

file copy

Initial Application Date: 11 May 01
#103

Application #01- 22038 R
3-24-03

COUNTY OF HARNETT LAND USE APPLICATION

Planning Department 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793

LANDOWNER: Charles TACIA Address: PO BOX 639
City: Olivia State: NC Zip: 28368 Phone #: 919-499-1801

APPLICANT: SAME Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: NC27 SR Name: Hwy 27 - TACIA Rd.

Parcel: 03-0507-0152-08 PIN: _____

Zoning: RA-20R Subdivision: Coopers Place Lot #: 6 Lot Size: 1.19

Flood Plain: X Parcel: 0090 Watershed: N/A Deed Book/Page: 143/0843 Plat Book/Page: 2001-333

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take Hwy 27 W - 9 miles out of town. TACIA Dr. is on left & lot is 6th lot on right.

PROPOSED USE:

Sg. Family Dwelling (Size ___ x ___) # of Bedrooms ___ Basement ___ Garage ___ Deck ___

Multi-Family Dwelling No. Units ___ No. Bedrooms/Unit ___

Manufactured Home (Size 28x80) # of Bedrooms 4 Garage ___ Deck 18x10 Fruit patio

Comments: _____

Number of persons per household 4

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

Sewer: Septic Tank/ Existing: YES NO County Other

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings ___ Manufactured homes 1 prep Other (specify) _____

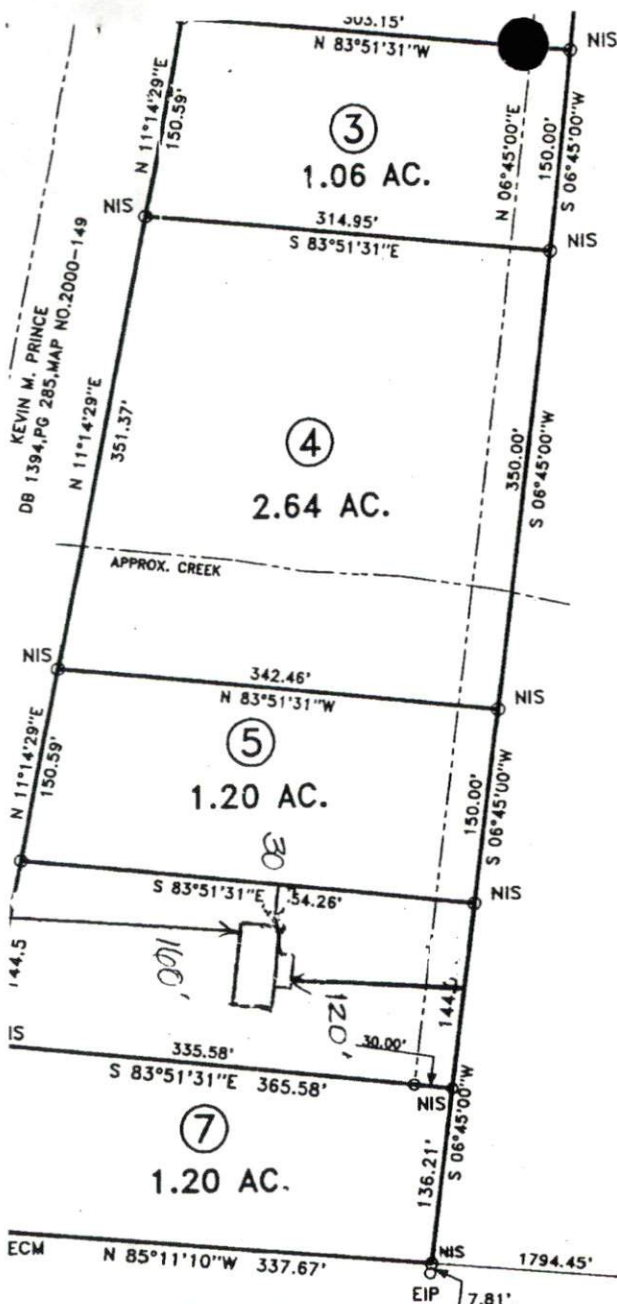
Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>130</u> 120'	Rear	<u>25</u> 160'
Side	<u>10</u>	<u>10/30</u> 30'	Corner	<u>20</u>
Nearest Building	<u>—</u>	<u>7</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.

