

Initial Application Date: 5/8/06

Application # 0650014815
1194834

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

LANDOWNER: Pd S Homes LLC Mailing Address: P.O. Box 42535
City: Fayetteville State: NC Zip: 28309 Phone #: 910 424-1294
APPLICANT: Jim Kent Pierce Inc Mailing Address: P.O. Box 42535
City: Fayetteville State: NC Zip: 28309 Phone #: 910-424-1294

PROPERTY LOCATION: SR #: 108 SR Name: Camacorn Hill Pkwy

Address: 85 WASSCOX COURT
Parcel: 099564 0101 22 PIN: _____

Zoning: RA20R Subdivision: Yorkshire Plantation Lot #: 117 Lot Size: 41AC

Flood Plain: X Panel: 0075D Watershed: X Deed Book/Page: 143/395 Plat Book/Page: 2006/244

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Camacorn Hill Rd - Yorkshire Rd
to Wasscox Court

PROPOSED USE:

Sg. Family Dwelling (Size 43 x 56) # of Bedrooms 3 # Baths 2 1/2 Basement (w/w/o bath) N/A Garage 24 x 25 Deck 12 x 15

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: new construction

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 purpose Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>44</u>
Rear	<u>25</u>	<u>136</u>
Side	<u>10</u>	<u>13</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.

