

Initial Application Date: 10/28/05

Application #

05500133311080537

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Anthony Wayne + Kimberly C. Garner Mailing Address: 1324 Ponderosa RdCity: Cameron State: NC Zip: 28326 Phone #: 919 499 6918APPLICANT: Same Mailing Address: _____

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

PROPERTY LOCATION: SR #: 1201 SR Name: Ponderosa RdAddress: Ponderosa RdParcel: 099566 0051 PIN: 9566-67-6845.000Zoning: C1R20R Subdivision: Anthony Wayne Garner Lot #: 2 Lot Size: 10.44Flood Plain: XA Panel: 150 Watershed: n/a Deed Book/Page: 2K48/767 Plat Book/Page: 2005-825

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: _____

Take Hwy 27 W to Johnsonville School Rd, Turn Right to Stop Sign, Turn Right on Ponderosa Rd - Approx 1/4 Mile on Right after CREEK Rd

PROPOSED USE:

☒ SFD (Size 68 x 52) # Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) _____ Garage X Deck X Crawl Space/ Slab☐ Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____☐ Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck Included☒ Number of persons per household 2☐ Business Sq. Ft. Retail Space _____ Type _____☐ Industry Sq. Ft. _____ Type _____☐ Church Seating Capacity _____ Kitchen _____☐ Home Occupation (Size _____ x _____) # Rooms _____ Use _____

Additional Information: _____

☐ Accessory Building (Size _____ x _____) Use _____☐ Addition to Existing Building (Size _____ x _____) Use _____☐ Other _____

Additional Information: _____

Water Supply: ☒ County ☐ Well (No. dwellings _____) ☐ Other _____ Environmental Health Site Visit Date: _____Sewage Supply: ☒ New Septic Tank ☐ Existing Septic Tank ☐ County Sewer ☐ Other _____

Erosion & Sedimentation Control Plan Required? YES NO

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

Structures on this tract of land: Single family dwellings 1 prop Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:

	Minimum	Actual
Front	<u>35</u>	<u>275'</u>
Rear	<u>25</u>	<u>495'</u>
Side	<u>10</u>	<u>170'</u>
Corner	<u>20</u>	<u>-</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.

Signature of Owner or Owner's Agent Anthony W GarnerDate 10-28-05

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

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION

06/04

10/31 S

ROAD S.R. 1201
PAVED ROAD)

CONTROL CR.

LOT 1
MAP # 2004-109
MATTHEW C. SMITH
D.B. 1891, PG. 334

*Proposed
SPD*

*Conservation
District*

LOT 2
10.81 AC.

215

170

Obh

RONALD M. CAMERON
D.B. 2082, PG. 465
MAP # 2005-397

PIN # 9566-67-3346.000
REID # 41204
PARCEL ID # 099566 0051 04

PARCEL A
4,651 sq.ft.
(0.11 AC.)

SITE PLAN APPROVAL

DISTRICT *RA20/C* USE *SPD*

#BEDROOMS *3*

Date *10/28/05*

Zoning Administrator

Anthony W. Garner

NOTES:
PROPERTY CONSIST OF ALL OF THE ED
PROPERTY AS RECORDED IN D.B. 1044,
COUNTY REGISTRY.

PARCEL A TO BE COMBINED WITH THE F
PROPERTY AS RECORDED IN D.B. 2082,
COUNTY REGISTRY, AND NOT TO BE USED
BUILDING LOT.

ALL AREAS BY COORDINATE METHOD

PROPERTY ZONED RA-20R & C

PIN # 9566-67-6845.000 TOTAL AR

REID # 5637 PROPERTY

PIN # 099566 0051 COUNTY W

RANDELL K. JONES
D.B. 1259, PG. 908
MAP # 98-96

ELIZABETH L. ORR
D.B. 1370, PG. 638

MINIMUM BUILDING SETBACKS

FRONT - 35'
SIDELINES - 10'
REAR - 25'

NORTH CAROLINA, HARNETT COUNTY
PRESENTED FOR REGISTRATION ON THE ____ DAY
OF ____ 19 ____ AT ____ M.

TOWNSHIP
JOHNSONVILLE

COUNTY
HARNETT

SURVEY FOR

ANTHONY WAYNE GARNER &
KIMBERLY C. GARNER
1324 PONDEROSA RD.
CAMERON, N.C. 28326

100 0 100 200 300

100

NOTE: THIS SURVEY IS EXEMPT FROM HARNETT COUNTY
SUBDIVISION REGULATIONS BY DEFINITION.
COUNTY PLANNER 10-13-05
DATE

NOTE: THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS
THE RECONCILIATION OF EXISTING PARCELS, A
COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO
THE DEFINITION OF SUBDIVISION.



I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1044,
PAGE 85); THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK PAGE THAT THE RATIO OF PRECISION AS
CALCULATED IS 1: 7500; THAT THIS PLAT WAS PREP-
ARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS
MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 6 DAY OF OCTOBER A.D. 2005

Melvin A. Graham
SURVEYOR

REGISTRATION NUMBER L-3471

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Shirley K. Bennett REVIEW OFFICER OF HARNETT COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING. 10-17-05 DATE Shirley K. Bennett REVIEW OFFICER

VICINITY MAP

1"=100'
EIP=EXISTING IRON PIPES OR IRON RODS
NIP=NEW IRON PIPES OR IRON RODS
NARS=NEW RAILROAD SPURS
CRES=EXISTING RAILROAD CROSSES
NFC=NEW P.C. RAIL
FPC=EXISTING P.C. RAIL
C/L=CENTER LINE
PP=POWER POLE
LPL=LIGHT POLE
RWR=RIGHT OF WAY
CP=CALCULATED POINT
E= "ELECTRICITY"
N= "GROUND ELEVATION"

