

Initial Application Date:

10-7-02

Application #

173-50005749

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER:

Michael C Freund

Mailing Address:

529 Killdeer Dr

City: Spring lake

State: NC

Zip: 28390

Phone #: (910) 436-1335

APPLICANT:

Michael C Freund

Mailing Address:

529 Killdeer Dr

City: Spring lake

State: NC

Zip: 28390

Phone #: (910) 436-1335

PROPERTY LOCATION: SR #:

2039

SR Name:

Walker Rd

Parcel: 12-0555-0011

PIN:

0555-04-259+ 2811

Zoning: NA

Subdivision:

Carroll Sub.

Lot #:

Lot Size:

2.39 AC

Flood Plain: X

Panel: 175

Watershed: NA

Deed Book/Page: 1678-

356-359

Plat Book/Page: 99-367

DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

2105 to L Elliot Bridge Rd to L Raynon McComb Rd to R Walker Rd to R Jerome Lane to R dirt Rd just past trail w/pipes + before Real Old Broken tobacco Barn - tract is on left and includes old tobacco barn

PROPOSED USE:

- Sg. Family Dwelling (Size x) # of Bedrooms # Baths Basement (w/w/o bath) Garage Deck
- Multi-Family Dwelling No. Units No. Bedrooms/Unit
- Manufactured Home (Size 30 x 26) # of Bedrooms 4 Garage Deck 10X12 2 Baths
- 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 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 Other (specify) proposed

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 | 35 | 63 | Rear | 25 |
| Side | 10 | 175 | Corner | 20 |
| Nearest Building | 10 | | | |

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: Michael C Freund

Date: 7 Oct 02

824 10/28 (2)

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

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

"WALKER ROAD"
NCSR 2039

CURVE TABLE

- = R=25.00' L=37.60' CHORD=N 52°40'00"E 34.16'
- = R=50.00' L=73.55' CHORD=N 51°43'03"E 67.09'
- = R=50.00' L=52.68' CHORD=S 55°57'42"E 50.27'
- = R=50.00' L=106.06' CHORD=S 34°59'15"W 87.26'

MINIMUM SETBACKS

- FRONT = 35.00'
- SIDES = 10.00'
- BACK = 25.00'

Front Side Corner Rear Nearest Building

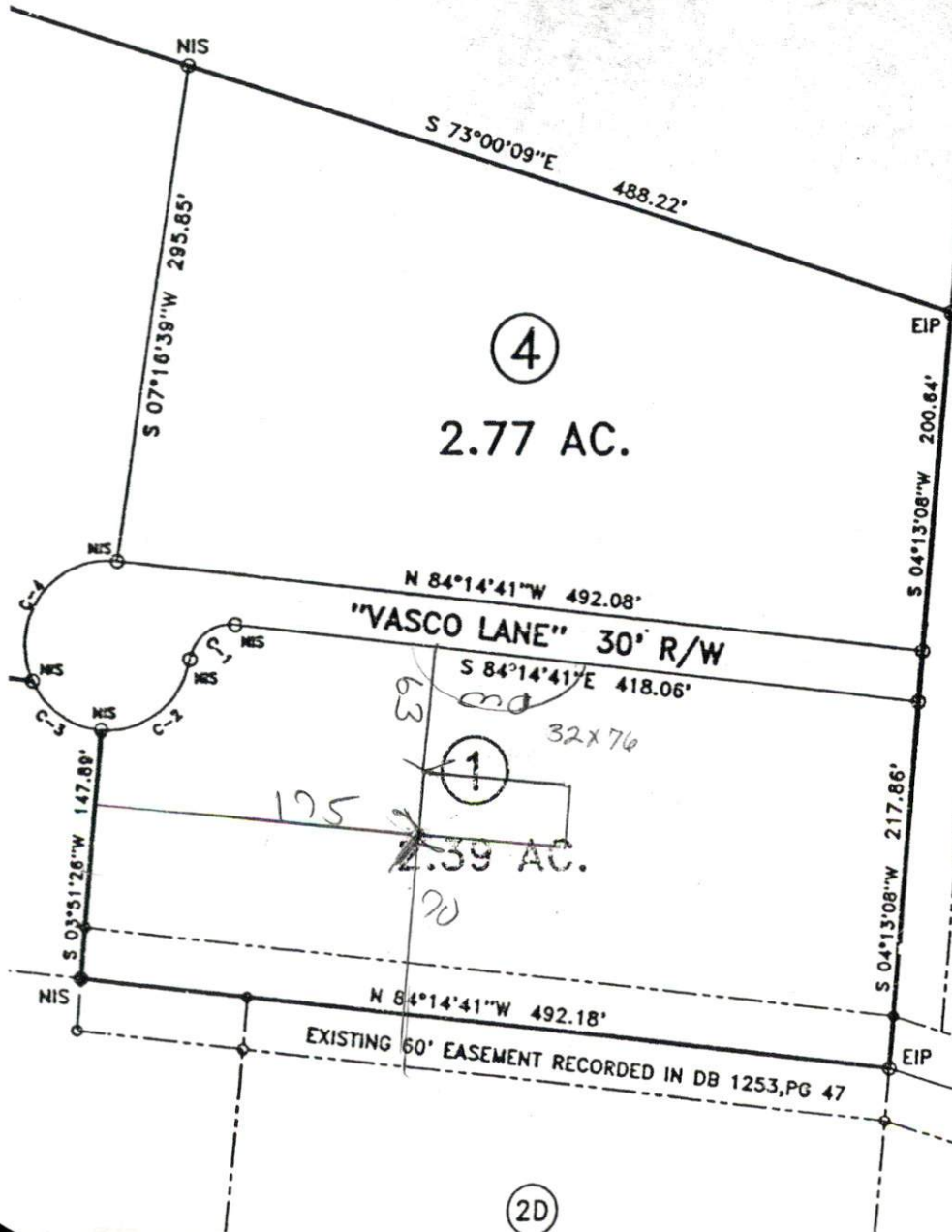
| Minimum | Actual |
|---------|--------|
| 35 | 63 |
| 10 | 175 |
| 25 | 90 |

