

Initial Application Date: 2/25/05

Application #99- 0550011470

COUNTY OF HARNETT LAND USE APPLICATION

856121

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

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

LANDOWNER: IOM Developers, Inc Address: 466 Stancil Road  
City: Angier State: NC Zip: 27501 Phone #: 639-2073

APPLICANT: Bradley Built, Inc Address: 466 Stancil Road  
City: Angier State: NC Zip: 27501 Phone #: 639-2073

PROPERTY LOCATION: SR #: 1415 SR Name: Rawls Church Rd  
Parcel: 04066610157 PIN: \_\_\_\_\_

Zoning: RA 30 Subdivision: Alex PLACE Lot #: 17 Lot Size: .58  
Flood Plain: MA Panel: 50 Watershed: N/A Deed Book/Page: 1939/554 Plat Book/Page: 05-149

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 210 to Angier left on  
55 - Left Rawls Church Rd - S/D on Left

PROPOSED USE:

- Sg. Family Dwelling (Size 40 x 60) # of Bedrooms 3 Basement \_\_\_\_\_ Garage  Deck
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_ INCLUDED
- Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

Comments: \_\_\_\_\_

- Number of persons per household SPEC
- 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 SPEC)  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 Proposed Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

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>25</u>	<u>40</u>	Rear	<u>25</u> <u>125/105'</u>
Side	<u>10</u>	<u>40</u>	Corner	<u>X</u> <u>X</u>
Nearest Building	<u>10</u>	<u>MAX</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

Bradley Built  
Signature of Applicant

2/25/05  
Date

2/28 N

29.99'	L-29	S 17°06'19"W
11.51'	L-30	N 81°05'56"W
18.51'	L-31	S 26°49'30"W
131.95'	L-32	S 05°39'57"W
238.23'	L-33	S 46°45'27"E
171.15'	L-34	S 13°08'44"W
4.97'	L-35	S 69°42'02"E
15.05'	L-36	S 15°41'02"W
13.57'	L-37	S 15°41'02"W
79.29'	L-38	S 52°13'01"E
163.57'	L-39	S 38°52'05"W
15.05'	L-40	S 12°18'50"E
5.00'	L-41	S 12°18'50"E
117.31'	L-42	S 42°30'57"E
141.30'	L-43	S 71°43'03"W
98.60'	L-44	S 26°45'08"E
144.41'	L-45	S 05°53'44"W
45.58'	L-46	S 26°21'24"E
27.18'	L-47	S 16°54'13"W
72'	L-48	S 05°48'34"W
93'	L-49	S 83°15'57"W
71.72'	L-50	S 10°22'28"W

62.09'	L-54	N 69°39'02"W
40.35'	L-55	S 11°02'12"W
129.63'	L-56	S 41°33'10"E
44.52'		
63.44'		
21.56'		
31.78'		

THE LOTS) 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 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.

MAP H2003-297

OVERHEAD ELECTRIC

10' x 70' SIGHT TRIANGLE

60' PUBLIC R/W

EIP N 00°31'46"W 261.29'

L-16

L-10

S 00°31'46"E 260.38'

