

Application Date: 1/24/06

Application # 0050013930

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~~  
~~BROADWAY~~ OWNER: State: ~~NC~~ Zip: ~~27305~~ Phone #: ~~(919) 639-2073~~  
APPLICANT: BILL CLARK HOMES Mailing Address: 1206 HOPE MILLS RD.  
State: NC Zip: 28304 Phone #: (910) 426-2393  
CEL: (910) 263-0953

PROPERTY LOCATION: SR #: 1139 SR Name: TILGEN RD.  
Address: CLAYMORE COURT  
Parcel: D3 05971010084 12 PIN: 0007-10-3097-000  
Zoning: RA-2UR Subdivision: PATTON'S POINT Lot #: 118 Lot Size: 347  
3rd Plain: N/A Panel: 0015 Watershed: N/A Deed Book/Page: 1049/692 Plat Book/Page: 2000/895

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 toward S7, Turn LEFT ON TILGEN RD,  
then LEFT INTO SUBDIVISION ON strike edge drive right on  
CLAYMORE CT, lot on right on corner drive south of  
CLAYMORE CT

PROPOSED USE:  
SFD (Size 32' x 57' # Bedrooms 4 # Baths 2 1/2 Basement (w/w bath) N/A Garage 2 CAR Deck N/A Crawl Space/Slab Included  
Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_  
Number of persons per household SPEC  
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

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   
Structures on this tract of land: Single family dwellings 1 Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_  
Required Residential Property Line Setbacks: Proposed Minimum Actual  
Front \_\_\_\_\_ 35 \_\_\_\_\_ 30  
Rear \_\_\_\_\_ 25 \_\_\_\_\_ 34  
Side \_\_\_\_\_ 10 \_\_\_\_\_ 30/5'  
Corner \_\_\_\_\_ 20 \_\_\_\_\_ N/A 30'  
Nearest Building \_\_\_\_\_ 10 \_\_\_\_\_ N/A

I hereby agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or conditions 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: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*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**

50' Public R/W  
**Strike Eagle Drive**

10' X 70'  
Slight  
Triangle

N 84°33'50"E  
78.85'

R = 39.27'  
S 80°26'10"E  
(35.36')

118

0.347 Ac.

S 05°28'10"E  
63.61'

**Claymore Court**  
45' Public R/W

107

N 05°28'10"W  
156.11'

51.4'

24.0'  
14.5'  
21.8'

2\* Proposed Dwelling

9.7' Garage

Proposed Drive

34.9'

R = 108.03'  
S 84°33'50"W  
(86.46')

S 84°33'50"W  
36.35'

\* House Plan: MacArthur (Garage Left)



Deed North  
Deed Book 1049, Page 692

117

SITE PLAN APPROVAL

DISTRICT BOARD USE

SFD

108

*Handwritten signature*  
Zoning



GRAPHIC SCALE

Bill  
of

**BARBECUE**  
Scale: 1" =

Surv  
**STANCI**  
Professio  
P.O.Box  
919-639-2

NOT

**APPROVED**  
*Freddie L. Stancil*  
 OCT 28 2005  
 HARNETT COUNTY PUBLIC UTILITIES  
 P. O. BOX 1110  
 WILKINGTON, N.C. 27648

James H. Wright  
 Deed Book 1183, Page 94

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

FRONT: 30' from R/W  
 REAR: 20'  
 SIDE: 10'  
 CORNER: 10' 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. 270000050 D Effective Date: April 16, 1990

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

VICINITY MAP  
 Not to Scale

- LEGEND:**
- Lines Surveyed
  - - - Lines Not Surveyed
  - Right of Way Lines
  - SP/EP Existing Iron Pipe or Slab
  - CCM Existing Concrete Monument
  - SPK Existing P.C. Nail
  - FSZ P.C. Nail Set
  - ISZ Iron Stake Set
  - CSZ Cotton Gouache Ink
  - SSZ Railroad Spike
  - SLZ Existing Lightwood Stake
  - TPY Tower Pin
  - OSZ Overhead Electric Lines
  - PH Fire Hydrant
  - PA Street Address
  - TP Telephone Pole/Post
  - MP Manhole
  - SW Water Meter
  - ESD Existing Sewer
  - R/W Right-of-Way
  - CCM Concrete Monument
  - P.C. Flat Cabinet
  - R.S. Road Book
  - P.D. Plat Book
  - B.M. Book of Maps
  - PN Parcel Number
  - Ac. Acres
  - Co. PL Square Feet
  - Comp. Point Computed Point

N.C.G.S. North Carolina Geodetic Survey  
 MAP 87 North American Datum of 1987  
 MAP 80 North American Datum of 1983

- NOTES:**
- \* Iron Stake set at all property corners unless noted otherwise.
  - \* Areas determined by coordinate method.
  - \* All distances/Dimensions are Horizontal ground distance unless otherwise indicated.

