

Initial Application Date: 5/2/2000 6/1/04

*Reverse house size + side back*  
*I'll re-search*  
Application # JO 50014748R *sgs 6/1/04*

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

LANDOWNER: A3 D Properties Mailing Address: 6016 Rawls Church Rd  
City: Fuquay Varina State: NC Zip: 27526 Phone #: \_\_\_\_\_  
APPLICANT: Comfort Home Inc. Mailing Address: PO Box 369  
City: Clayton State: NC Zip: 27528 Phone #: (919) 553-3242

PROPERTY LOCATION: SR #: 1412 SR Name: Christian Light Rd.  
Address: 16 Rocky Point Court Fuquay-Varina NC 27526  
Parcel: 080644001770 PIN: 0644-26-0000 9310.000  
Zoning: R-A-30 Subdivision: Forest Trails Lot #: 61 Lot Size: 0.462 Acre  
Flood Plain: K Panel: DD10 Watershed: IV Deed Book/Page: 1501/404 Plat Book/Page: 0000/149

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North left on Christian Light Rd.  
Right on Kingsbrook Circle (R) on wild oaks ct (R) on Rocky Point Ct  
lot on left @ cul de sac

PROPOSED USE: 43x56  
 Sg. Family Dwelling (Size 43x56) # of Bedrooms 3 # Baths 2 1/2 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 \_\_\_\_\_ Changed houses  
 Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_ per presale of  
 Church Seating Capacity \_\_\_\_\_ Kitchen \_\_\_\_\_ home. Planning  
 Home Occupation (Size \_\_\_\_\_ x \_\_\_\_\_) # Rooms \_\_\_\_\_ Use \_\_\_\_\_ Changed info in  
Additional Information: \_\_\_\_\_ computer for  
 Accessory Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_ improvements surface  
 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	73
Rear	25	65
Side	10	<del>11</del> 14
Corner	20	N/A
Nearest Building	10	N/A

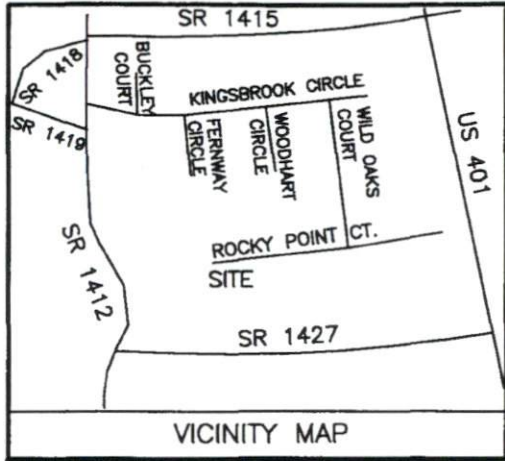
If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Shannon Patton Signature of Owner or Owner's Agent  
5/2/2000 Date

\*\*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

# PLOT 1 COMFOR HECTORS CRI HARNETT NORTH C



- NOTE: BEING LOT 61 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.

