

Initial Application Date: 5/22/2006

Application # 00-50014747

COUNTY OF HARNETT LAND USE APPLICATION 1195646
Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: A & D Properties Mailing Address: 6212 Rawks Church Rd
City: Fuquay Varina State: NC Zip: 27530 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: 26 Rocky Point Court Fuquay-Varina NC 27526
Parcel: 080644061769 PIN: 0644-36-0338 000
Zoning: R-A-30 Subdivision: Forest Trails Lot #: 60 Lot Size: 0.462 Hec-a
Flood Plain: K Panel: 0010 Watershed: IV Deed Book/Page: 1526/454 Plat Book/Page: 2005-1019
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North Left on Christian Light Rd. Right on Kingsbrook Circle (B) on wild oaks ct (B) on Rocky Point Ct lot on left

PROPOSED USE:
 Sg. Family Dwelling (Size 44'x64') # of Bedrooms 3 # Baths 2 Basement (w/w/o 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:

	Proposed Minimum	Actual
Front	<u>35</u>	<u>55'</u>
Rear	<u>25</u>	<u>84'</u>
Side	<u>10</u>	<u>18'</u>
Corner	<u>20</u>	<u>N/A</u>
Nearest Building	<u>10</u>	<u>N/A</u>

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.

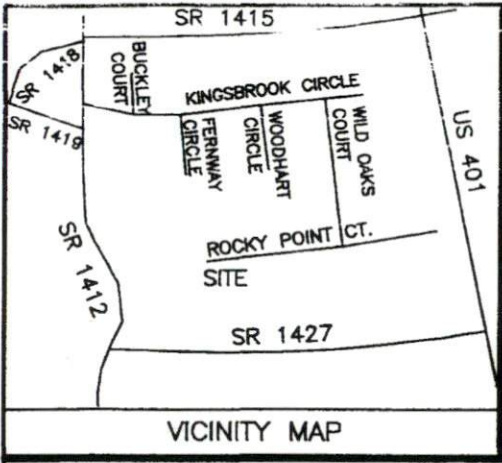
Shannon Butler
Signature of Owner or Owner's Agent

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 60 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**

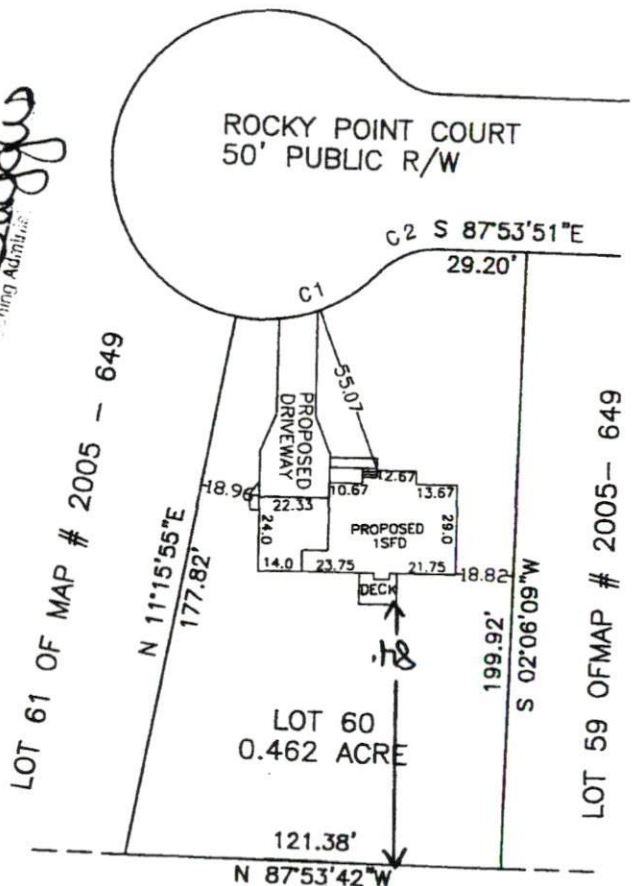
IMPERVIOUS SURFACE COVERAGE
 1819 SQ.FT. - PROPOSED HOUSE & GARAGE
 81 SQ.FT. - PROPOSED WALK & STEPS
 970 SQ.FT. - PROPOSED DRIVEWAY
 2870 TOTAL SQ.FT. - PROPOSED COVERAGE
 3017.5 SQ.FT. - ALLOWABLE COVERAGE
 147.5 SQ.FT. - AVAILABLE COVERAGE

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

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

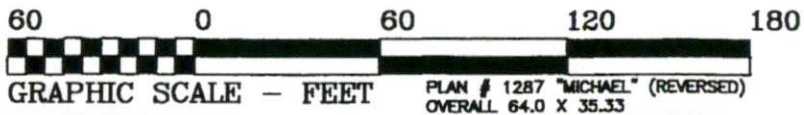
*SITE PLAN APPROVAL
 DISTRICT R-30 - USE SFD
 3 BEDROOMS
 Blaise A. Duggins
 Zoning Administrator*

