

Local Application Date: 07/06/06

W. Rec'd 7/7/06

Application # 0050015293  
1230901

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: ATLANTIC CUSTOM BUILDERS, INC Mailing Address: 812 WHITE MEADOWS DR

City: FUQUAY VARINA State: NC Zip: 27526 Phone #: 919-235-5527

APPLICANT: SAMA Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: 1403 SR Name: Cokesbury

Address: Cokesbury Park Lane

Parcel: 050635012625 PIN: 0635-68-0210-000

Zoning: R300M Subdivision: COKEBURY PARK Lot #: 18 Lot Size: .41

Flood Plain: X Panel: 0010 Watershed: N/A Deed Book/Page: 02225/409 Plat Book/Page: 0409300/107E

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 NORTH TO FUQUAY VARINA - LT ON TO 42 SOUTH  
4 MILES - LT ON COKEBURY RD. - RT INTO COKEBURY PARK - HOME ON LT

PROPOSED USE:

SFD (Size 44x44) # Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) — Garage X Deck 10x10 (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 X Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks: Proposed Minimum Actual

	Minimum	Actual
Front	35	30'
Rear	25	130'
Side	10	15
Corner	20	N/A
Nearest Building	10	N/A

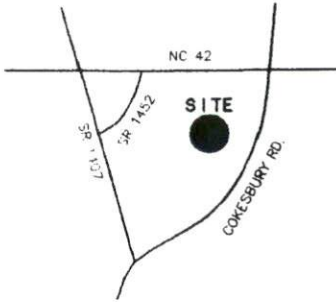
If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Signature of Owner or Owner's Agent [Signature]

Date 7/10/06

\*\*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



VICINITY MAP (N.T.S.)

LEGEND

- NTS NOT TO SCALE
- EIP EXISTING IRON PIPE
- PP POWER POLE
- W/M WATER METER
- TB TELEPHONE BOX
- IPS IRON PIPE SET
- CP&L TRANSFORMER
- CTV CABLE TV BOX
- L. POLE LIGHT POLE
- OHPL OVERHEAD POWER LINE
- F.E.S. FLARED END SECTION (PIPE)
- RCP REINFORCED CONC. PIPE
- B.O.C. BACK OF CURB
- F.H. FIRE HYDRANT
- C/O SEWER CLEAN OUT
- EIS EXISTING IRON STAKE
- M.H. MANHOLE
- ECM EXISTING CONCRETE MONUMENT
- P.K. PARKER KALON NAIL

IMPERVIOUS SURFACE

- HOUSE
- DRIVEWAY
- SIDEWALK

TOTAL IMPERVIOUS AREA  
TOTAL LOT AREA

PERCENTAGE OF IMPERVIOUS AREA  
IMPERVIOUS SURFACE COVERAGE  
PER D.B.2162 PG.407-410 IS 3:

HORTON DEVELOPMENT  
D.B.879 PG.27

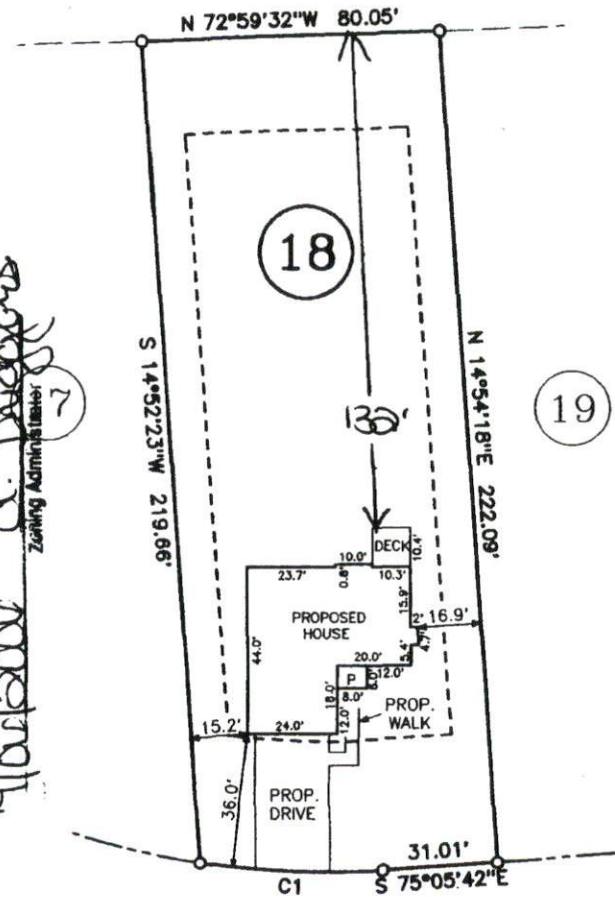
N  
 DEED NORTH  
 (MAP #2004 PG.1072)

