

Initial Application Date: 10.29.06

Application # 06.50015257

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: JCH CONTRACTING AND DEVELOPMENT Group, LLC Mailing Address: 5851 RAMSEY STREET

City: Fayetteville State: N.C. Zip: 28311 Phone #: (910) 482-8900

APPLICANT: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: 2026 SR Name: BYRD POND ROAD

Address: 10 BRAXTON COURT

Parcel: 12-0565-0016-20 PIN: 0565.49.7635

Zoning: N/A Subdivision: Byrd Pond Estates - Phase II Lot #: 14 Lot Size: 0.497 ac.

Flood Plain: No Panel: 175 Watershed: N/A Deed Book/Page: 2238.906 Plat Book/Page: 2004.229

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE 401 SOUTH, TURN RIGHT ON BYRD POND ROAD, Go approx. 1/4 miles and turn left onto Williams Creek Dr. (Byrd Pond Estates Subd.), TURN LEFT onto Braxton Ct. - House W on the Right.

PROPOSED USE:

SFD (Size 40 x 52) # Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) NO Garage YES PATIO Deck YES Crawl Space / Slab

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 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:	Minimum	Actual
Front	<u>35</u>	<u>55</u>
Rear	<u>25</u>	<u>45-50'</u>
Side	<u>10</u>	<u>35-40'</u>
Corner	<u>20</u>	<u>50</u>
Nearest Building	<u>10</u>	<u>_____</u>

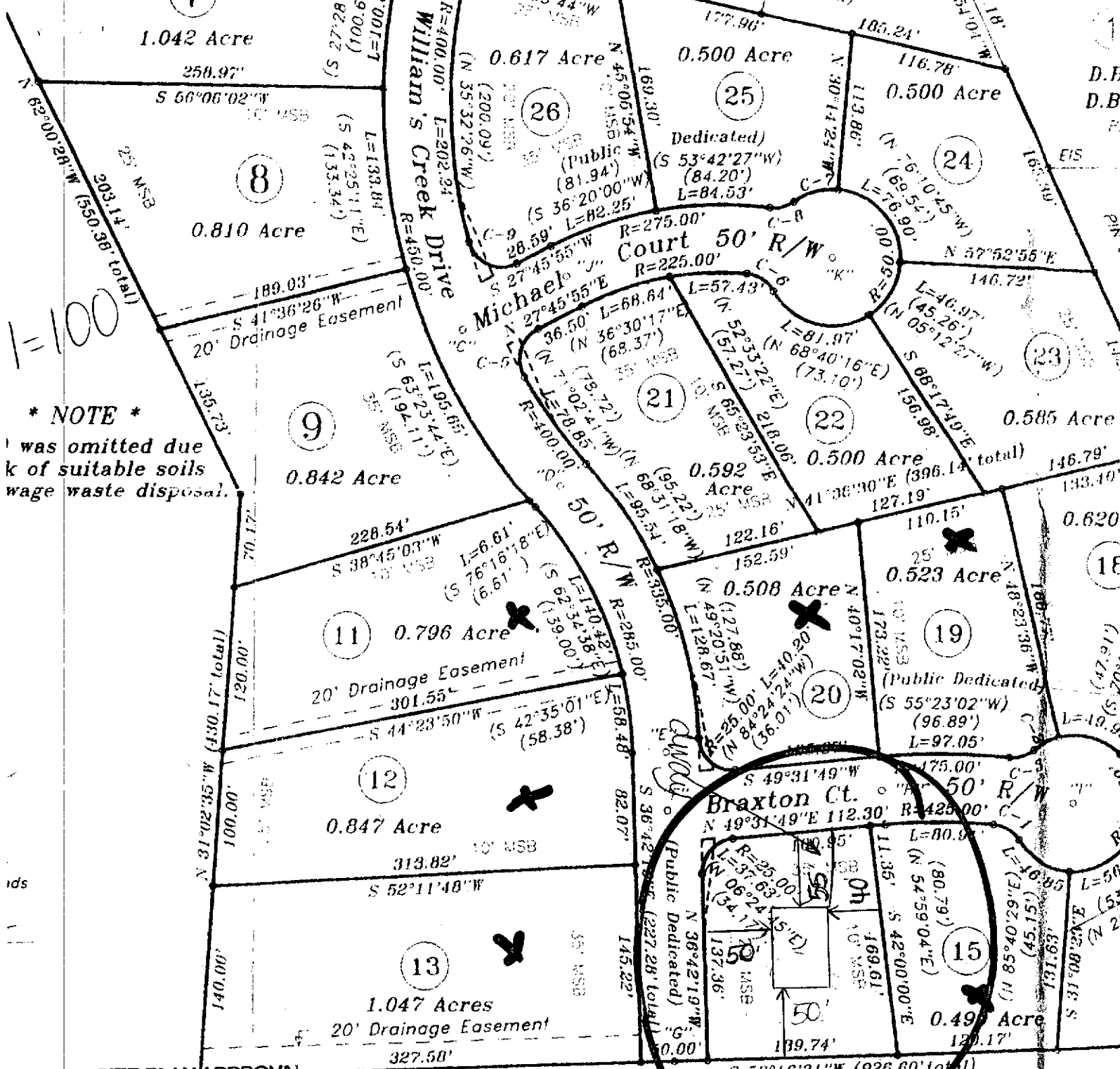
If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Joe Hoyis
Signature of Owner or Owner's Agent

