\_\_\_)  Other

Sewage Supply:  New Septic Tank  Existing Septic Tank  County Sewer  Other

Erosion & Sedimentation Control Plan Required? YES  NO   
Structures on this tract of land: Single family dwellings 1 Manufactured homes \_\_\_\_\_ Other (specify) (1) proposed 40x60

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES  NO  Sharp

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>290'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>240'</u>	Corner	<u>—</u>
Nearest Building	<u>10'</u>	<u>20'</u>		

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

James Scott Lemon  
Signature of Applicant

6-20-02  
Date

#592-621(N)

\*\*This application expires 6 months from the date issued if no permits have been issued\*\*

9/25  
DATE

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### Required Property Line Setbacks

Front	Side	Back	Actual
35'	10'	25'	290'
10'	10'	10'	242'
25'	10'	10'	100'
10'	10'	10'	20'

ACT 2  
WITH EST.  
SLIDE 114-B

PLAN APPROVAL  
DISTRICT RA30 USE SFD  
BEDROOMS 3

6-20-02 D. Johnson  
Zoning Administrator

*proposed SFD*  
527ft

*proposed Shop*  
9.54 acres



10.02 acres

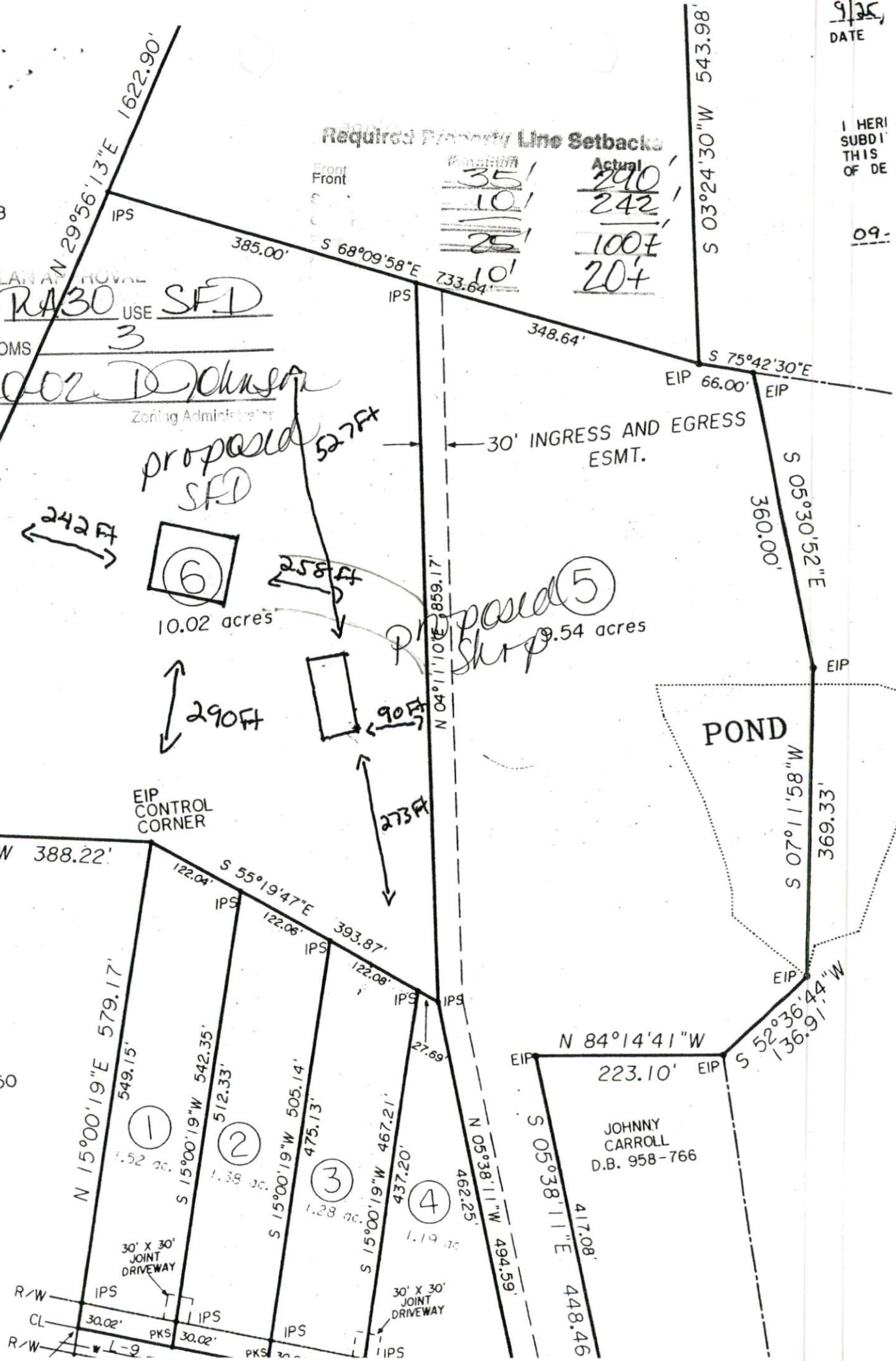


9.54 acres

POND

EIP CONTROL CORNER

A.E. ROLLINS  
B. 258 PG. 450



Initial Application Date: 6-20-02 \$ 20.00 Application # 2-5-4926

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: James Scott Lemon Mailing Address: 401 Holly Oak Ct  
City: Fuquay-Varina State: NC Zip: 27526 Phone #: 555-7431

APPLICANT: Same as Above Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: NC 42 SR Name: NC 42  
Parcel: 05-0615-0001-14 PIN: 0615-94-1479  
Zoning: RA30 Subdivision: Durham S. International Lot #: 6 Lot Size: 10.02 AC  
