

Application Date: 1/24/10

Application # 010500139122

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793 www.harnett.org

APPLICANT: STEVE CAMERON Mailing Address: PO Box 461

Address: BROADWAY Owner: State: NC Zip: 27505 Phone #: (419) 639-2073

APPLICANT: BILL CLARK NAMES Mailing Address: 1206 HOPE MILLS RD.

Address: FAYETTEVILLE State: NC Zip: 28304 Phone #: (910) 426-2898
Steve Melzac Cell: (910) 263-0953

PROPERTY LOCATION: SR #: 1139 SR Name: TINGEN RD.

Address: CLAYMORE COURT

Parcel: 03959701003904 PIN: 9596-19-3847-000

Mapping: RA-2UR Subdivision: PATTON'S POINT 2171584 Lot #: 110 Lot Size: .347

3rd Plain: N/A Panel: 0075 Watershed: N/A Deed Book/Page: 1049/692 Plat Book/Page: 3005/895

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 toward S7, Turn LEFT ON TINGEN RD, Turn LEFT INTO SUBDIVISION ON Snake Eagle Drive Right on Claymore lot on left

PROPOSED USE: 62X48 Included

SFD (Size 52X32) # Bedrooms 4 # Baths 2 1/2 Basement (w/wo bath) N/A Garage 2CAR Deck N/A Crawl Space Slab

Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____

Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____

Number of persons per household 3PEC

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: _____

Septage Supply: New Septic Tank Existing Septic Tank County Sewer Other

Stormwater Management & Sedimentation Control Plan Required? YES NO

Does the 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 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Minimum	Actual
Front	35	36
Rear	25	36
Side	10	24/25
Corner	20	N/A
Nearest Building	10	N/A

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 standards 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: [Signature]

Date: 1/24/10

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

Plot Plan Only
NOT a Survey

Claymore Court
45' Public R/W

N 84°33'50"E 100.24'

109

S 28°51'06"E 121.28'

111

N 05°26'10"W 128.34'

Proposed Drive

Garage

*Proposed Dwelling

110

√ 0.347 Ac.

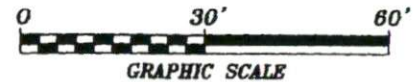
S 78°00'34"W 149.41'

Deed North
Deed Book 1049, Page 692



SITE PLAN APPROVAL

DISTRICT *WALK USE*
ROOMS *SMOOTH*



GRAPHIC SCALE

* House Plan: The Bradley II (Garage Left)

Bill
of

BARBECUE

Scale: 1" =

Sur
STANCL

Professi
P.O.Box
919-639-2



NOT

APPROVED

James H. Wright

OCT 26 2005

HARNETT COUNTY PUBLIC UTILITIES
P. O. BOX 1119
LILLINGTON, N.C. 27548

**Harnett County
Minimum Building
Setback Requirements**
RA-20R, RA-20M, RA-30 & RA-40

FRONT: 30' from R/W
REAR: 20'
SIDE: 10'
CORNER LOT SIDE: 20'

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 3748C0075 D effective Date: April 16, 1990

NOTE:
A 10' x 70' Right Triangle shall be placed at all street intersections as shown herein.

James H. Wright
Deed Book 1123, Page 94

VICINITY MAP
Not to Scale

LEGEND:

- | | |
|--|------------------------|
| --- Unim Surveyed | TP Telephone Pedestal |
| --- Unim Not Surveyed | MT Manhole |
| --- Right of Way Lines | RM Meter Reader |
| --- EWP/MS Existing Iron Pipe or Manhole | --- Sewer |
| --- EWP Existing Concrete Manhole | R/W Right-of-Way |
| --- EWP Existing P.C. Manhole | --- Concrete |
| --- P.R. Manhole Set | P.C. Plat Cabinet |
| --- C&S Cotton Ginning Set | R.R. Road Book |
| --- R&S Railroad Spike | R.M. Book of Maps |
| --- SLS Existing Lightwood Stake | P.M. Parcel Identifier |
| --- TP Power Pole | --- Pole |
| --- O&E Overhead Electric Lines | Ac. Acres |
| --- PW Pole System | --- Plat |
| --- Street Address | --- Computed Point |

N.C.G.S. North Carolina Geographic Survey
NAD 83 North American Datum of 1983
NAD 83 North American Datum of 1983

NOTES:
• Area shown on all property corners unless noted otherwise.
• Areas determined by coordinate method.
• All distances/dimensions are horizontal.
• Ground distances unless otherwise indicated.



