

Initial Application Date: 8-30-01

Application # 01-50002-2914

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Randy Bradford Plessner
City: Sanford State: NC Zip: 27330
Mailing Address: 6706 Bradley Rd
Phone #: 919-258-3002

APPLICANT: Kathy Morgan
City: Sanford NC State: NC Zip: 27330
Mailing Address: 6706 Bradley Rd
Phone #: 919-774-4982

PROPERTY LOCATION: SR #: 1270 SR Name: Hollis Pines
Parcel: 13-9692-0014-44 PIN: 09692-94-5002
Zoning: RA-30 Subdivision: _____
Flood Plain: X Panel: 0015 Watershed: NA Lot #: 3A Lot Size: 2.78
Deed Book/Page: 2001-930-931 Plat Book/Page: 2001-530

DIRECTIONS TO THE PROPERTY FROM LILLINGTON:
421 to Broadway turn on Holly Springs Church Rd go pass Church
turn (R) on to Hollis Pines Rd. go to dead end. will be lot 3A

PROPOSED USE:

- Sg. Family Dwelling (Size _____) # of Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage _____ Deck _____
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size 28 x 70) # of Bedrooms 3 Garage _____ Deck _____
- Comments: _____
- Number of persons per household 2
- 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) none

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	YES	NO
Front	<u>35</u>	<u>320</u>	<u>150</u>	<u>243</u>		
Side	<u>10</u>	<u>71</u>		<u>243</u>		<u>160</u>
Corner			<u>179</u>			
Nearest Building	<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.

Kathy Morgan
Signature of Applicant

Aug 30, 01
Date # 932 9/4

2914

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

SITE PLAN APPROVAL

DISTRICT BA30 USE DOM14

#BEDROOMS 3(2)

AL AREA SURVEYED

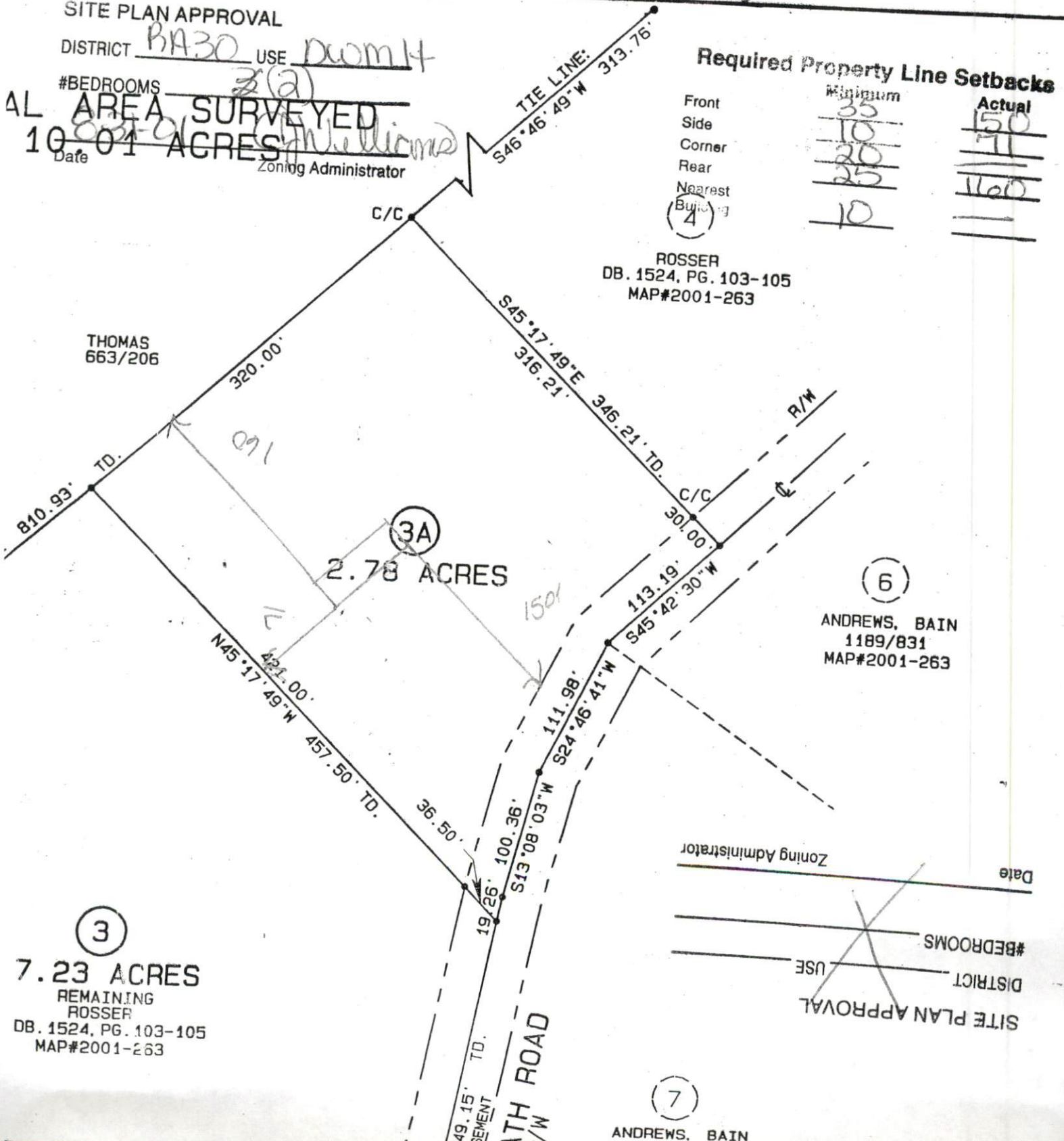
10.01 ACRES
Date _____ Zoning Administrator _____