Flood Plain: 7 Panel: 005-100-115-1 Watershed: N/A Deed Book/Page: 155/932 Plat Book/Page: 2001-1092

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 To Fuquay LE HWY 42  
Go through Durcan App 4 miles on ~~the~~ past Durcan  
Right

(Old County Line Hunting Club)

PROPOSED USE:

- Sg. Family Dwelling (Size \_\_\_ x \_\_\_) # of Bedrooms \_\_\_ # Baths \_\_\_ Basement (w/wo bath) \_\_\_ Garage \_\_\_ Deck \_\_\_
- Multi-Family Dwelling No. Units \_\_\_ No. Bedrooms/Unit \_\_\_
- Manufactured Home (Size \_\_\_ x \_\_\_) # of Bedrooms \_\_\_ Garage \_\_\_ Deck \_\_\_
- Comments: \_\_\_\_\_
- Number of persons per household \_\_\_\_\_
- Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_
- Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_
- Home Occupation (Size \_\_\_ x \_\_\_) # Rooms \_\_\_ Use \_\_\_\_\_
- Accessory Building (Size 40x60) Use shop personal
- Addition to Existing Building (Size \_\_\_ x \_\_\_) Use \_\_\_\_\_
- Other \_\_\_\_\_

Water Supply:  County  Well (No. dwellings \_\_\_)  Other

Sewage Supply:  New Septic Tank  Existing Septic Tank  County Sewer  Other

Erosion & Sedimentation Control Plan Required? YES  NO

Structures on this tract of land: Single family dwellings proposed Manufactured homes \_\_\_ Other (specify) (1) 40x60 personal

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES  NO  proposed

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>35+</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>10+</u>	Corner	<u>—</u>
Nearest Building	<u>10'</u>	<u>10+</u>		

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

James Scott Lemon  
Signature of Applicant

6-20-02  
Date

#5926-21(N)

\*\*This application expires 6 months from the date issued if no permits have been issued\*\*

