

Initial Application Date: 6-16-06

Application # 00-50015009
1226925

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

LANDOWNER: FRANK WILLARD MONTAGUE Mailing Address: 114 HOMEPLACE LN.
City: HOLLY SPRINGS State: N.C. Zip: 27540 Phone #: 919-567-0369
APPLICANT: SAME Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: 1450 SR Name: BALL RD.
Address: 1614 BALL RD. HOLLY SPRINGS, N.C. 27540
Parcel: 40 05 0024 0014 PIN: 10054-48-5594.000 90
Zoning: R230 Subdivision: Frank Montague Lot #: 1 Lot Size: .841
Flood Plain: X Panel: 000 Watershed: N/A Deed Book/Page: 2008/548 Plat Book/Page: 2000/530

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 N to Christian Light Left onto Coesbury Left onto ball rd about 1/2 mile on left.

PROPOSED USE:
 SFD (Size 15 x 15) # Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) N/A Garage 2 car Deck yes included Crawl Space / Slab
 Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
 Number of persons per household 2
 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 Environmental Health Site Visit Date: _____
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 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Proposed	Minimum	Actual
Front		35	80'
Rear		25	60'
Side		10	43'
Corner		20	100'
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.

Frank W. Montague Signature of Owner or Owner's Agent
6/23/06 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
Please use Blue or Black Ink ONLY

