

Initial Application Date: 5/9/06

Application # 06-5004832
1195673

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: 10120 Rounts Church Rd

City: Fayetteville State: NC Zip: 27826 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: 285 Rocky Point Court Fayetteville NC 27526

Parcel: 080644001785 PIN: 0644-46-5478.000

Zoning: R-A-30 Subdivision: Forest Trails Lot #: 45 Lot Size: 0.570 Acre

Flood Plain: X Panel: 0010 Watershed: IV Deed Book/Page: 320/454 Plat Book/Page: 2005/1051

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North Left on Christian Light Rd. Right on Kingsbrook Circle Right Wild Oaks Ct. Left Rocky Point Ct. lot in cul de sac.

PROPOSED USE:

Sg. Family Dwelling (Size 55' x 62') # 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:	Proposed Minimum	Actual
Front	<u>35</u>	<u>61'</u>
Rear	<u>25</u>	<u>90'</u>
Side	<u>10</u>	<u>11</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.

Murphy 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

PLOT PLAN FOR COMFORT HOMES HECTORS CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

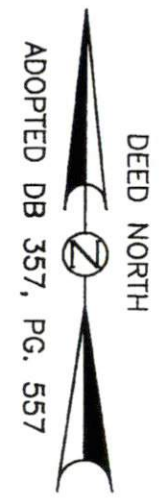
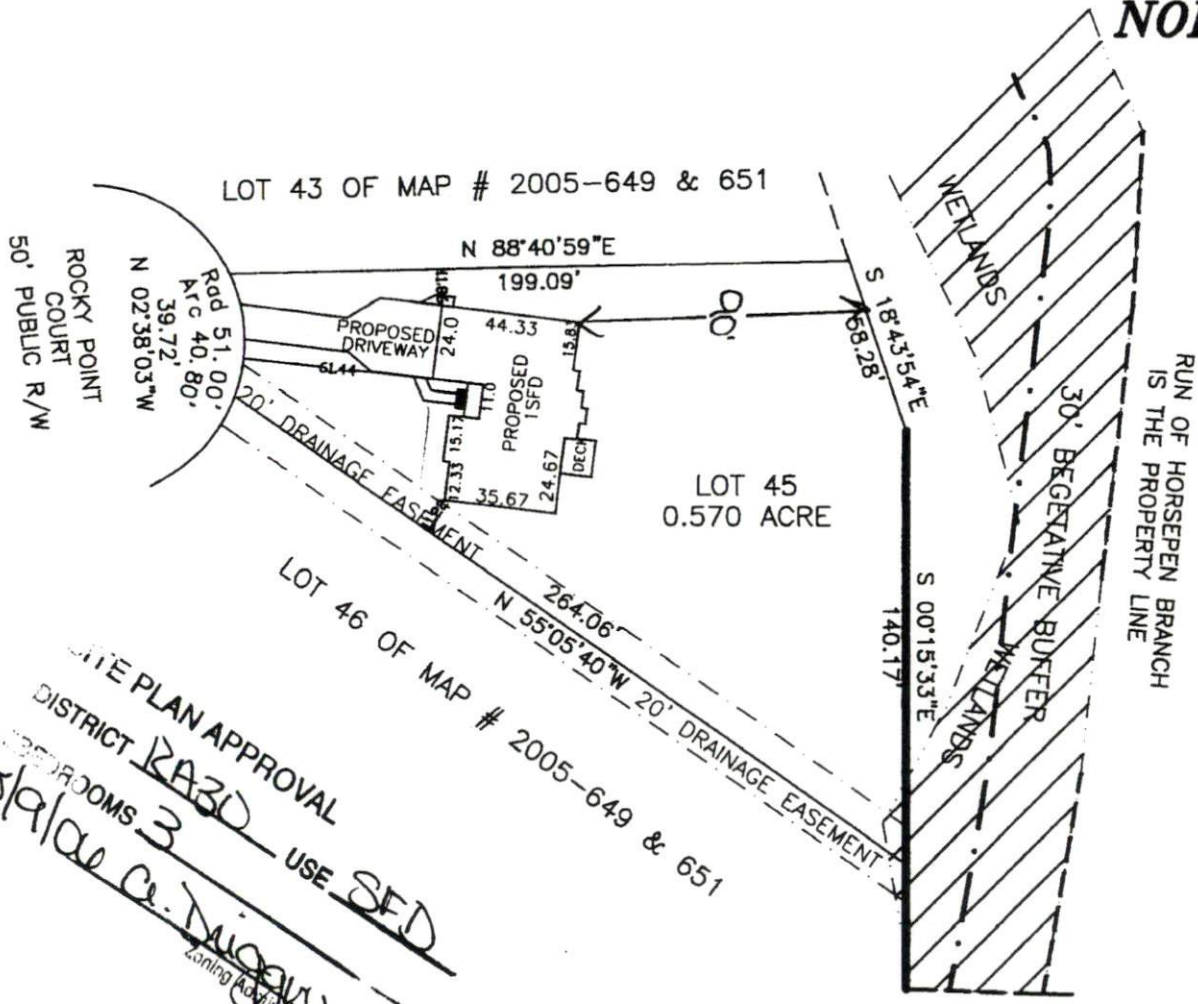
- NOTE: BEING LOT 45 OF FOREST TRAILS SUBDIVISION, PHASE TWO RECORDED IN MAP NUMBER 2005 -649 & 651.
- NOTE: AREA COMPUTED BY COORDINATE METHOD.
- NOTE: NO NCGS MONUMENT WITHIN 2000'.
- NOTE: A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.

