

Initial Application Date: 2/8/06

pp n# 0050014022
1143676 Ba 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 #: 9104810503

PROPERTY LOCATION: SR #: 1120 SR Name: Overhills Rd
Parcel: 1053514 010010 PIN: _____
Zoning: RA 202 Subdivision: Stonecross Lot #: 38 Lot Size: .65
Flood Plain: X Parcel: 155 Watershed: n/a Deed Book/Page: 1284 | BA1 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 48 x 30) # of Bedrooms: 3 # Baths: 2.5 Basement (w/w bath) _____ Garage 2 car Deck Yes 12x14
 Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 Manufactured Home (Size x) # of Bedrooms _____ Garage _____ Deck _____ Included

Comments: _____
 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) _____

roperty 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>45.6</u>	Rear	<u>25'</u> <u>230'</u>
Side	<u>10</u>	<u>11</u>	Corner	<u>20'</u> <u>20</u>
Nearest Building	_____	_____		

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 _____

2/6/06
Date

2/20 5

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

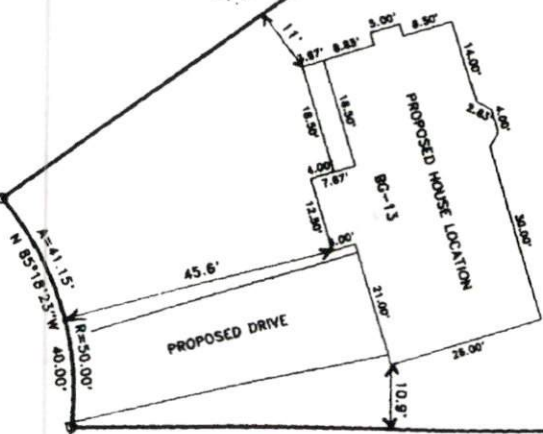
MAP NO.

(37) PLAN APPROVAL
 DISTRICT PH302 USE SFD
 REMARKS 2/19/16
 Zoning Administrator OB
 N 14°12'57"W 147.59'

N 58°14'14"E 206.05'

38

0.65 AC.



A=41.15'
 N 85°16'33"W 40.00'
 R=50.00'
 .00'

S 21°53'41"W 296.86'

NOTES

PROPERTY ZONED RA20R
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 U.C.S. CONTROL FOUND WITHIN 2000'

LEGEND

- CON - CONCRETE MONUMENT SET
- EX - EXISTING CORNER TO MONUMENT
- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- ERS - EXISTING RAILROAD SPIKE
- EM - EXISTING P.N. NAIL
- EN - EXISTING NAIL
- IP - IRON PIPE SET
- IS - IRON STAKE SET
- RS - RAILROAD SPIKE SET
- NS - NAIL SET
- R/W - RIGHT OF WAY
- D.B. - DEED BOOK
- P.M. - BOOK OF MAPS
- CL - CENTERLINE
- M.B.L. - MINIMUM BUILDING SETBACK LIMIT
- WB - WETBACH
- EP - EDGE OF PAVEMENT
- BC - BACK OF CURB
- BN - BURNHOLE
- UP - UTILITY POLE

REFERENCES

D.B. 1284 PG. 841
P.C. SLIDE 575-C
MAP #2000-1298 - 1299
D.B. 896 PG. 236
OTHERS AS SHOWN

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Shirley S. Harlow REVIEW OFFICER OF THE COUNTY/TOWNSHIP OF HARNETT COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
Shirley S. Harlow
11-14-05



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 FINAL APPROVAL FOR EACH LOT 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 PERMIT FOR ANY SITE WORK.

DATE: 11/10/05
REVIEW OFFICER: J. P. G. Galt
I HEREBY CERTIFY THAT THIS RECORD PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS OF HARNETT COUNTY, NC AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS IN HARNETT COUNTY.

Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CHL BEARING

Table with columns: COURSE, BEARING, DISTANCE

LOT AREAS table listing lot numbers and square footages.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBMISSION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: R. E. Spivey
DATE: 11-12-05

SETBACKS table: FRONT - 30', REAR - 20', SIDE - 10', CORNER - 20'

STONECROSS, LLC
FUTURE DEVELOPMENT
D.B. 1284 PG. 841
Note: All drainage easements to be maintained by property owners

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



BENTON W. DEWAR & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRING, NC 27540
PH. # (919) 652-9875

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION FOUND IN BOOK 1284 PAGE 841; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. #27-30 AS AMENDED; WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 30 DAY OF OCTOBER, 2005.



HARNETT COUNTY PUBLIC UTILITIES

THIS PLAT FOR STONE CROSS SUBDIVISION SECTION II PHASE I HAS BEEN APPROVED.

DATE: 11-14-05 SIGNATURE: Shirley S. Harlow

HARNETT COUNTY FILED DATE: 11-14-05 TIME: 4:52 P.M.

REGISTER OF DEEDS
SHERILY S. HANCOCK
BY: Chow McKen DEPUTY

CERTIFICATE OF OWNERSHIP, DESIGNATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION BY MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACKS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

DATE: 11-14-05
OWNER: Stone Cross, LLC
DESIGNER: Dan K. Kline



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 DEC 16 04:31:58 PM
BK:2169 PG:360-363 FEE:\$20.00
NC REV STAMP:\$1,170.00
INSTRUMENT # 2005022804

HARNETT COUNTY TAX ID#

01-0535-010092

DATED BY SKB

Drafted by: J. E. Holshouser, Jr., Attorney at Law, P.O. Box
1227, Pinehurst, NC 28370

Brief Description for Index:

Lots 1, 27-35, 37-41 and 45-55, Stone Cross Subdivision

Rev. 1, 170

PIN: 010535 0100 92

STATE OF NORTH CAROLINA)

GENERAL WARRANTY DEED

COUNTY OF HARNETT

THIS GENERAL WARRANTY DEED, made this the 6th of December,
2005, by and between **STONE CROSS, L.L.C.** a Delaware Limited
Liability Company, doing business in North Carolina as Stone
Cross Estates, L.L.C. (hereinafter called "Grantor"), and
CAVINESS LAND DEVELOPMENT, INC., a North Carolina corporation
(hereinafter called "Grantee")
2818 Ruedard Rd #300
Fas. NC 28303

WITNESSETH:

The Grantor, for valuable consideration paid by the
Grantee, the receipt of which is hereby acknowledged, and
subject to the matters set out below, grants, bargains, sells,
and conveys unto the Grantee all of that certain lot or parcel
of land situated in the City of Spring Lake, Anderson Creek
Township, Harnett County, North Carolina, described as follows:

Being all of Lots 1, 27-35, 37-41 and 45-55 in Stone
Cross Subdivision, Section II, Phase I, as shown on a
plat recorded in Plat Cabinet 2005, Slide 953, Harnett
County Registry.

This conveyance is made subject to enforceable
reservations, easements, restrictions and covenants
of record, matters shown on the above plat, ad valorem
taxes for the current year, and zoning or other
municipal ordinances.