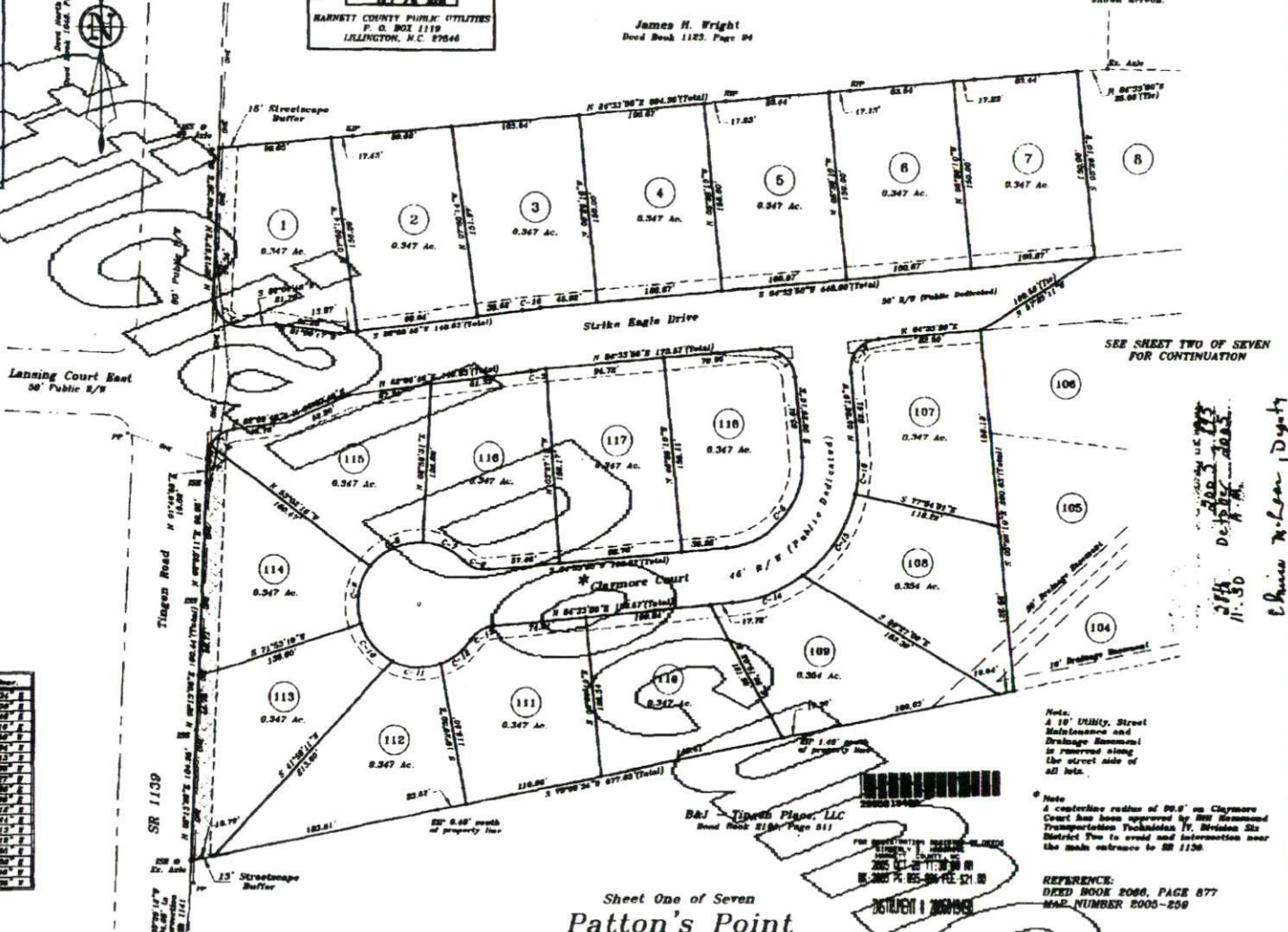


**Right-of-way Curve Data**

| Curve | Radius | Length | Delta     | Chord  | Chord Bear.     |
|-------|--------|--------|-----------|--------|-----------------|
| C-1   | 28.00  | 11.00  | 89°59'18" | 11.00  | R 14°02'24" E   |
| C-2   | 28.00  | 22.00  | 89°57'20" | 22.00  | R 8°09'50" E    |
| C-3   | 28.00  | 33.00  | 89°55'12" | 33.00  | R 2°21'52" E    |
| C-4   | 28.00  | 44.00  | 89°52'56" | 44.00  | R 3°30'10" E    |
| C-5   | 28.00  | 55.00  | 89°50'32" | 55.00  | S 2°30'30" W E  |
| C-6   | 28.00  | 66.00  | 89°47'50" | 66.00  | S 1°30'30" W E  |
| C-7   | 28.00  | 77.00  | 89°45'00" | 77.00  | S 0°30'30" W E  |
| C-8   | 28.00  | 88.00  | 89°42'00" | 88.00  | S 0°30'30" W E  |
| C-9   | 28.00  | 99.00  | 89°38'56" | 99.00  | E 1°30'30" W E  |
| C-10  | 28.00  | 110.00 | 89°35'44" | 110.00 | E 2°30'30" W E  |
| C-11  | 28.00  | 121.00 | 89°32'24" | 121.00 | E 3°30'30" W E  |
| C-12  | 28.00  | 132.00 | 89°29'00" | 132.00 | E 4°30'30" W E  |
| C-13  | 28.00  | 143.00 | 89°25'44" | 143.00 | E 5°30'30" W E  |
| C-14  | 28.00  | 154.00 | 89°22'24" | 154.00 | E 6°30'30" W E  |
| C-15  | 28.00  | 165.00 | 89°19'00" | 165.00 | E 7°30'30" W E  |
| C-16  | 28.00  | 176.00 | 89°15'44" | 176.00 | E 8°30'30" W E  |
| C-17  | 28.00  | 187.00 | 89°12'24" | 187.00 | E 9°30'30" W E  |
| C-18  | 28.00  | 198.00 | 89°09'00" | 198.00 | E 10°30'30" W E |

The lot(s) on this plan have been evaluated by a private consultant. Based on this review, it appears that the lot(s) on this plan meet appropriate regulations. Note that the final approval for each lot remains the responsibility of the appropriate Harnett County local jurisdiction. Property owners should consult in accordance with regulations in force at the time of permitting. This certification does NOT represent approval or a permit for any site work.