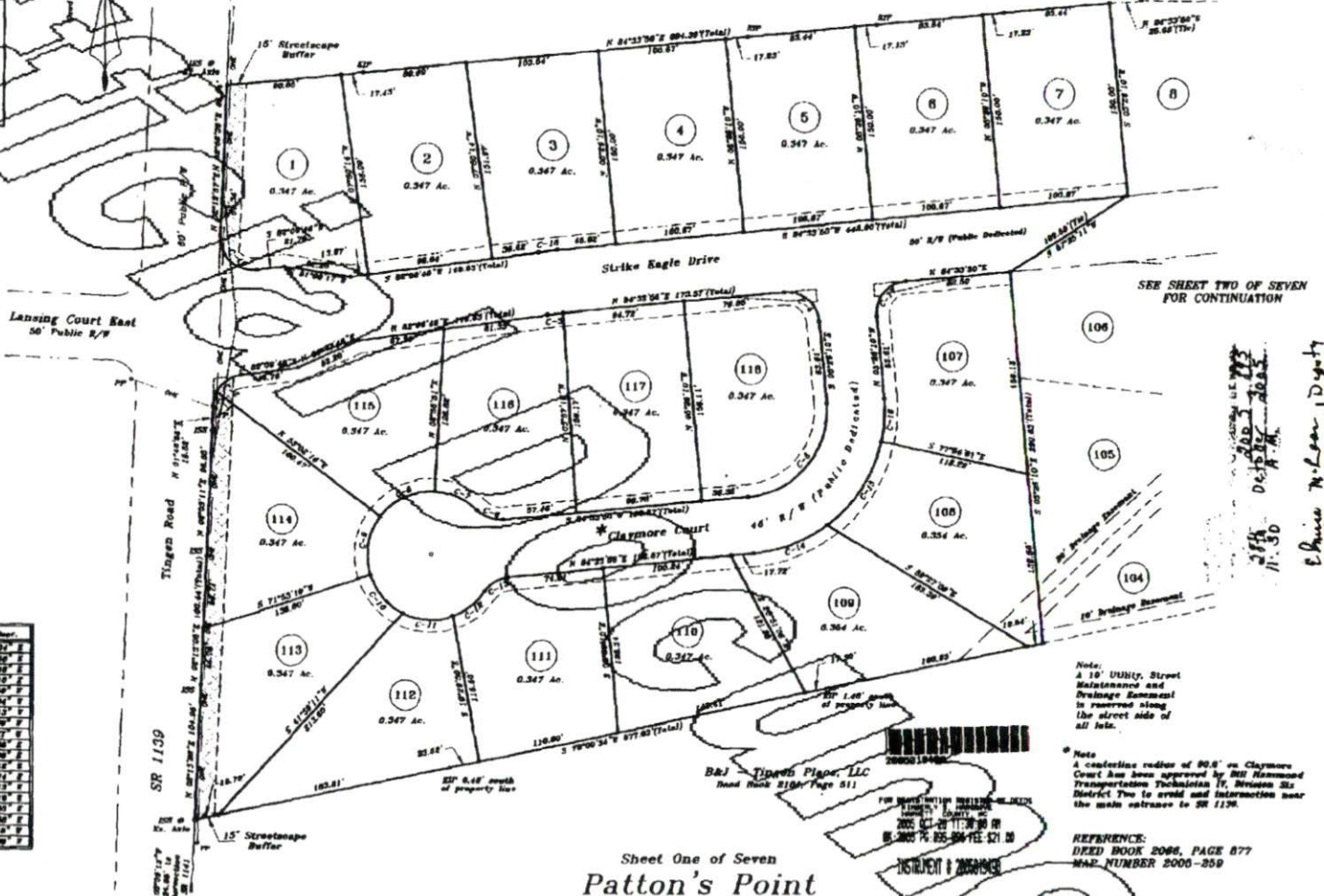
Right-of-way Curve Data

CURVE	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00	11.39	26.70	11.39	N 104°23'20" E
C-2	25.00	11.39	26.70	11.39	N 87°23'20" E
C-3	200.00	12.57	7.04	12.57	N 82°23'20" E
C-4	25.00	11.39	26.70	11.39	S 69°23'20" E
C-5	27.50	12.03	27.00	12.03	S 30°23'20" E
C-6	25.00	11.39	26.70	11.39	S 7°23'20" E
C-7	25.00	11.39	26.70	11.39	N 82°23'20" E
C-8	25.00	11.39	26.70	11.39	S 69°23'20" E
C-9	25.00	11.39	26.70	11.39	S 30°23'20" E
C-10	25.00	11.39	26.70	11.39	N 87°23'20" E
C-11	25.00	11.39	26.70	11.39	N 82°23'20" E
C-12	25.00	11.39	26.70	11.39	N 69°23'20" E
C-13	25.00	11.39	26.70	11.39	N 87°23'20" E
C-14	115.00	22.59	17.45	22.59	N 84°23'20" E
C-15	115.00	22.59	17.45	22.59	N 58°23'20" E
C-16	115.00	22.59	17.45	22.59	N 22°23'20" E
C-17	25.00	11.39	26.70	11.39	S 87°23'20" E
C-18	200.00	12.57	7.04	12.57	S 82°23'20" E
C-19	25.00	11.39	26.70	11.39	S 69°23'20" E

The info on this plan has been evaluated by a private consultant. Based on this review, it appears that the info on this plan meets appropriate regulations. Note that the final approval for such lot creation, surveying, or subdivision shall be the responsibility of the appropriate governmental authority. This certification does not represent approval or a permit for any site work.

10/1/05 Date Environmental Marked

RECORDED IN HARNETT COUNTY MAP NUMBER 2005-815



SEE SHEET TWO OF SEVEN FOR CONTINUATION

Note: A 10' UNID. Street Maintenance and Drainage Easement is reserved along the street side of all lots.

Note: A centerline radius of 90' is on Claymore Court has been approved by the Harnett County Transportation Technician IV, Division Six District Two to avoid an intersection near the main entrance to SR 1139.

REFERENCE: DEED BOOK 2006, PAGE 877
MAP NUMBER 2006-259

Sheet One of Seven
Patton's Point

Revisions: _____ _____ _____		PROPERTY OF Freddie L. Stancil and wife, Kathy H. Stancil 466 Stancil Road, Angier, NC 27501 (919) 639-2073		STANCH & ASSOCIATES, Professional Land Surveyor, P.A. 98 Main Depot Street, P.O. Box 7350, Angier, N.C. 27501 Phone: 919-609-2133 Fax: 919-639-2602	
TOWNSHIP: BARRECK		COUNTY: HARNETT		DATE: 08-30-05	