[Signature]
Signature of Owner or Owner's Agent

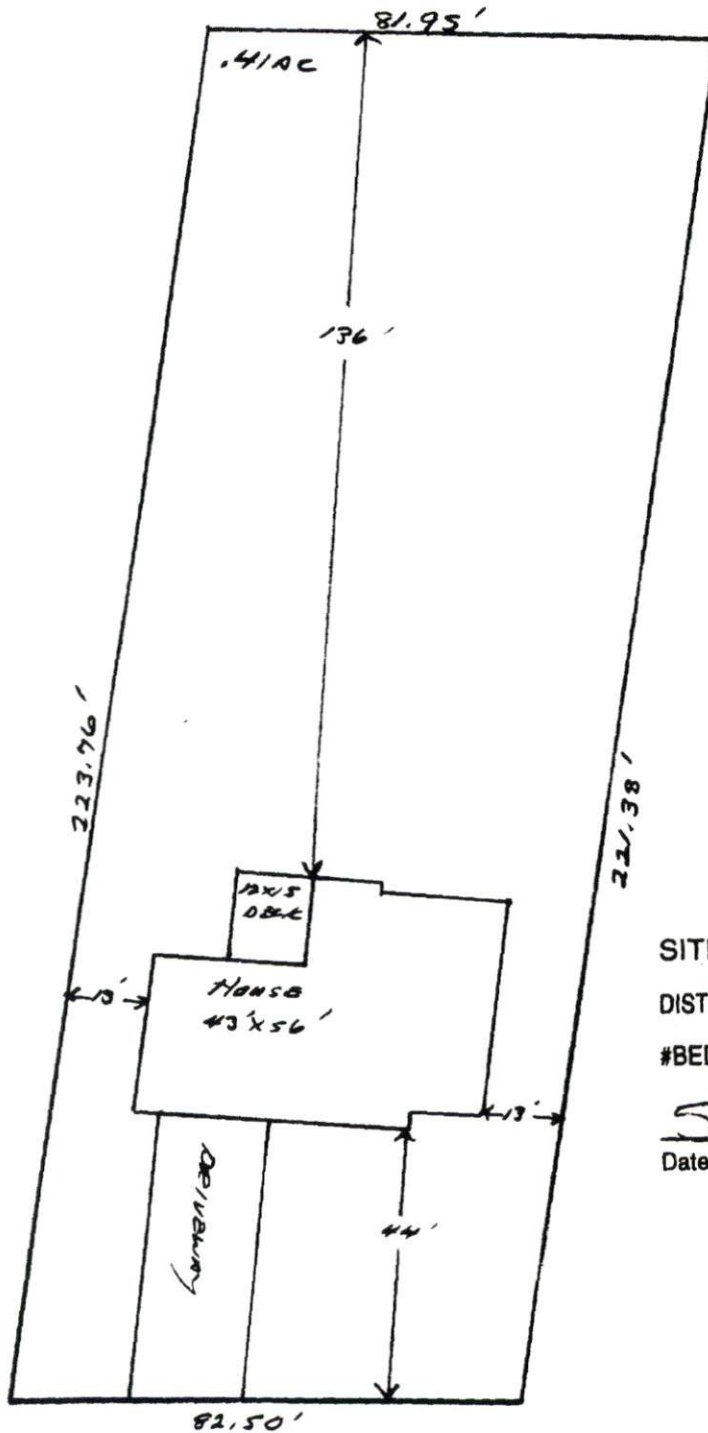
5/8/06
Date

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

5/10/06

1" = 30'