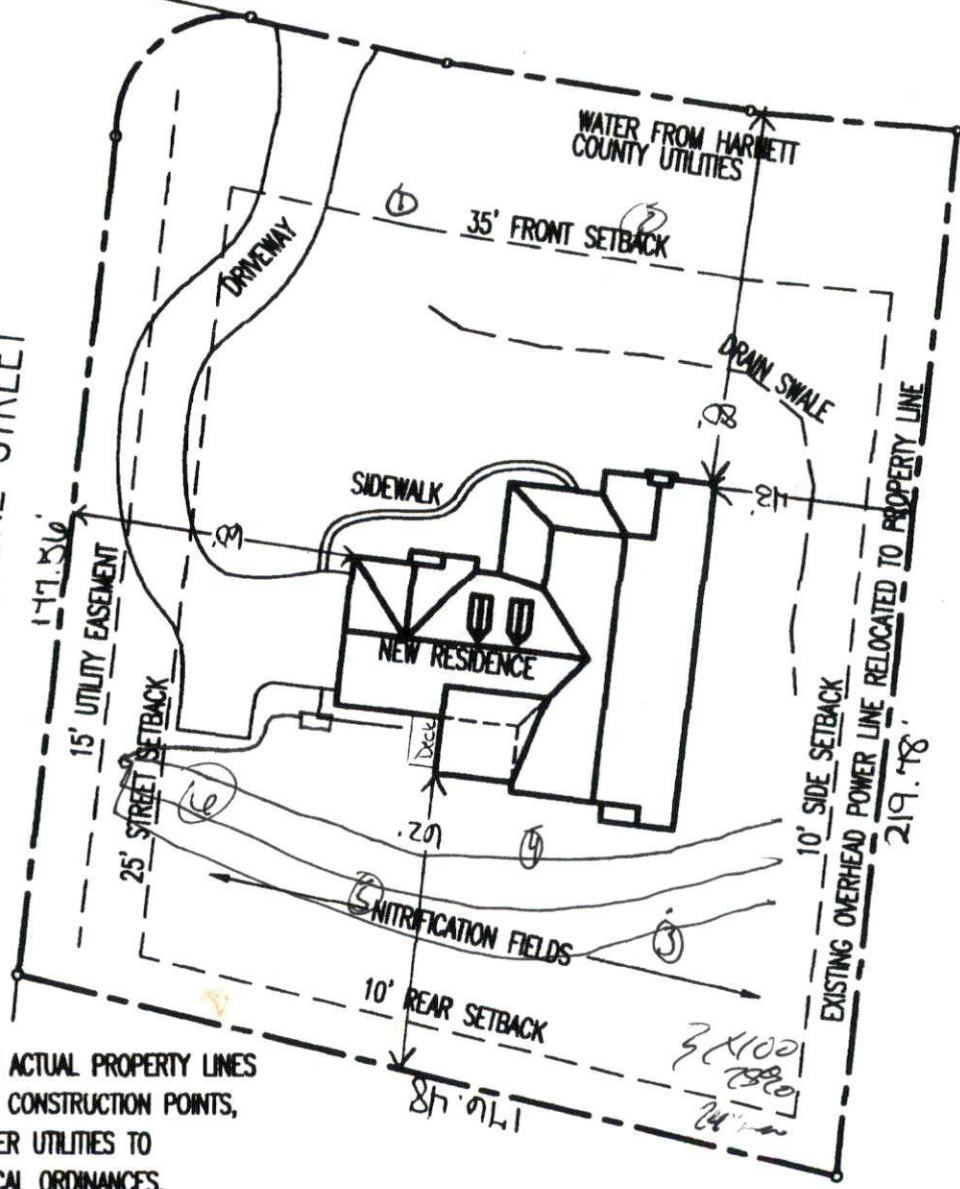
428 N 08/05

REFER TO SURVEY PLANS FOR ACTUAL PROPERTY LINES AND EASEMENT DATA. VERIFY NEW CONSTRUCTION POINTS, SEPTIC SYSTEM, WATER, AND POWER UTILITIES TO COORDINATE WITH CODES AND LOCAL ORDINANCES.

BALL ROAD
SR#1450

Frank & Pat Montague
 SITE PLAN APPROVAL
 DISTRICT R30 USE SFD
 #BEDROOMS 3
Walter A. Duggan
 Zoning Administrator

FUTURE STREET



SITE PLAN
APPROX. 1"=40'

REFER TO SURVEY DRAWINGS FOR ACTUAL PROPERTY LINES AND EASEMENT DATA. VERIFY NEW CONSTRUCTION POINTS, SEPTIC SYSTEM, WATER, AND POWER UTILITIES TO COORDINATE WITH CODES AND LOCAL ORDINANCES.

