

Initial Application Date: 09/10/06

Application # 0050014823
1195682

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: A & D Properties Mailing Address: 1020 Pawks Church Rd

City: Fuquay Varina State: NC Zip: 27526 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: 256 Rocky Point Court Fuquay-Varina NC 27526

Parcel: 080644001788 PIN: 0644-46-2481-000

Zoning: R-A-30 Subdivision: Forest Trails Lot #: 48 Lot Size: 0.462

Flood Plain: K Panel: D010 Watershed: IV Deed Book/Page: 1021454 Plat Book/Page: 2005103

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 on Right.

PROPOSED USE:

Sg. Family Dwelling (Size 46' x 70') # of Bedrooms 3 # Baths 3 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	40'
Rear	25	113'
Side	10	17'
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 Batten
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

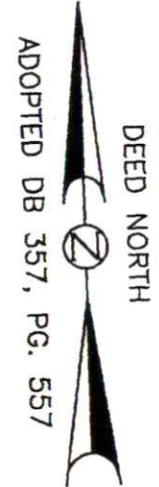
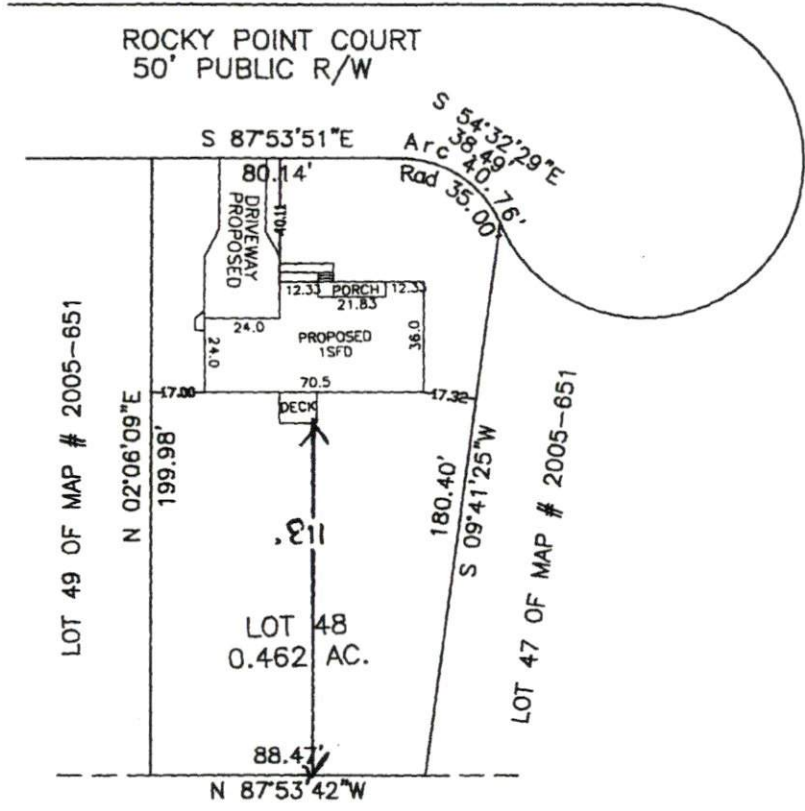
A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION

- NOTE: BEING LOT 48 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 PLAN FOR COMFORT HOMES HECTORS CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

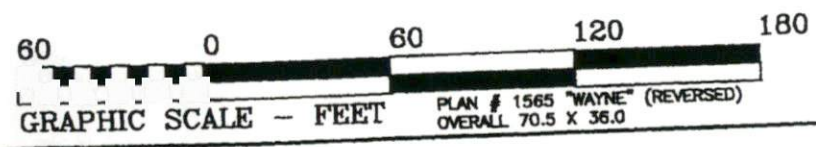
TO RECORD.
IRADATION,
Y
OVERAGE
RAGE
& GARAGE
TEPS

