

Initial Application Date: 5/21/2000

Application # 00-50014748
1195655

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: 6012 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-~~8220~~ 9316.000

Zoning: R-A-30 Subdivision: Forest Trails Lot #: 61 Lot Size: 0.462 Acre
Flood Plain: X Panel: DD10 Watershed: IV Deed Book/Page: 501454 Plat Book/Page: 0000149

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:

- Sg. Family Dwelling (Size 41' x 64') # 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 _____
- 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	35	73
Rear	25	65
Side	10	11
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.

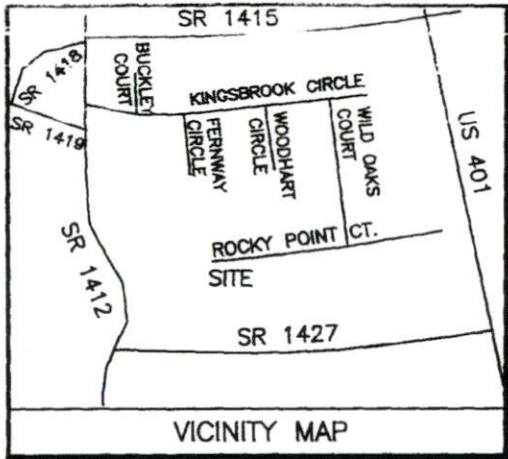
Shumans Batten
Signature of Owner or Owner's Agent

5/21/2000
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



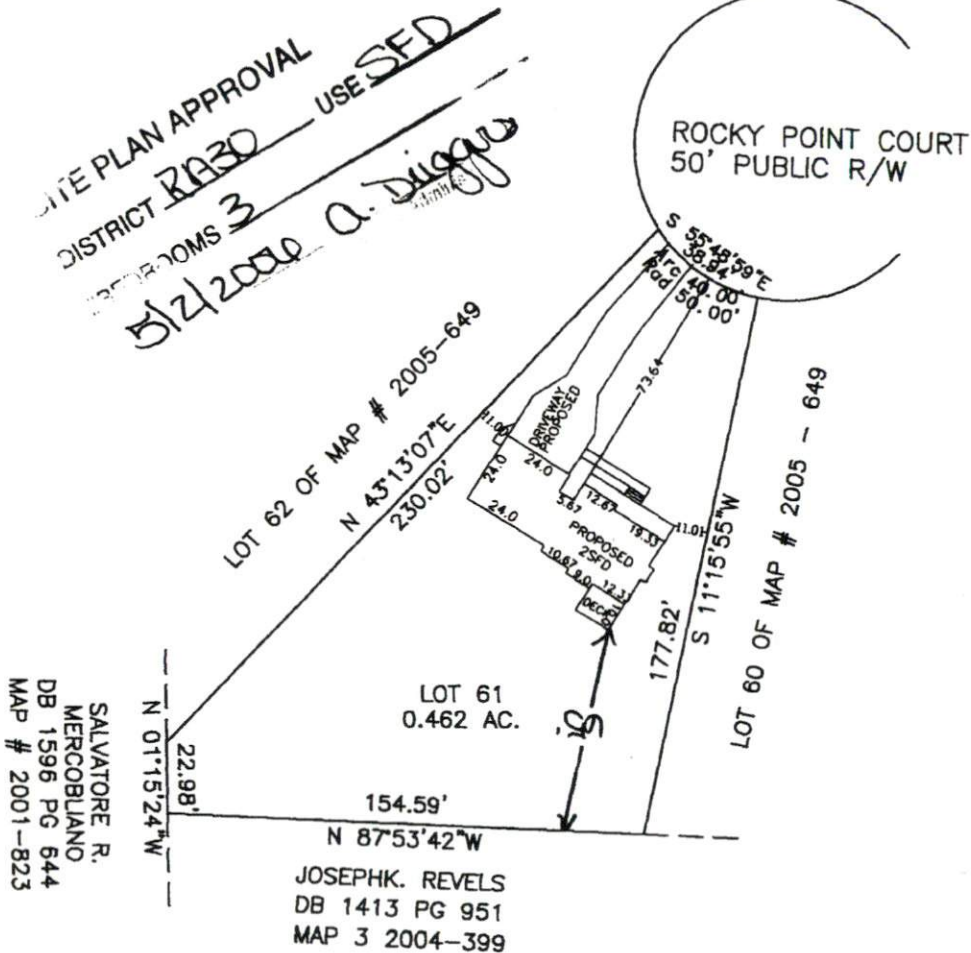
- NOTE: BEING LOT 61 OF FOREST TRAILS SUBDMISION, PHASE TWO RECORDED IN MAP NUMBER 2005 -649 & 651.
- NOTE: AREA COMPUTED BY COORDINATE METHOD.
- NOTE: NO NCGS MONUMENT WITHIN 2000'.
- NOTE: A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.

**PLOT 1
COMFOR
HECTORS CR
HARNETT
NORTH**

IMPERVIOUS SURFACE COVERAGE
 1661 SQ.FT. - PROPOSED HOUSE & GARAGE
 120 SQ.FT. - PROPOSED WALK & STEPS
 1202 SQ.FT. - PROPOSED DRIVEWAY
 2983 TOTAL SQ.FT. - PROPOSED COVERAGE
 3017.5 SQ.FT. - ALLOWABLE COVERAGE
 34.5 SQ.FT. - AVAILABLE COVERAGE

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

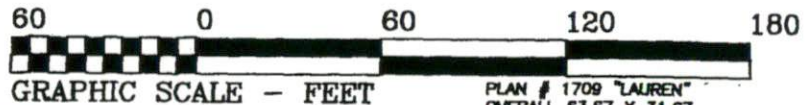
NOTE: THIS PROPERTY IS SUBJECT TO
 EASEMENTS AND RESTRICTIONS OF RECORD.