SITE PLAN APPROVAL

DISTRICT REACH USE SFD

#BEDROOMS 3

*Harbor A. Duggins*  
 Zoning Administrator



**COKESBURY PARK LANE**  
(50' PUBLIC R/W)

FOR IMPERVIOUS AREA TRANSFER  
SEE D.B.2162 PG.407-410

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING



CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
CL-1	250.00'	151.18'	34°38'53"	148.89'	N 56°41'36"W
CL-2	250.00'	148.77'	32°43'13"	140.84'	N 56°44'08"W
CL-3	250.00'	343.58'	87°54'36"	347.00'	N 31°08'24"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C-1	225.00'	136.06'	34°38'53"	134.00'	N 56°41'36"W
C-2	275.00'	73.34'	19°18'51"	73.13'	N 50°00'50"W
C-3	275.00'	63.70'	17°08'22"	63.38'	N 50°22'31"W
C-4	250.00'	36.27'	90°00'00"	35.36'	N 50°05'42"W
C-5	250.00'	38.27'	90°00'00"	35.36'	S 50°54'18"W
C-6	225.00'	43.30'	11°11'34"	43.88'	N 60°08'30"W
C-7	225.00'	198.52'	50°44'30"	193.00'	N 38°29'53"W
C-8	225.00'	101.74'	25°54'31"	100.88'	N 00°00'22"W
C-9	275.00'	46.10'	9°28'18"	46.04'	S 08°00'45"W
C-10	275.00'	80.88'	18°43'38"	80.00'	S 05°00'12"E
C-11	275.00'	80.88'	18°43'38"	80.00'	S 21°32'50"E
C-12	275.00'	80.88'	18°43'38"	80.00'	S 38°58'28"E
C-13	250.00'	80.88'	18°43'38"	80.00'	S 50°20'00"E
C-14	225.00'	54.20'	11°24'48"	54.61'	S 69°23'48"E
C-15	225.00'	48.28'	12°32'36"	48.16'	S 66°48'24"E
C-16	225.00'	73.85'	20°40'51"	72.83'	S 32°27'48"E
C-17	275.00'	168.40'	34°38'53"	163.78'	S 38°41'36"E

COURSE	BEARING	DISTANCE
L-1	N 77°01'22"W	5.66'
L-2	S 43°00'03"E	30.22'
L-3	S 43°00'03"E	30.22'
L-4	S 28°58'18"E	36.07'
L-5	S 28°58'18"E	36.07'
L-6	N 77°01'22"E	11.33'
L-7	N 12°48'34"E	16.98'
L-8	S 14°00'50"W	53.08'
L-9	S 00°12'47"W	84.28'
L-10	S 00°12'47"W	51.27'
L-11	S 00°12'47"W	47.30'
L-12	S 09°53'07"W	110.83'

THE LOTS ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT THE LOTS ON THIS PLAT MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT REQUIRES ISSUANCE OF THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND SITING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS INFORMATION DOES NOT REPRESENT APPROVED OR A PERMIT FOR ANY USE.

DATE: 10/15/04  
ENVIRONMENTAL HEALTH

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BOUNDARY BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. ALL OF THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

(DATE) 10/15/04

TAX PARCEL I.D. NUMBER: [blank]  
OWNER: [blank]  
OWNER: [blank]

- VICINITY MAP MAPS
- LEGEND
- CSB - CONCRETE MONUMENT SET
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIS - EXISTING IRON PIPE
  - ERS - EXISTING RAILROAD GRADE
  - EPK - EXISTING PK MAIL
  - EM - EXISTING MAIL
  - IPB - IRON PIPE SET
  - ISB - IRON STAKE SET
  - R/SB - RAILROAD SPIKE SET
  - NS - NAIL SET
  - R/W - RIGHT OF WAY
  - D.B. - DEED BOOK
  - R.M. - BOOK OF MAPS
  - CL - CENTERLINE
  - MBL - MINIMUM BUILDING SETBACK LIMIT
  - SB - SETBACK
  - EP - EDGE OF PAVEMENT
  - BC - BACK OF CURB
  - HI - HIGHWAY
  - UP - UTILITY POLE

