

Initial Application Date: 10/11/04

Application # 0650015907

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: A+D Prop. Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

APPLICANT: Comfort Home Inc. Mailing Address: P.O. Box 369  
City: Clayton State: NC Zip: 27528 Phone #: (919) 553-3242

PROPERTY LOCATION: SR #: 1412 SR Name: Christian Light Rd.

Address: 135 Rocky Point Ct. Fuquay-Varina, NC. 27526

Parcel: 080644001795 PIN: 0644-36-6635.000

Zoning: R-A-30 Subdivision: Forest Trails Lot #: 66 Lot Size: 0.473 Acres

Flood Plain: K Panel: 10 Watershed: IV Deed Book/Page: OTP Plat Book/Page: 2005/049

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North Left on Christian Light Rd.  
Right on Kingsbrook Circle Rt. on Wild Oaks Rt. on Rocky Point Ct.  
Left on Rt.

PROPOSED USE:

Sg. Family Dwelling (Size 56' x 51') # of Bedrooms 3 # Baths 2.5 Basement (w/wo bath) N/A Garage yes Deck yes

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

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 1 Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Proposed	Minimum	Actual
Front		35	40'
Rear		25	122'
Side		10	14
Corner		20	36'
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.

Shumoni Bhatta  
Signature of Owner or Owner's Agent

9-28-06  
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

OWNER NAME: Comfort Homes

APPLICATION #: 0650015907

**\*This application to be filled out only when applying for a new septic system.\***

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (complete site plan = 60 months; complete plat = without expiration)

**DEVELOPMENT INFORMATION**

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

**WATER SUPPLY**

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property?  yes  no  unknown

**SEPTIC**

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted  Innovative
- Alternative  Other
- Conventional  Any

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant must attach supporting documentation.

- YES  NO Does The Site Contain Any Jurisdictional Wetlands?
- YES  NO Does The Site Contain Any Existing Wastewater Systems?
- YES  NO Is Any Wastewater Going To Be Generated On The Site Other Than Domestic Sewage?
- YES  NO Is The Site Subject To Approval By Any Other Public Agency?
- YES  NO Are There Any Easements Or Right Of Ways On This Property?

**I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.**

*Sharon Patton*  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

10-17-06  
DATE

**Harnett County Planning Department**

PO Box 65, Lillington, NC 27546  
910-893-7527

0650015904  
0650015905  
0650015906  
0650015907

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.**

Applicant Signature: *Sharon Patton* Date: 10-17-06

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY E. HARRIS  
HARNETT COUNTY, NC  
2001 AUG 23 04:47:11 PM  
BK: 1226 PG: 424-425 FEE: \$10.00  
INSTRUMENT # 2001013498

UNRECORDED

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 08-0653-0115-01  
Verified by County on the day of  
by

Mail after recording to A & D Properties, 6212 Rawls Church Road, Fuquay-Varina, NC 27526

This instrument was prepared by William M. Pope, Attorney at Law  
Brief description for the Index 18.421 Acres, Tract C, Map No. 2001-823

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of August, 2001, by and between

GRANTOR

GRANTEE

Horace L. Ausley and wife,  
Hilda W. Ausley

6794 Christian Light Road  
Fuquay-Varina, NC 27526

A & D Properties, a N.C.  
General Partnership

6212 Rawls Church Road  
Fuquay-Varina, NC 27526

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 n/a Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot No. C containing 18.421 acres, more or less as shown on map of survey entitled "Lot Recombination - Survey for: A & D Properties" dated June 1, 2001 drawn by Stancil & Associates, Professional Land Surveyor, P.A., and recorded as Map No. 2001-823, Harnett County Registry, reference to which is hereby made for greater accuracy of description.

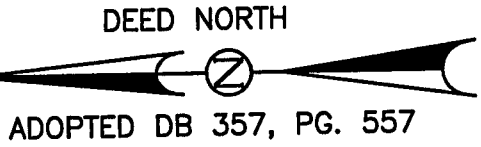
This being out of that property conveyed from Irvin A. Ausley et ux to Horace L. Ausley by warranty deed (grantors reserved life estate) recorded in Deed Book 628, Page 952, Harnett County Registry. For further reference see: 90 E 154; 81 E 302, Harnett County Registry.

