

Initial Application Date: ~~1/25/06~~ 2/6/06

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

D10-50014523

8915

1143683

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: 1053514 010010 PIN:  
Zoning: RA 202 Subdivision: Stonecross Lot #: 39 Lot Size: .68  
Flood Plain: X Parcel: 155 Watershed: n/a Deed Book/Page: 1284/8A1 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 54 x 39) # of Bedrooms 3 # Baths 2 Basement (w/w/o bath) 1 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)

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)

Required Property Line Setbacks: Minimum Actual Minimum Actual

Front	35	81.5	Rear	25'	110'
Side	10	11	Corner	20'	20'
Nearest Building					

I hereby 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 S

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

MAP REFERENCE: MAP NO. 2005-953

38

N 21°53'41"E 296.86'

PLAN APPROVAL  
DISTRICT RA201 USE SFD  
2/14/06  
ZONING AL. 11.1.01

39

0.68 AC.

RIVE"

N 88°09'52"W 40.00'  
A=41.15' R=50.00'

81.2'

PROPOSED DRIVE

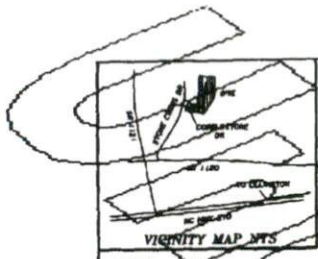


PROPOSED HOUSE LOCATION

BG-15

S 46°30'23"W 302.09'

S 53°22'44"E 1



**NOTES**

PROPERTY ZONED RAZOR  
TAX ID #0315-30-4536  
PIN #01-0535-0100-92

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA. F.E.M.A. MAP #37085C15C D ZONE X

ALL STREETS TO BE 50' PUBLIC DEDICATED ROADS  
ALL DISTANCES AROUND HORIZONTAL UNLESS NOTED  
OTHERS AS SHOWN

REFERENCES  
D.B. 1284 PG. 841  
P.C.F. SLIDE #75-C  
MAP #2000-1298  
D.B. 886 PG. 236  
OTHERS AS SHOWN

REVIEW OFFICER'S CERTIFICATE  
STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Shirley Bennett, REVIEW OFFICER OF \_\_\_\_\_ COUNTY/TOWN, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Shirley Bennett  
REVIEW OFFICER  
11-14-05



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 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 ON A PENALTY FOR THE LOTS) WORK.

DATE: 11/11/05  
ENVIRONMENTAL HEALTH

I HEREBY CERTIFY THAT THIS RECORD PLAN 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.

11/10/05  
John P. Ruffin  
PLANNING DIRECTOR

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C-1	304.00'	137.88'	29°58'13"	136.70'	S 48°18'11"E
C-2	304.00'	270.38'	57°30'38"	204.3'	S 63°16'37"E
C-3	229.00'	150.12'	38°13'56"	147.35'	S 64°21'08"E
C-4	300.00'	79.18'	14°09'23"	78.90'	S 60°08'31"E
C-5	290.00'	27.23'	0°14'20"	27.22'	S 08°17'57"W
C-6	278.00'	60.32'	16°36'07"	60.24'	S 43°29'38"E
C-7	25.00'	25.00'	89°24'40"	25.32'	S 89°11'16"E
C-8	25.00'	46.19'	103°28'40"	38.26'	S 13°20'08"E
C-9	300.00'	40.00'	1°19'04"	40.00'	S 70°28'12"E
C-10	200.00'	222.81'	63°13'37"	211.36'	N 71°20'46"E
C-11	21.03'	21.03'	48°11'23"	20.41'	N 15°18'18"E
C-12	30.00'	68.71'	79°23'07"	64.20'	N 31°10'04"E
C-13	30.00'	81.13'	47°09'23"	49.80'	S 40°30'18"E
C-14	30.00'	41.13'	47°28'03"	40.00'	S 38°38'18"E
C-15	30.00'	41.13'	47°09'23"	40.00'	S 08°20'00"W
C-16	30.00'	48.00'	90°00'00"	48.19'	S 89°59'31"W
C-17	25.00'	21.03'	48°11'23"	20.41'	S 63°30'35"W
C-18	250.00'	1.04'	0°14'17"	1.04'	S 89°52'02"W
C-19	250.00'	60.33'	16°24'30"	60.00'	S 48°31'30"W
C-20	250.00'	37.81'	8°38'38"	37.77'	S 88°23'38"W
C-21	25.00'	32.38'	74°12'00"	30.16'	S 28°37'51"W
C-22	265.00'	73.11'	12°53'16"	72.80'	S 01°01'29"E
C-23	225.00'	21.85'	0°30'46"	21.84'	S 08°38'46"W
C-24	275.00'	32.80'	4°30'31"	32.78'	N 48°20'08"E
C-25	275.00'	31.71'	10°48'23"	31.63'	N 00°01'37"E
C-26	25.00'	37.88'	86°20'13"	34.37'	N 08°46'23"W
C-27	300.00'	54.13'	12°28'21"	54.03'	N 45°58'18"W
C-28	248.98'	63.48'	14°32'41"	63.29'	N 72°30'18"W
C-29	328.00'	3.64'	1°40'11"	3.64'	S 84°46'00"W
C-30	328.00'	328.00'	141°13'51"	61.82'	N 54°58'33"W
C-31	328.00'	80.27'	13°58'47"	80.07'	N 42°18'38"W
C-32	25.00'	49.01'	113°27'48"	41.81'	S 17°19'01"E
C-33	30.00'	50.00'	90°00'00"	50.00'	S 89°59'31"W
C-34	30.00'	48.21'	55°14'38"	46.34'	S 65°04'34"W
C-35	30.00'	52.58'	80°10'48"	50.14'	N 57°18'43"W
C-36	30.00'	49.51'	113°27'48"	41.81'	N 63°15'12"W
C-37	225.00'	145.76'	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. Stangle  
DATE: 11-17-05