NOTES

AREA BY COORDINATES

R/W ROADS 66'-00" WIDE

LOTS TO BE SERVED BY HARNETT COUNTY WATER AND INDIVIDUAL SEPTIC SYSTEMS

NO HCS CONTROL FOUND WITHIN 2000'

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA MAP RESTORATION D EFF. DATE: 4/18/80 ZONE X

IRON STAKE SET AT ALL NEW LOT CORNERS

REMARKS: HEREIN IS TRULY AND CORRECTLY ZONED RA 20M

REFERENCES

D.B. 807 PG. 89-91  
MAP 2002-1439  
MAP 2002-1177  
OTHERS AS SHOWN

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Michael Wood, REVIEW OFFICER OF HARNETT COUNTY/TOWN, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: Michael Wood  
DATE: 10-21-04

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

BENTON W. DEWAR NCLPS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 622-3 PAGE 211-2; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170-20 AS AMENDED; WITHIN MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS PLAT IS OF 02-23-2004.

BENTON W. DEWAR, NCLPS - 3040



HARNETT COUNTY PUBLIC UTILITIES

THIS PLAT FOR COKEBURY PARK PHASE II HAS BEEN APPROVED.

DATE: 10-28-04  
SIGNATURE: [Signature]

HARNETT COUNTY, N.C.

FILED DATE: 10-28-04 TIME: 9:55 A.M.

MAP BOOK: 2004-1072

REGISTER OF DEEDS  
SHERILY S. HARBROVE  
BY: Elaine M. Jones DEPUTY

IMPERVIOUS SURFACE NOTE

EACH LOT HAS AN ALLOWABLE IMPERVIOUS SURFACE AREA AS FOLLOWS:

LOTS 17 - P# 2,871 SF. FT.

LOTS 29-38 3,500 SQ. SF.

MCDEM PERMIT IS REQUIRED

FINAL SUBDIVISION PLAT OF:  
COKEBURY PARK PHASE II

DEED BOOK 907 PAGE 89-91  
BUCKHORN TOWNSHIP  
HARNETT COUNTY - NORTH CAROLINA  
SCALE: 1" = 100' JULY 23, 2004  
PIN #0636-08-088 ZONED RA 20M

GRAPHIC SCALE - FEET

BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 652-9813

RECORDED IN PLAT BOOK 2004 - 1072 HARNETT COUNTY REG.

MAP # 2004-1072





HARNETT COUNTY TAX ID#

05-0635-0126-25

05-0635-0126-27

APPROVED BY SKB

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2006 MAY 12 10:11:15 AM  
BK: 2225 PG: 409-411 FEE: \$17.00  
NC REV STAMP: \$100.00  
INSTRUMENT # 2006000537

Prepared By: Steven L. Evans  
Mail To: Grantee

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT  
TAX ID:

**GENERAL WARRANTY DEED**

Excise Tax: \$ 100.00

THIS DEED made and entered into this 1st day of May, 2006, by and between Duncan Development, LLC, a North Carolina limited liability company, whose mailing address is 1100 Meadow Wood Drive, Fuquay-Varina, NC 27526, hereinafter referred to as "Grantor"; and Atlantic Custom Builders, LLC, a North Carolina limited liability company, whose mailing address is 812 White Meadows Drive, Fuquay-Varina, NC 27526, hereinafter referred to as "Grantee";

The designation of the Grantor as used herein and Grantee as used herein shall include said parties, their successors and assigns, and shall include the singular and plural, as required, and the masculine, feminine and neuter gender, as appropriate.

WITNESSETH:

NOW, THEREFORE, the Grantor for 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, its successors and assigns, in fee simple, that certain parcel of land located in Harnett County, North Carolina, more particularly described as follows:

BEING all of Lots 18 and 20, Cokesbury Park Subdivision, Phase II, as shown in map recorded in Map 2004, Page 1072, Harnett County Registry.

## Harnett County Planning Department

PO Box 65, Lillington, NC 27546

910-893-7527

Environmental Health New Septic Systems Test  
 Environmental Health Code 800

- 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

- 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](http://www.harnett.org).

Applicant Signature:

Date:

07/08/06