

Initial Application Date: 5/2/2006

Application # 00-50014746
1195637

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: A & D Properties Mailing Address: 10210 Rouns Church Rd
City: Equay, Virginia State: NC Zip: 27520 Phone #: _____
APPLICANT: Comfort Home Inc. Mailing Address: P.O. Box 369
City: Clayton State: NC Zip: 27528 Phone #: (919) 553-3242

PROPERTY LOCATION: SR #: 1412 SR Name: Christian Light Rd.
Address: 96 Rocky Point Court, Equay-Virginia NC, 27526
Parcel: 0806440017105 PIN: 0644-36-4339.000
Zoning: R-A-30 Subdivision: Forest Trails Lot #: 56 Lot Size: 0.461 acres
Flood Plain: X Panel: 0010 Watershed: IV Deed Book/Page: 15210/454 Plat Book/Page: 2005/1049

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North Left on Christian Light Rd.
Right on Kingsbrook Circle (A) on wild oaks ct (B) on Rocky Point Ct.
lot on left.

PROPOSED USE:
 Sg. Family Dwelling (Size 46' x 69') # of Bedrooms 3 # Baths 2 Basement (w/wo bath) N/A Garage Yes Deck Yes
 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 _____
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	<u>35</u>	<u>40'</u>
Rear	<u>25</u>	<u>112'</u>
Side	<u>10</u>	<u>15'</u>
Corner	<u>20</u>	<u>N/A</u>
Nearest Building	<u>10</u>	<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.

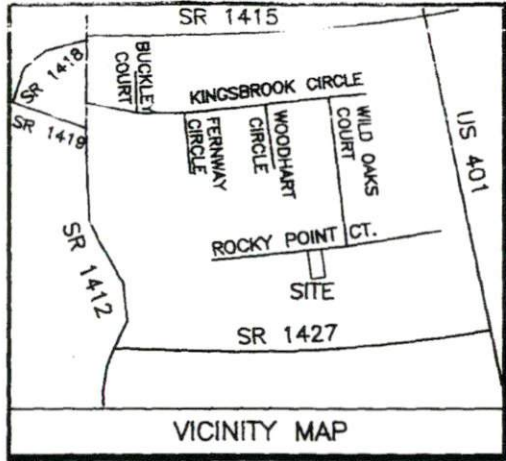
Shannon Patton
Signature of Owner or Owner's Agent

4-20-06
Date

5/11 N

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



NOTE: BEING LOT 56 OF FOREST TRAILS SUBDIVISION, PHASE TWO RECORDED IN MAP NUMBER 2005 - 649 & 651.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCGS MONUMENT WITHIN 2000'.

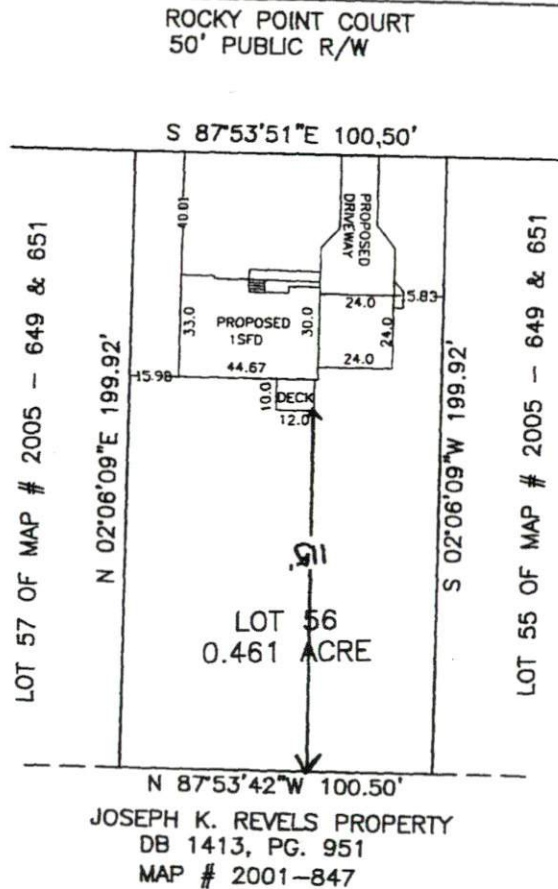
NOTE: A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.