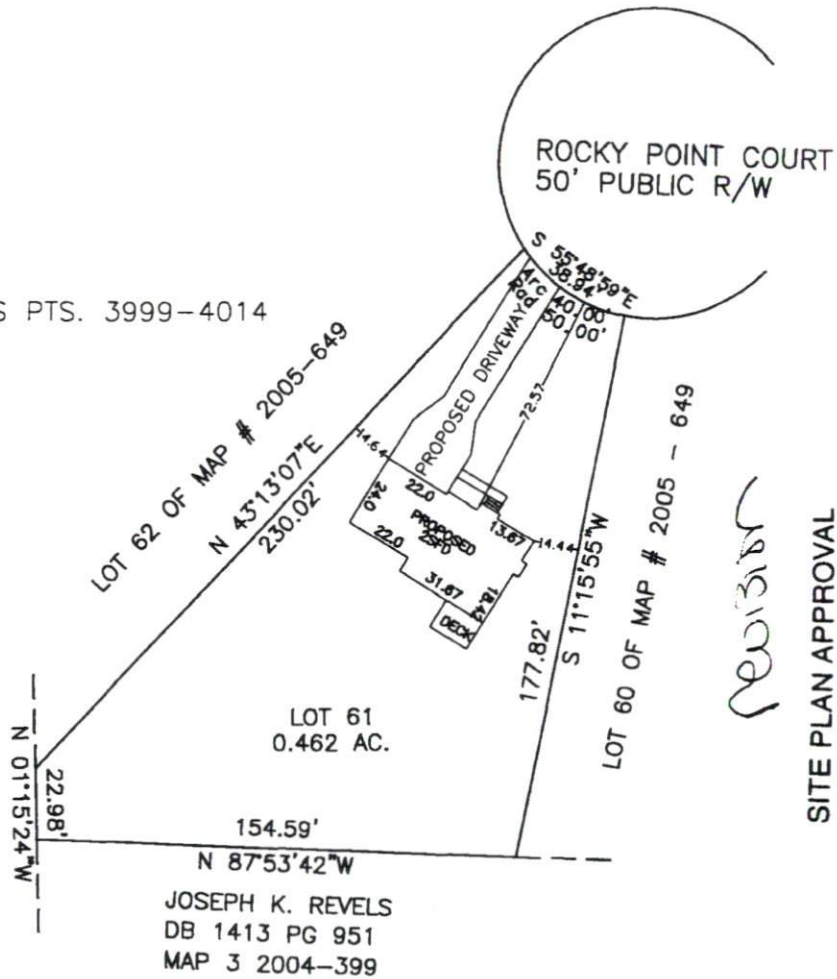
IMPERVIOUS SURFACE COVERAGE  
 1520 SQ.FT. - PROPOSED HOUSE & GARAGE  
 67 SQ.FT. - PROPOSED WALK & STEPS  
 1180 SQ.FT. - PROPOSED DRIVEWAY  
 2767 TOTAL SQ.FT. - PROPOSED COVERAGE  
 3017.5 SQ.FT. - ALLOWABLE COVERAGE  
 250.5 SQ.FT. - AVAILABLE COVERAGE

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

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

HS PTS. 3999-4014

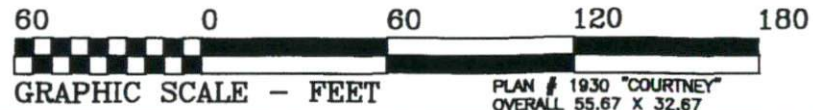
SALVATORE R.  
 MERCOBILANO  
 DB 1596 PG 644  
 MAP # 2001-823



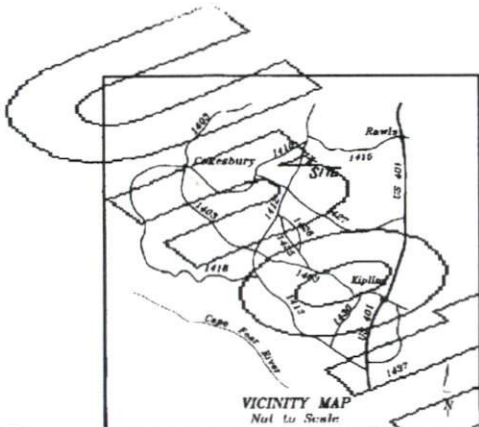
*Revised*

SITE PLAN APPROVAL  
 DISTRICT RA30 USE SFD  
 #BEDROOMS 3  
 Date 6/1/06  
 Zoning Administrator

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



DRAW  
 CHEC  
 DATE:  
 SCALI  
 JOB:  
 FB:



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

**Harnett County Minimum Building Setback Requirements**  
RA-20R, RA-EOM, 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 Flood Map No. 37080C0110 D Effective Date: April 16, 1999

