

Fr. Rec'd 5/12/06

Initial Application Date: ~~3/16/06~~ 5/11/06 OT

Application # NO-50014319R
1195968

COUNTY OF HARNETT LAND USE APPLICATION
Central Permitting 102 E. Front Street, Lillington, NC 27548 Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: RBC Homes, Inc. Mailing Address: P.O. Box 755
City: FAY State: NC Zip: 28302 Phone #: 910 423 3555

APPLICANT: _____ Mailing Address: _____
City: SAME State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: _____ SR Name: Byrds Pond
Address: 40 Williams Creek Drive

Parcel: 12 0000 0010 14 PIN: 0565-39-9457.000
Zoning: none Subdivision: BYRD POND Lot #: 7 Lot Size: .95

Flood Plain: X Panel: D175 Watershed: N/A Deed Book/Page: 2111/517 Plat Book/Page: 2004-191
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 south toward's Fayetteville, Turn Rt
on Byrd Pond Road, subd. mile on left

PROPOSED USE:
 Sg. Family Dwelling (Size 474 x 38) # of Bedrooms 4 # Baths 2 1/2 Basement (w/w/o bath) N/A Garage Deck 6x2
 Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____ Slab
 Number of persons per household SPIC
 Business Sq. Ft. Retail Space _____ Type _____
 Industry Sq. Ft. _____ Type 5/11/06
 Church Seating Capacity _____ Kitchen _____
 Home Occupation (Size _____ x _____) # Rooms _____ Use Moved house
Additional Information: Changed #
 Accessory Building (Size _____ x _____) Use of BDR's to
 Addition to Existing Building (Size _____ x _____) Use 3
 Other _____

Additional Information: _____
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
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 | <u>310</u> 76 |
| Rear | 25 | <u>195</u> 184 |
| Side | 10 | <u>310</u> 40 |
| Corner | 20 | <u>N/A</u> |
| Nearest Building | 10 | <u>N/A</u> |

If 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 _____ Date 3/16/06

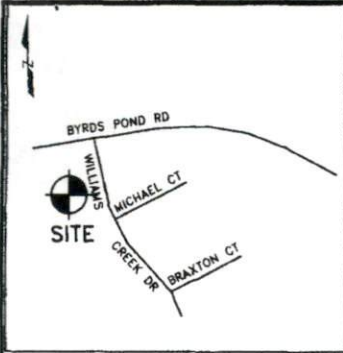
This application expires 6 months from the initial date if no permits have been issued

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION

06/04
5/11 S

| CURVE TABLE | | | | |
|-------------|---------|---------|-------------|---------|
| CURVE | RADIUS | LENGTH | CH. BEARING | CHORD |
| C1 | 450.00' | 100.87' | S27°28'41"E | 100.66' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S21°06'01"E | 12.71' |



Vicinity Map
(Not to Scale)

LEGEND

- R/W-RIGHT OF WAY
- PB-PLAT BOOK
- DB-DEED BOOK
- PG-PAGE
- PROP-PROPOSED
- SF-SQUARE FEET
- AC-ACRE(S)
- CONC-CONCRETE



JONATHAN L. JUDD
MAP #2000-57
0585-39-8468
DB 1416, PG 278

(8)
MAP #2004-191
BYRD POND ESTATES
PHASE 2

(6)
MAP #2004-191
BYRD POND ESTATES
PHASE 2

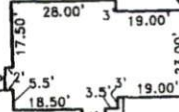
(5)
MAP #99-544
BYRD POND ESTATES
PHASE 1

N67°21'09"E
380.00'

(7)
45390 SF
1.042 AC

S56°06'02"W
258.97'

PROPOSED HOUSE
THE ATLAS



PROP
CONC
DRIVE
&
WALK
76.00'

(4)
MAP #99-544
BYRD POND ESTATES
PHASE 1

SITE PLAN APPROVAL
DISTRICT NA USE SFD
#BEDROOMS 3
Zoning Administrator
Date

WILLIAM'S CREEK DRIVE
50' PUBLIC R/W

PLOT PLAN

PROPERTY OF: RBC HOMES, INC.
ADDRESS: WILLIAMS CREEK DRIVE



TOWNSHIP: STEWARTS CREEK
DATE: MAY 4, 2006

Umo



FOR REGISTRATION REGISTER OF DEEDS
RIPLEY B. HARGROVE
HARNETT COUNTY, NC
2005 AUG 01 09:14:29 AM
BK: 2111 PG: 517-519 FEE: \$17.00
NC REV STAMP: \$517.00
INSTRUMENT # 2005013483

HARNETT COUNTY TAX ID#

12 0555 0006
KJC
SLIDES BY KHD

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$17.00

Parcel Identification No.: 120555 0006 (Parent) Verified by Harnett County

By:

Mail/Box to: The Real Estate Law Firm, PO Drawer 53515, Fayetteville, NC 28305

Reference Number: 85768-085

This instrument was prepared by: The Real Estate Law Firm

Brief description for the Index: Lots 2,3,7,8,9,21,22,23,24,25, and 26 Byrd Pond Estates

THIS DEED made this 28th day of July, 2005 by and between

GRANTOR

GRANTEE

Southeast Development of Cumberland, LLC,

RBC Homes, Inc,

428 Swan Island Court
Fayetteville, NC 28311

1018 Hope Mills Road
Hope Mills, NC 28348

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 or near City of Bunnlevel, Township, Harnett County, NC and more particularly described as follows:

Being all of Lots 2 and 3 in a Subdivision known as Byrd Pond Estates, Phase One, and the same being duly recorded in Map 2000, Page 16 in the Harnett County Registry, North Carolina.

Being all of Lots 7,8,9,21,22,23,24,25, and 26 in a Subdivision known as Byrd Pond Estates, Phase Two and the same being duly recorded in Plat Book 2004, Page 229 in the Harnett County Registry, North Carolina.

Property Address: Lots 2,3,7,8,9,21,22,23,24,25,26 Byrd Pond Estates, Bunnlevel, NC
Parcel Identification No.: 120555 0006 (Parent), 120565 0017 0351940 (Lot 2), 120565 0017 0451941 (Lot 3), 120565 0016 1460082 (Lot 7), 120565 0016 1560083 (Lot 8), 120565 0016 1660084 (Lot 9), 120565 0016 1760085 (Lot 21), 120565 0012 2860096 (Lot 22), 120565 0016 2960097 (lot 23), 120565 0016 3060098 (Lot 24), 120565 0016 3160099 (Lot 25), 120565 0016 3260160 (Lot 26)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2111 Page 514

A map showing the above describe property was acquired by Grantor by Instrument recorded in Plat Book Page

Umo