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	50.05'	47.99'	N 72°35'20" E
C2	25.00'	21.03'	20.41'	N 68°00'27" E

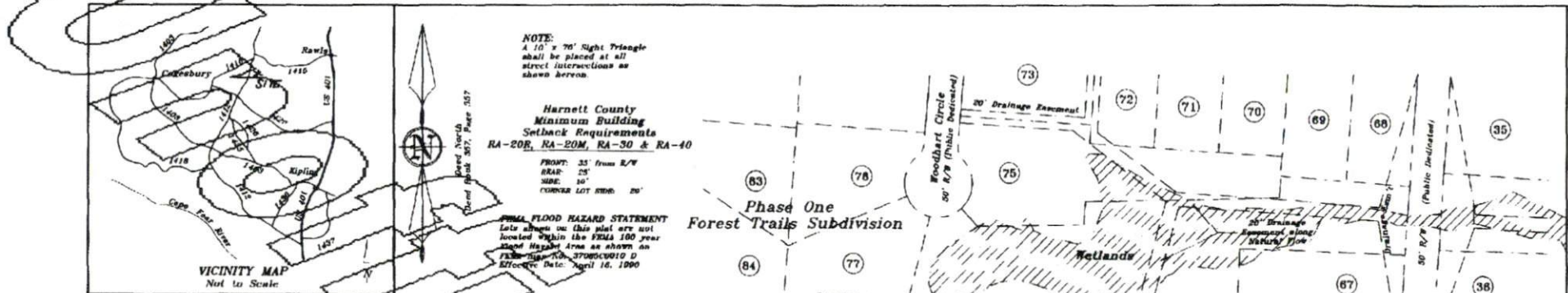


A & D PROPERTIES
 DB 1935, PG. 149
 MAP # 2004-389

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



DRAW
 CHEC
 DATE
 SCAL
 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-20R, RA-20M, RA-30 & RA-40

FRONT: 33' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT SIDE: 20'

FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No. 37080C010 D Effective Date: April 16, 1990

VICINITY MAP
Not to Scale

- LEGEND:**
- Line Street
 - Line Not Surveyed
 - Right of Way Lines
 - Existing Iron Pipe or Stake
 - Existing P.E. Well
 - P.E. Well Set
 - Iron Stake Set
 - Existing Utility Set
 - Existing Lighted Stake
 - Overhead Electric Lines
 - Computed Point
 - Telephone Pole
 - Electric Transformer
 - Water Meter
 - Emment
 - Right-of-Way
 - C/L
 - Post Tabern
 - Wood Stake
 - Parcel Identifier Number
 - Acres

NOTES:

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

North Carolina
Harnett County

I, Thomas Underwood, certify that this plat was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 1526, Page 867, and 1526, Page 868, that the ratio of precision as calculated by latitude and departure is 1:100,000; that the boundaries not surveyed are shown or broken lines plotted from information stated in Book 1526, Page 867, that this plat was prepared in accordance with G.S. 7-30 as amended. Witness my original signature, license number and seal this 1st day of June, A.D. 2005.

Thomas Underwood
Surveyor
1-1512
License Number

I hereby certify that this survey complies with a subdivision of land within the area of Harnett County, NC, which has an ordinance that requires a survey of this nature to be made by a Licensed Professional Surveyor.

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 8-3-05
Review Officer Date

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: 2005-0649

REGISTER OF DEEDS
KIMBERLY S. HARGROVE

Kimberly S. Hargrove
Register of Deeds Deputy

APPROVED
John Smith
JUL 21 2005
HARNETT CO. PUBLIC UTILITIES
PO BOX 1118
LILLINGTON, NC 27548

State of North Carolina
County of Harnett

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.

