

Initial Application Date: 11/29/05

Applicant 0550013630  
1105280 ~~1105280~~  
BG-13

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Stonecross LLC Mailing Address: 1201 N. Orange St  
City: Wilmington State: DE Zip: 19801 Phone #: \_\_\_\_\_

APPLICANT: Caviness Land Development Mailing Address: 2818 Raeford Rd Ste. 200  
City: Fayetteville State: NC Zip: 28303 Phone #: 910 481 0503

PROPERTY LOCATION: SR #: 1120 SR Name: Overhills Rd  
Parcel: 010 01 0535 0100 92 PIN: \_\_\_\_\_  
Zoning: RA 202 Subdivision: Stonecross Lot #: 55 Lot Size: .49 AC  
Flood Plain: X Parcel: 155 Watershed: n/a Deed Book/Page: 1284 | 841 Plat Book/Page: 2005 | 953

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 210 (S) TOWARDS SPRING LAKE. TAKE (R) ON RAY RD.  
TURN (R) ON OVERHILLS. TURN (L) INTO STONECROSS

PROPOSED USE:

- Sg. Family Dwelling (Size 50x42) # of Bedrooms 3 # Baths 3 Basement (w/wo bath) \_\_\_\_\_ Garage 2 car Deck Yes 12x14
  - Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
  - Manufactured Home (Size x) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Comments: Included
- Number of persons per household 3PEC
  - 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 1 prop Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Does 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>36.5</u>	Rear	<u>25'</u> <u>200'</u>
Side	<u>10</u>	<u>11.1</u>	Corner	<u>20'</u> <u>20'</u>
Nearest Building	<u>-</u>	<u>-</u>		

I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

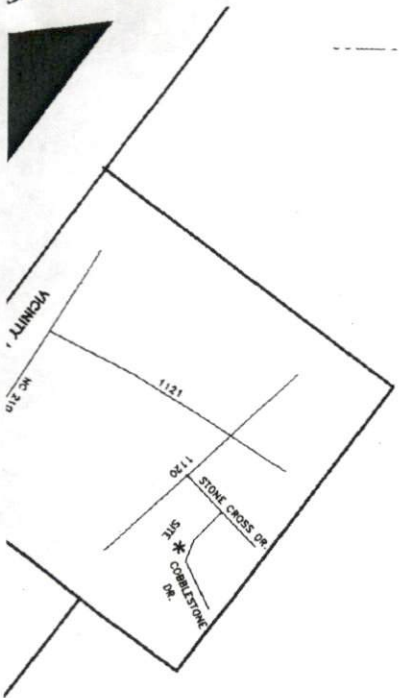
\_\_\_\_\_  
Signature of Owner or Owner's Agent

11/29/05  
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

12/7/5



NO. 2005-9553

N 35°58'25" W 84.00'

196'

0.49 AC.

55

N 47°28'10" E 255.38'

28

54

S 45°02'18" W 302.86'

PLAN APPROVAL  
 DISTRICT BAZOR USE SFD  
 #BEDROOMS 4  
12/2/05  
 Zoning Administrator



S 70°34'40" E 80.00'  
 A=80.34' R=250.00'

COBBLESTONE DRIVE SOUTH

MINIMUM BUILDING  
 FRONT YARD  
 REAR YARD  
 CORNER LOT  
 SIDE YARD  
 MAXIMUM HEIGHT

120

**NOTES**

PROPERTY ZONED RAZOR  
TAX ID #0515-30-4536  
PIN #01-0535-0100-92

THIS PROPERTY IS NOT LOCATED WITHIN  
A FLOOD HAZARD AREA  
F.E.M.A. MAP #37085C155 D  
ZONE X

ALL STREETS TO BE 50' PUBLIC DEDICATED ROADS  
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED  
OTHERWISE.  
NO N.C.G.S. CONTROL FOUND WITHIN 2000'

**REFERENCES**

D.B. 1284 PG. 841  
P.C. F. SLIDE 575-C  
MAP #2000-1299 - 1299  
D.S. 886 PG. 230  
OTHERS AS SHOWN

ROAD NAMES HAVE BEEN  
REVIEWED AND APPROVED  
BY E-911  
Approved by: *Ward*  
Date: 11/10/05

REVIEW OFFICER'S CERTIFICATE  
STATE OF NORTH CAROLINA  
COUNTY OF Harnett  
I, Shirley Beut REVIEW OFFICER OF \_\_\_\_\_ COUNTY/TOWNSHIP  
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS  
AS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Shirley Beut  
REVIEW OFFICER  
11-14-05  
DATE



THE LOTS ON THIS PLAN HAVE BEEN EVALUATED BY A PRIVATE  
CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT THE LOTS ON  
THIS PLAN MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL  
APPROVAL FOR EACH LOT REG. 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 PENALTY FOR ANY OTHER WORK.  
11/10/05  
DATE ENVIRONMENTAL HEALTH