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

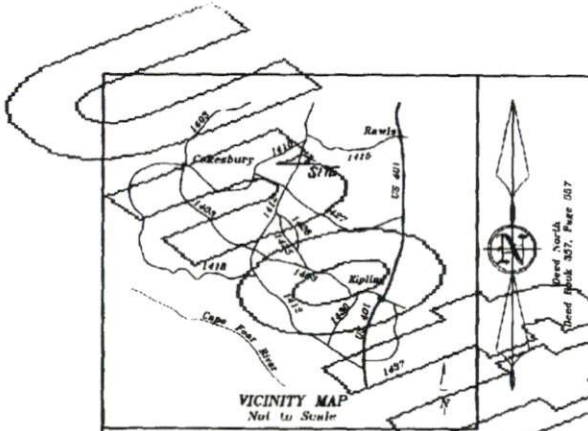
JOSEPH K. REVELS
 DB 1413 PG 951
 MAP 3 2004-399

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



PLAN # 1709 "LAUREN"
 OVERALL 63.67 X 31.67

DRAI
 CHEI
 DATE
 SCAL
 JOB:
 FB:



NOTE:
A 10' x 90' Right Triangle shall be placed at all street intersections as shown hereon.

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

FRONT: 35' from R/W
REAR: 25'
SIDE: 10'
CORNER LOT ENDS: 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. 3700C0010 D Effective Date: April 16, 1990

LEGEND:

Line Surveyed	TY	Telephone	Postal
Line Not Surveyed	Trms.	Electric	Transformer
Right of Way Line	EM	Water	Meter
RP/RS Existing Iron Pipe or Stake	R/W	Easement	
EPE Existing P.E. Nail	C/L	Right-of-Way	
P.E. Nail Set	C.C.	Construction	
Iron Stake Set	P.C.	Post	Corner
Chain Station Set	D.M.	Deed	Mark
Existing Lightwood Stake	PIN	Parcel	Identifier
Overhead Electric Line	Number		
CP	Ac.	Area	

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 Shand, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 1526, Page 444, etc.) (other) that the ratio of precision as indicated by latitude and departure is 1:10,000; that the boundaries not surveyed are shown or broken lines justified from information found in Book 44, Page 348; that this plat was prepared in accordance with G.S. 20-32 as amended. Witness my original signature, license number and seal this 1st day of June, A.D. 2005.

Thomas Lester Shand
Surveyor
C-151E
License Number

I hereby certify that this survey complies with the provisions of the laws of this State which have been enacted to regulate the practice of surveying.

Thomas Lester Shand, P.E.
Surveyor

State of North Carolina
County of Harnett

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

Michael W. Jumper 8-3-05
Review Officer Date

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

HARNETT COUNTY, N.C.
County of Harnett

FILED DATE 8/4/05 TIME 10:13AM
MAP NUMBER 2005-0649

REGISTER OF DEEDS
KIMBERLY S. HANCOCK

Kimberly S. Hancock
Register of Deeds Deputy



REGISTRATION NUMBER OF DEEDS
2005-0649
BOOK PAGE 444-444
BOOK PAGE 444-444
BOOK PAGE 444-444

INSTRUMENT # 200503707

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 in 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 A. Revels
Harnett/County Subdivision Administrator



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



Curve Table

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00	20.64	48°09'59"	24.77	S 48°09'59" E
C-2	25.00	21.03	48°11'25"	25.41	S 48°11'25" E
C-3	50.00	21.14	35°48'48"	26.84	N 57°52'53" W
C-4	50.00	48.00	45°00'12"	36.94	S 21°42'30" W
C-5	50.00	48.00	45°00'12"	36.94	S 35°51'24" W
C-6	50.00	48.00	45°00'12"	36.94	S 89°58'47" E
C-7	50.00	48.00	45°00'12"	36.94	S 50°58'59" E
C-8	50.00	60.06	57°21'09"	47.99	N 72°36'20" E
C-9	25.00	21.03	48°11'25"	25.41	N 48°09'59" E
C-10	25.00	20.64	48°09'59"	24.77	S 48°09'59" E

References
Deed Book 1526, Page 400
Deed Book 1526, Page 454
Deed Book 1801, Page 433
Deed Book 1825, Page 880
County Map Number 2001-823
County Map Number 2002-051
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 919-562-4158

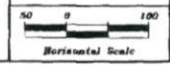
TOWNSHIP: HECTOR'S CREEK COUNTY: HARNETT

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

ZONE: RA-30 PARCEL NUMBER: 0844-38-2578, 0844-46-1542

STANCLIFF & ASSOCIATES,
Professional Land Surveyor, P.A.
30 East Depot Street, P.O. Box 739, Angier, N.C. 27501
Phone: 919-638-2133 Fax: 919-638-2602

DATE: 06-01-01 SURVEYED BY: CTS FIELD BOOK
SCALE: 1" = 100' DRAWN BY: PAN See File
CHECKED & CLOSURE BY: LHC-844 G DRAWING FILE NO.



Map # 2005-0649

UNRECORDED

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARROVE
HARRETT COUNTY, NC
2001 AUG 03 04:47:11 PM
BK 1826 PG 184-186 PER \$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 354; 81 E 302, Harnett County Registry.

HARRETT COUNTY TAX ID #
08-0653-0115-01
8/3/01 by [Signature]