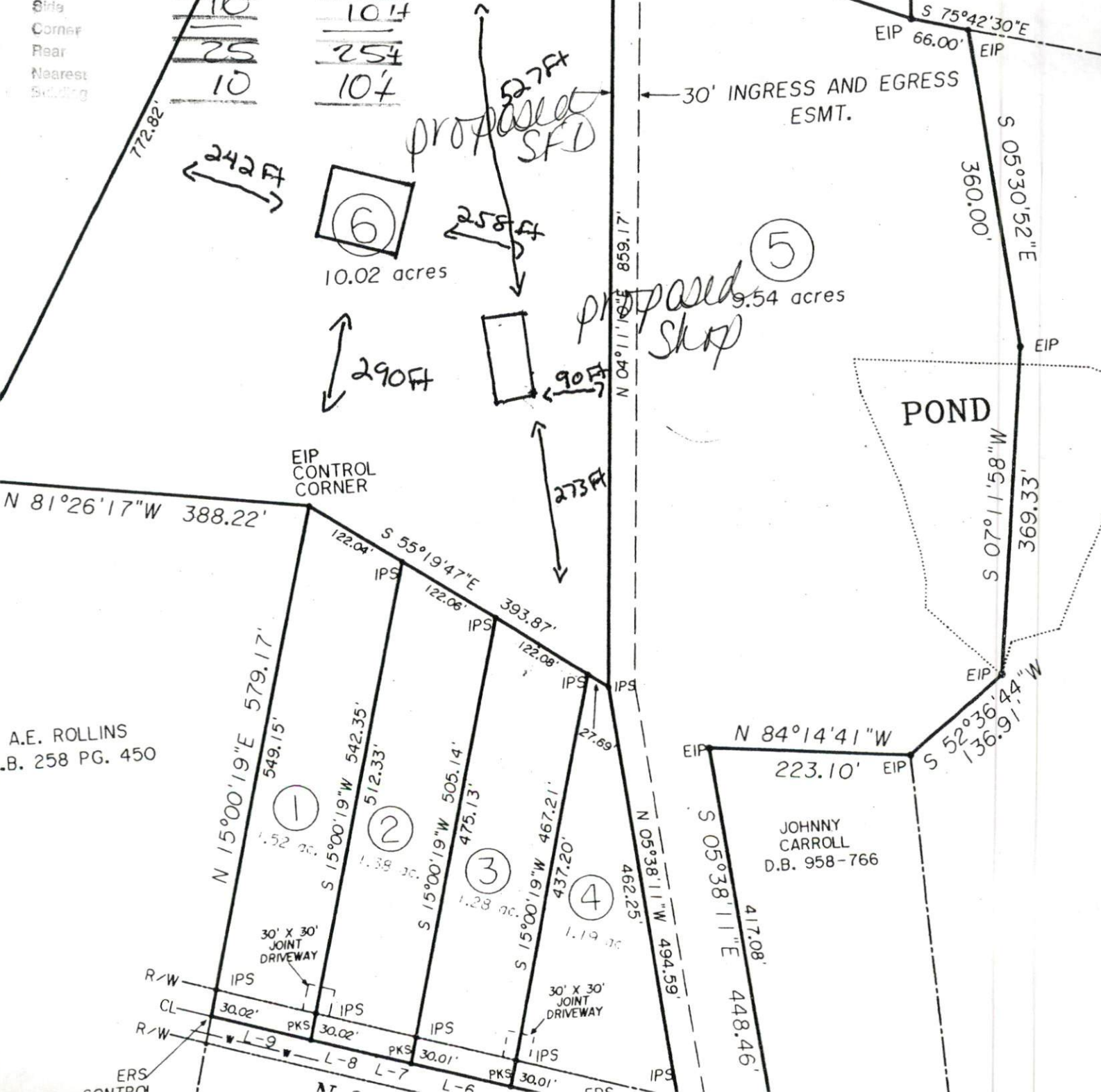
TRACT 2  
E. SMITH EST.  
AB. C SLIDE 114-B

THE PLAN APPROVAL *Personal Shop*  
DISTRICT *R-30* USE *Personal Shop*  
BEDROOMS \_\_\_\_\_

*6-20-02*  
Zoning Administrator

**Required Property Line Setbacks**

	Minimum	Actual
Front	35	354
Side	10	104
Corner	10	104
Rear	25	254
Nearest Building	10	104



A.E. ROLLINS  
B. 258 PG. 450

JOHNNY CARROLL  
D.B. 958-766

POND

*proposed SFD*

*proposed Shop*

REGISTRATION RESISTANCE OF DEED  
KIMBERLY S. HARRISON  
COUNTY CLERK  
NOV 12 2002 11:24 AM  
BOOK 1868 PAGE 848  
REVENUE STAMP \$14.00  
INSTRUMENT # 2001-19210