**PLOT 1
COMFOR
HECTORS CR.
HARNETT
NORTH**

IMPERVIOUS SURFACE COVERAGE
 1945 SQ.FT. - PROPOSED HOUSE & GARAGE
 101 SQ.FT. - PROPOSED WALK & STEPS
 785 SQ.FT. - PROPOSED DRIVEWAY
 2831 TOTAL SQ.FT. - PROPOSED COVERAGE
 3017.5 SQ.FT. - ALLOWABLE COVERAGE
 186.5 SQ.FT. - AVAILABLE COVERAGE

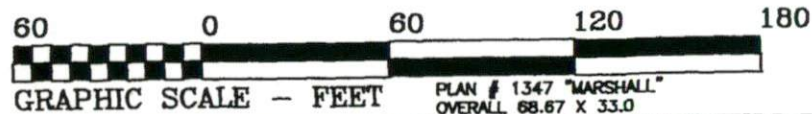
PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCES, OR SALES.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

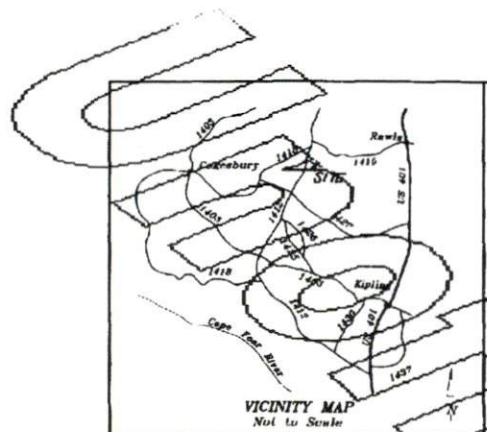


SITE PLAN APPROVAL
 DISTRICT RABO USE SFD
 BEDROOMS 3
5/2/2006 A. Dwyer
 Zoning Administrator

WILLIAMS - PEARCE & ASSOC., P.A.
 P. O. BOX 892
 ZEBULON, N. C.
 PHONE: 269-9605



DRA
 CHE
 DAT
 SCA
 JOB:
 FB:

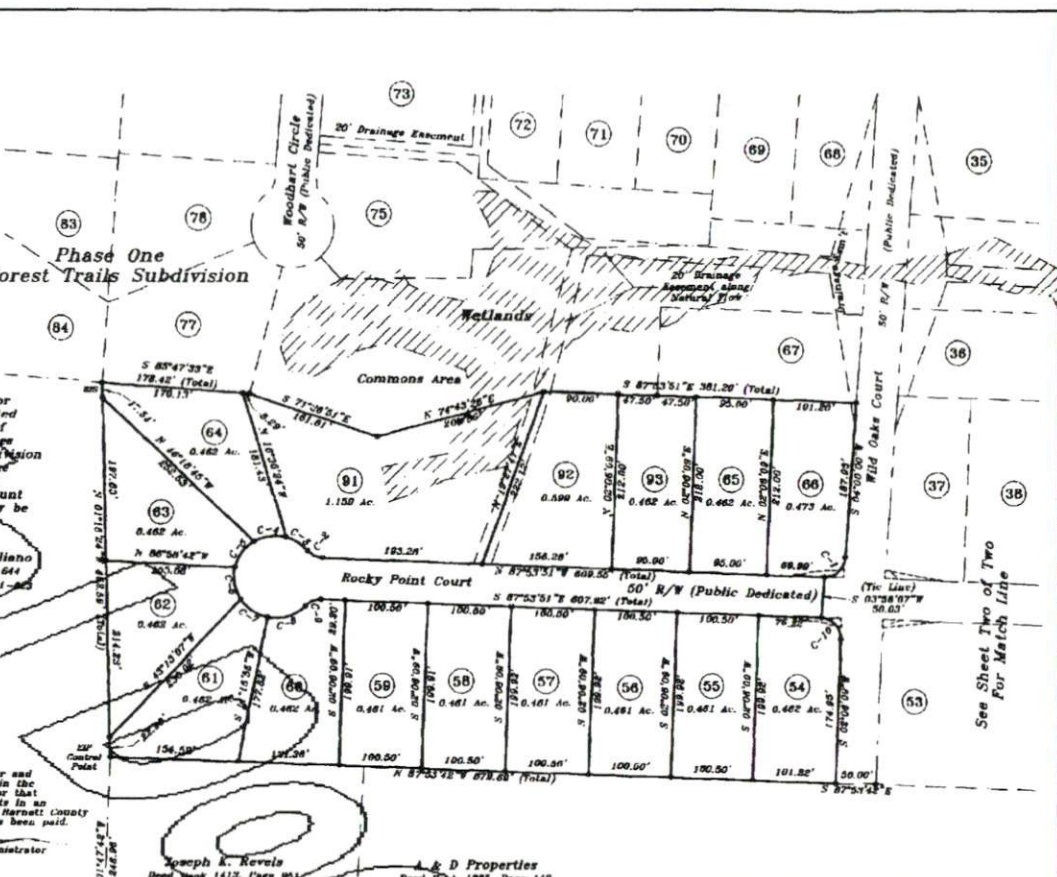


NOTE:
A 10' x 70' Right Triangle shall be placed at all street intersections as shown herein.

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

FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT 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 the Flood Insurance Study, FIRM No. 17083C0101 D Effective Date: April 16, 1990



NOTE:
The maximum impervious surface limit for each lot shown herein shall be restricted to 1017 sq. ft. However, the owner of any lot may transfer impervious surfaces to and from any other lot in the subdivision so long as a contract is recorded in the Harnett County Register of Deeds, which fully and completely describes the amount and lots whose impervious surfaces may be transferred to and from.

Salvatore R. Mercoliano
Deed Book 1500, Page 644
County Map Number 2001-023

THE REGISTRAR HAS REGISTERED BY DEEDS
SHEETS 1-10
2005 REC 04 16 13:06 PM
BK 2005 PG 648-650 FEE \$21.00

Certificate of Approval of the Design and Construction of Streets

I, the undersigned, hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to Harnett County Specifications and Standards in the subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Commissioner of Harnett County has been received, and that the filing fee for this plat, has been paid.

Joseph K. Revis
Date: 8/3/05
Harnett County Subdivision Administrator

- LEGEND:**
- Line Surveyed
 - Line Not Surveyed
 - Right of Way Line
 - Existing Iron Pipe or Stake
 - Existing P.E. Nail
 - P.E. Nail Set
 - Iron Stake Set
 - Cation Symbols Set
 - Existing Lightwood Stake
 - Overhead Electric Line
 - Computed Point
 - Telephone (Vertical)
 - Electric Transformer
 - Water Meter
 - Settlement
 - Right-of-Way
 - Centerline
 - Plot Fabric
 - Dead Hook
 - Parcel Identifier Number
 - Acres

NOTES:

- Iron Stakes set at all property corners unless noted otherwise.
- Areas determined by coordinate method.
- All distances/discussions are horizontal ground distances unless otherwise indicated.

North Carolina
Harnett County

I, Thomas Lamber Shanel, certify that this plat was drawn under my supervision from the original survey made under my supervision (deed description recorded in Book 1500, Page 644, etc.) (either), that the ratio of precision as indicated by latitude and departure is 1:10,000, that the boundaries and parcels are shown as broken lines plotted from information found in Book 1500, Page 644, etc., that this plat was prepared in accordance with G.S. 17-22 as amended, without my original signature, license number and seal hereon the 1st day of June, A.D. 2005.

Thomas Lamber Shanel
Surveyor
License Number: 1-1512

I hereby certify that this survey creates a subdivision of land within the area of Harnett County, NC, which has an existing plat which covers all or part of the same.

Michelle W. Temple
Harnett County Register of Deeds

State of North Carolina
County of Harnett

I, *Michelle W. Temple*, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Michelle W. Temple
Review Officer
Date: 8-3-05

See Sheet Two for additional notes, certificates, approvals, seals, etc....