I HEREBY CERTIFY THAT THIS RECORD PLAT COMPLIES WITH THE  
SUBDIVISION REQUIREMENTS OF HARNETT COUNTY, NC AND THAT  
THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE REGISTER  
OF DEEDS IN HARNETT COUNTY.  
11/10/05  
DATE J. P. O'Neil  
REGISTERING CLERK

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHL-NEARING
C-1	304.00	137.86	257°09'13"	156.73	S 48°18'11"W
C-2	304.00	20.84	375°33'26"	20.83	S 75°18'27"E
C-3	275.00	130.12	36°17'26"	147.35	S 84°17'30"E
C-4	300.00	78.18	157°07'25"	78.80	S 02°58'31"E
C-5	290.00	27.23	97°14'25"	27.22	S 02°17'57"W
C-6	278.00	80.50	182°07'07"	83.24	S 43°05'39"E
C-7	25.00	25.00	89°04'24"	33.32	N 83°11'18"E
C-8	28.00	45.19	103°04'40"	38.25	S 13°30'16"E
C-9	200.00	40.00	117°09'54"	40.00	S 70°08'12"E
C-10	275.00	275.00	63°01'37"	275.00	N 71°00'48"E
C-11	25.00	21.03	68°11'23"	20.41	N 15°18'12"E
C-12	30.00	69.71	79°03'07"	64.20	N 31°10'24"E
C-13	30.00	41.15	47°06'23"	40.00	S 88°18'41"E
C-14	30.00	41.15	47°06'23"	40.00	S 88°18'41"E
C-15	30.00	41.15	47°06'23"	40.00	S 88°18'41"E
C-16	30.00	48.02	30°01'30"	30.00	S 08°00'00"W
C-17	25.00	21.03	68°11'23"	20.41	S 63°30'33"W
C-18	250.00	1.04	0°14'12"	1.04	S 38°32'58"W
C-19	250.00	20.35	18°24'50"	20.00	S 44°51'35"W
C-20	250.00	37.81	37°39'58"	37.77	S 62°25'55"W
C-21	25.00	32.36	74°19'00"	32.16	S 28°33'51"W
C-22	325.00	73.11	12°53'18"	72.80	S 01°01'29"E
C-23	225.00	21.65	57°30'48"	21.94	S 02°39'48"W
C-24	275.00	32.80	67°50'53"	32.78	S 02°39'48"W
C-25	275.00	51.71	10°44'25"	51.43	N 00°01'57"E
C-26	25.00	37.68	86°30'15"	34.37	N 48°46'23"W
C-27	250.00	24.15	127°24'23"	24.03	N 85°09'18"W
C-28	248.88	63.46	147°32'41"	63.29	N 72°30'18"W
C-29	325.00	3.64	1°40'19"	3.64	N 64°04'00"W
C-30	325.00	61.88	14°15'23"	61.85	S 54°06'03"W
C-31	325.00	80.27	13°38'47"	80.07	N 42°18'59"W
C-32	30.00	48.02	117°09'54"	41.81	S 17°18'01"E
C-33	30.00	87.30	111°30'11"	80.86	S 14°17'30"E
C-34	30.00	48.02	35°14'36"	46.36	S 65°04'34"W
C-35	30.00	25.00	89°04'24"	32.14	N 57°12'43"W
C-36	30.00	48.02	117°09'54"	41.81	N 63°51'12"W
C-37	225.00	145.78	37°07'04"	143.23	N 57°58'25"E

**DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS**

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED: P. E. STONE  
DATE: 11-22-05  
NOTE: ONLY N.C.D.O.T. APPROVED STRUCTURES  
ARE TO BE CONSTRUCTED ON PUBLIC R.W.

SETBACKS  
FRONT - 35'  
REAR - 25'  
SIDE - 10'  
CORNER - 20'

COURSE	BEARING	DISTANCE
L-1	S 33°58'23"E	44.68'
L-2	S 84°17'30"E	29.65'
L-3	S 84°17'30"E	29.65'
L-4	S 23°02'12"E	23.17'
L-5	N 82°40'13"E	25.15'
L-6	N 82°40'13"E	25.15'

**LOT AREAS**

LOT 1	18,806 SF	LOT 45	15,206 SF
LOT 27	16,376 SF	LOT 46	23,256 SF
LOT 31	15,004 SF	LOT 47	22,256 SF
LOT 32	15,004 SF	LOT 48	21,800 SF
LOT 33	13,030 SF	LOT 49	21,072 SF
LOT 34	15,074 SF	LOT 50	20,336 SF
LOT 35	22,676 SF	LOT 51	21,014 SF
LOT 36	25,834 SF	LOT 52	22,214 SF
LOT 37	23,377 SF	LOT 53	21,284 SF
LOT 38	28,368 SF	LOT 54	37,868 SF
LOT 39	29,722 SF	LOT 55	21,489 SF
LOT 40	37,188 SF	LOT 56	18,492 SF
LOT 41	36,453 SF	LOT 57	18,004 SF
LOT 42	43,390 SF	LOT 58	15,190 SF
LOT 44	29,758 SF	LOT 59	15,190 SF

