

Initial Application Date: 6/19/06

Application # 50015188

COUNTY OF HARNETT LAND USE APPLICATION

1223241

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: RBC Homes, Inc Mailing Address: PO Box 755
City: Fayetteville State: NC Zip: 28302 Phone #: 910-423-3555

APPLICANT: RBC Homes, Inc Mailing Address: PO Box 755
City: Fayetteville State: NC Zip: 28302 Phone #: 910-423-3555

PROPERTY LOCATION: SR #: 885 SR Name: Byrd Pond Road
Parcel: 12 05105 0017 03 PIN: 0566-40-2256.000
Zoning: RRD Subdivision: Byrds Pond Estate Lot #: 2 Lot Size: 81
Flood Plain: Y Panel: 0175 Watershed: N/A Deed Book/Page: 2111/517 Plat Book/Page: 99/514

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE Hwy 401 TOWARDS FAYETTEVILLE. TURN ON BYRD POND RD. .09 MILE TO BYRD POND ESTATES.

PROPOSED USE:

Sg. Family Dwelling (Size 34x39) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) N/A Garage YES Deck Indio
 Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 Manufactured Home (Size x) # of Bedrooms _____ Garage _____ Deck _____
Comments: _____

Number of persons per household Spec
 Business Sq. Ft. Retail Space _____ Type _____
 Industry Sq. Ft. _____ Type _____
 Home Occupation (Size x) # Rooms _____ Use _____
 Accessory Building (Size x) Use _____
 Addition to Existing Building (Size x) Use _____
 Other _____

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
Structures on this tract of land: Single family dwellings 1 Manufactured homes _____ Other (specify) _____
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

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>30'</u>	Rear <u>25'</u>	<u>109.30</u>
Side	<u>10'</u>	<u>35'</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 of Owner or Owner's Agent [Signature]

Date 6/19/06

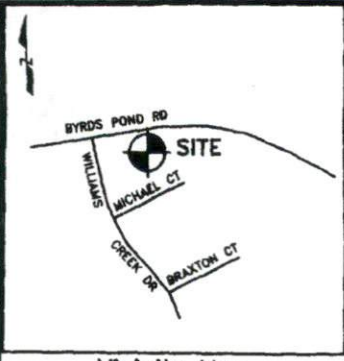
This application expires 6 months from the date issued if no permits have been issued

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

6/22/06

LEGEND

- R/W-RIGHT OF WAY
- PB-PLAT BOOK
- DB-DEED BOOK
- PG-PAGE
- PROP-PROPOSED
- SF-SQUARE FEET
- AC-ACRE(S)
- CONC-CONCRETE



Vicinity Map
(Not to Scale)

(25)

MAP #2004-191
BYRD POND ESTATES
PHASE 2

(26)