HARNETT COUNTY, N.C.
FILED DATE: 8/4/05 TIME: 10:13 AM
MAP NUMBER: 2005-649

REGISTER OF DEEDS
KIMBERLY S. HARGROVE

Kimberly S. Hargrove
Register of Deeds Deputy



Note
Lots shown hereon are located within Watershed District IV, Protected. Lots shall be served by individual septic systems and county water system.

APPROVED
8/3/05
J. K. Revis
HARNETT COUNTY SUBDIVISION ADMINISTRATOR

Sheet One of Two
Planned Unit Development
Phase Two
Forest Trails Subdivision

Survey For:
A & D Properties

6212 Rawls Church Rd. Fuquay-Varina, NC 27526 919-552-4158

TOWNSHIP: HECTOR'S CREEK COUNTY: HARNETT

STATE: NORTH CAROLINA PARCEL ID: 080644 0017 62
PARCEL ID: 080644 0017 63

ZONE: RA-30 PARCEL NUMBER: 0644-30-2572, 0644-48-1582

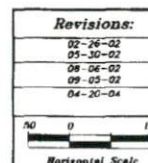
Curve Table

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00	38.44	60°04'09"	24.77	S 48°03'04" W
C-2	25.00	21.03	46°11'22"	20.41	N 65°46'10" W
C-3	30.00	31.14	35°40'49"	26.84	N 57°38'53" W
C-4	50.00	46.00	45°50'12"	38.94	S 81°41'56" W
C-5	50.00	46.00	45°50'12"	38.94	S 35°51'24" W
C-6	50.00	46.00	45°50'12"	38.94	S 06°04'42" E
C-7	50.00	46.00	45°50'12"	38.94	S 00°44'58" E
C-8	50.00	56.00	57°21'09"	47.99	N 78°36'20" E
C-9	35.00	21.03	46°11'22"	20.41	N 66°00'27" E
C-10	35.00	36.27	60°00'00"	35.36	S 45°03'52" E

References
Deed Book 1526, Page 450
Deed Book 1526, Page 454
Deed Book 1601, Page 433
Deed Book 1825, Page 850
County Map Number 2001-823
County Map Number 2002-951
County Map Number 2002-1133 Through 1139
Others as Shown

STANCLIFF & ASSOCIATES, Professional Land Surveyor, P.A.
80 East Depot Street, P.O. Box 730, Angier, N.C. 27501
Phone: 919-438-2133 Fax: 919-438-2802

DATE: 06-01-07 SURVEYED BY: GTS FIELD BOOK
SCALE: 1" = 100' DRAWN BY: PAN See File
CHECKED & CLOSURE BY: LHHG-84 G SHARING FILE NO.



MAP# 2005-649

UNRECORDED

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 AUG 23 04:47 11 PM
BK: 1828 PG: 454-455 FEE: \$10.00
INSTRUMENT # 2001013694

Excise Tax _____ Recording Time, Book and Page _____

Tax Lot No. _____ Parcel Identifier No. 08-0653-0115-01

Verified by _____ County on the _____ day of _____, _____

by _____

Mail after recording to A & D Properties, 6212 Rawls Church Road, Fuquay-Varina, NC 27526

This instrument was prepared by William M. Pope, Attorney at Law

Brief description for the Index 18.421 Acres, Tract C, Map No. 2001-823

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ 1st day of August, 2001, by and between

GRANTOR	GRANTEE
Horace L. Ausley and wife, Hilda W. Ausley	A & D Properties, a N.C. General Partnership
6794 Christian Light Road Fuquay-Varina, NC 27526	6212 Rawls Church Road Fuquay-Varina, NC 27526

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 the City of n/a Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot No. C containing 18.421 acres, more or less as shown on map of survey entitled "Lot Recombination - Survey for: A & D Properties" dated June 1, 2001 drawn by Stencil & Associates, Professional Land Surveyor, P.A., and recorded as Map No. 2001-823, Harnett County Registry, reference to which is hereby made for greater accuracy of description.

This being out of that property conveyed from Irvin A. Ausley et ux to Horace L. Ausley by warranty deed (grantors reserved life estate) recorded in Deed Book 628, Page 952, Harnett County Registry. For further reference see: 90 E 254; 81 E 302, Harnett County Registry.

HARNETT COUNTY TAX ID #
08-0653-0115-01
8/3/01 BY [Signature]