

Initial Application Date: 11-4-02

Application # 03 0005856

COUNTY OF HARNETT LAND USE APPLICATION

Planning Department 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525 Fax: (910) 893-2793

LANDOWNER: Pine Grove Dev. Address: 622 Buffalo Lake Rd.
City: SANFORD State: NC Zip: 27330 Phone #: 498-2204

APPLICANT: Same- Address: (361 Eisler Rd)
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: 1141 SR Name: micro-Tower . 71
Parcel: 03-9597-0157-29 27 PIN: 95-97-82-8176 8972
Zoning: RA20R Subdivision: Heather Brooke Estates PH III Lot #: 15 Lot Size: .62 AC.
Flood Plain: X Panel: 75 Watershed: NA Deed Book/Page: 350/611-614 Plat Book/Page: 2000/689

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 West- Turn Left on Tingen-
Left on micro-Tower - Left on Eisler Rd. Job @
Top of Hill on Left.

PROPOSED USE:

- Sg. Family Dwelling (Size _____ x _____) # of Bedrooms _____ Basement _____ Garage _____ Deck _____
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size 27 x 76) # of Bedrooms 3 Garage NA Deck NA
- 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

Sewer: Septic Tank/ Existing: YES NO County Other

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings 0 Manufactured homes 1 - proposed Other (specify) 0

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>50'</u>	Rear	<u>25'</u> <u>162'</u>
Side	<u>10'</u>	<u>16'</u>	Corner	<u>NA</u> <u>NA</u>
Nearest Building	<u>NA</u>	<u>NA</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: Jane D. Stovall

Date: 11-4-02

S 846 11-4

HP: 4966

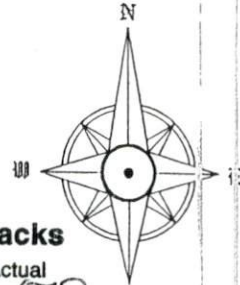
SURVEY FOR:

PINE GROVE DEVELOPMENT CORP.

TOWNSHIP: BARBECUE-HARNETT CO., N.C.

SCALE: 1" = 50'

