

Initial Application Date: 2-9-01

Application #01- 001235

Conf 2/13/01

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: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: 1114 SR Name: BLANCHARD
Parcel: 03-9587-05-0020-61 PIN: ~~0004~~ 9587-54-0004
Zoning: RA20R Subdivision: Farm @ Five Ponds III of #: 61 Lot Size: .85 AC.
Flood Plain: ~~NO~~ Panel: ~~0150D~~ 175 Watershed: N/A Deed Book/Page: 1133/027 Plat Book/Page: 99-307

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Highway 27 west to Blanchard Rd. - Job on right on Blanchard.

PROPOSED USE:

- Sg. Family Dwelling (Size 24 x 56) # of Bedrooms 3 Basement _____ Garage 24x24 Deck _____
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____

- Comments: _____
- Number of persons per household 3/4
 - 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 ~~modular with 24x24 Garage.~~

2 Bunks
1/2 stairs

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 0 Other (specify) 1 Proposed modular
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>80'</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>29'</u>	Corner	<u>NA</u>
Nearest Building	<u>0</u>	<u>0</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.

Jane D. Stoval
Signature of Applicant

2-9-01
Date

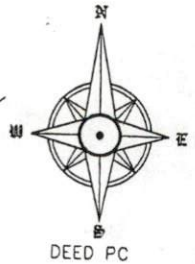
HP: 4963

SURVEY FOR: PINE GROVE DEVELOPMENT CORP.

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

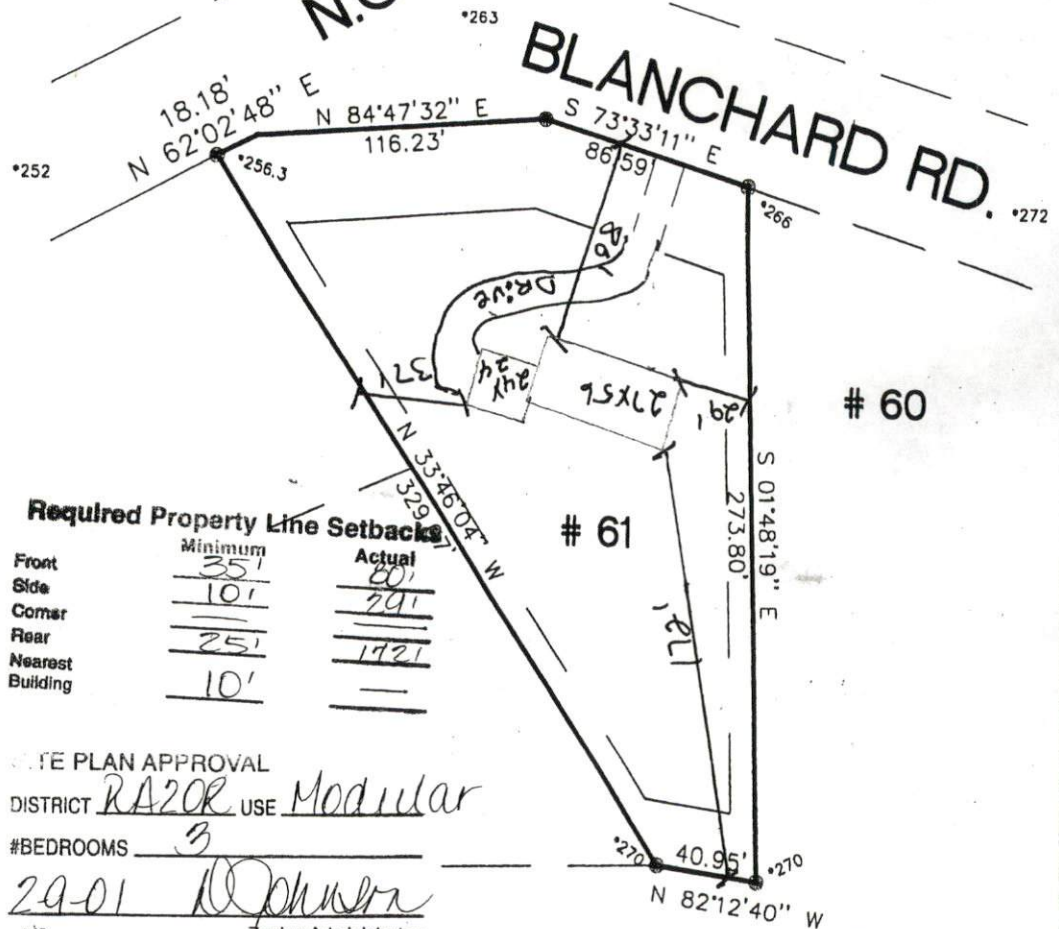
SCALE: 1" = 60'

DATE: APRIL 15, 1999



N.C. HWY 27

BLANCHARD RD.