Required Property Line Setbacks

	Minimum	Actual
Front	<u>35</u>	<u>150</u>
Side	<u>10</u>	<u>71</u>
Corner	<u>20</u>	<u>71</u>
Rear	<u>25</u>	<u>160</u>
Nearest Building	<u>10</u>	<u>4</u>

ROSSER
DB. 1524, PG. 103-105
MAP#2001-263

THOMAS
663/206



ANDREWS, BAIN
1189/831
MAP#2001-263

3
7.23 ACRES
REMAINING
ROSSER
DB. 1524, PG. 103-105
MAP#2001-263

~~SITE PLAN APPROVAL~~
~~DISTRICT~~
~~USE~~
~~#BEDROOMS~~
~~Date~~
~~Zoning Administrator~~

7
ANDREWS, BAIN
1189/831

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 JUL 30 11:35:59 AM
BK: 1524 PG: 103-105 FEE: \$10.00
NC REVENUE STAMP: \$190.00
INSTRUMENT # 2001013260

Excise Tax \$ ~~210.00~~ 190.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No: out of 13-9692-0014
Verified by _____ County on the ____ day of _____, 19
by _____

Mail after recording to **Bain & McRae, Attorney, P.O. Box 99, Lillington, NC 27546**
This instrument was prepared by **Bain & McRae, Attorney, P.O. Box 99, Lillington, NC 27546**

Brief Description for the index

Lots 2, 3, 4 - Turkey Trot

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of ^{July} ~~May~~, 2001 by and between

GRANTOR

**Edgar R. Bain and wife, Faye M. Bain;
Donald F. Andrews, a Free Trader; and
McDuffie Johnson and wife, Annie Johnson**

**Post Office Box 99
Lillington, NC 27546**

GRANTEE

James Randy Rosser

**6706 Bradley 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 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 _____, **Upper Little River** Township, **Harnett County**, North Carolina, and more particularly described as follows:

BEING all of Lots No. 2, 3 and 4 as shown upon a plat of survey entitled "Turkey Trot", prepared by Dowell G. Eakes, PLS, dated March 8, 2001 and recorded at Map No. 2001-263, Harnett County Registry. Reference to said plat is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1189, Page 831, and Book 1359, Page 327, Harnett County Registry.**

A map showing the above described property is recorded at **Map No. 2001-263, Harnett County Registry.**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Subject to roadway and utility easements appearing of record;
- Subject to restrictive covenants appearing of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST:

Secretary (Corporate Seal)

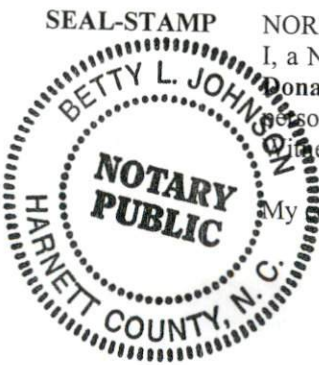
Edgar R. Bain (SEAL)
Edgar R. Bain

Faye M. Bain (SEAL)
Faye M. Bain

Donald F. Andrews (SEAL)
Donald F. Andrews

McDuffie Johnson (SEAL)
McDuffie Johnson

Annie Johnson (SEAL)
Annie Johnson



NORTH CAROLINA, **Harnett** County.

I, a Notary Public of the County and State aforesaid, certify that **Edgar R. Bain and wife, Faye M. Bain; Donald F. Andrews, a Free Trader, and McDuffie Johnson and wife, Annie Johnson,** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of May, 2001.

My commission expires: 12/3/2003

Betty L. Johnson
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 in the Book and Page shown on the first page hereof.

Kimberly S. Hargrove REGISTER OF DEEDS FOR HARNETT COUNTY

By _____ Deputy/Assistant-Register of Deeds.