PROJECT: RESIDENCE FOR
PAT AND FRANK MONTAGUE

DESIGN BY: S&S CONTRACTING
6349 RIVER ROAD, FUQUAY N.C. 27526

DATE: JUNE 06

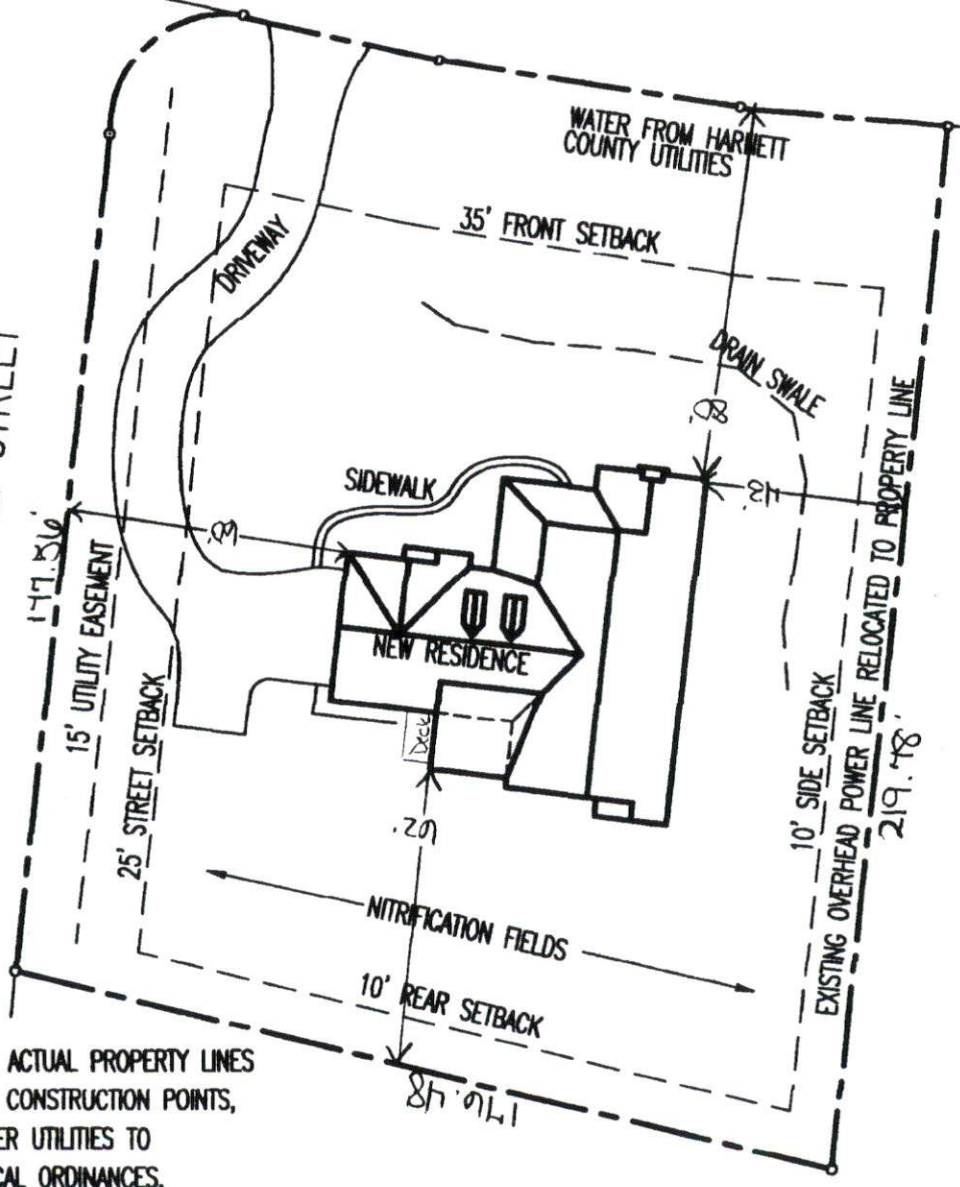
SHEET: S1

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BALL ROAD
SR#1450

Frank & Pat Montague
 SITE PLAN APPROVAL
 DISTRICT RABO USE SFD
 #BEDROOMS 3
LaBelle A. Juggins
 Zoning Administrator

FUTURE STREET



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APPROX. 1"=40'

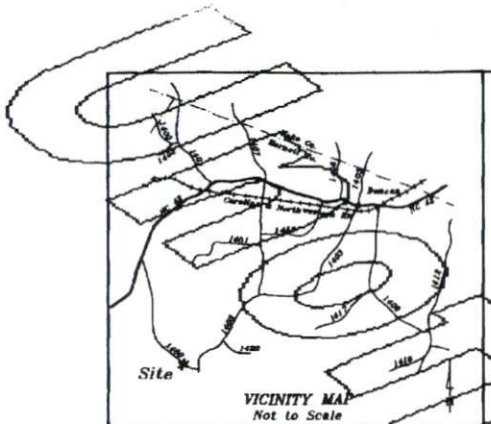
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DATE: JUNE 06

SHEET: S1



FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 37085C0010D Effective Date: April 18, 1990

NOTE: Property shown here is not located within a Harnett County watershed district.
NOTE: Property shown here is not located within 2000' of NCGS Grid Monuments.

Harnett County Minimum Building Setback Requirements
RA-20R, RA-20M, RA-30 & RA-40

FRONT: 35' from R/W
REAR: 35'
SIDE: 10'
CORNER LOT SIDE: 80'

Jon Carr Montague
Deed Book 916 Page 1

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	45.00	36.00	89°30'37"	32.87	S 04°03'50" W
C-2	25.00	17.85	88°08'58"	17.80	S 84°57'58" E

Course	Bearing	Distance
1-1	S 125°17'38" E	47.82'
1-2	S 89°55'29" E	50.35'
1-3	S 10°43'38" E	82.72'
1-4	S 40°00'24" E	108.42'
1-5	N 47°10'28" E	5.00'

Certificate of Approval for Recording
I hereby certify that this record plat complies with the Subdivision Regulations of Harnett County, North Carolina and that this plat has been approved for recording in the Register of Deeds in Harnett County.
Date: 6-21-06
Signature: [Handwritten Signature]
Title: [Handwritten Title]

VICINITY MAP
Not to Scale

LEGEND:

