

Initial Application Date: 3/16/06

was denied

Application # DU-50014320R
1200391

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

PROPERTY LOCATION: SR #: _____ SR Name: Birds Pond

Address: 16 Michael Court
Parcel: 12.05105 DD16 27 PIN: 0565-49-4859

Zoning: None Subdivision: BYRD POND Lot #: 21 Lot Size: 3.59
Flood Plain: X Panel: 0175 Watershed: N/A Deed Book/Page: 2111517 Plat Book/Page: 2004191

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 South towards Fayetteville, turn Rt on Byrd's Pond Road, Subd. 1 mile on left

PROPOSED USE:

- Sg. Family Dwelling (Size 477 x 30) # of Bedrooms A³ # Baths 2 1/2 Basement (w/wo bath) N/A Garage Deck N/A
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
- Number of persons per household SPIC
- Business Sq. Ft. Retail Space _____ Type 5/17 Changed from 4 BR to 3BR per Environmental Health. (CD)
- 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 _____

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:

	Proposed Minimum	Actual
Front	35	36
Rear	25	15 53'
Side	10	37 73.10
Corner	20	15 30'
Nearest Building	10	N/A

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

08/04

5/18 S



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY 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 # 2005013403

UNRECORDED

HARNETT COUNTY TAX ID#
12 0555 0006
etc.
SLIPS 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: 0570-085
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 1018 Hope Mills Road
Fayetteville, NC 28311 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 2760095 (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 2004 Page 229.

UNRECORDED

FEMA FLOOD HAZARD STATEMENT
 Late shown on this plan are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 37085C0175 D Effective date: April 16, 1999

CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION
 I, the undersigned, being a duly qualified surveyor of the State of North Carolina, do hereby certify that the above described land is the property of the undersigned and that the same is being surveyed and platted for the purpose of subdividing the same into lots for residential purposes, and that the same is being surveyed and platted for the purpose of subdividing the same into lots for residential purposes, and that the same is being surveyed and platted for the purpose of subdividing the same into lots for residential purposes.

3-4-04
David C. & Sue B. Raynor

COURSE	RADIUS	LENGTH	CROSS	CURVING
C-1	25.00'	22.76'	21.93'	N 86°29'40"E
C-2	30.00'	22.12'	21.91'	S 23°00'37"W
C-3	25.00'	19.53'	19.09'	S 38°47'13"W
C-4	25.00'	10.65'	36.32'	S 17°42'58"W
C-5	25.00'	24.33'	43.39'	N 87°45'13"E
C-6	30.00'	34.77'	34.07'	S 38°50'16"W
C-7	25.00'	18.16'	18.59'	S 18°58'19"E
C-8	25.00'	44.80'	38.91'	S 78°23'13"W

Property not currently regulated by Harnett County's Water Supply Watershed Management and Protection Ordinance.
 Approved: *[Signature]* 3-4-04
 Harnett County Planning Dept. Date:

Centerline Control

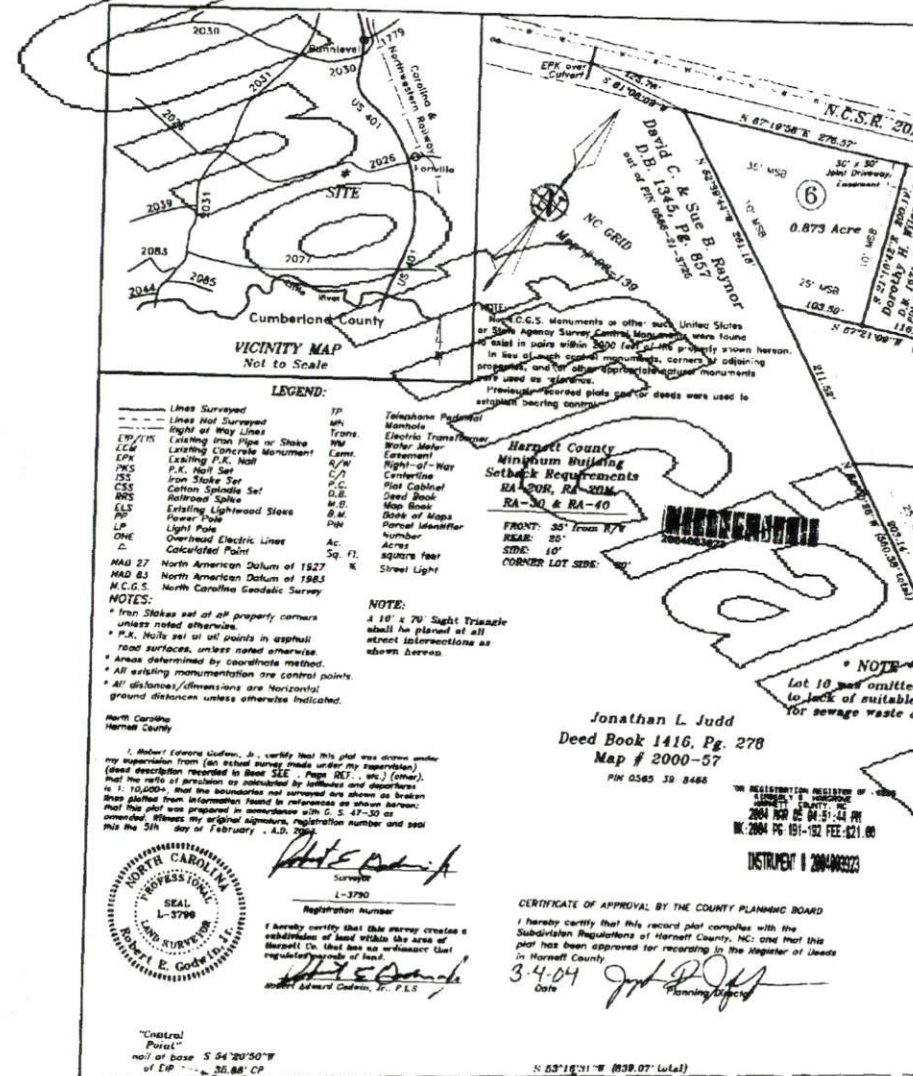
COURSE	BEARING	DISTANCE
A-B	S 21°08'23"E	243.73
B-C	S 38°40'04"E	271.58
C-D	S 87°29'10"E	136.99
D-E	S 71°09'27"E	211.88
E-F	S 36°42'18"E	43.09
F-G	S 36°48'18"E	104.10
G-H	N 49°31'48"E	159.12
H-I	N 50°45'43"E	144.50
I-J	N 27°45'55"E	96.00
J-K	N 60°55'12"E	197.63