Required Property Line Setbacks

	Minimum	Actual
Front	35'	60'
Side	10'	29'
Corner	—	—
Rear	25'	172'
Nearest Building	10'	—

STATE PLAN APPROVAL
 DISTRICT RA20R USE Modular
 #BEDROOMS 3
29-01 [Signature]
 Zoning Administrator

NOTE:

I FURTHER CERTIFY THAT THIS PROPERTY (DOES NOT) BEING ALL OF LOT 3 61, THE FARM AT FIVE PONDS, PHASE 3
 LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FIRM FLOOD INSURANCE
 THIS IS A PRELIMINARY PLOT PLAN. ALL IMPROVEMENTS SHOWN AS PROPOSED.

LEGEND:

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

I, **ROBERT J. BRACKEN** CERTIFY THAT, UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND THAT THE ERROR OF CLOSURE WAS CALCULATED BY LATITUDE AND DEPARTURE IS: 10,000

[Signature]
 REGISTERED LAND SURVEYOR

BRACKEN & ASSOCIATES

ENGINEERING • SURVEYING
 P. O. BOX 532 • SANFORD NC 27330
 Off (919) 776-5622 Fax (919) 774-6717

HP: 4963

ON SITE SEWAGE DISPOSAL SYSTEM EASEMENT

This easement granted this 9th day of February, 2001,
WITNESSETH:


WHEREAS, Pine Grove Development Corp. is the holder of title in fee simple to Lot 61 as recorded on map entitled Farm at Five Ponds, Phase III, recorded in Map Book 99, page 307 in the Harnett County Register of Deeds, and Lot 52 as recorded on map entitled Farm at Five Ponds, Phase IV, as recorded in Map Book 2000, page 467 in the Harnett County Register of Deeds; said Pine Grove Development does hereby grant and convey in perpetuity for itself, its successors or assigns:

1. The right of any owner of Lot 61 to build, construct, service and maintain an on site sewage disposal system on Lot 52 as approved by the Harnett County Department of Environmental Health.
2. Said easement includes space for the system and any repair areas as designated by the Harnett County Department of Environmental Health.
3. This easement is unlimited in size or area and can include the entire Lot 52.

Said easement in perpetuity however, may be terminated by title holder to Lot 61 should public sewage disposal system be made available to which Lot 61 dwellings may be connected. In such case the owners of Lot 61 may file a termination of this easement by recording same in the Harnett County Register of Deeds.

IN WITNESS WHEREOF, the party hereto has set its signature, this the 9th day of February, 2001, intending to be legally bound.

PINE GROVE DEVELOPMENT CORP.

By: 
Leon G. Tomlinson
Vice President

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 FEB 12 12:47:49 PM
BK: 1469 PG: 405-406 FEE: \$8.00
INSTRUMENT # 2001002112

State of North Carolina
County of Harnett

I Beth E. Cooley, a Notary Public, certify that Leon G. Tomlinson personally came before me this day and acknowledged that he is Vice President of Pine Grove Development Corp., a North Carolina Corporation, and that he, as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 9th day of February, 2001.