DATE: APRIL 27, 1999



SITE PLAN APPROVAL

DISTRICT RA20R USE SP

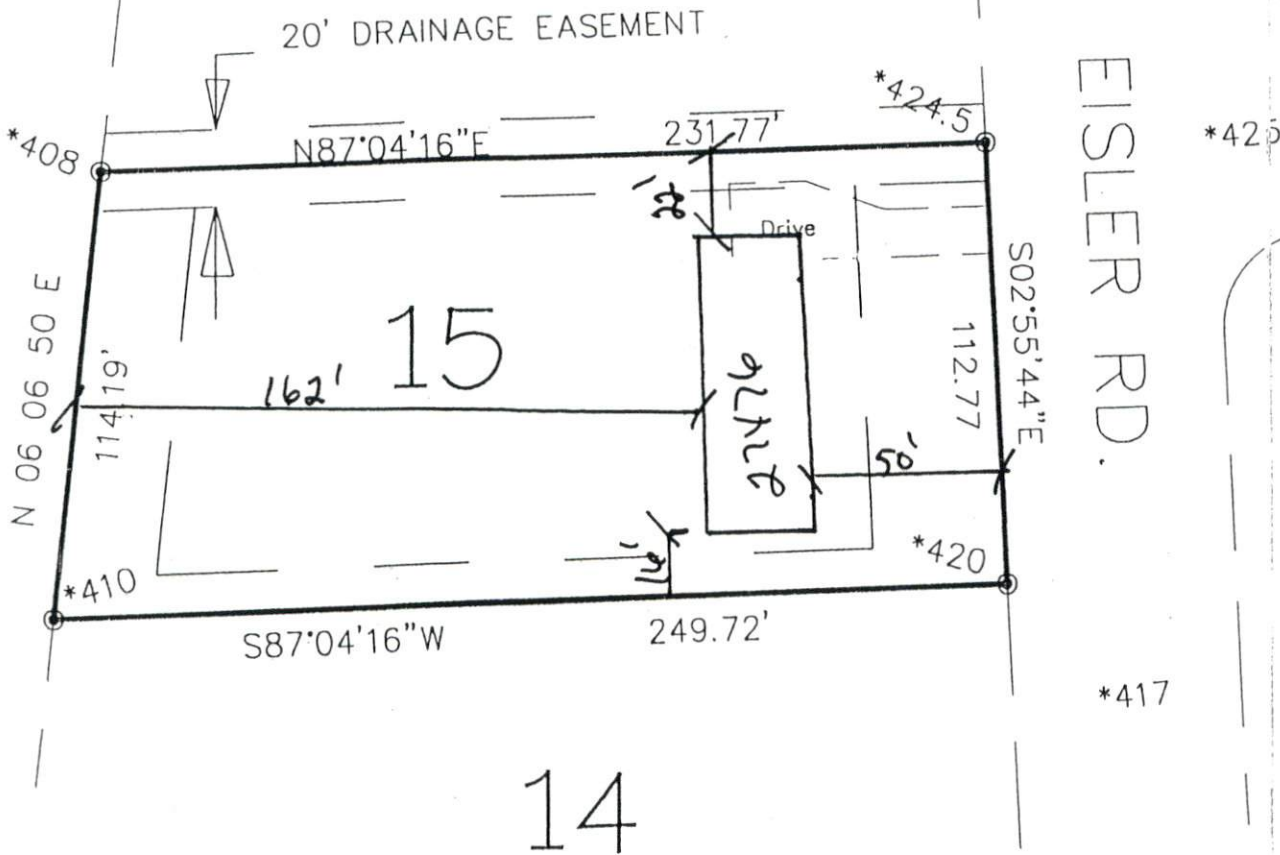
#BEDROOMS 3

11-402 Sherrill Jones
Date Zoning Administrator

16

Required Property Line Setbacks

	Minimum	Actual
Front	<u>25</u>	<u>50</u>
Side	<u>10</u>	<u>11</u>
Corner	<u>20</u>	<u>11</u>
Rear	<u>25</u>	<u>162</u>
Nearest Building	<u>10</u>	<u>*429</u>



NOTE:

BEING ALL OF LOT # 15, HEATHER BROOK ESTATES, PHASE 3, RECORDED IN PLAT CAB. F/733-C, HARNETT COUNTY REG. THIS IS A PRELIMINARY PLOT PLAN

LEGEND:

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- R/W RIGHT OF WAY
- * ELEVATIONS
- PP POWER POLE

I FURTHER CERTIFY THAT THIS PROPERTY (DOES NOT) LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FIRM FLOOD INSURANCE

4/

FILED

BOOK 350 PAGE 611-611

5/12/99

05/12/1999

'99 MAY 12 PM 12 14

HARNETT COUNTY NC

\$700.00

KIMBERLY S. HARGROVE

REGISTER OF DEEDS

HARNETT COUNTY, NC



Real Estate
Excise Tax

Excise Tax \$700⁰⁰

Recording Time, Book and Page

Parcel Identifier No Base Parcel No. 03-9597-0157 and the following split #s 23, 25-34, 36-46, 49-55, and 57-60

Mail after recording to THE WOODALL LAW FIRM, P.A.
P.O. Box 39, Lillington, NC 27546

This instrument was prepared by E. Marshall Woodall

NORTH CAROLINA WARRANTY DEED

THIS DEED made this 12th day of May, 1999 by and between

GRANTORS

JAMES R. BRAFFORD and wife,
BRENDA C. BRAFFORD
190 Boyd Brafford Road
Sanford, NC 27330

GRANTEE

PINE GROVE DEVELOPMENT CORP.
Organized and existing under
the laws of North Carolina
622 Buffaloe Lake Road
Sanford, NC 27330

Enter in appropriate block for each party; name, address, and if appropriate, character of entity, e.g. corporation or partnership

The designation Grantors and Grantees 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain parcels of land situated in Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

Tract No. One (1):

All of Lot 81 shown on map of Phase 2 of Heather Brook Subdivision and recorded in Plat Cabinet F, Slide 550-B, Harnett County Registry, which reference is incorporated herein as a part of this description.

Tract No. Two (2):

All of lot numbers 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 41, 42, 43, 44, 45, 46, 47, 52, 53, 54, 55, 56, 57, 58, 69, 72, 73, and 74 as shown on map of Phase 3 of Heather Brook Subdivision and recorded in Plat Cabinet F, Slide 733-C, Harnett County Registry which reference is incorporated herein as a part of this description.

Agreement of Assumption: The Grantee by accepting this deed of conveyance does, by these presents, assume the balance due on that certain indebtedness secured by deed of trust dated May 13, 1997 and recorded in Book 1205, Page 18, Harnett County Registry, and agrees to hold the Grantors harmless from further obligations therefor.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

James R. Brafford (Seal)
JAMES R. BRAFFORD

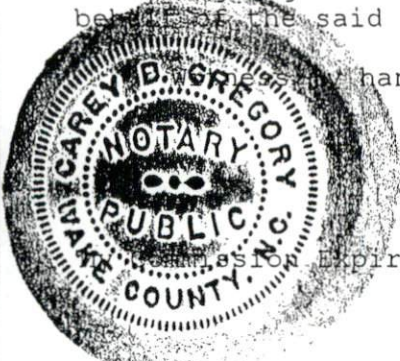
Brenda C. Brafford (Seal)
BRENDA C. BRAFFORD

By: James R. Brafford
JAMES R. BRAFFORD, ATTY IN FACT

NORTH CAROLINA

HARNETT COUNTY

I, Carey B. Gregory, a Notary Public in and for said County, do hereby certify that James R. Brafford, individually and as Attorney-in-Fact for Brenda C. Brafford, personally appeared before me this day, and acknowledged the due execution of the foregoing deed and being duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of himself as an individual and the said Brenda C. Brafford and that his authority to execute and acknowledge said instrument as the attorney in fact is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deed for Harnett County, North Carolina, on the 24th day of February, 1997, in Book 1191, Page 96, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and the said James R. Brafford acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Brenda C. Brafford.



hand and official seal this 12th day of May, 1999.

Carey B. Gregory
Notary Public

Commission Expires: 2-18-2002

The foregoing Certificate(s) of Carey B. Gregory Notary
of Wake Co.
is/are certified to be correct. This instruction and this certificate are