JANE M. DONEGAN  
D.B. 748 PG. 49

10' x 70' SIGHT TRIANGLE

JOHN F. MYATT  
CAROLYN F. MYATT  
D.B. 1831 PG. 402

now or formerly  
GRAHAM F. HOWARD JR.  
PIN H0664-98-5256  
MAP H2003-297

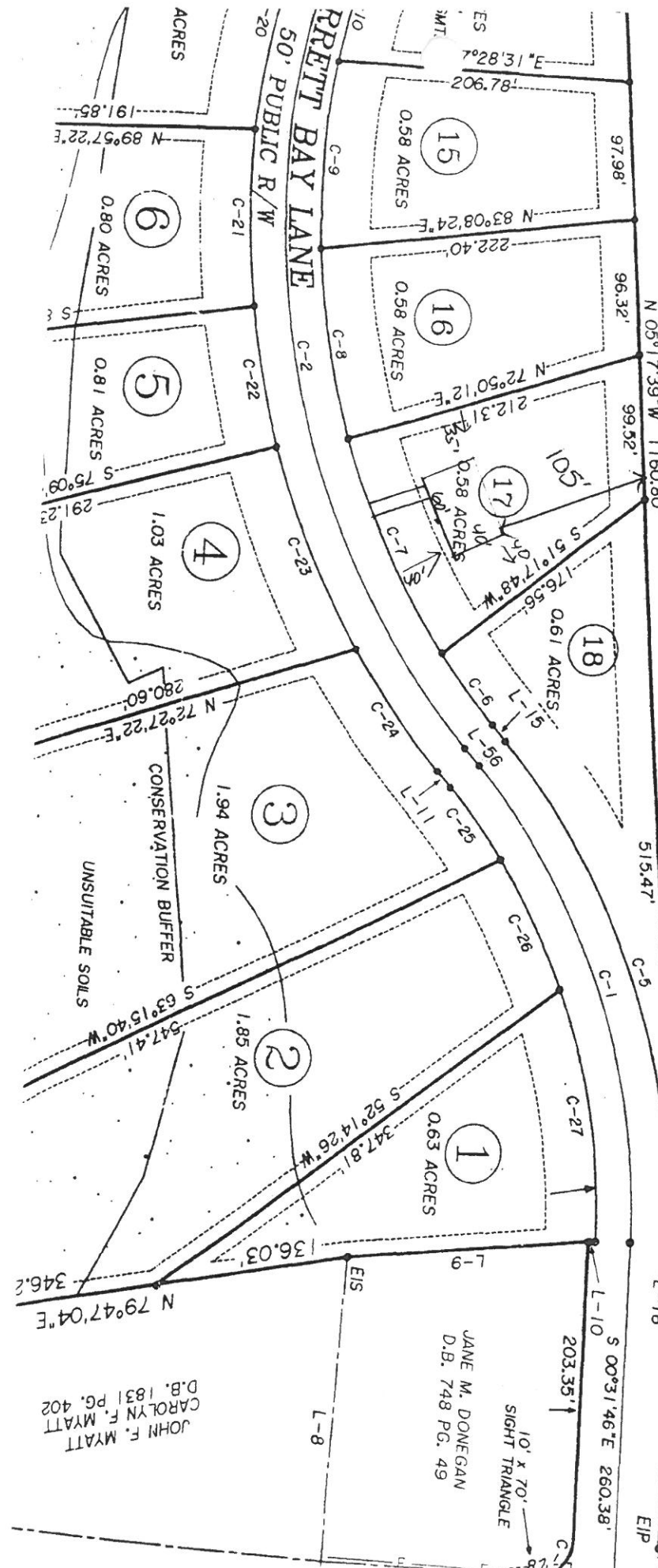
#BEDROOMS 3

Zoning Administrator PRR

Date 2/25/05

SITE PLAN APPROVAL

DISTRICT RABD USE SFD



UNRECORDED



FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2004 JUN 03 04:04:58 PM  
BK: 1939 PG: 554-556 FEE: \$17.00  
NC REV STAMP: \$458.00  
INSTRUMENT # 2004010312

HARNETT COUNTY TAX ID #  
04-06604-0157  
10/3/04 BY C.W.

Prepared By: Pope & Pope, Attorneys at Law, P.A.  
& Mail To: PO Box 790, Angier, N.C. 27501  
File No. 04-430

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

WARRANTY DEED

This INDENTURE is made this 3<sup>rd</sup> day of June, 2004 by and between **Graham F. Howard, Jr. and Graham F. Howard, Sr. and wife, Edna C. Howard** whose address is 1110 Adkins Road, Fuquay-Varina, NC 27526 hereinafter referred to as Grantor; and **IOM Developers, Inc., a North Carolina Corporation**, whose address is 466 Stancil Road, Angier, NC 27501, hereinafter referred to as Grantee.

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(s) in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Black River Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all that certain tract or parcel of land containing 19.956 acres, more or less, as shown on map of survey entitled, "Boundary Survey for Graham F. Howard, Jr.," dated 11/17/03 by Benton W. Dewar and Associates, Inc., Professional Land Surveyors, Holly Springs, North Carolina and recorded in Map No. 2003-1119, Harnett County Registry, reference to which is hereby made for greater accuracy of description.

This being the same property conveyed from Howard Farms to Graham F. Howard, Jr. by warranty deed dated 03/30/87 and recorded in Deed Book 828, Page 281, Harnett County Registry. For further reference see: Deed Book 1885, Page 723; Bankruptcy Court File - In Re: Graham F. Howard, Jr., Case No. 86-02766-S05, Order Filed: 04/06/87 whereby the Deed of Trust to J. Norwood Adams recorded in Deed Book 749, Page 281, Harnett County Registry and Deed of Trust to Richmond Guano Company recorded in Deed Book 804, Page 836 were deemed to be unsecured creditors of the debtor and should not have a secured or lien claim in any manner against the debtor or against the real property which was then titled to Howard Farms and

UNRECORDED

Applicant Number: 0550011469 #3  
Phone Access Code: 0550011470 #17

**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: \_\_\_\_\_

Date: \_\_\_\_\_

*[Handwritten Signature]*      *2/25/05*

Initial Application Date: 2/25/05

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Nearest Building	<u>10</u>	<u>max</u>		

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45.58'	L-46	S 26°21'24"E	43.31'			
45.58'	L-47	S 16°54'13"W	77.06'			
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44.52'			15.05'
63.44'			
21.56'			
31.78'			
66.52'			
80.07'			
38.90'			
38.90'			
57.00'			
80.15'			
49.88'			
63.16'			
47.09'			
66.24'			
43.31'			
77.06'			
42.39'			
25.38'			

1/31/05

05

SITE PLAN APPROVAL  
DISTRICT KABD USE SFD

#BEDROOMS 3

Date 2/25/05

Zoning Administrator PRR

now or formerly  
of GRAHAM F. HOWARD JR.  
PIN #0664-98-5256  
MAP H2003-297

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OVERHEAD  
ELECTRIC

10' x 70'  
SIGHT TRIANGLE

60' PUBLIC R/W

10' x 70'  
SIGHT TRIANGLE

JANE M. DONEGAN  
D.B. 748 PG. 49

JOHN F. MYATT  
CAROLYN F. MYATT  
D.B. 1831 PG. 402