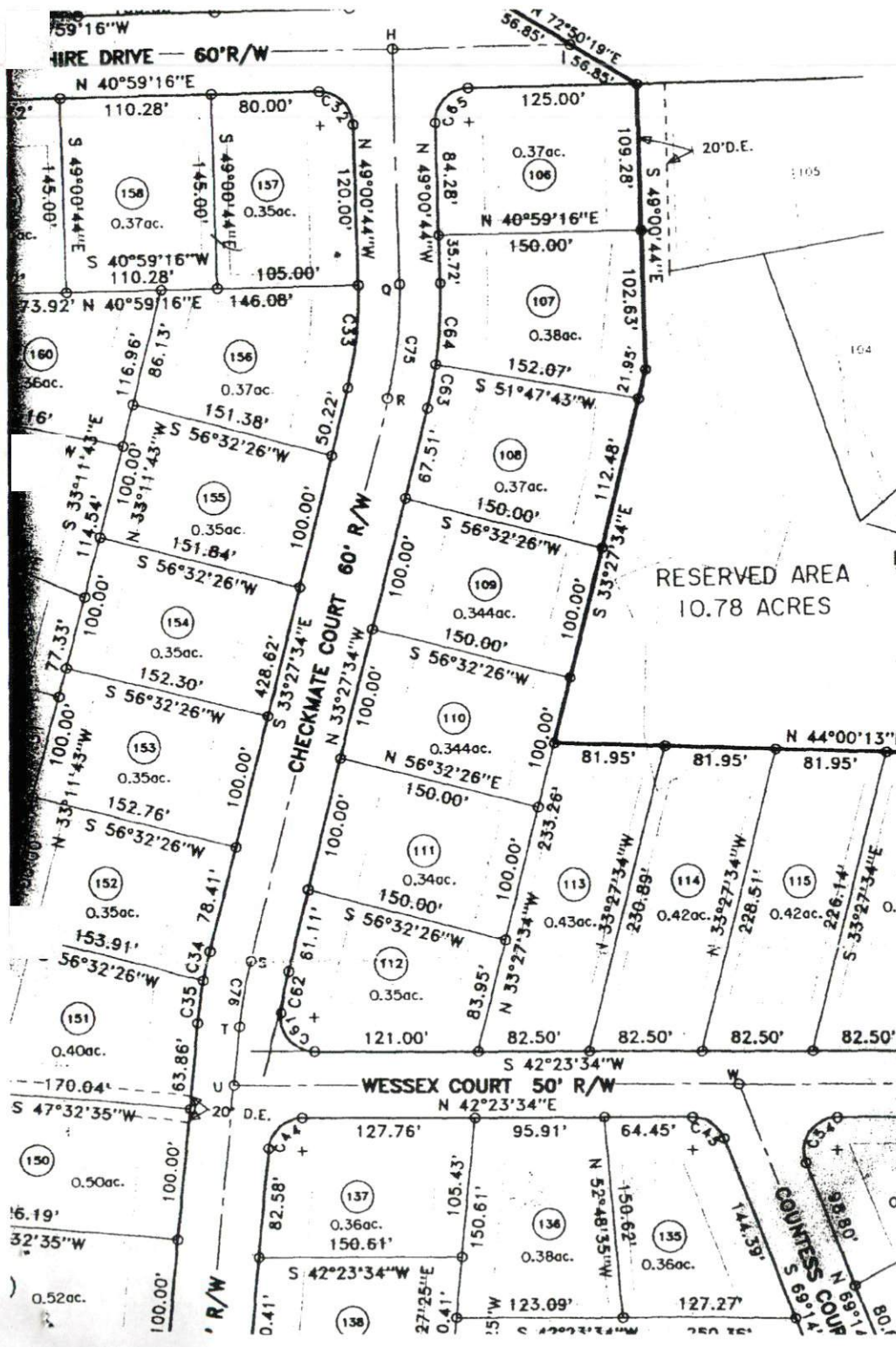
SITE PLAN APPROVAL

DISTRICT RROR USE SFD

#BEDROOMS 3

Date 5/9/06 [Signature]
Zoning Administrator

Pd S Homebuilders L.L.C.
Lot # 117 Yorkshire Plantation
85 WESSEX COURT



COURSE	S 37°27'12"E	28.04'
L-1	S 37°27'12"E	28.04'
L-2	N 37°27'12"W	28.04'

CENTERLINE INFORMATION		
COURSE	BEARING	DISTANCE
A-B	N 41°25'42"E	88.20'
C-D	N 27°21'48"E	24.14'
D-E	N 27°21'48"E	117.55'
F-G	N 40°59'16"E	185.60'
G-H	N 40°59'16"E	375.00'
H-I	N 40°59'16"E	131.71'
I-J	S 37°27'12"E	542.06'
J-K	S 19°42'14"E	250.23'
K-L	S 49°00'44"E	175.00'
L-M	S 37°27'12"E	88.25'
M-N	S 49°00'44"E	175.00'
N-O	S 33°27'34"E	428.62'
O-P	S 42°27'25"E	43.37'
P-Q	S 42°27'25"E	520.49'
Q-R	N 42°23'34"E	372.80'
R-S	N 42°23'34"E	355.53'
S-T	N 47°36'26"W	25.00'
T-U	S 69°14'34"E	393.83'

C20	50.00'	69.55'	69.55'	N 81°04'19"E
C21	50.00'	47.31'	45.56'	N 30°43'42"E
C22	50.00'	40.56'	39.46'	N 22°06'11"W
C23	50.00'	51.65'	49.38'	N 22°07'28"W
C24	50.00'	26.93'	26.84'	N 60°00'11"W
C25	35.00'	27.55'	26.84'	N 34°21'26"W
C26	285.00'	30.80'	30.79'	N 24°05'40"W
C27	285.00'	71.29'	71.11'	N 19°17'15"W
C28	335.00'	27.59'	27.58'	N 28°29'17"W
C29	335.00'	80.00'	79.81'	N 42°10'15"W
C30	335.00'	80.00'	79.81'	N 04°00'44"W
C31	25.00'	39.27'	35.36'	N 85°59'16"E
C32	25.00'	39.27'	35.36'	N 41°14'09"E
C33	280.00'	76.01'	75.77'	S 35°16'48"E
C34	340.00'	21.61'	21.60'	S 39°46'44"E
C35	340.00'	31.79'	31.77'	S 22°23'51"E
C36	35.00'	24.51'	24.01'	S 21°57'03"E
C37	50.00'	34.23'	33.57'	S 64°28'56"E
C38	50.00'	40.00'	38.94'	S 24°55'04"W
C39	50.00'	41.15'	40.00'	N 69°01'17"E
C40	50.00'	41.15'	40.00'	N 21°51'54"E
C41	50.00'	42.99'	41.68'	N 62°31'00"W
C42	50.00'	27.58'	27.23'	N 66°46'35"W
C43	35.00'	24.51'	24.01'	N 00°01'56"W
C44	25.00'	37.02'	33.73'	N 76°34'30"E
C45	25.00'	29.83'	28.09'	S 46°41'36"E
C46	35.00'	27.55'	26.84'	S 47°43'19"E
C47	50.00'	41.15'	40.00'	S 88°12'27"W
C48	50.00'	41.38'	41.36'	N 13°25'30"E
C49	50.00'	41.15'	40.00'	N 34°03'54"E
C50	50.00'	41.15'	40.00'	N 00°03'54"E
C51	50.00'	41.15'	40.00'	N 49°11'08"W
C52	50.00'	29.81'	29.37'	S 83°39'29"W
C53	35.00'	27.55'	26.84'	
C54	25.00'	48.71'	44.48'	
C55	50.00'	14.53'	14.48'	
C56	50.00'	44.81'	43.32'	
C57	50.00'	41.15'	40.00'	
C58	50.00'	41.15'	40.00'	