1555/932

Prepared by: *Senior, Stephenson & Johnston, LLP (without title examination or closing)*

Tax ID: LOT 1 (250615 000)  
LOT 6 (250615 000) (3)

Excise Tax: \$ 162.00

THIS GENERAL WARRANTY DEED, made this OCTOBER 31, 2001, by and between:

DIXIE S. TATUM, a tenant in common, and husband,  
THOMAS E. TATUM  
2903 Alabama Ave.  
Durham, NC 27705

and  
LUCILLE S. WILKINS, a tenant in common, widow  
1001 Oakland Ave.  
Durham, NC 27705

hereinafter called Grantors;

JAMES S. LEMON and wife,  
ANITA ANN LEMON  
401 Holly Oak Court  
Fuquay-Varina, NC 27526

hereinafter called Grantees;

WITNESSETH:

The designation Grantor and Grantee used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.  
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 BUCKHORN Township, HARNETT County, NC and more particularly described as follows:

**TRACT 1:**  
BEING all of Lots 1 and 6 as shown in Map Number 2001, page 1072, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Deed Reference: Book 1868, page 848.

ALL LOTS are SUBJECT to the attached covenants shown as Exhibit "A".

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 in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all adverse encumbrances, and that the grantor will warrant and defend the title against the lawful claims of all persons whensoever except for exceptions hereinafter stated.

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

02-2015-0001  
05-2015-0001-14  
05-2016-0001-14, 11, 12  
413  
11-9-01

*Dixie S. Tatum* (SEAL)  
DIXIE S. TATUM

*Thomas E. Tatum* (SEAL)  
THOMAS E. TATUM

*Lucille S. Wilkins* (SEAL)  
LUCILLE S. WILKINS

NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned, do hereby certify that DIXIE S. TATUM and husband, THOMAS E. TATUM, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and ordinary seal, this 10th day of November, 2001.

*[Signature]*  
Notary Public

My commission expires: *[Signature]*



NORTH CAROLINA  
 COUNTY OF WAKE *Durham*  
 I, the undersigned, do hereby certify that LUCILLE S. WILKINS, personally appeared before me this day  
 and acknowledged the due execution of the foregoing instrument.  
 Witness my hand and notary seal, this the 5 day of November, 2001.  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 1/1/02



### EXHIBIT "A"

#### RESTRICTIVE COVENANTS for the Property of Gertrude Smith Estate

Any conveyance of the property herein described is Subject to the following covenants which shall be binding on all successors, heirs and assigns:

- (1) Said land shall be used only for single family residential purposes.
- (2) No dwelling shall be permitted on any lot which has a ground floor heated area basement square footage excluded of less than 1,200 square feet except that any dwelling which is built with an attached carport or garage may contain only 1,030 square feet of heated area on the ground floor, provided that two-story dwellings or split level dwellings shall have a minimum of 1,200 square feet of heated area.
- (3) No outbuilding or storage building shall be placed nearer than 50 feet to the front lot line.
- (4) No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- (5) No structure of a temporary character, trailer, mobile home, manufactured home, basement tent, shack, garage, barn or other outbuilding shall be used on any portion of the above described property at any time as a residence, either temporarily or permanently. Modular homes are acceptable. All structures must have a minimum 5/12 roof pitch.
- (6) No pigs, swine, mules, cows, chickens or other animals or fowl shall be kept upon any portion of the above described property for commercial or breeding purposes, and any keeping of the same shall never be offensive nor noxious.
- (7) None of said land shall be used or maintained as a dumping ground for rubbish and no junk automobiles shall be allowed upon said property.
- (8) These covenants do not supersede Harnett County Zoning Ordinances of any applicable state and federal regulations, but are in addition to any such ordinances and state and federal regulations.
- (9) Enforcement of these covenants may be by proceedings at law or equity against my person, firm or corporation violating or attempting to violate any covenant either to restrain violation or to recover damages.
- (10) Invalidation of any one of these covenants or any part thereof by judgement or Court order shall in no way affect any of the other provisions which shall remain in full force and effect and the failure of any person, firm or corporation to take action to enforce the violation of any of these covenants and restrictions shall not be construed as a waiver of any enforcement rights and shall not prevent the enforcement of such covenant or covenants in the future.