NOTE: ONLY N.C.D.O.T. APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC R/W.



COURSE	BEARING	DISTANCE
L-1	S 33°56'23"E	44.68'
L-2	S 84°17'30"E	28.00'
L-3	S 84°17'30"E	28.00'
L-4	S 08°46'12"E	28.11'
L-5	S 82°01'37"E	25.15'
L-6	N 82°40'17"E	25.18'

**LOT AREAS**

LOT 1	18,806 SF	LOT 43	15,026 SF
LOT 27	18,376 SF	LOT 46	23,290 SF
LOT 31	15,054 SF	LOT 47	22,259 SF
LOT 32	13,052 SF	LOT 48	21,880 SF
LOT 33	15,030 SF	LOT 49	21,072 SF
LOT 34	15,076 SF	LOT 50	20,336 SF
LOT 35	22,679 SF	LOT 51	11,014 SF
LOT 36	20,434 SF	LOT 52	22,514 SF
LOT 37	20,377 SF	LOT 53	21,841 SF
LOT 38	19,368 SF	LOT 54	37,888 SF
LOT 39	29,722 SF	LOT 55	21,489 SF
LOT 40	37,189 SF	LOT 56	18,483 SF
LOT 41	36,653 SF	LOT 57	16,094 SF
LOT 42	43,396 SF	LOT 58	15,192 SF
LOT 44	29,754 SF	LOT 59	15,192 SF

- LEGEND**
- CMC - CONCRETE MONUMENT SET
  - ECM - EXISTING CONCRETE MONUMENT
  - E1P - EXISTING IRON PIPE
  - E1B - EXISTING IRON BUSH
  - ENB - EXISTING RAILROAD SPIKE
  - EM - EXISTING PIN NAIL
  - EN - EXISTING NAIL
  - IPB - IRON PIPE SET
  - ISB - IRON STAKE SET
  - R3S - RAILROAD SPIKE SET
  - RS - RAIL SET
  - B-W - BOUNDARY OF WAY
  - B-M - BOUNDARY OF MAP
  - CL - CENTERLINE
  - MBL - MENSURABLE BUILDING SETBACK LIGHT
  - BB - BACKTRACK
  - EP - EXISTING POINT OF INTERSECTION
  - BC - BACK OF CURB
  - MP - MARKER
  - UP - UTILITY POLE

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

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

N 35°28'25"W 990.62'

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

2. BENTON W. DEWAR CERTIFY THAT THIS PLAN 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 PAGE 230; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 27-20 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 23rd DAY OF 2005.

BENTON W. DEWAR, NCLPS - 3040



HARNETT COUNTY PUBLIC UTILITIES

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

DATE: 11-14-05  
SIGNATURE: [Signature]  
FILED DATE: 11-14-05 TIME: 4:52 P.M.  
MAP BOOK: 2005-955  
REGISTER OF DEEDS: [Signature]  
DEPUTY: [Signature]

**CERTIFICATE OF OWNERSHIP, DEDICATION 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 ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE SEVERAL BUILDING SETBACK LINES 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 REGULATIONS JURISDICTION OF HARNETT COUNTY GOVT.

11/10/05  
[Signature]  
[Signature]

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

A PORTION OF DEED BOOK 1284 PG. 841  
PLAT CABINET F SLIDE 576-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 AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 552-9873

MAP # 2005-955



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

DRAFTED 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 **CAVINNESS LAND DEVELOPMENT, INC.**, a North Carolina corporation (hereinafter called "Grantee")

2818 Rufford 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.