

Initial Application Date: 30 Oct 01

Application # 01-50003316

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: J.D. HART
City: Linden State: NC Zip: 28354 Mailing Address: 3640 Old Plc 15-A Phone #: 910-980-0667

APPLICANT: Duane R. Schrader Jr
City: Erwin State: NC Zip: 28339 Mailing Address: 304 N 12th St Phone #: 910-891-5745

PROPERTY LOCATION: SR #: 2027 SR Name: Horseshoe Bend Contact: Colby @ Palm Harbor
Parcel: 2 PIN: _____
Zoning: N1A Subdivision: Horseshoe Estates Lot #: 2 Lot Size: 746 sq ft
Flood Plain: _____ Panel: _____ Watershed: N1A Deed Book/Page: OTP Plat Book/Page: 99/251

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: US 401 S, (2) onto Horseshoe Bend Rd, almost to 217 intersection, on left side of rd
1927 Horseshoe Bend Rd

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 28 x 76) # of Bedrooms 4 Garage _____ Deck _____
Comments: 3 baths
- Number of persons per household 3 Number of Employees at business _____
- 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 _____ Manufactured homes 1 prop 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>35</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>10</u>	Corner	<u>20</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.

Signature of Applicant: Duane R. Schrader Jr

Date: 10-30-01

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

1" = 50'