MINIMUM BUILDING SET BACKS

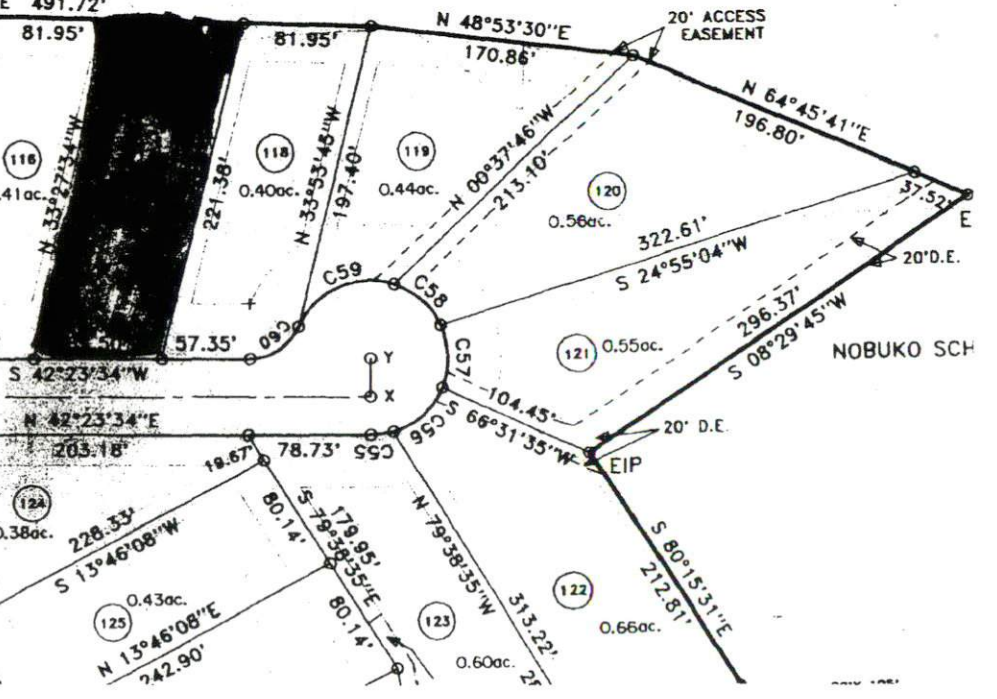
FRONT YARD ----- 35'

REAR YARD ----- 25'

SIDE YARD ----- 10'

CORNER LOT SIDE YARD -- 20'

MAXIMUM HEIGHT ----- 35'





FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2006 APR 11 04:12:49 PM
 BK: 2212 PG: 535-537 FEE: \$17.00
 NC REV STAMP: \$264.00
 INSTRUMENT # 2006006416

HARNETT COUNTY TAX ID#

09.9564.0101.13
 09.9564.0101.22
 09.9564.0101.30
 21, 35
 4-11-06 BY SKB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 264.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: THE BARFIELD LAW FIRM, 2929 Breezewood Avenue, Ste 200, Fayetteville, NC 28303

This instrument was prepared by: THE BARFIELD LAW FIRM, 2929 Breezewood Avenue, Ste 200, Fayetteville, NC 28303

Brief description for the Index: _____

THIS DBED made this 6th day of April, 2006, by and between

GRANTOR

GRANTEE

BNS Development, LLC
 PO Box 1524
 Dunn, NC 28335

P&S Home Builders, LLC
 3800 Raeofrd Road
 Fayetteville, NC 28305

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 Cameron Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:
 BEING all of Lots 108, 117, 125, 126, 127 and 130, Yorkshire Plantation subdivision, Phase 4 according to a plat of same duly recorded in Map # 2006-244, Harnett County Registry, North Carolina

The property hereabove described was acquired by Grantor by instrument recorded in Book 1143 page 395

A map showing the above described property is recorded in Plat Book 2006 page 244

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