Charles Tacia
Signature of Applicant

4/30/01
Date



PATRICIA J. LEMONS
DB 689, PG 845

Revised
SITE PLAN APPROVAL
DISTRICT RA-20R USE DWMT

#BEDROOMS 3
W. Mayfield
Date 3-24-03
Patricia J. Lemons
Zoning Administrator

THERE WILL BE NO MORE THAN SIX(6) LOTS SERVED BY THIS PRIVATE EASEMENT SAID EASEMENT HAS BEEN INSTALLED BY THE OWNER BUT THE MAINTENANCE IS THE RESPONSIBILITY OF THOSE INDIVIDUALS WHO PURCHASE THE PRIVATE SAID EASEMENT TO BE AT LEAST A 15' TRAVEL WITH A MINIMUM OF THREE(3) INCHES OF AGGREG.

Required Property Line Setbacks

	Minimum	Actual	
Front	<u>55</u>	<u>130</u>	120'
Side	<u>10</u>	<u>30</u>	30'
Corner	<u>10</u>	<u>10</u>	
Rear	<u>25</u>	<u>100</u>	160'
Nearest Building	<u>10</u>		

OWNER/DEVELOPER: CHARLES C. JOHN D. CO
P.O. BOX 63
OLIVIA, N.C.
919-499-1

NOELYNE M. LANGSTON
DB 1104, PG 743
PC F, SLIDE 466-A

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 APR 03 02 45 56 PM
BK 2001 PG 333-334 FEE \$21.00
INSTRUMENT # 2001005311

SURVEY FOR:
COOPER'S PLACE

BENNETT SURVEYS, INC
1362 CLARK RD., LILLINGTON, N.C.
(910) 893-5252

SHIP BARBECUE	COUNTY HARNETT	60 0 120	SURVEYED BY: RWB
STATE: NORTH CAROLINA	DATE: DECEMBER 13, 2000	SCALE: 1" = 120'	DRAWN BY: RVB
RA-20R	TAX PARCEL ID#: 03-0507-0152-02	CHECKED & CLOSURE BY: MRB	

MAP # 2001-1

200011160

This Deed Prepared by Reginald B. Kelly, Attorney at Law

03-0507-0152 HARNETT COUNTY NC 08/01/2000
11 \$75.00



Real Estate
Excise Tax

HARNETT COUNTY NC
Book 1431
Pages 0843-0847

FILED 5 PAGE(S)
08/01/2000 4:31 PM
KIMBERLY S. HARGROVE
Register of Deeds

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY
DEED

This WARRANTY DEED is made the 28 day of June, 2000, by and between KEVIN MARK PRINCE and wife, PAMELA W. PRINCE, whose address is 10885 James B. White Highway South, Whiteville, North Carolina 28472 (hereinafter referred to in the neuter singular as "the Grantor") and CHARLES C. TACIA, III, and JOHN D. COOPER, JR., whose address is Post Office Box 639, Olivia, North Carolina 28368 (hereinafter referred to in the neuter singular as "the Grantee"):

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Barbecue Township of said County and State, and more particularly described as follows:

Being all of Tract 3 containing 10.10 acres, more or less, as shown on that certain plat entitled Kevin Mark Prince by Soles and Walker, PA, PLS, dated March 15, 2000, and recorded in Map Number 2000-149, Harnett County Registry.

This conveyance is subject to restrictive covenants as set out below:

1. No lots shall be used for garages or junk yards.
2. No outside toilet facilities may be constructed or utilized and all sanitary facilities must be constructed in accordance with the State of North Carolina and Harnett County Health Department regulations.