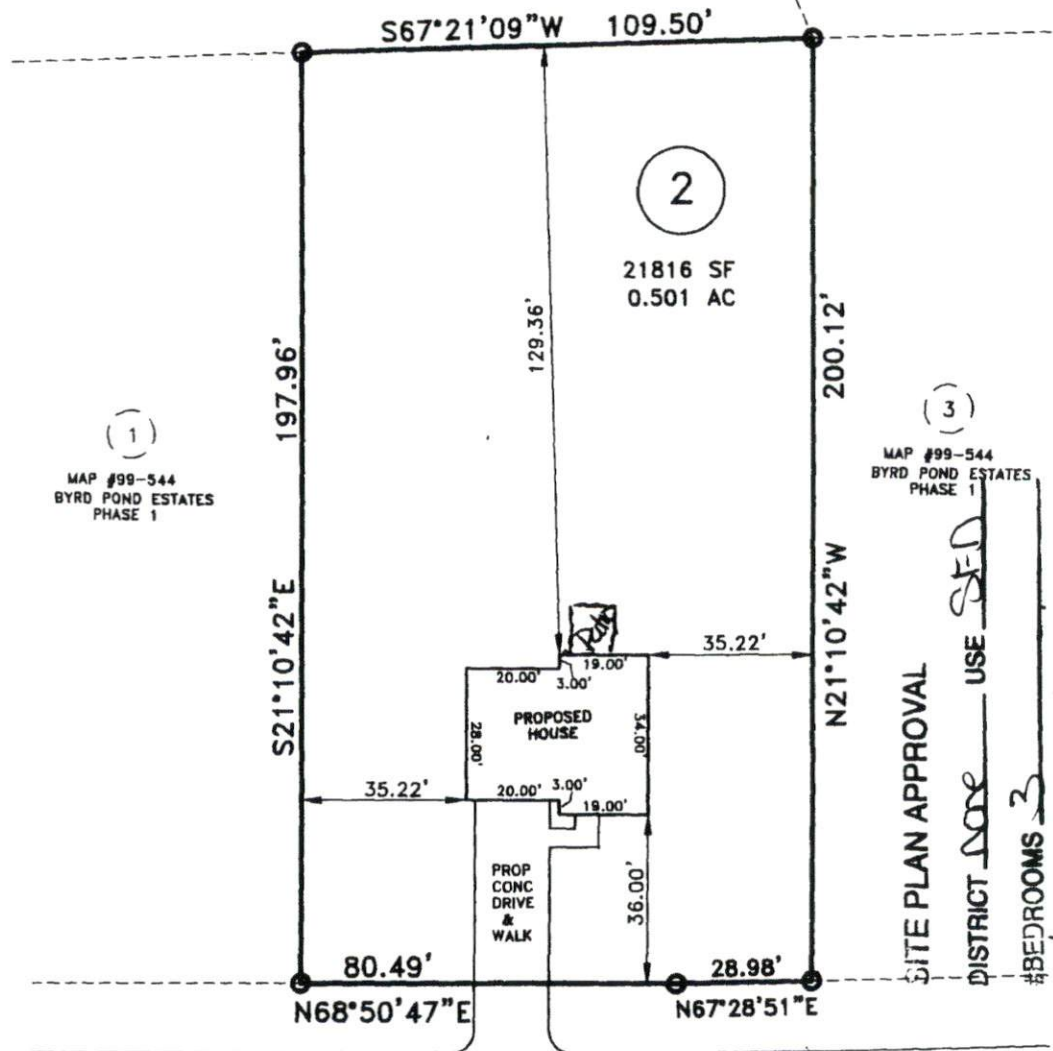
MAP #2004-191
BYRD POND ESTATES
PHASE 2

(1)

MAP #99-544
BYRD POND ESTATES
PHASE 1

(3)

MAP #99-544
BYRD POND ESTATES
PHASE 1



SITE PLAN APPROVAL

DISTRICT NAME USE SFD

#BEDROOMS 3

Walter A. Duggan
Zoning Administrator

BYRD POND ROAD
SR 2026 - 60' PUBLIC R/W

PLOT PLAN

PROPERTY OF: RBC HOMES, INC.



TOWNSHIP: STEWARTS CREEK



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 AUG 01 09:14:29 AM
BK: 2111 PG: 517-519 FEE: \$17.00
NC REV STAMP: \$517.00
INSTRUMENT # 2005013403

Umo

HARNETT COUNTY TAX ID#

12 0555 0406
ETC.
SLIPS BY KHD

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$17.00
Parcel Identification No.: 120555 0006 (Parent) Verified by Harnett County
By:
Mail/Box to: The Real Estate Law Firm, PO Drawer 53513, Fayetteville, NC 28305
Reference Number: 0576-088
This instrument was prepared by: The Real Estate Law Firm
Brief description for the index: Lots 2,3,7,8,9,21,22,23,24,25, and 26 Byrd Pond Estates

THIS DEED made this 28th day of July, 2005 by and between

GRANTOR	GRANTEE
Southeast Development of Cambertan 6, LLC, 428 Swan Island Court Fayetteville, NC 28311	RBC Homes, Inc, 1018 Hope Mills Road Hope Mills, NC 28348

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 or near City of Bunnlevel, Township, Harnett County, NC and more particularly described as follows:

Being all of Lots 2 and 3 in a Subdivision known as Byrd Pond Estates, Phase One and the same being duly recorded in Map 2000, Page 16 in the Harnett County Registry, North Carolina.

Being all of Lots 7,8,9,21,22,23,24,25, and 26 in a Subdivision known as Byrd Pond Estates, Phase Two and the same being duly recorded in Plat Book 2004, Page 229 in the Harnett County Registry, North Carolina.

Property Address: Lots 2,3,7,8,9,21,22,23,24,25,26 Byrd Pond Estates, Bunnlevel, NC
Parcel Identification No.: 120555 0006 (Parent), 120565 0017 0351940 (Lot 2), 120565 0017 0451941 (Lot 3), 120565 0016 1460082 (Lot 7), 120565 0016 1560083 (Lot 8), 120565 0016 1660084 (Lot 9), 120565 0016 1760085 (Lot 21), 120565 0012 2860096 (Lot 22), 120565 0016 2960097 (Lot 23), 120565 0016 3060098 (Lot 24), 120565 0016 3160099 (Lot 25), 120565 0016 3260160 (Lot 26)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2111 Page 514

A map showing the above describe property was acquired by Grantor by instrument recorded in Plat Book Page .

Umo