SITE PLAN APPROVAL
 DISTRICT R330 - USE SFD
 3 BEDROOMS
Blair A. Mages
 Zoning Administrator



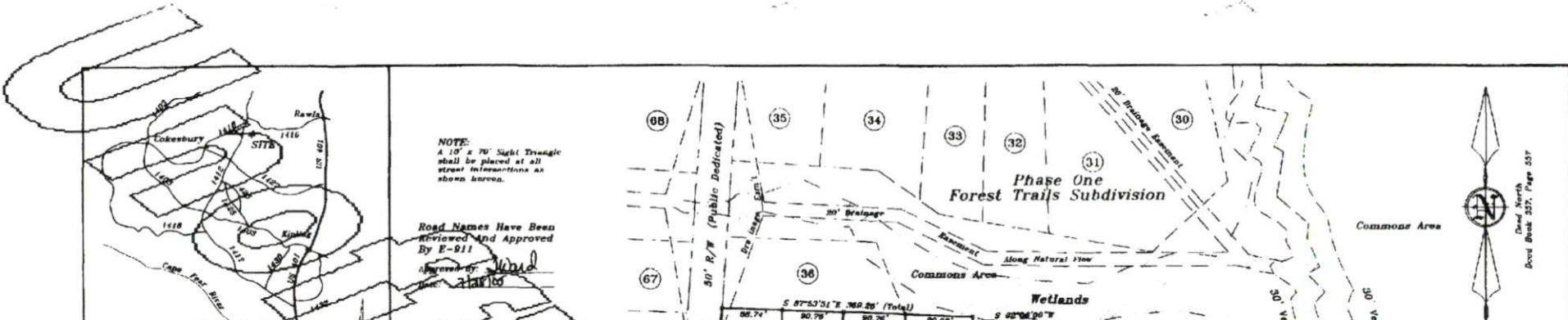
JOSEPH K. REVELS
DB 1413, PG. 951
MAP # 2001-847

DRAWN BY: CTP & BGW
 CHECKED BY: CTP
 DATE: 04-11-2006
 SCALE: 1" = 60'
 JOB: BGW1006 CF
 FB:



ASSOC., P.A.





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-511

VICINITY MAP
Not to Scale

LEGEND:

- Line Surveyed
- Line Not Surveyed
- Right of Way Line
- Right of Way
- Existing Iron Pipe or Stake
- Existing Concrete Monument
- Existing P.C. Nail
- P.C. Nail Set
- Iron Stake Set
- Cutline Spindle Set
- Railroad Spike
- Existing Lightwood Stake
- Power Pole
- Overhead Electric Lines
- Electric Transformer
- Street Address
- Telephone Pedestal
- Manhole
- Water Meter
- Monument
- Right-of-Way
- Contour
- Plat Cabinet
- Road Book
- Plat Book
- Book of Maps
- Fenced Identifier
- Number
- Acres
- Square Feet
- Completed Point

FEMA FLOOD HAZARD STATEMENT
Lots shown on this plan are not located within the FEMA 100-year flood hazard area as shown on FEMA map No. 270803012 D Effective Date: August 11, 1996

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

FRONT: 30' from R/W
REAR: 20'
SIDE: 16'
CORNER LOT SET: 20'

N.C.G.S. North Carolina Geographic Survey
NAD 87 North American Datum of 1987
NAD 83 North American Datum of 1983

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.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION PLAN
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED **RE STONE**
DISTRICT ENGINEER W&B
DATE: **9-1-04**