**VICINITY MAP**  
Not to Scale

**LEGEND:**

- |                                 |                             |
|---------------------------------|-----------------------------|
| — Line Surveyed                 | TY Telephone Pole/Post      |
| --- Line Not Surveyed           | Tranx. Electric Transformer |
| — Right of Way Line             | FM Water Meter              |
| --- Existing Iron Pipe or Stake | EW Easement                 |
| EPE Existing P.K. Nail          | R/W Right-of-Way            |
| FEI P.K. Nail Set               | C/W Culchase                |
| ESI Iron Stake Set              | PC Post Cabinet             |
| CNS Cotton Spinrite Set         | PH Wood Hook                |
| ELS Existing Lightwood Stake    | PI Parcel Identifier Number |
| ONE Overhead Electric Lines     | Ac. Acres                   |
| CP Computed Point               |                             |

**NOTES:**  
\* Iron Stake set at all property corners unless noted otherwise.  
\* Areas determined by coordinate method.  
\* All distances/dimensions are horizontal ground distances unless otherwise indicated.

**North Carolina Harnett County**  
I, Thomas Lester Stover, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (aerial photography recorded in Book No. Page Ref., etc.) (other) that the ratio of precision as calculated by latitude and departure is 1:110,000, that the boundaries are surveyed and shown as herein shown plotted from information issued in Book No. Page shown, and that this plat was prepared in accordance with G. S. 17-20 as amended. Witness my original signature, license number and seal this 7th day of June A.D. 2005.



*Thomas Lester Stover*  
Surveyor  
License Number  
I hereby certify that this survey complies with all the provisions of law within the area of Harnett County, NC, which has an authority to survey and plat.

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

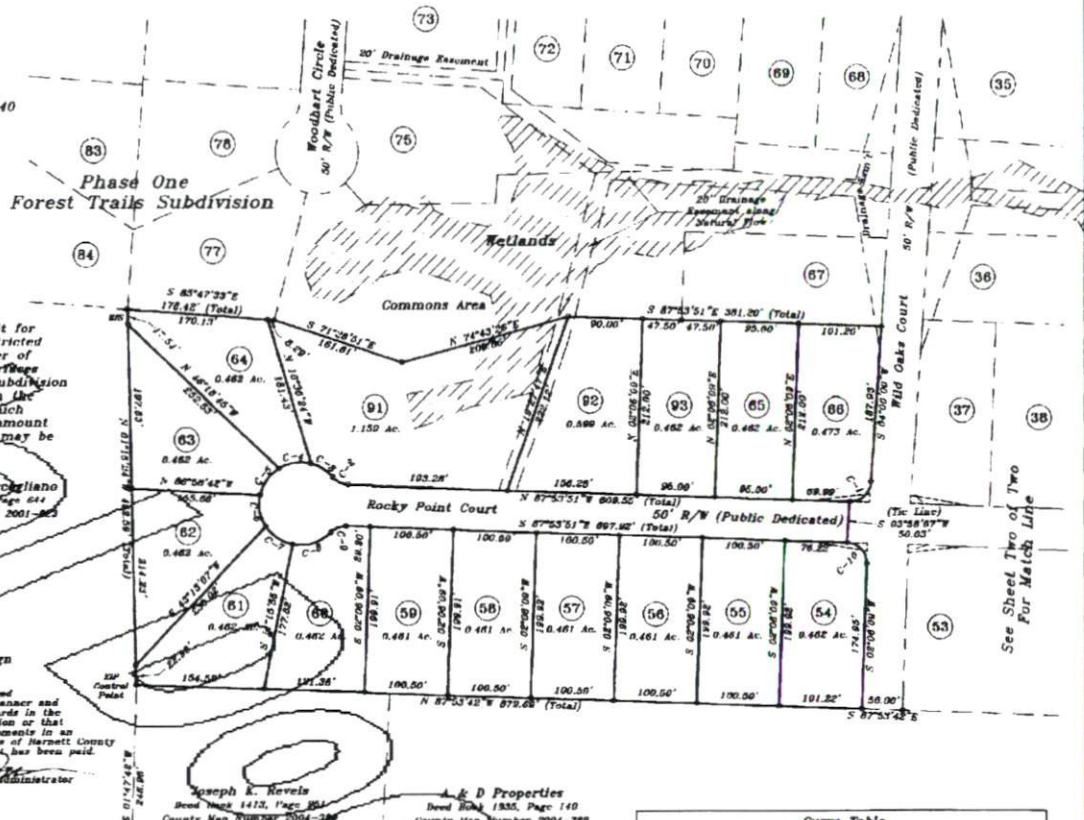
See Sheet Two for additional notes, certificates, approvals, seals etc....