PONDEROSA ROAD S.R. 1201
60' R/W (PAVED ROAD)

COURSE	BEARING	DISTANCE
1	S 07°47'25"E	71.25'
2	S 07°23'37"E	55.26'
3	S 04°27'35"W	88.91'
4	S 60°07'03"W	43.38'
5	S 4°29'10"E	36.59'
6	S 4°09'10"E	23.40'
7	N 15°22'01"W	92.00'
8	N 75°22'01"W	120.75'
9	N 5°04'45"E	70.00'
10	S 75°22'01"E	130.00'
11	S 75°22'01"E	91.81'

OWNER: EDWARD CAMERON
P.O. BOX 736
CLIVA, NC 28368

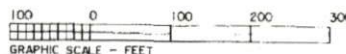
RONALD M. CAMERON
D.B. 2082, PG. 465
MAP # 2005-397

PIN # 0566-67-3346.000
REC # 41204
PARCEL ID # 099566 0051 04

RANDALL K. JONES
D.B. 1259, PG. 908
MAP # 98-95

ELIZABETH L. ORR
D.B. 1370, PG. 638

EPK C/L RD
C/L CREEK



NORTH BY
MAP # 2004-109

LOT 1
MAP # 2004-109
MATTHEW C. SMITH
D.B. 1891, PG. 334

LOT 2
10.81 AC.

PARCEL A
4,651 sq. ft.
(0.11 AC.)

FOR RECONCILIATION REGISTER OF DEEDS
HARNETT COUNTY, NC
BOOK 1044, PAGE 85
BOOK 2005, PAGE 428 FEB 12, 2005

INSTRUMENT # 2005000005

NOTES:
PROPERTY CONSIST OF ALL OF THE EDWARD CAMERON
PROPERTY AS RECORDED IN J.B. 1044, PG. 85 HARNETT
COUNTY REGISTRY.

PARCEL A TO BE COMBINED WITH THE RONALD M. CAMERON
PROPERTY AS RECORDED IN D.B. 2082, PG. 465 HARNETT
COUNTY REGISTRY, AND NOT TO BE USED AS A SEPARATE
BUILDING LOT.

Flood zone "A" from parcel 57095001000 350719-01
ALL AREAS BY COORDINATE METHOD

PROPERTY ZONED RA-20R B Conservation = 200' from centerline of
creek on each side.

PIN # 5566-67-6845.000 TOTAL AREA = 10.92 AC.

REC # 5637

PIN # 099566 0051

PROPERTY NOT IN A WATERSHED
COUNTY WATER ALONG S.R. 1201

MINIMUM BUILDING SETBACKS
FRONT - 35'
SIDELINES - 10'
REAR - 25'

NORTH CAROLINA, HARNETT COUNTY
PRESENTED FOR REGISTRATION ON THE 17th DAY
OF October 2005 AT 2:33 PM
RECORDED AT REC NUMBER 099566-825
By: Kimberly S. Haralove
REGISTERED PROFESSIONAL SURVEYOR

TOWNSHIP	COUNTY	STATE
JOHNSONVILLE	HARNETT	NC
SURVEY FOR		
ANTHONY WAYNE GARNER and KIMBERLY C. GARNER 1584-PONDEROSA RD CAMERON, NC 28346		
DATE:	09/27/2005	
SCALE:	1" = 100'	
PROJECT:	8105	
DEPOSITION:		

MAP # 2005-825



2005019264

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 OCT 25 02:20:02 PM
BK:2148 PG:767-769 FEE:\$17.00

INSTRUMENT # 2005019264

HARNETT COUNTY TAX ID#

09-9546-0051

10-25-05 BY SER

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 099366 0051

Verified by

County on the

day of

20

By:

No title certification

Mail/Box to: REGINALD B. KELLY, REGINALD B. KELLY, PO BOX 1118, LILLINGTON, NC 27346

This instrument was prepared by: REGINALD B. KELLY, 900 S MAIN STREET, LILLINGTON, NC 27546

Brief description for the Index:

THIS DEED made this 21st day of October, 20 05, by and between

GRANTOR

EDWARD CAMERON, UNMARRIED
P.O. BOX 236
OLIVIA, NC 28368

GRANTEE

ANTHONY WAYNE GARNER AND WIFE,
KIMBERLY C. GARNER
1324 PONDEROSA ROAD
CAMERON, NC 28326

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 Johnsonville Township, HARNETT County, North Carolina and more particularly described as follows:

BEING LOT 2 CONTAINING 10.81 ACRES AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "ANTHONY WAYNE GARNER AND KIMBERLY C. GARNER" DATED SEPTEMBER 22, 2005 BY MELVIN A. GRAHAM, PLS, AND RECORDED IN MAP NUMBER 2005-825, HARNETT COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1044 page 85

A map showing the above described property is recorded in Plat Book page

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

Appl

Number:

0550013331

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. Please note confirmation number given at end of recording for proof of request.
- 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. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7527 and give code **800** for Environmental Health confirmation. Please note confirmation number given at end of recording for proof of request.
- 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** for Health and Sanitation confirmation. Please note confirmation number given at end of recording for proof of request.
- 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. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR again. Once approved, proceed to Central Permitting for permits
- Pick up Fire Marshal's letter and place on job site until work is completed.

☐ 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.

☐ Building Inspections

- Call the voice permitting system at 910-893-7527 to schedule inspections. Please note confirmation number given at end of recording for proof of request.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to calling for final inspection.
- To hear results of inspections, call IVR again.

☐ E911 Addressing**Addressing Confirmation Code 814**

- 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 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation

Applicant Signature: 

Date:

10-28-05