- LEGEND**
- CMG - CONCRETE MONUMENT SET
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIS - EXISTING IRON STAKE
  - ERS - EXISTING RAILROAD SPIKE
  - EPK - EXISTING P.N. NAIL
  - EN - EXISTING NAIL
  - IPB - IRON PIPE SET
  - ISB - IRON STAKE SET
  - RSB - RAILROAD SPIKE SET
  - NS - NAIL SET
  - RW - RIGHT OF WAY
  - D.B. - DEED BOOK
  - B.M. - BOOK OF MAPS
  - CL - CENTERLINE
  - MBL - MINIMUM BUILDING SETBACK LIMIT
  - SB - SETBACK
  - EP - EDGE OF PAVEMENT
  - SC - BACK OF CURB
  - ML - MOUNDLINE
  - JP - UTILITY POLE
  - EP CONTROL CORNER

GUY T. CLAYTON  
D.B. 886 PG. 230

GUY T. CLAYTON  
D.B. 886 PG. 235

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR  
NO. 3040, CERTIFY:  
THAT THIS PLAN IS OF A SURVEY THAT CREATES A  
SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY  
OR MUNICIPALITY ORDINANCE THAT REGULATES  
PARCELS OF LAND.  
*Benton W. Dewar*  
BENTON W. DEWAR, NCPLS # 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAN WAS DRAWN UNDER  
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY  
SUPERVISION OF LAND, THAT IS REGULATED BY COUNTY  
OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.  
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES  
PLOTTED FROM INFORMATION FOUND IN BOOK 1284 PAGE 841  
PAGE 842; THAT THIS PLAN WAS PREPARED IN ACCORDANCE  
WITH G.S. 47-30 AS AMENDED; & THAT MY ORIGINAL SIGNATURE  
REGISTRATION NUMBER AND SEAL THIS 28 DAY OF NOV, 2005.  
*Benton W. Dewar*  
BENTON W. DEWAR, NCPLS # 3040



HARNETT COUNTY PUBLIC UTILITIES  
THIS PLAN FOR STONE CROSS SUBDIVISION  
SECTION II PHASE I HAS BEEN APPROVED.  
DATE: 11-14-05  
SIGNATURE: *Cherry McKen*  
REGISTER OF DEEDS  
HERBERT B. HARRIS  
BY: *Cherry McKen* DEPUTY

CERTIFICATE OF OWNERSHIP, DEDICATION AND ABANDONMENT  
I, \_\_\_\_\_ HEREBY CERTIFY THAT I AM (ARE) THE OWNER(S) 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, PATHS AND OTHER  
SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. ALL  
OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION  
J.A. 50 (TOWN OF HARNETT COUNTY EXCEPT).  
Section 1  
DATE: \_\_\_\_\_ ROAD: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_

**FINAL SUBDIVISION PLAT FOR:  
STONE CROSS SUBDIVISION  
SECTION II PHASE I**

A PORTION OF DEED BOOK 1284 PG. 841  
PLAT CABINET F SLIDE 575-C  
ANDERSON CREEK TOWNSHIP  
HARNETT COUNTY - NORTH CAROLINA  
SCALE: 1" = 100' AUGUST 23, 2005  
PIN #01-0535-0100-92 ZONED RA 20R

OWNER: STONE CROSS, LLC  
1201 NORTH ORANGE STREET  
LEMINGTON, NC 27450

BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5820 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 552-9873



MAP # 2005-953

RECORDED IN MAP #2005- HARNETT CO. REG.

UNRECORDED

9811783

FILED  
BOOK 284 PAGE 841-842  
JUL 17 PM 1 47  
KIMBERLY S. HARGROVE  
REGISTER OF DEEDS  
HARNETT COUNTY, NC

Excise Tax 5.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.  
Verified by County on the day of 19  
by

Mall after recording to Jeff Dunham, McCoy, Weaver, Wiggins

This instrument was prepared by Jeff Dunham, McCoy, Weaver, Wiggins

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of July, 1998, by and between

GRANTOR	GRANTEE
North Carolina Communications, Inc. 101 Dove Ridge Spring Lake, NC 28390	Cross Development Group, Inc 92.87 acres Stone Cross S/D 206 Dove Ridge Lane Spring Lake, NC 28390

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 Spring Lake, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

A 92.87 acre tract of land lying and being in Anderson Creek Township, as is more particularly described by plat entitled "Lot Recomination - Survey for Gay T. Cayton and wife, Mary F. Cayton," by Bennett Surveys, Inc., dated April 5, 1996, and recorded in Plat Cabinet F, Slide 575-C, Harnett County Registry.

HARNETT COUNTY TAX ID #  
01-0535-0100-98  
7-17-98 BY (162)

841

Softly