RECORDED IN HARNETT COUNTY MAP NUMBER 2005-895



SEE SHEET TWO OF SEVEN FOR CONTINUATION

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

Note:  
 A centerline radius of 50.0' on Clarendon Court has been approved by the Harnett Transportation Technicians II, Division Six District Two to avoid and information near the main entrance to SR 1106.

Sheet One of Seven  
**Patton's Point**

|                       |  |  |  |  |  |
|-----------------------|--|--|--|--|--|
| Revisions:            |  | PROPERTY OF<br><b>Freddie L. Stancil and wife, Kathy H. Stancil</b><br>406 Stancil Road, Angier, NC 27501 (910) 630-2073 |  | <b>STANCIL &amp; ASSOCIATES,</b><br>Professional Land Surveyor, P.A.<br>50 First Depot Street, P.O. Box 7300 Angier, N.C. 27501<br>Phone: 910-680-2133 Fax: 910-630-2602 |  |
| TOWNSHIP: BARBECUE    |  | COUNTY: HARNETT  |  | DATE: 08-30-05 SURVEYED BY: DST FIELD BOOK   |  |
| STATE: NORTH CAROLINA |  | Tax ID #: 039097 0039  |  | SCALE: 1" = 60' DRAWN BY: JMT SUB. FILE  |  |
| ZONE: RA-20R          |  | PARCEL NUMBER: 9597-20-6415.000  |  | CHECKED & CLOSURE BY: LHBQ-042   |  |



MAP # 2005-895

Unrecorded



FOR REGISTRATION REGISTER OF DEEDS  
LIBERTY & HONOR  
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 # 2006000487

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.,<br>a North Carolina Corporation<br>466 Stancil Road<br>Angier, NC 27501 | BILL CLARK HOMES OF FAYETTEVILLE, LLC,<br>a North Carolina Limited Liability Company<br>1206 Hope Mills Road<br>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