

Initial Application Date: 11-12-04

Application # 04-50010781  
779900

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: STEPHENSON BUILDERS INC. Mailing Address: 1187 N. RALEIGH ST.  
City: ANGIER State: N.C. Zip: 27501 Phone #: 919-639-2862  
M-427-8654

APPLICANT: STEPHENSON BUILDERS INC. Mailing Address: 1187 N. RALEIGH ST.  
City: ANGIER State: N.C. Zip: 27501 Phone #: 919-427-8654

PROPERTY LOCATION: SR #: 1439 SR Name: WRD DENHAM ROAD  
Parcel: 04 0603 0008 04 PIN: 0463-101-2176-000  
Zoning: RA30 Subdivision: ADAMS POINTE Lot #: 5 Lot Size: 0.574  
Flood Plain: X Parcel: D050 Watershed: IV Deed Book/Page: 1976/564 Plat Book/Page: 2001/M00

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 210 EAST TURN LEFT ON JAMES STREET  
GO 1/4 MI TURN RT. INTO ADAMS POINTE SUBDIVISION

PROPOSED USE:

- Sg. Family Dwelling (Size 63 x 58 # of Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage  Deck
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

*increased*

- Comments: \_\_\_\_\_
- Number of persons per household 5 per
  - 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
Front	<u>35</u>	<u>35</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>50</u>	Corner	<u>0</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.

Phil [Signature]  
Signature of Owner or Owner's Agent

11/12/04  
Date

\*\*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

*IVR 11/12/04 N*  
*78 sec map*

1" = 50'

SI 4: 10'  
CORNER LOT SIDE: 20'

**Dan H. Honeycutt**  
D. B. 1305, Pg. 346

SITE PLAN APPROVAL  
DISTRICT R130 USE SFD  
#BEDROOMS 3

202.30  
20' Drainage Easem.

6

0.576 Ac.

N 57°43'43"  
200.00'

125.10'

4

0.574 Ac.

N 40°55'51"W  
200.00'

140.80'  
N 40°55'51"W  
200.00'

LOT 5  
0.574 AC

S 32°16'17"E  
100.80'

63'  
25'

88.86'

C-4

125.50'

0.5

125.00'

125.10'  
S 49°04'09"W 258.35'(Total)  
50'R/W (Public Dedicated) 243.12'(Total)

22

0.576 Ac.

S 40°55'51"E  
206.99'

23

0.576 Ac.

C-3

C-21

195.73'

C-22

0.1





FOR REGISTRATION REGISTER OF DEEDS  
 HARNETT COUNTY, NC  
 2004 JUN 27 04:41:03 PM  
 BK: 1976 PG: 564-571 FEE: \$32.00  
 NC REV STAMP: \$100.00 15: \$25.00  
 INSTRUMENT # 2004016165

HARNETT COUNTY TAX ID #  
 04-0003-0008-04  
 04-0003-0009-08  
 8/24/04 BY SJC

Excise Tax \$ 100.00

Recording Time, Book & Page

BRIEF DESCRIPTION: Lots 5 & 9, Adams Pointe Subdivision

Hold For: Adams & Howell, PA  
 728 N Raleigh Street, Ste B1  
 Angier, NC 27501

Parcel Identification No.: 040663 0008 04  
 040663 0008 08

Prepared By: S. Todd Adams, Attorney at Law

**NORTH CAROLINA GENERAL WARRANTY DEED**

This WARRANTY DEED is made this 23<sup>rd</sup> day of August, 2004 by and between ANDERSON A. COBB and wife, ANN GRAY ARCHER; GWENDA COBB MATTHIAE and husband, RALPH L. MATTHIAE; BRADLEY KEITH STONE and wife, TERRI L. WHITE; DAVID M. COBB and wife, JACQUELIN W. COBB; G. GARY COBB and wife, PEGGY L. COBB whose address is PO Box 1025 Clayton, NC 27520, party(ies) of the first part, hereinafter referred to as the Grantor(s); and STEPHENSON BUILDERS, INC. (A North Carolina Corporation) whose address is 1187 N. Raleigh Street; Angier, NC 27501, party(ies) of the second part, hereinafter referred to as the Grantee(s).

WITNESSETH

WHEREAS Grantor(s) for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantee in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Black River Township of Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lots 5 and 9 of Adams Pointe Subdivision, recorded in Map No. 2001-1160, Harnett County Registry.

This property is conveyed subject to all of those terms and conditions set forth in those restrictive covenants recorded in Deed Book 1595, Page 491, Harnett County Registry which are by reference incorporated herein and made part of this conveyance.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

This conveyance is expressly made subject to the lien created by all the Grantors' real 2004 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

See Deed Book 1271, Page 685 and Deed Book 1447, Page 996.

**Harnett County Planning Department**

PO Box 65, Lillington, NC 27546  
910-893-7527

Environmental Health New Septic Systems Test  
**Environmental Health Code 800**

- Place "property flags" in each corner of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- After preparing proposed site call the voice permitting system at 910-893-7527 and give code 800 for Environmental Health confirmation.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Environmental Health Existing Tank Inspections  
**Environmental Health Code 800**

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover.
- After preparing trapdoor call the voice permitting system at 910-893-7527 and give code 800 for Environmental Health confirmation.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Health and Sanitation Inspections  
**Health and Sanitation Plan Review 826**

- After submitting plans for food and lodging, call the voice permitting system at 910-893-7527 and give code 826.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Fire Marshal Inspections  
**Fire Marshall Plan Review Code 804**

- Call the voice permitting system at 910-893-7527 and give code 804 for plan review.
- Pick up Fire Marshal's letter and place on job site until work is completed.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits

Public Utilities

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

Planning  
**Planning Plan Review Code 806**

- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

Building Inspections  
**Building Plan Review Code 802**

- Call the voice permitting system at 910-893-7527 and give code 802 for building plan review.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.
- To hear results, call IVR again. Once the plans are approved, proceed to Central Permitting for permits

E911 Addressing

- Address numbers shall be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day at entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7527 for address confirmation.
- To hear results, call IVR again.

Applicant Signature: [Signature] Date: 11/12/04