HARNETT COUNTY, N.C.  
FILED DATE 8/14/05 TIME 10:13 AM  
MAP NUMBER 2005-0649  
REGISTER OF DEEDS  
KIMBERLY S. HARGREAVES  
By *Paul D. Smith*  
Register of Deeds



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.  
8/3/05 *Paul D. Smith*  
Planning Director

Recorded in Harnett County, Map Number 2005-0649



**Note:**  
The maximum impervious surface limit for each lot shown hereon shall be restricted to 3012.5 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. Merogliano  
Grant Book 1526, Page 64  
County Map Number 2001-823

FOR REGISTRATION RECORDING OF DEEDS  
STATE OF NORTH CAROLINA  
2005 AUG 04 10 13 AM '05  
34 2005 PG-648-650 FEE \$21.00

INSTRUMENT 1 2005-13707

**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 guarantees of the installation 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.  
8/3/05  
Harnett County Subdivision Administrator

Joseph E. Revels  
Deed Book 1412, Page 361  
County Map Number 2004-288  
A & D Properties  
Deed Book 1385, Page 140  
County Map Number 2004-389

THE LOTS ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT UNDER THE SUPERVISION OF THE ENGINEER OF THE PLAT. ALL UTILITIES ARE SHOWN AS LOCATED ON THE PLAT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND THAT THE PLAT COMPLIES WITH THE REQUIREMENTS OF THE PLAT ACT AND THE SUBDIVISION ACT. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PLAT AND HAS NOT DETERMINED THE ACCURACY OF THE PLAT. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PLAT AND HAS NOT DETERMINED THE ACCURACY OF THE PLAT.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00'	36.44'	66°09'39"	34.77'	S 49°33'57" W
C-2	25.00'	21.53'	47°11'32"	20.41'	N 63°48'10" E
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"	38.84'	S 81°41'36" W
C-5	50.00'	48.00'	45°50'12"	38.84'	S 35°51'24" W
C-6	50.00'	48.00'	45°50'12"	38.84'	S 09°58'47" E
C-7	50.00'	48.00'	45°50'12"	38.84'	S 55°48'58" E
C-8	50.00'	68.00'	57°21'06"	47.89'	N 72°36'30" E
C-9	50.00'	21.53'	47°11'32"	20.41'	N 68°00'57" E
C-10	25.00'	36.44'	66°09'39"	34.77'	S 42°53'51" 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

Revisions:
02-26-02
05-30-02
08-04-02
09-05-02
04-20-04



TOWNSHIP: BECTOR'S CREEK COUNTY: HARNETT  
STATE: NORTH CAROLINA PARCEL ID: 080644 0017 63  
PARCEL ID: 080644 0017 63  
ZONE: RA-30 PARCEL NUMBER: 0644-36-2572, 0644-46-1582

**STANCILO & ASSOCIATES,**  
Professional Land Surveyor, P.A.  
28 East DeLoach Street, P.O. Box 730, Angier, N.C. 27501  
Phone: 919-638-2133 Fax: 919-638-2602

DATE: 06-01-05 SURVEYED BY: CTS FIELD BOOK  
SCALE: 1" = 700' DRAWN BY: PAN See File  
CHECKED & CLOSED BY: LHC-844 G DRAWING FILE NO.

MAP # 2005-0649

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2001 AUG 03 04:47:11 PM  
BK 1828 PG 454-456 FEE \$10.00  
INSTRUMENT # 2001013698

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

6794 Christian Light Road  
Fuquay-Varina, NC 27526

A & D Properties, a N.C.  
General Partnership

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 Stancil & 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]