

Initial Application Date: 5/10/06

Application # 0650014851  
1197662

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

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

PROPERTY LOCATION: SR #: 1108 SR Name: Camden Hill Rd  
Address: 15 ABCSEX COURT  
Parcel: 099564010117 PIN: \_\_\_\_\_

Zoning: RR-20-R Subdivision: Yorkshire Plantation Lot #: 112 Lot Size: .35AC  
Flood Plain: X Panel: 0075D Watershed: X Deed Book/Page: 2812/55 Plat Book/Page: 2006/244

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Camden Hill Rd - Yorkshire Rd  
to ABCSEX CT

PROPOSED USE:

- Sg. Family Dwelling (Size 49 x 59) # of Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) n/a Garage 24x24 Deck 12x18
- 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 papered Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>45</u>
Rear	<u>25</u>	<u>61</u>
Side	<u>10</u>	<u>14</u>
Corner	<u>20</u>	<u>30</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.

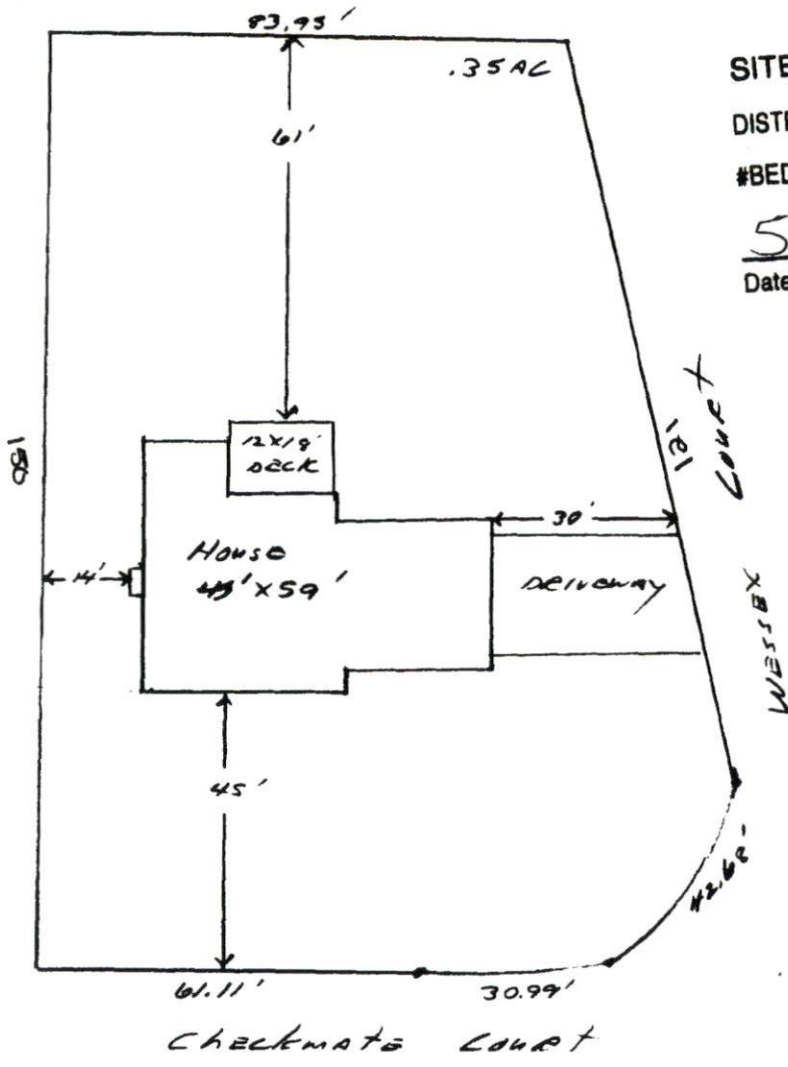
[Signature] Date 5/10/06  
Signature of Owner or Owner's Agent

\*\*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

06/04  
5/15 S

1" = 30'



SITE PLAN APPROVAL  
DISTRICT RAZOR USE SFD  
#BEDROOMS 3  
5/12/06 OAB  
Date Zoning Administrator

