

Initial Application Date: 6-24-02

Application # 02-50004968

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 Mailing Address: _____
City: _____ State: NC Zip: _____ Phone #: _____

APPLICANT: Jim Lauver + Mary Ann Tart Mailing Address: 204 Bartow Drive
City: Fayetteville, State: NC Zip: 28301 Phone #: (910) 488-1672

PROPERTY LOCATION: SR #: 2027 SR Name: Horseshoe Bend
Parcel: 12-0575-0016-09 PIN: 0575-63-3812
Zoning: NA Subdivision: Horseshoe Estates Lot #: 9 Lot Size: .68 AC
Flood Plain: X Panel: 180 Watershed: NA Deed Book/Page: OTP Plat Book/Page: 98/251

Specific
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 South toward Fayetteville, turn left onto Horseshoe Bend Road. Continue over Railroad X, and on the left you will see sign "Horseshoe Bend Estates. There are 2 doublewide's and lot #9 is next lot on left.

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 ___ 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 1 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	<u>35</u>	<u>50</u>	Rear	<u>25</u> <u>122</u>
Side	<u>10</u>	<u>27</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>/</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.

James L. Lauver
Signature of Applicant

June 24, 2002
Date

#0217-3(5)

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

Sub-division - Horse Shoe Estates

Lot # 9

.68 ACRE

SCALE - 1" = 50'

Set BACKS -

Front - 35'

Side - 10'

REAR - 25'

CORNER - 20'

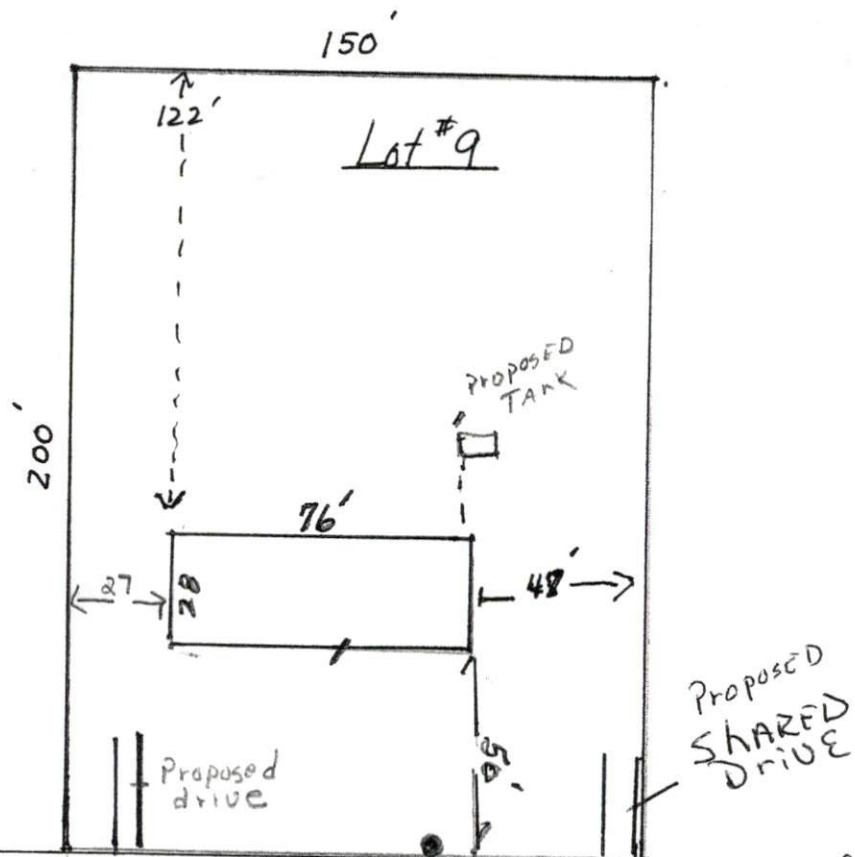
COUNTY WATER -

SEPTIC - Position is Proposed

DRIVE is Proposed

Required Property Line Setbacks

	Minimum	Actual
Front	35	50
Side	10	27
Corner	20	27
Rear	25	122
Nearest Building	10	/



SITE PLAN APPROVAL

DISTRICT NA USE DwM H

#BEDROOMS 4

Date 6-24-02 J. H. [Signature]
Zoning Administrator

NC - SR - 2027 - (60' - Right Way) Centerline

Annie M. Pierce, et.al.
82 E. PAGE 230
NOW OR FORMERLY
P.L.M. 0575-53-0078

Federal Paper Board Company, Inc.
DEED BOOK 1016, PAGE 882-883
PLAT CUMMET F, SLICE 131-9
P.L.M. 0575-46-1136