SITE PLAN APPROVAL

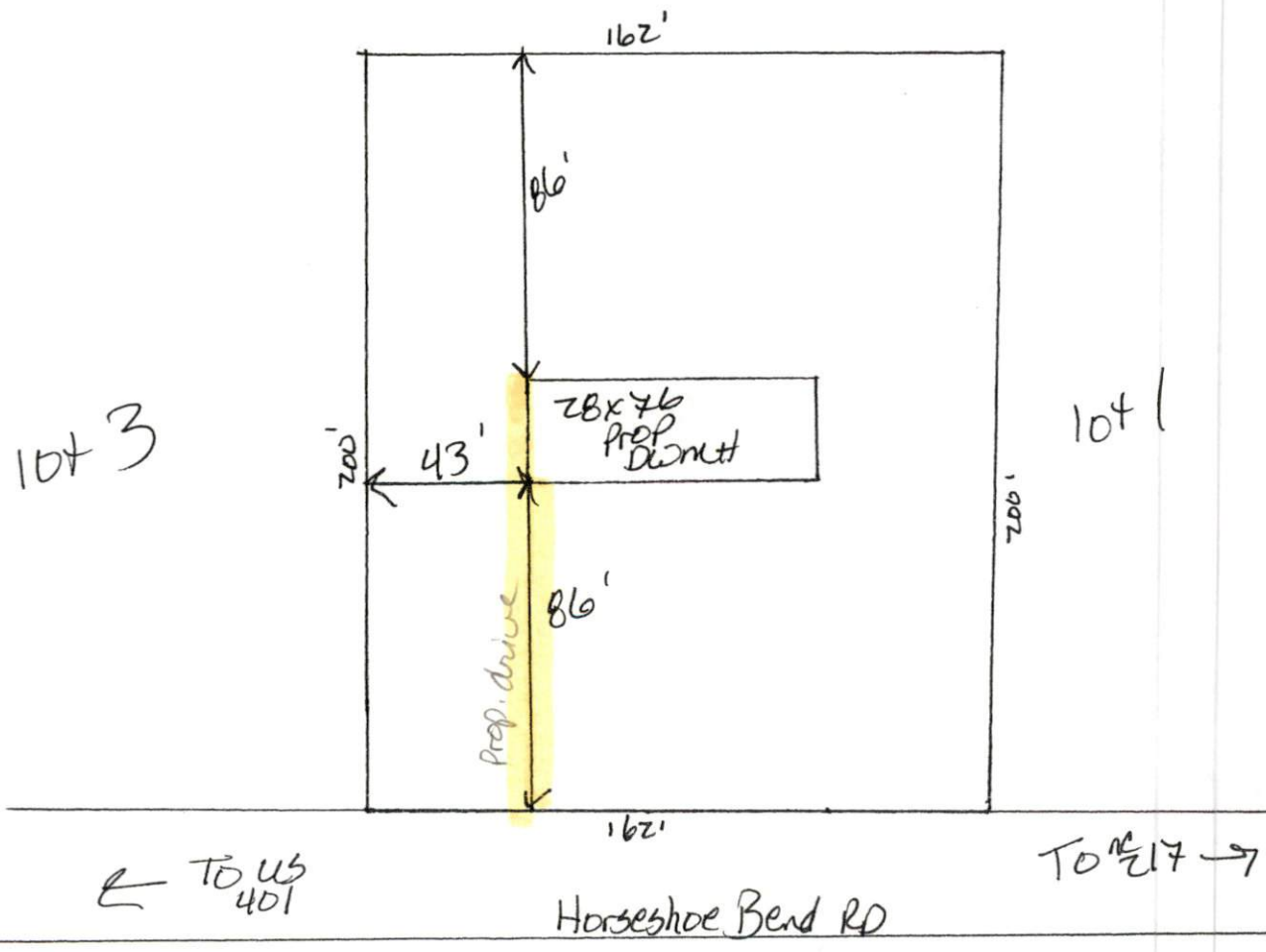
DISTRICT N/A USE DWMT

#BEDROOMS 4

Date 3/20/04 C. Bell
Zoning Administrator

Required Property Line Setbacks

	Minimum	Actual
Front	<u>35</u>	<u>86</u>
Side	<u>10</u>	<u>43</u>
Corner	<u>10</u>	<u>43</u>
Rear	<u>25</u>	<u>86</u>
Nearest Building	<u>10</u>	<u> </u>



Harnett County Adm Bldg
Beside Court House 2nd Block
Upstairs room 100.00

88-543-7350

Annie M. Pierce, et al.
92 E. PACE 230
NOR OF FORMERLY
P.L.N. 0675-53-0078

Federal Paper Board Company, Inc.
DEED BOOK 1016, PAGE 282-285
PLAT CORNET F, SLICE 191-B
P.L.N. 0675-44-6136

**NOTE:
AREA BY COORDINATE COMPUTATION**

I, Ronnie E. Jordan certify that this plot was drawn under my supervision from an actual survey made under my supervision. (I have description recorded in Book 248, Page 231, etc. (Other); that the boundaries not surveyed are clearly indicated on drawn from information found in Book _____ Page _____. That the ratio of precision as calculated is 1:10,000. That this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of March, A.D., 1982.

SURVEYOR L - 2556
REGISTRATION NUMBER

North Carolina, Sampson County
I, A Notary Public of the county and state aforesaid, certify that Ronnie E. Jordan, a Professional Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of March, A.D., 1982.

NOTARY PUBLIC
My commission expires May 8th, 2000

I, Ronnie E. Jordan, Professional Land Surveyor No. L - 2556, certify to one or more of the following as indicated thus X or :

- X A. That this plot is of a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
- B. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- C. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That this survey is a control survey.
- D. That this plot is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
- E. That the information available to this surveyor is such that I am unable to make a determination in the best of my professional ability as to provisions contained in (A) through (D) above.

RONNIE E. JORDAN, PROFESSIONAL LAND SURVEYOR NO. L - 2556

THE LOT(S) ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT LOT(S) ON THIS PLAT MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT REQUIRES ISSUANCE OF THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND SITING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK.

DATE _____ ENVIRONMENTAL HEALTH _____



NOTES:
THE FOLLOWING LOTS WILL SHARE "JOINT DRIVEWAYS":
LOTS 1 AND 2,
LOTS 3 AND 4,
LOTS 8 AND 9, AND
LOTS 10 AND 11.
LOTS 6 AND 7 SHALL HAVE ACCESS FROM WOODLE ROAD AND SHALL NOT HAVE ACCESS FROM N.C.S.R. 2027.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	39.23'	28.00'	35.33'	S57.49°27'E
C2	39.27'	28.00'	35.36'	N32.08°52'E

NORTH CAROLINA
HARNETT COUNTY

This Map/Plat was presented the registration and recorded in this office at Map Number _____ on _____ day of _____ at _____ o'clock _____ A.M.