- Lines Surveyed
- - - Lines Not Surveyed
- - - Right of Way Lines
- SIP/ES Existing Iron Pipe or Main
- ECM Existing Concrete Monument
- EPK Existing P.E. Nail
- FES P.E. Nail Set
- ISS Iron Stake Set
- CSS Cotton Stake Set
- RSS Railroad Spike
- ELS Existing Lightwood Stake
- PP Power Pole
- OME Overhead Electric Lines
- PA Power Pole
- CP Computed Point
- TP Telephone Federal
- MH Manhole
- WM Water Meter
- Kemt. Easement
- R/W Right-of-Way
- C/S Centerline
- P/C Plat Cabinet
- B/R Book Book
- P/B Plat Book
- B.M. Book of Maps
- PIN Parcel Identifier Number
- Ac. Acre
- PL Square Foot
- CP Computed Point

N.C.G.S. North Carolina Geodetic Survey
NAB 87 North American Datum of 1987
NAB 83 North American Datum of 1983

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

North Carolina
Harnett County

I, Thomas Lester Hamel, certify that this plat was drawn under my supervision from the actual survey made under my supervision (and description recorded in Book 506, Page 84, et al.) (et al.) that the rules of precision as calculated by latitude and departure are 1:10,000, that the boundaries not surveyed are shown as broken lines plotted from information found as shown herein. That this plat was prepared in accordance with the standards of practice as amended. Witness my original signature, name together and seal this 18th day of MAY, A.D. 2006.



Signature: [Handwritten Signature]
License Number: L-1518
I hereby certify that this survey creates a subdivision of land within the area of Harnett County, NC, which has an ordinance that requires recording of this plat.

State of North Carolina
County of Harnett
Signature: [Handwritten Signature]
Review Officer
Date: 6-21-06
License Number: [Blank]

HARNETT COUNTY, N.C.
FILED DATE: 6-21-06 TIME: 9:59 A.M.
MAP NUMBER: 2006-530

REGISTER OF DEEDS
KIMBERLY S. HARGROVE
By: [Handwritten Signature]
Register of Deeds

Recorded in Harnett County Map Book 2006 Page 530

DEPARTMENT OF TRANSPORTATION
NO APPROVAL NECESSARY
District Engineer
Date: [Blank]

Jon Carr Montague
Deed Book 2208 Page 506
Map #2006-121
Tract 1

63.000 Acres Residual (LEDS-0000)
- 1.094 Acres (Lots 1 & 2)
= 62.316 Acres Residual

Lot 2 Residual (Remainder) (0.023 Ac.)

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	30.00	12.17	17°31'50"	12.17	E 20°15'30" W

Lot 1 Waterline Encroachment (0.078 Ac.)

Course	Bearing	Distance
1-1	S 89°55'29" E	50.35'
1-2	S 10°43'38" E	82.72'
1-3	S 40°00'24" E	108.42'
1-4	N 47°10'28" E	5.00'

Harnett County Public Utilities
Plat Plan PFS-Approval Only
NOT FOR CONSTRUCTION
Not available to this site via
flow located on site.
Signature: [Handwritten Signature]
Date: 06/20/06

FOR REGISTRATION OF DEEDS
2006 JUN 21 PM 3:26:06
BY: 2886 PG-530-531 FEE: \$27.00
INSTRUMENT # 200611428

Richard Philip Tomlinson, Sr.
Deed Book 1317 Page 871
Map #88-683

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 plat 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 siting in accordance with regulations to force at the time of permitting. This certification does NOT represent approval or a permit for any site work.

Signature: [Handwritten Signature]
Date: [Blank]
Environmental Health

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the 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 detaching setback lines as noted. I further certify that I (we) have not been involved as an owner, tenant, 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 herein.

Signature: [Handwritten Signature]
Date: 06-21-06
Name or Agent

REFERENCES:
Deed Book 441, Page 80
Deed Book 1730, Page 50-54
And Others as Shown

Revisions:	Surveyed For and Owned By: Frank Willard Montague 114 Homeplace Lane Holly Springs, NC 27540 (919) 567-0367		STANCIE & ASSOCIATES, Professional Land Surveyor, P.A. 30 East Depot Street, P. O. Box 730 Angier, N.C. 27501 Phone: 919-639-6133 Fax: 919-639-2602	
	TOWNSHIP: Buckhorn	COUNTY: Harnett	DATE: 06-18-06	SURVEYED BY: CTS
STATE: NORTH CAROLINA	050624 0014	SCALE: 1" = 100'	DRAWN BY: GWP	FIELD BOOK: 41F Pg. 57
ZONE: RA-30	NC PIN: 0624-48-0594.000	CHECKED & CLOSED BY: [Handwritten Signature]		RECORDING FILE NO.: LHBH-9687