US 401

& GARAGE
 STEPS
 Y
 COVERAGE
 RAGE

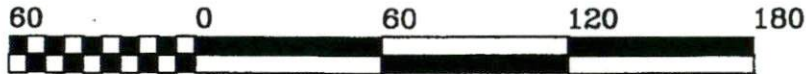
 IRRADIATION,

 TO
 RECORD.



SITE PLAN APPROVAL
 DISTRICT RA3D USE SF D
 3 BEDROOMS
 5/19/06 C. Diogon
 Planning Advisor

ASSOC., P.A.



GRAPHIC SCALE - FEET

PLAN # 1944 "LAMORE"
OVERALL 62.5 X 50.33

DRAWN BY: CTP & BGW

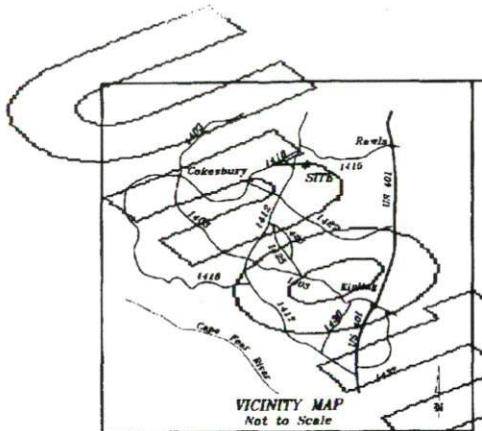
CHECKED BY: CTP

DATE: 04-11-2006

SCALE: 1" = 60'

JOB: BGW1006 CF

FB:



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

Road Names Have Been Reviewed and Approved By E-911

Approved by: *[Signature]*
Date: *[Signature]*

LEGEND:

---	Lines Surveyed	TP	Telephone Pedestal
---	Lines Not Surveyed	MS	Manhole
---	Right of Way Lines	WM	Water Meter
---	Existing Concrete Measurement	EM	Easement
---	Existing Iron Pipe or Stake	R/W	Right-of-Way
---	Existing Concrete Measurement	U/C	Centerline
---	Existing P.E. Nail	P.C.	Plat Cabinet
---	Iron Stake Set	D.B.	Deed Book
---	Cast Iron Mainside Set	P.B.	Plat Book
---	Ballroad Spikes	N.M.	Notes of Maps
---	Existing Lightwood Stake	FN	Parcel Identifier Number
---	Power Pole	Ac.	Acres
---	Overhead Electric Lines	Sq. Ft.	square feet
---	Electric Transformer	CP	Computed Point
---	Street Address		