John Smith 8/3/05
Manning Director

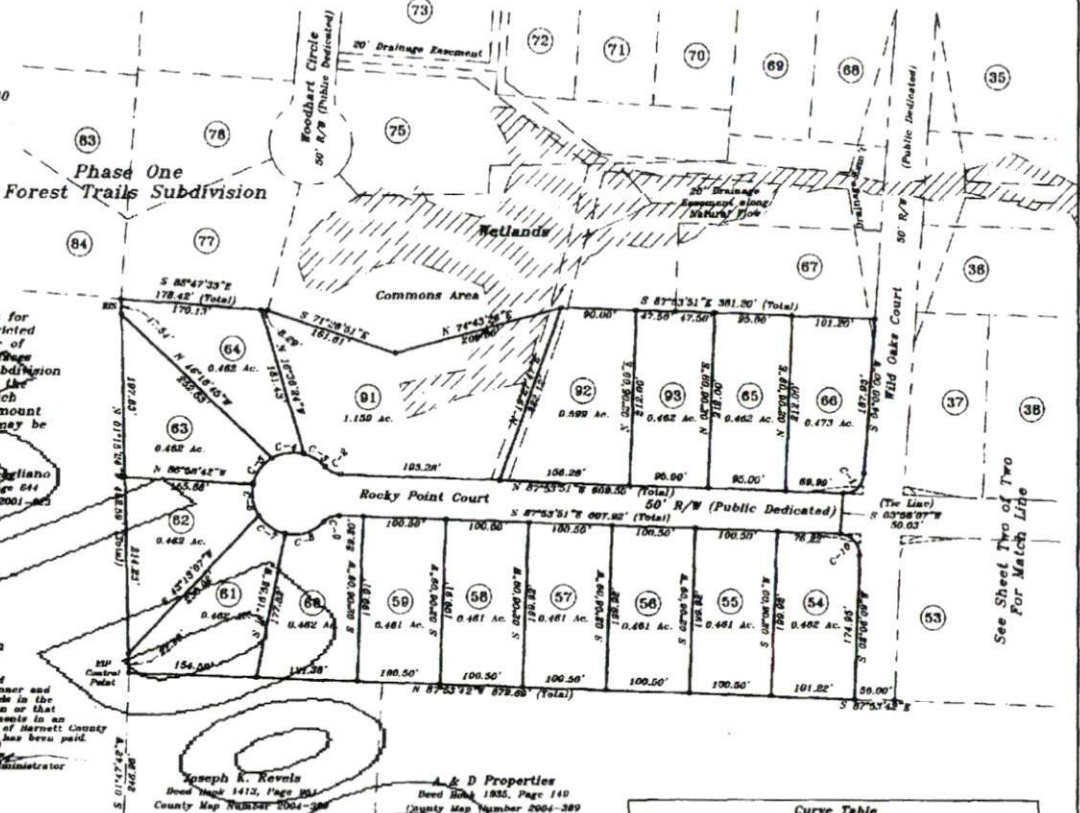
FOR REGISTRATION REGISTERED BY DEEDS
COUNTY CLERK
2005 AUG 04 10:13 AM
EX 2005 PLS-649 FEE \$21.00

INSTRUMENT # 2005/1377

Certificate of Approval of the Design and Construction of Streets

I (we) 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 the minimum requirements of the required improvements in an amount and manner satisfactory to the Commissioners of Harnett County has been received, and that the filing fee for this plat has been paid.

Joseph K. Revis
Harnett County Subdivision Administrator



Joseph K. Revis
Deed Book 1412, Page 201
County Map Number 2004-388

A & D Properties
Deed Book 1825, Page 140
County Map Number 2004-389

THE LOTS ON THIS MAP HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL SURVEYOR THAT MEET ALL APPLICABLE HARNETT COUNTY SPECIFICATIONS AND STANDARDS FOR EACH OF THE PROPERTIES OF THE SUBDIVISION. HARNETT COUNTY HAS A CHIEF ENGINEER ON STAFF WHOSE DUTY IS TO REVIEW WITH DUE CARE ALL PLATS IN RECORDING. THE USE OF THIS PRIVATE CONSULTANT'S REPORT DOES NOT PREVENT ANY PERSON FROM CHALLENGING THE REPORT'S FINDINGS.

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

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00	38.44	89°08'58"	34.77	S 42°53'18" W
C-2	25.00	21.05	48°17'22"	20.41	N 65°48'10" W
C-3	50.00	31.14	35°40'48"	30.84	N 57°32'53" W
C-4	50.00	48.00	45°50'12"	38.94	S 81°41'58" W
C-5	50.00	48.00	45°50'12"	38.94	S 35°31'28" W
C-6	50.00	48.00	45°50'12"	38.94	S 59°54'42" E
C-7	50.00	48.00	45°50'12"	38.94	S 55°48'50" E
C-8	50.00	50.00	57°21'58"	47.80	N 72°36'20" E
C-9	85.00	21.03	48°17'22"	20.41	N 66°00'20" E
C-10	25.00	30.27	80°00'00"	35.38	S 42°53'18" E

References
Deed Book 1526, Page 450
Deed Book 1526, Page 454
Deed Book 1601, Page 433
Deed Book 1825, Page 880
County Map Number 2001-823
County Map Number 2002-951
County Map Number 2002-1133 Through 1139
Others as Shown

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	DATE: 06-01-01	SURVEYED BY: CTN	FIELD BOOK: See File
STATE: NORTH CAROLINA	PARCEL ID: 060644 0017 62	SCALE: 1" = 700'	DRAWN BY: PAN	DRAWING FILE NO.
ZONE: RA-30	PARCEL NUMBER: 0644-30-2572, 0644-48-1502	PARCEL ID: 060644 0017 63	CHECKED & CLOSED BY:	LHHC-649 G

Revisions:

02-26-02	
05-30-02	
08-04-02	
09-05-02	
04-26-04	



MAP # 2005-0649

Recorded in Harnett County, Map Number 2005-0649

UNRECORDED

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 AUG 03 04:47:11 PM
BK 1820 PG 454-456 FEE \$10.00
INSTRUMENT # 2001813694

Deeds 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 454; 81 E 302, Harnett County Registry.

HARNETT COUNTY TAX ID #
08-0653-0115-01
8/3/01