MAP # 2006-530



HARNETT COUNTY TAX ID#

92-05-0024-0014
4-3-06 BY KHD

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2006 APR 03 03:12:09 PM
BK: 2208 PG: 548-553 FEE: \$26.00

INSTRUMENT # 2006005746

Mail To &
Prepared By:

Hold for Attorney
Pope & Pope, Attorneys at Law, P.A.
(No title search or closing performed; No tax advice given)
PO Box 790, Angier, N.C. 27501
File No.: 06-075b

Excise Stamps: Snone
STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF HARNETT

THIS DEED made this 27 day of March, 2006 by and between; **Frank Willard Montague, Co-Trustee of the John Carr Montague and wife, Sophia M. Montague Trust Agreement dated February 25, 1997** whose address is 114 Homeplace Lane, Holly Springs, NC 27540 and **Margaret Montague Batten, Co-Trustee of the John Carr Montague and wife, Sophia M. Montague Trust Agreement dated February 25, 1997** whose address is 1134 Montague Road, Angier, NC 27501; and **Joe Carr Montague, Sr. and wife, Judy A. Montague** whose address is 32 Homeplace Lane, Holly Springs, NC 27540 hereinafter referred to as Grantors; and **Frank Willard Montague**, whose address is 114 Homeplace Lane, Holly Springs, NC 27540, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, on February 25, 1997 John Carr Montague (aka John C. Montague) and wife, Sophia M. Montague executed a trustee agreement naming Frank Willard Montague and Margaret Montague Batten Trustees of the same.

WHEREAS, the trust agreement in Article Three, Section (6)(b) recited the following, "Upon the death of the surviving Grantor, herein, the Trustees shall, after payment of all expenses of the Trust Estate: ... (b) Convey the following parcels of the aforesaid lands to the following named persons, discharged from this trust estate, to wit: ... (2) To Frank Willard Montague a fee simple interest, per stirpes, in and to the following real property: All that certain tract or parcel of and containing the 89.42 acres, more or less situate on the southern side of Secondary Road No. 1450, approximately 4 miles northwest of State Road 1403 in Buckhorn Township, Harnett County North Carolina, and being shown as Tract No. 2 on that certain map prepared for John C. Montague and his wife, Sophia M. Montague, by Thomas Lester Stancil, Registered Land Surveyor dated November 12, 1981 ... (Note: the 89.42 acre

Harnett County Planning Department

PO Box 65, Lillington, NC 27546

910-893-7527

Environmental Health New Septic Systems Test

Environmental Health Code 800 notification permit

- Place "property flags" in each corner of lot. All property lines must be clearly flagged.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- *No grading of property should be done.* Undergrowth should be cleaned out to allow soil evaluation to be performed. Inspectors should be able to walk freely.
- After preparing proposed site call the voice permitting system at 910-893-7527 and give code **800** for Environmental Health confirmation. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Environmental Health Existing Tank Inspections

Environmental Health Code 800

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7527 and give code **800** for Environmental Health confirmation. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Health and Sanitation Inspections

Health and Sanitation Plan Review 826

- After submitting plans for food and lodging, call the voice permitting system at 910-893-7527 and give code **826** for Health and Sanitation confirmation. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Fire Marshal Inspections

Fire Marshall Plan Review Code 804

- Call the voice permitting system at 910-893-7527 and give code **804** for plan review. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx 7-10 working days. Once approved, proceed to Central Permitting for permits.
- Pick up Fire Marshal's letter and place on job site until work is completed.

Public Utilities

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

Building Inspections all trades permit

- Call the voice permitting system at 910-893-7527 to schedule inspections. Please note confirmation number given at end of recording for proof of request.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to calling for final inspection.
- To hear results of inspections, call IVR after scheduled inspection is done.

E911 Addressing

Addressing Confirmation Code 814

- Address numbers shall be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day at entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7527 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation.

Customers can view all inspection results online at www.harnett.org.

Applicant Signature: Frank W. Montague

Date: 10/23/2010