My commission expires Oct 3 2001

All
holds
out
1824
CR2

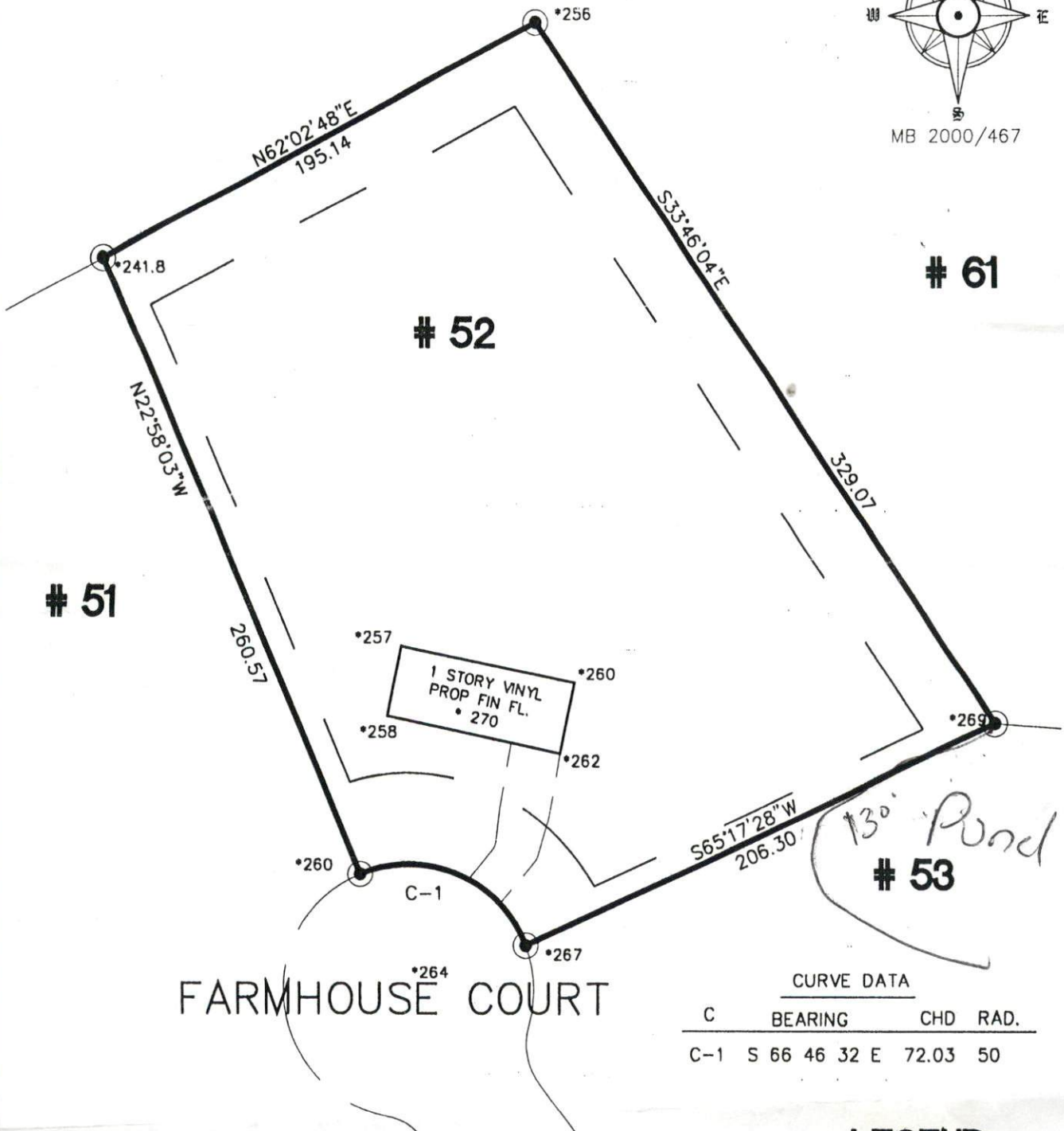
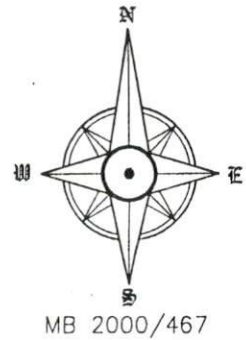
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PLOT PLAN FOR: PINEGROVE DEVELOPMENT CORP.

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

SCALE: 1" = 60'

DATE: AUGUST 17, 2000



52

61

51

1 STORY VINYL
PROP FIN FL.
• 270

53

FARMHOUSE COURT

CURVE DATA

C	BEARING	CHD	RAD.
C-1	S 66 46 32 E	72.03	50

NOTE:

LEGEND:

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- R/W RIGHT OF WAY
- ELEVATIONS

I FURTHER CERTIFY THAT THIS PROPERTY (DOES NOT)

BEING ALL OF LOT # 52, FARM AT FIVE PONDS, PHASE 4, RECORDED IN MAP BK.

P.O. BOX
SOUTHER

FIVE PONDS PHASE IV

ECUE-HARNETT CO., N.C.