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED IMPROVEMENTS FOR CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: *[Signature]*
 DATE: 3-4-04

NOTE: Only NCUT approved structures are to be constructed on public right-of-way.

NOTE: A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.



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

FRONT: 35' from R/W
 REAR: 30'
 ACRES: Acres
 CORNER LOT SIDE: 30'

Jonathan L. Judd
 Deed Book 1416, Pg. 278
 Map # 2000-57
 PH 0585 30 8488

REGISTRATION RECORD OF DEEDS
 HARNETT COUNTY, N.C.
 2004 APR 26 04:51:44 PM
 BK 2004 PG 191-192 REC-421 00

INSTRUMENT # 2004-00223

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING BOARD
 I hereby certify that this record plat complies with the Subdivision Regulations of Harnett County, NC and that this plat has been approved for recording in the Register of Deeds in Harnett County.
 3-4-04
[Signature]
 Planning Director

Registration Number
 I-3790

I hereby certify that this survey creates a subdivision of land within the area of Harnett Co. that has an area that regulates the use of land.
[Signature]
 Robert E. Godwin, Jr., P.E.



"Control Point"
 nail of base S 64°20'50"W
 of EP 38.88' CP

REFERENCE

Carl D. Larson D.B. 1095, Pg. 708 Map # 0585-38-5483	Lori Ann Koerner D.B. 617, Pg. 576 Map # 2000-502 PH 0585-48-3249	Leslie L. Eaton D.B. 1029, Pg. 480 PH 0585-59-0081
Larry Hadwin, Sr. D.B. 1384, Pg. 49 PH 0585-37-8707	Dana Marie Byrd D.B. 1116, Pg. 209 Map # 2000-502 PH 0585-48-1273	

ROAD NAMES HAVE BEEN REVIEWED AND APPROVED BY E-911
 Approved by: *[Signature]*
 Date: 3-4-2004

THE LOT(S) ON THIS PLAN HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT LOT(S) ON THIS PLAN MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL HARNETT COUNTY HEALTH DEPARTMENT REVIEW OF THE APPROPRIATE USE AND SETBACK IN ACCORDANCE WITH REGULATIONS IS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PROMISE BY ANY AGENCY.

APPROVED: *[Signature]*
 DATE: 3-4-04
 ENVIRONMENTAL HEALTH

State of North Carolina
 County of Harnett

Shirley K. Bowtell
 Review Officer of Harnett Co.
 certify that the map or plat to which this certification is affixed meets all statutory requirements for recording
 3-5-04
 Harnett County Map Number

HARNETT COUNTY, N.C.
 FILED DATE 3-5-04 TIME 1:51 PM
 MAP NUMBER 2004-191

REGISTER OF DEEDS
 KIMBERLY S. HANCOCK
 Register of Deeds

Revisions:
 12-30-99 rev. lot 9 & 11
 3-3-2004 rev. certificates

Map For:
David C. & Sue B. Raynor
 P.O. Box 70, Linden, N.C. 28356 (910) 980-0129

TOWNSHIP: STEWART'S CREEK COUNTY: HARNETT
 STATE: NORTH CAROLINA
 ZONE: N/A Parcel Number: PIN 0585-39-9573

50' 0 100
 Horizontal Scale

STREAMLINE LAND SURVEYING, Inc.
 870 N.C. Hwy 55, Dept. 1, Concord, N.C. 27521
 Phone: 703-897-7715 Fax: 910-897-7284

DATE: 10-12-1999 SURVEYED BY: RMC
 SCALE: 1" = 100' DRAWN BY: M.G.E.
 CHECKED & CLOSURE BY: [Signature]
 FIELD BOOK 1999-04
 DRAWING FILE NO. KA011002