KELLY & WEST
ATTORNEYS AT LAW
900 S. MAIN STREET
P.O. BOX 1178
LILLINGTON, NC 27546
910-893-8183
FAX: 910-893-5814

HARNETT COUNTY TAX ID #
03-0507-0152
8/1/00 BY <i>W</i>

3. No hogs, goats, cows, or other livestock shall be permitted on any lot.

4. Each lot owner shall at all times maintain said lot in a neat and well kept condition.

5. No stale garbage or any other condition conducive to the breeding of flies, insects, or rodents, or otherwise prejudicial to the health or well-being of the lot owners shall be permitted to continue on any lot. No animals, livestock, or poultry of any description, except for horses and the usual household pets are allowed. All household pets shall be contained within the boundaries of the tract on which their owners reside.

6. No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance or an annoyance to the neighboring lot owners.

7. No building, nor approved mobile home shall be placed or erected nearer than ten feet to the side property line or nearer than fifty feet from the front property line or street right of way on which the building or approved mobile home is facing and no nearer than thirty feet from the rear property line of a lot. All such buildings and mobile homes shall be so placed on herein described and to conform with other structures on adjoining lots, unless prior written approval is given by the seller for allowing an exception.

8. No bus bodies, shacks, tents, stripped or junk vehicles, or parts thereof shall be allowed on any lot. Any vehicle must be currently licensed and property insured. Any private dwelling located on any lot shall conform to all state and county building codes.

9. Any private dwelling located on any lot shall conform to all state and county building codes.

10. Any conventional residential building located on any tract shall have a minimum of 850 square feet or heated area. Any mobile home located on any tract shall not be less than 12 feet wide and 45 feet long. Any mobile home located on any tract shall not be more than two years old at the time of placement unless prior written approval is given by the seller for allowing an older model

to be located on any tract. The front door of any residence erected or situated on a tract shall face the main street on which the residence is located. Old homes or structures of any type will not be permitted to be moved onto any lot unless prior written approval is given by the seller for allowing an exception.

11. All residences must be underpinned within two months after the structure is placed on any tract. Underpinning must be constructed of new materials, consisting of either brick, metallic, or vinyl mobile home skirting. The use of any other types of material must receive written approval of the seller prior to installation.

12. A fifteen foot right of way is reserved along the outside edge of the road right-of-way for utility and drainage easements.

13. All driveway and driveway pipes shall be installed and constructed in accordance with those standards established by the North Carolina Department of Transportation.

14. Invalidity of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

15. These restrictive covenants may be enforced either at law or equity by any property owner.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Kevin Mark Prince (SEAL)
Kevin Mark Prince

Pamela W. Prince (SEAL)
Pamela W. Prince

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ATTORNEYS AT LAW
900 S. MAIN STREET
P.O. BOX 1118
LILLINGTON, NC 27546
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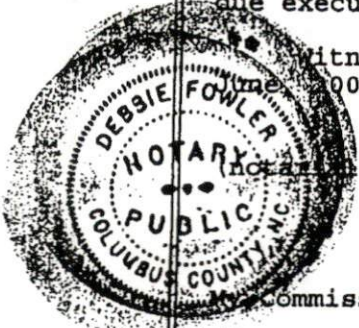
STATE OF NORTH CAROLINA

ACKNOWLEDGMENT OF INDIVIDUALS

COUNTY OF Columbus

I, a Notary Public of the County and State aforesaid, certify that Kevin Mark Prince and wife, Pamela W. Prince, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 28th day of August, 2000.



(Notary seal)

Debbie Fowler
Notary Public

Commission Expires: August 23, 2003

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

Columbus The Certificate of Debbie Fowler, Notary of said County and State, is certified to be correct.

This instrument was presented for registration and recorded at 4:31 o'clock P..m. on the 13th day of August, 2000, in Deed Book 1431 at Page 843-847.

Kimberly S. Hargrove
Register of Deeds

BY: Elmer McLean
Deputy Register of Deeds

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