HARNETT COUNTY TAXIDOR  
08-0653-0115-01  
8/3/01

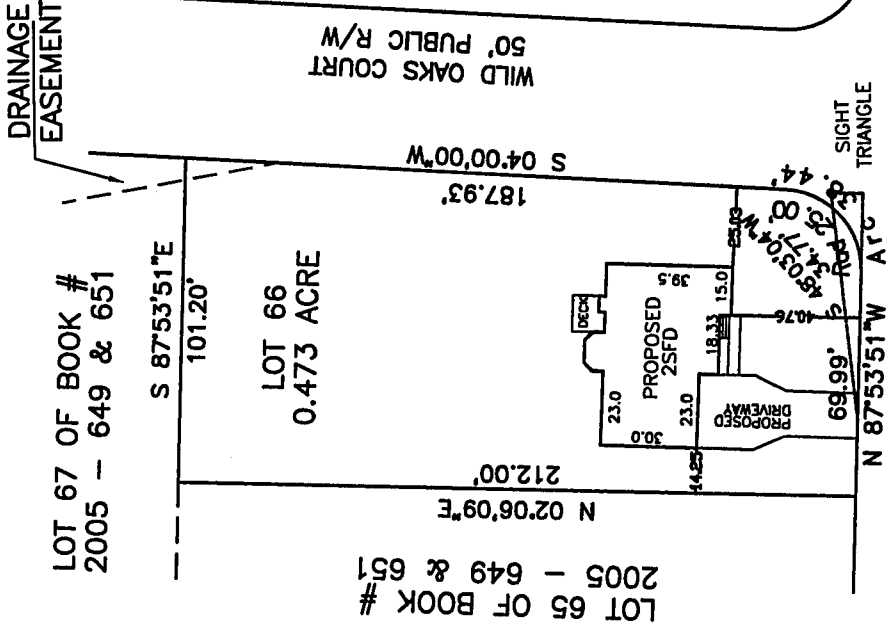
29-A-138

# PLOT PLAN FOR COMFORT HOMES HECTORS CREEK TOWNSHIP HARNETT COUNTY NORTH CAROLINA

- NOTE: BEING LOT 66 OF FOREST TRAILS SUBDIVISION, PHASE TWO RECORDED IN MAP NUMBER 2005 - 649 & 651.
- NOTE: AREA COMPUTED BY COORDINATE METHOD.
- NOTE: NO NCGS MONUMENT WITHIN 2000'.
- NOTE: A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.



DATE PLAN APPROVAL \_\_\_\_\_  
 DISTRICT RABO USE SFD  
 #BEDROOMS 3  
10/11/06 \_\_\_\_\_  
 Date Zoning Administrator



DRAWN BY: CTP & BGW  
 CHECKED BY: CTP  
 DATE: 09-15-2006  
 SCALE: 1" = 60'  
 JOB: BGW1006 CF  
 FB:



ROCKY POINT COURT  
50' PUBLIC R/W

VERAGE  
D HOUSE & GARAGE  
WALK & STEPS  
DRIVEWAY  
PROPOSED COVERAGE  
BLE COVERAGE  
COVERAGE

FOR RECORDATION,

SUBJECT TO  
CONDITIONS OF RECORD.

ARCE & ASSOC., P.A.



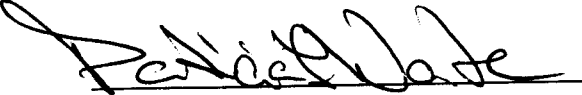
September 20, 2006

Comfort Homes, Inc. has an option to purchase Lots 39, 46, 53, 54, and 66, in Forest Trails Subdivision, recorded in Map Book 2005, Pages 649 & 651, Harnett County Register of Deeds.

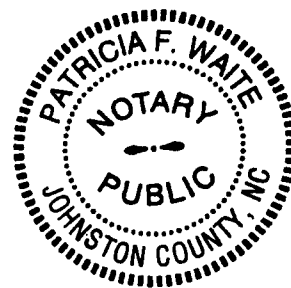
 (Seal)

I, Patricia F. Waite, do hereby certify that Julian R. Stewart, President of Comfort Homes, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 20<sup>th</sup> day of September 2006.

 (Notary Public)

My commission expires 4/2/07.





FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2006 OCT 04 11:13:32 AM  
BK:2288 PG:903-906 FEE:\$20.00

INSTRUMENT # 2006018802

**STATE OF NORTH CAROLINA**

**COUNTY OF HARNETT**

**AGREEMENT FOR TRANSFER OF IMPERVIOUS AREA  
ON LOTS / FOREST TRAILS SUBDIVISION**

*Whereas COMFORT HOMES, INC., purchased Lot 39, 46, 53, 54, 48 and 66 of Forest Trails Subdivision, recorded in Map Book 2005-Page 649 and 651, Lot 80 of Forest Trails Subdivision, recorded in Map Book 2006 page 180 and Lot 13S Map Book 2006 - Page 180, formerly being Lot 73 recorded in Map Book 2002 - Page 1135 Harnett County Register of Deeds.*

*Whereas Lots 39, 46, 53, 54 and 66 are limited to a maximum of 3017.5 square feet of built-upon impervious area, Lot 48 is limited to 317.5 square feet of impervious area (see document recorded in Deed Book 2220 - pages 255-258, Harnett County Register of Deeds), and Lot 13S is limited to 1248.50 square feet of impervious coverage (see document recorded in Deed Book 2211, pages 533-536 and Deed Book 2220 - pages 255-258 Harnett County Register of Deeds).. The impervious are is limited by permit No. SW6020601, dated September 30, 2002 issued by North Carolina Department of Environment and Natural Resources, Division of Water Quality.*

*Whereas part of the above reference lots have a need for additional built-upon area, this Agreement is entered into by COMFORT HOMES, INC. with HARNETT COUNTY PLANNING DEPARTMENT to transfer built-upon area from other lots to these lots as follows:*

**EXHIBIT "A"**

**ALLOWED AREA**

**TRANSFERRED AREA**

**NEW AREA**

**Lot 13S -1248.5 s.f.**

**-125 s.f.**

**1123.5 s.f.**

**Lot 48 - 3017.5 s.f.**

**+ 125 s.f.**

**3542.5 s.f.**

**Lot 39 - 3017.5 s.f.**

**+ 100 s.f.**

**3117.5 s.f.**

**Lot 46 - 3017.5 s.f.**

**+ 200 s.f.**

**3217.5 s.f.**

**Lot 53 - 3017.5 s.f.**

**- 300 s.f.**

**2717.5 s.f.**

**Lot 54 - 3017.5 s.f.**

**-100 s.f.**

**2917.5 s.f.**

**Lot 66 - 3017.5 s.f.**

**+ 100 s.f.**

**3117.5 s.f.**

**Total - 19,753.5s.f.**

**19,753.5.5 s.f.**