L 17, 2000

:100'

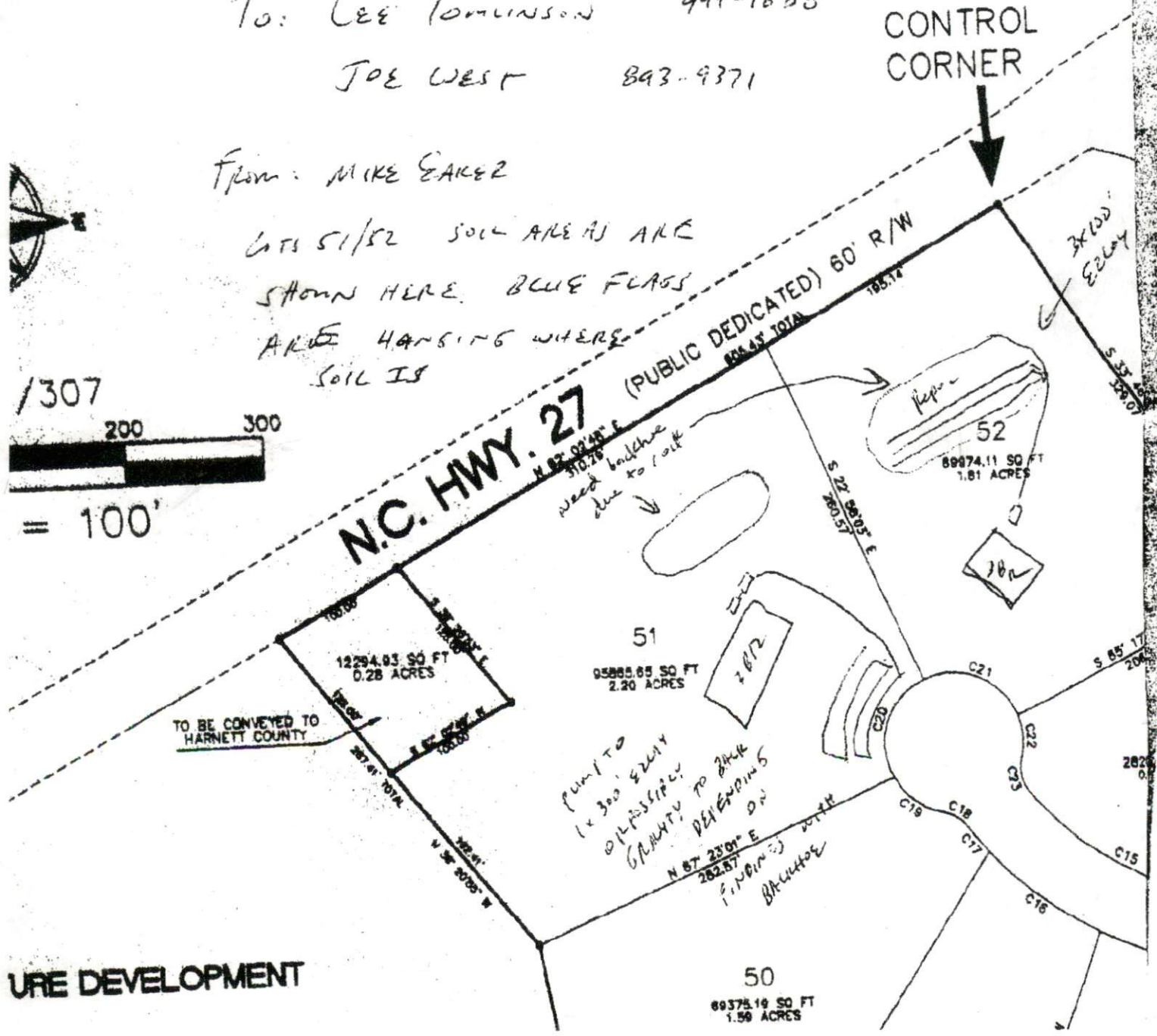
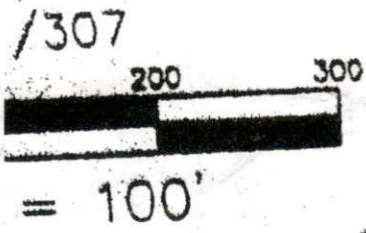
√ SITE 26.61 ACRES

To: Lee Tomlinson 499-1838
Joe West 893-9371

CONTROL
CORNER

From: MIKE EAKER

Lots 51/52 SOIL AREAS ARE
SHOWN HERE. BLUE FLAGS
ARE HANGING WHERE
SOIL IS



URE DEVELOPMENT