10-29-06
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



*** NOTE ***
 was omitted due
 k of suitable soils
 wage waste disposal.

SITE PLAN APPROVAL
 DISTRICT M/A USE SFD
 #BEDROOMS 3
430.00 ADMONSON
 ZONING ADMINISTRATOR

Leslie L. Eaton
 D.B. 1629, Pg. 468
 PIN 0565-59-0091

ROAD NAMES HAV
 REVIEWED AND AI
 BY E-911
 Approved By: Jay
 Date: 3/23/04

"BYRD POND ESTATES - PHASE TWO"
 Previously recorded as Map # 2004-191



HARNETT COUNTY TAX ID#
12 0565 0016-18
 " -19
 " -20
 " -26
6/9 BY MT

FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2006 JUN 09 11:15:17 AM
 BK:2238 PG:906-908 FEE:\$17.00
 NC REV STAMP:\$4.00
 INSTRUMENT # 2006010620

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4.00

Parcel Identifier No. 120565001618 Verified by _____ County on the _____ day of _____, 20____
 By: 120565001620, 120565001626

Mail/Box to: Ray McLean PO Box 668 Coats, NC 27521

This instrument was prepared by: Ray McLean (DEED PREP ONLY)

Brief description for the Index: Lots 12, 13, 14, and 20 Byrd Pond Estates Subdivision

THIS DEED made this May day of 25, 2006, by and between

GRANTOR

GRANTEE

Omni Contracting & Development Group, Inc.
 PO Box 1128
 Fuquay-Varina, NC 27526

JCH Contracting & Development Group, LLC
 7909 Harps Mill Rd.
 Raleigh, NC 27615

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

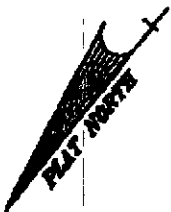
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 _____, Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lots 12, 13, 14, and 20, Byrd Pond Estates Subdivision, Phase 2, as recorded in Map Number 2004-191, Map Number 2004-229, and Map Number 2005-461, of the Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2111 page 546.