STATE: NORTH CAROLINA		TAX ID #: 030697 0039		SUBMITTED BY: DWT	
ZONE: RA-20R		PARCEL NUMBER: 8597-20-6415.000		FIELD BOOK: SRN 5152	
Horizontal Scale: 1" = 60'		CHECKED & CLOSURE BY:		DRAWING FILE NO: LHBQ-942-A	

Map # 2005-815

Unrecorded



FOR REGISTRATION REGISTER OF DEEDS
LIBERTY & HORROVE
HARNETT COUNTY, NC
2006 JAN 11 10:42:00 AM
BK: 2177 PG: 584-586 FEE: \$17.00
NC REV STAMP: \$4,928.00
INSTRUMENT # 200500487

HARNETT COUNTY TAX ID#
All #'s below

APR BY SKB

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. 9597-20-6415
Revenue Stamps: \$4,928.00
Prepared by: Richard A. Galt, PLLC, 2533 Raeford Road, Fayetteville, NC 28305
Return after recording to: Richard A. Galt, PLLC, 2533 Raeford Road, Fayetteville, NC 28305
Brief Description for the Index: **PATTON'S POINT**
This Deed made this the 9th day of January, 2006 by and between:

GRANTOR	GRANTEE
STANCIL BUILDERS, INC., a North Carolina Corporation 466 Stancell Road Angier, NC 27501	BILL CLARK HOMES OF FAYETTEVILLE, LLC, a North Carolina Limited Liability Company 1206 Hope Mills Road Fayetteville, NC 28304

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 Harnett County, North Carolina and more particularly described as follows:

BEING ALL of Lots 1, 2, 3, 4, 5, 6, 7, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 and 118, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-895, Harnett County, North Carolina Registry; and

BEING ALL of Lots 8, 9, 10, 11, 13, 14, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 and 106, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-897, Harnett County, North Carolina Registry; and

BEING ALL of Lots 15, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94 and 95, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-899, Harnett County North Carolina Registry; and

BEING ALL of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31 and 32, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-901, Harnett County, North Carolina Registry; and

BEING ALL of Lots 17, 33, 34, 35, 36, 37, 38, 39, 75, 76, 77, 78, 79 and 80, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-903, Harnett County, North Carolina Registry; and