Kimberly S. Hargrove
Register of Deeds
By: _____
Asst./Deputy Register of Deeds

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN:
This plot is a correct representation of the land platted. A North Carolina licensed attorney-at-law should be consulted concerning correct ownership, estate, and location of easements, any covenants of family burying grounds not shown on recorded maps or deeds made available to the surveyor by present owners at the time of the survey and other title questions revealed by title examination. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist, but are unknown such as: cemeteries, family burying grounds, toxic or hazardous waste material, etc.

Woodell Road
60' R/W
AREA IN RIGHT-OF-WAY:
12,001.06 sq. ft. (0.2755 acres)

J.D. Hart
DEED BOOK 723, PAGE 662-65
LOT 1
PLAT CORNET F, SLICE 387
P.L.N. 0675-74-8950

N.C.S.R. 2027 - 60' R/W

W. O. McGibony
DEED BOOK 723, PAGE 662-65
LOT 1
PLAT CORNET F, SLICE 387
P.L.N. 0675-74-8950



LEGEND

- ES - Existing Iron Stake
- EP - Existing Iron Pipe
- SS - Set Iron Stake
- △ SET PK NAIL - Set Parker/Kalon Masonry Nail
- △ EX. PK NAIL - Existing Parker/Kalon Masonry Nail
- ECM - Existing Concrete Monument

PROPERTY NOT CURRENTLY REGULATED BY HARNETT COUNTY'S WATER SUPPLY WATERSHED MANAGEMENT AND PROTECTION ORDINANCE.

Harnett County Planning Dept. Date _____

PLANNING BOARD CERTIFICATE
The Harnett County Planning Board hereby approves this _____ plat.

Date _____ Chairman _____

BOARD OF COMMISSIONERS CERTIFICATE
The Harnett County Board of Commissioners hereby approve this final plat.

Date _____ Chairman _____

CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION

I (we) hereby certify that I am (we are) the owner(s) or agent of the property shown and described herein and that I (we) hereby adjust this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate of streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown herein is within the subdivision regulation jurisdiction of Harnett County except _____

portion of 0675-85-3680
Tax Parcel ID Number
Owner _____

SITE DATA:

- PROPERTY IS UNZONED
- PROPERTY OWNER: J.D. HART
3640 OLD ROUTE 15-A
LINCOLN, NORTH CAROLINA
28356
(910) 980-0667
- TOTAL AREA: 358,249.36 SQ.FT. (8.2243 ACRES)
- TOTAL LINEAR FEET IN STREETS: 200'±
- PUBLIC WATER OR SEWER IS NOT AVAILABLE.
- TOTAL NUMBER OF LOTS: 11 LOTS
- MINIMUM LOT SIZE: 30,000± SQ.FT. (0.6887 ACRES)
- MINIMUM LOT FRONTAGE: 140±'

Revisor Officer's Certificate

Robert P. Wellions & wife
Su Lou O. Wellions
DEED BOOK 723, PAGE 662-65
LOT 1
PLAT CORNET F, SLICE 387
P.L.N. 0675-74-8950

State of North Carolina
County of Harnett
_____, Revisor Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Revisor Officer _____

Arlee A. Hensley & wife Alberta Hensley

DEED BOOK 723, PAGE 662-65
LOT 1
PLAT CORNET F, SLICE 387
P.L.N. 0675-74-8950

OFFER TO PURCHASE REAL ESTATE

DIVINE RUSSELL

(Buyer) offers to purchase from

SCARLETT
IT KNOWN
D.D. Hart

(owner), real estate known as Lot 2 of

County of HAWAII, State of

Kona, Hawaii said property more particularly described as:

and containing 3000 square feet of land, more or less.

The purchase price is \$ 15,000.00

Deposit herewith paid \$

Upon signing sales agreement \$

Balance at closing \$ 15,000.00

Total purchase price \$ 15,000.00

This offer is subject to Buyer obtaining a real estate mortgage for no less than \$ 15,000.00 payable over 30 years with interest not to exceed _____ % at customary terms within _____ days from date hereof.

Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession of said property available to Buyer.

The parties agree to execute a standard purchase and sales agreement on the terms contained within 10-15 days.

Signed this 27 day of OCT 21

In the presence of:

Witness

Witness

Buyer
Buyer

Buyer
Owner