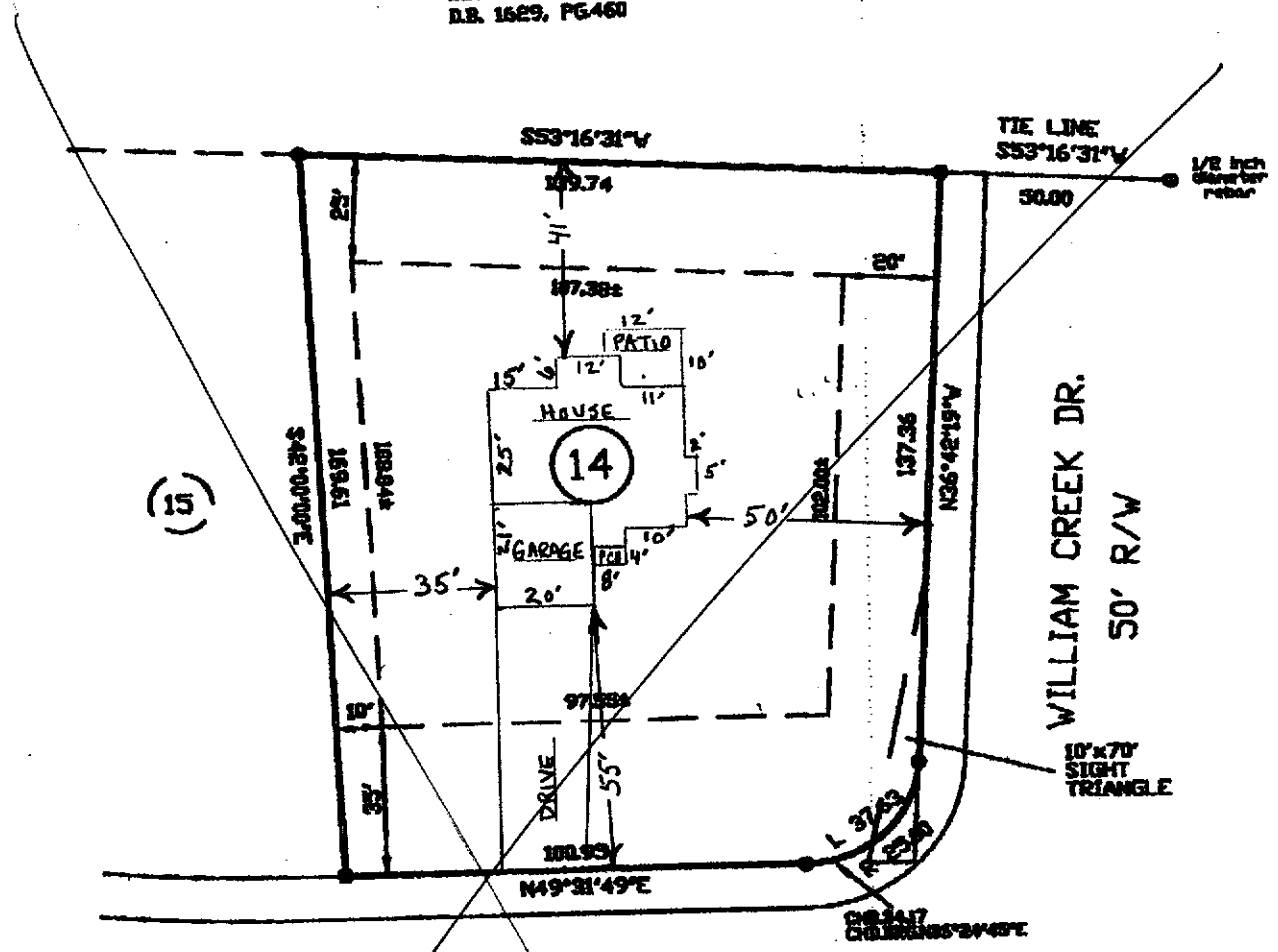
A map showing the above described property is recorded in Plat Book 2004-191 page _____
2004-229 page _____
2005-461



LESLIE L. EATON
D.B. 1629, PG.460

ETBACKS
FRONT 35'
SIDE 10'
REAR 25'
CORNER LOT
SIDE 20'

(15)



BRAXTON CT.
50' R/W

WILLIAM CREEK DR.
50' R/W

- PLOT PLAN FOR -

JCH CONTRACTING AND DEVELOPMENT GROUP, LLC.

- SUBDIVISION -

BYRD POND ESTATES - PHASE TWO

STEWART'S CREEK TWP. HARNETT COUNTY

REFERENCE

MAP NUMBER 2004-229