Required Property Line Setbacks

EXISTING 30' EASEMENT
RECORDED IN DB 1263, PG 597

SITE PLAN APPROVAL
DISTRICT NA USE DOM H
#BEDROOMS 4
Date 10-21-02
J. M. Senter

JO ANN SENTER
DB 670, PG 559



EXISTING 30' EASEMENT
RECORDED IN DB 1275, PG 927

MARY E. SMITH
DB 627, PG 713

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2002 OCT 21 10:08:20 AM
BK: 1678 PG: 356-359 FEE: \$20.00
NC REVENUE STAMP: \$23.00
INSTRUMENT # 2002018877

| | |
|-------------------------|---------------|
| HARNETT COUNTY TAX ID # | |
| 12-0555-0011-12 | |
| | |
| | |
| 10/21/02 | BY <i>msm</i> |

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 23.00

Parcel Identifier No. 120555 0011012 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Curtin & Galt, LLP, 2517 Raeford Road, Fayetteville, NC 28305

This instrument was prepared by: Curtin & Galt, LLP, 2517 Raeford Road, Fayetteville, NC 28305

Brief description for the Index: _____

THIS DEED made this 16th day of October, 2002, by and between

| GRANTOR | GRANTEE |
|--|--|
| RICKY C. SMITH and wife, MARY E. SMITH <i>100 Mulberry Four Oaks, NC 27524</i> | MICHAEL FREUND Vasco Lane Linden, NC 28323 |

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 Linden, Stewarts Creek Township, Harnett County, North Carolina and more particularly described as follows:
For legal description, see Exhibit "A" attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1253 page 47.

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, other than the following exceptions: such valid and enforceable easements, covenants and restrictions pertaining to the property as appear of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Ricky C. Smith (SEAL)
RICKY C. SMITH

By: _____
Title: _____

Mary E. Smith (SEAL)
MARY E. SMITH

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

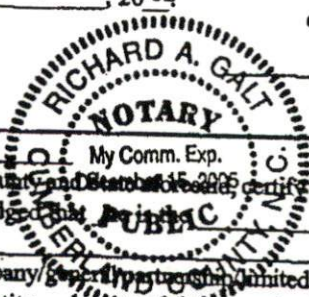
(SEAL)

State of North Carolina - County of Cumberland

I, the undersigned Notary Public of the County and State aforesaid, certify that RICKY C. SMITH and wife, MARY E. SMITH

personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of October, 2002.

My Commission Expires: Dec 15, 2005



RAG
Notary Public
Richard A. Galt

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged _____

_____ of _____ a North Carolina or _____ corporation/limited liability company/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he/she/it executed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

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 the 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

EXHIBIT "A"

LEGAL DESCRIPTION

BEING all of Lot 1 according to a Plat of the same entitled "CARROLL SUBDIVISION, PHASE TWO", prepared by Mickey R. Bennett., R.L.S. L-1514, recorded at Map 99-367, Harnett County, North Carolina Registry, which is incorporated herein by reference and made a part hereof for greater certainty of description and location of said Lot.

There is also conveyed appurtenant to and as a part of the hereinabove described property a 30 foot easement for ingress, egress, regress and utilities as shown upon the Plat recorded at Map Nos. 99-367 and 98-131, Harnett County, North Carolina Registry. Also see Book 1263, Page 597-600, Harnett County, North Carolina Registry.