NOTE:
ONLY UNBUILT APPROVED STRUCTURES ARE TO CONSTRUCTED ON PUBLIC RIGHTS-OF-WAY

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

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



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

HARNETT COUNTY, N.C.
FILED DATE: **8/4/05** TIME: **10:13 AM**
MAP NUMBER: **2004-651**

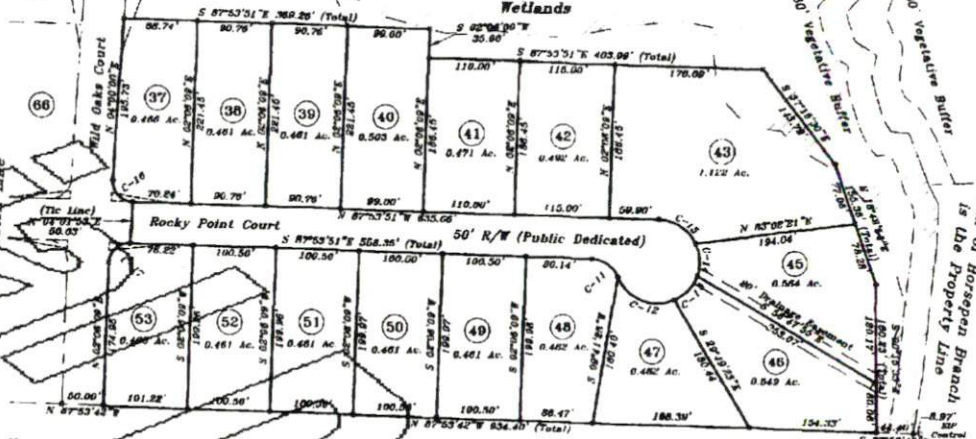
REGISTER OF DEEDS
KIMBERLY S. HARRIS
10/13/04
Deputy

Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) owner(s) or agent of the property above and described herein which is located in the 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, lesser, 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: *Tom Anderson*
Owner or Agent

The lot(s) on this plan have been created 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 requires issuance of the appropriate Harnett County Health Department permits for specific use and compliance with regulations in force at the time of permitting. This certification does NOT represent approval or a permit for any use whatsoever.
Date: **2/8/05**
Signature: *Dr. H. H. R.S.*
Harnett County Health

Recorded in Harnett County, Map Number **2004-651**



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 surface may be transferred to and from.

Note
Lot 44 has been deleted due to sale 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.

FOR REGISTRATION REGISTERED BY DEEDS
"LIMITED" SURVEY
DATE: **2004 FEB 04 10:17 AM**
BY: **2004 PG 651-652 FEE: 124.50**



INSTRUMENT 2004-670

Sheet Two of Two
Planned Unit Development
Phase Two
Forest Trails Subdivision

Revisions:

02-26-02
05-30-02
09-04-02
09-05-02
04-20-04
06-11-04

Survey For:
A & D Properties
6212 Rawls Church Rd Fuquay-Varina, NC 27526 919-552-4156
TOWNSHIP: HECTOR'S CREEK COUNTY: HARNETT
STATE: NORTH CAROLINA PARCEL ID: 080644 0017 62
PARCEL ID: 080644 0017 63
ZONE: RA-30 PARCEL NUMBER: 0644-36-2572, 0644-48-1582

Curve Table

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-11	35.00	49.70	66°42'44"	36.49	S 54°36'59" E
C-12	51.00	65.51	89°11'59"	73.80	S 67°15'56" E
C-13	51.00	45.80	45°50'12"	39.72	N 42°18'09" E
C-14	51.00	40.80	45°50'12"	39.72	N 06°38'09" W
C-15	49.00	55.49	69°20'23"	52.90	N 50°43'30" W
C-16	55.00	46.12	71°53'57"	55.94	N 11°56'50" W
C-17	25.00	32.27	26°00'00"	33.36	N 47°06'09" E

STANCLY & ASSOCIATES,
Professional Land Surveyor, P.A.
84 East Depot Street, P. O. Box 776 Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-2602
DATE: **06-01-01** SURVEYED BY: **CTS** FIELD BOOK
SCALE: **1" = 400'** DRAWN BY: **PAN** See File
CHECKED & CLOSURE BY: **LNHC-646 H** DRAWING FILE NO.

Map # 2004-651

Umo

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 AUG 03 04:47 11 PM
BK: 1828 PG: 454-455 FEE \$10.00
INSTRUMENT # 2001013408

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

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 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