- LEGEND**
- DS - Existing Iron Stake
 - EP - Existing Iron Pipe
 - SS - Existing Iron Stake
 - △ SET PK NAL - Set Point/Kalon Necessary Nail
 - △ EX. PK NAL - Existing Point/Kalon Necessary 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 hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown hereon is within the subdivision regulation jurisdiction of Harnett County except:

is _____
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'±

Review Office's Certificate

State of North Carolina
County of Harnett

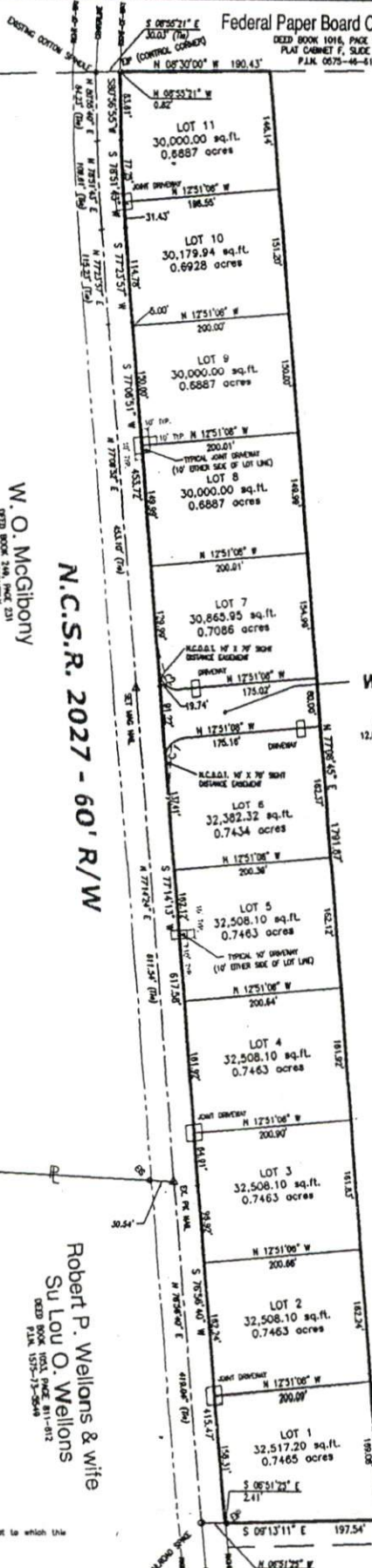
_____, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____

W. O. McGibony
DEED BOOK 246, PAGE 231
PORTION OF P.L.M. 0575-46-1090

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

Robert P. Wellons & wife
Su Lou O. Wellons
DEED BOOK 1016, PAGE 811-812
P.L.M. 1575-13-5648



Woodell Road
60' R/W
AREA IN RIGHT-OF-WAY:
12,001.08 sq.ft. (0.2755 acres)

J.D. Hart
DEED BOOK 246, PAGE 231
NOW OR FORMERLY
PORTION OF P.L.M. 0575-46-1090

NOTE:
AREA BY COORDINATE COMPUTATION

I, Ronnie E. Jordan certify that this plat was drawn under my supervision from an actual survey made under my supervision. (Deed description recorded in Book 246, Page 231, etc.) 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 plat was prepared in accordance with G.S. 47-30 as amended, without my original signature, registration number and seal, the 23rd day of March, A.D. 1983.

SURVEYOR: _____ 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. 1983.

NOTARY PUBLIC: _____ My commission expires: _____

- I, Ronnie E. Jordan, Professional Land Surveyor No. L-2556, certify to one or more of the following as indicated thus: Y or N
- That this plat 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.
 - That this plat 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.
 - Any one of the following:
 - That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 - That the survey is of an existing building or other structure, or natural feature, such as a watercourse, or
 - That this survey is a control survey.
 - That this plat 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.
 - That the information available to this surveyor is such that I am unable to make a determination as to 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 8 AND 7 SHALL HAVE ACCESS FROM WOODCELL ROAD AND SHALL NOT HAVE ACCESS FROM N.C.S.R. 2027.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	39.23'	25.00'	35.33'	S77.48°27'E
C7	39.27'	25.00'	35.36'	N102.08°32'E

NORTH CAROLINA
HARNETT COUNTY

This Map/Plat was presented for registration and recorded in this office as Map Number _____
This _____ day of _____
at _____ o'clock _____

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

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN
This plat is a correct representation of the land platted. A North Carolina licensed attorney-at-law should be consulted concerning correct ownership, value, and location of monuments. Some categories of family burying grounds not shown on recorded maps or deeds made available to the surveyor by present owners of the land of this survey and other the questions revealed by this certification. 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, tools or hazardous waste material, etc.

Arlie A. Hensley & wife Alberta Hensley
DEED BOOK 723, PAGE 882-883

OFFER TO PURCHASE REAL ESTATE

BE IT KNOWN, the undersigned

James C. Lawer

Mary Ann Tart

(Buyer) offers to purchase from

J. D. Hart

of 1358 Bunker, NC 28323

(Owner), real estate known as Lot #9, City/Town of

Farmington, N.C.

County of

Harnett

State of

North Carolina said property more particularly described as:

Lot #9 Horsehoe Estates

and containing 30,000 square feet of land, more or less.

The purchase price is	\$ <u>15,000.00</u>
Deposit herewith paid	\$ _____
Upon signing sales agreement	\$ _____
Balance at closing	\$ <u>15,000.00</u>
Total purchase price	\$ <u>15,000.00</u>

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 45 days.

Signed this 3 day of June 02

In the presence of:

Mary Ann Tart

Witness