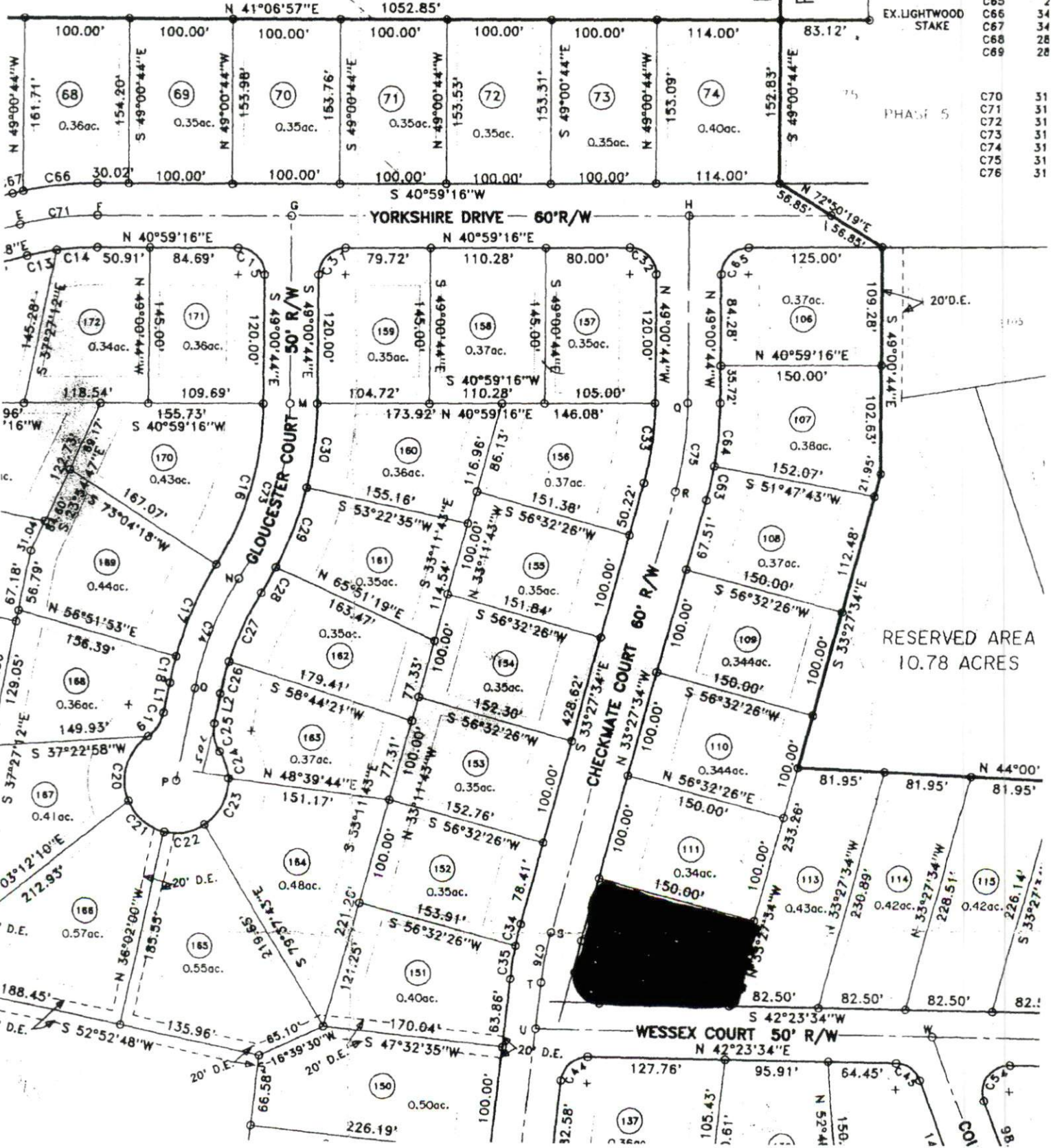
LDS HOMES LLC  
Lot # 112 YORKSHIRE PLANTATION  
15 WESSEX COURT

NELL T. STREET  
DB:784, PG:990

TOTAL  
1052.85'

PHASE 4  
PHASE 5

CURVE	RADI
C59	5
C60	3
C61	2
C62	28
C63	34
C64	34
C65	2
C66	34
C67	34
C68	28
C69	28
C70	31
C71	31
C72	31
C73	31
C74	31
C75	31
C76	31





HARNETT COUNTY TAX ID#

09.9564 0101.17

18

09.9564.0101.65 20

19 21

4-11-06 BY SLB

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HOGGROVE  
HARNETT COUNTY, NC  
2006 APR 11 04:17:19 PM  
BK: 2212 PG: 551-553 FEE: \$17.00  
NC REV STAMP: \$300.00  
INSTRUMENT # 2006006418

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 308 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 DEED made this 4th day of April, 2006, by and between

GRANTOR

GRANTEE

BNS Development, LLC  
PO Box 1524  
Dunn, NC 28335

LDS Homes, LLC  
6824 Uppingham Road  
Fayetteville, NC 28306

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 112, 113, 114, 115, 116 and 160, Yorkshire Plantation Subdivision, Phase 4, according to a plat of same duly recorded in Map # 2006-244, Harnett County Registry, North Carolina

The property hereinabove 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.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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