N.C.G.S. North Carolina General Statutes
 NAB 27 North American Datum of 1987
 NAB 83 North American Datum of 1983

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



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

HARNETT COUNTY, N.C.
 FILED DATE: 1/18/05 TIME: 10:13 AM
 MAP NUMBER: 2004-051

REGISTER OF DEEDS
 KENNEDY S. BANGSOTE
[Signature]
 Register of Deeds

FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plat are not located within the FEMA 100 Year Flood Hazard Area as shown on Flood Map No. 2708000212 D. Effective Date: April 16, 1996

HARNETT COUNTY Minimum Building Setback Requirements
 RA-20R, RA-20M, RA-30 & RA-40

FRONT: 30' from R/W
 REAR: 20'
 SIDE: 10'
 CORNER LOT SIDE: 20'

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SURVEY FOR
 CONSTRUCTION STANDARD CERTIFICATION

APPROVED **R.E. STONE**
 DISTRICT ENGINEER W&H

DATE: **9-1-04**

NOTE:
 ONLY NCDOT APPROVED STRUCTURES ARE TO CONSTRUCT ON PUBLIC RIGHTS-OF-WAY

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

NOTE:
 ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are owner/s) or agent of the property shown and described herein, which is located in the subdivision jurisdiction of Harnett County, North Carolina and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish minimum building setback lines as noted. I further certify that I (we) have not been involved as an owner, lessor, option holder or had any legal or equitable interest in any property adjacent to or located directly across a street, easement, road or right-of-way from the property shown and described hereon.

Date: **1-18-05** *[Signature]*
 Owner or Agent

The lot(s) on this plan have been evaluated by a private consultant. Based on this review, it appears that the lot(s) on this plan meet appropriate regulations. Note that the final approval for each lot will require issuance of the appropriate HARNETT COUNTY Health Department permits for specific use and within an accordance with regulations in force at the time of permitting. This certification does NOT represent approval or a permit for any site work.

Date: **1/8/25/04** *[Signature]*
 Environmental Health

Note
 The maximum impervious surface limit for each lot shown hereon shall be restricted to 3017.5 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 which impervious surfaces may be transferred to and from.

Note
 Lot 44 has been deleted due to soils report by Hal Owen & Associates, Inc. Lots shown hereon are located within Watershed District IV, Protected. Lots shall be served by individual septic systems and county water system.



A & D Properties
 Deed Book 1025, Page 149
 County Map Number 2004-380

Revisions:

02-24-02
05-30-02
08-08-02
09-05-02
04-20-04
06-11-04

A & D Properties
 6212 Rawls Church Rd Fuquay-Varina, NC 27526 919-552-4150

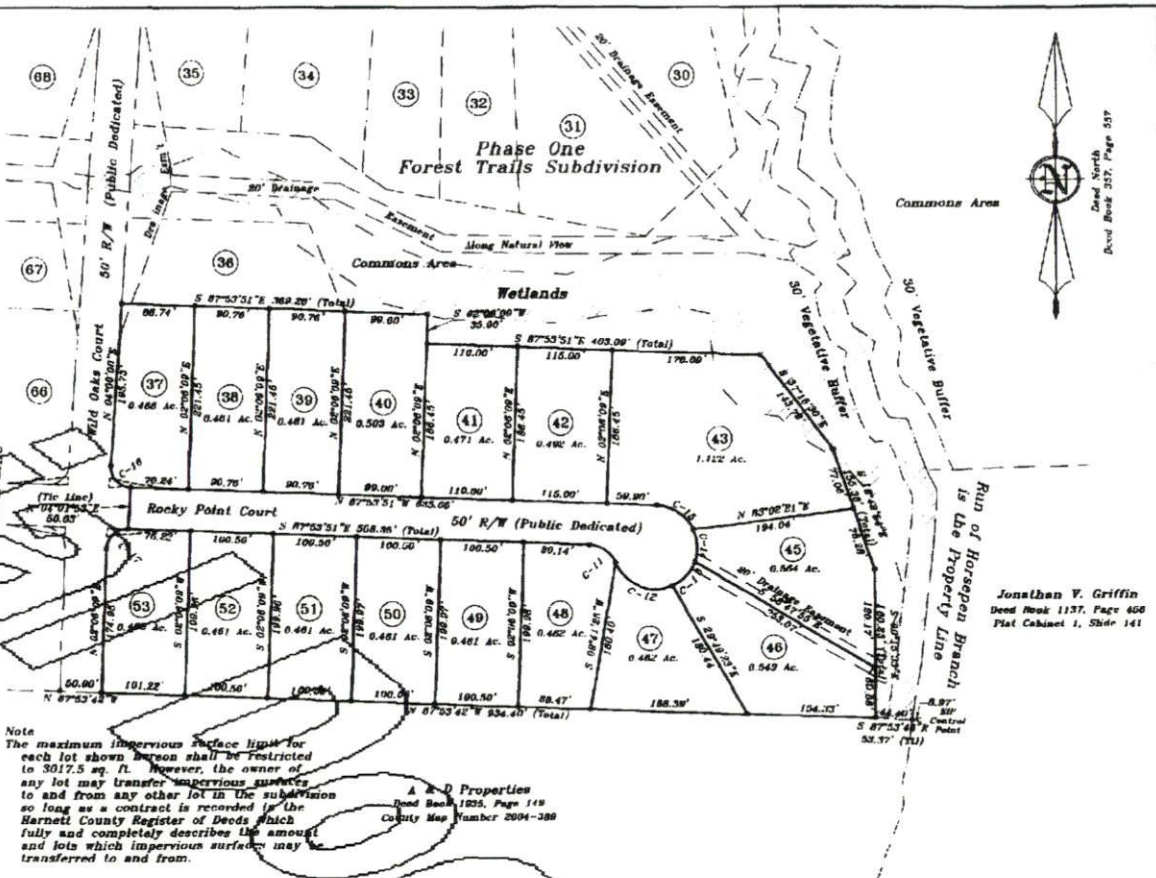
TOWNSHIP: HECTOR'S CREEK COUNTY: HARNETT

STATE: NORTH CAROLINA PARCEL ID: 000644 0017 82
 PARCEL ID: 000644 0017 83

ZONE: RA-30 PARCEL NUMBER: 0644-36-2572, 0644-46-1582

STANCLIFF & ASSOCIATES, Professional Land Surveyor, P.A.
 901 East Depot Street, P.O. Box 770 Angier, N.C. 27501
 Phone: 919-630-2133 Fax: 919-630-2602

DATE: 06-01-01 SURVEYED BY: CTS FIELD BOOK
 SCALE: 1" = 400' DRAWN BY: PAN See File
 CHECKED & CLOSED BY: LHHC-R&H DRAWING FILE NO.



Curve Table

Curve	Bathos	Length	Delta	Chord	Chord Bear.
C-11	35.00'	49.78'	88°42'44"	38.49'	S 34°12'50" E
C-12	51.00'	85.51'	84°41'50"	78.80'	S 87°11'50" E
C-13	51.00'	80.80'	82°50'18"	70.72'	N 47°12'00" E
C-14	51.00'	80.80'	82°50'18"	70.72'	N 88°20'00" E
C-15	85.49'	120.00'	85.49'	114.90'	N 50°42'30" E
C-16	85.49'	120.00'	85.49'	114.90'	N 41°06'50" W
C-17	25.00'	36.87'	80°04'00"	33.34'	N 47°08'00" E

Map # 2005051

UNRECORDED

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 AUG 23 04:47 11 PM
BK 1826 PG 464-466 FEE \$10.00
INSTRUMENT # 2001013584

Enclose 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]