

Initial Application Date: 08/10/2007

Application # 07-50018221

**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: Bill Clark Homes Mailing Address: 400 Westwood Shopping Center, Suite 220

City: Fayetteville State: NC Zip: 28314 Phone #: 910-426-2898

APPLICANT: Bill Clark Homes Mailing Address: 400 Westwood Shopping Center, Suite 220

City: Fayetteville State: NC Zip: 28314 Phone #: 910-426-2898

*Sherry 910-624-3678*

PROPERTY LOCATION: SR #: 1139 SR Name: Tingen Road

Address: 35 Tiger Tank Court Parcel: 039597 0039 97 PIN: 9596-19-8989 000

Zoning: RA-20R Subdivision: Patton's Point Lot #: 103 Lot Size: 0.348 Acre

Flood Plain: N/A Panel: 9586 Watershed: N/A Deed Book/Page: 2177/584-586 Plat Book/Page: 2005/895

**DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 towards 87. Turn left on Tingen Road. Turn Left into Subdivision on Strike eagle Drive. Turn right onto Tiger Tank Court. Lot is posted.**

**PROPOSED USE:**

- SFD (Size 64 x 45) # Bedrooms 4 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garag 2 Car \_\_\_\_\_ Deck \_\_\_\_\_ Crawl Space / Slab \_\_\_\_\_
- Multi-Family Dwelling No. Units No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Number of persons per household \_\_\_\_\_
- Business Sq. Ft. Retail Space Type \_\_\_\_\_ Type \_\_\_\_\_
- Industry Sq. Ft. Type \_\_\_\_\_ 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 1 Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	<u>35</u>	<u>37.4</u>
Rear	<u>25</u>	<u>27.9</u>
Side	<u>10</u>	<u>11</u>
Corner	<u>20</u>	<u>23</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.

Henry D Smith  
Signature of Owner or Owner's Agent

8/6/07  
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**

*8/24 S* 08/05

**Plot Plan Only  
Not a Survey**

**NOTE:**  
A 10' x 70' Sight Triangle shall be placed at all street intersections as shown hereon.

**Note:**  
A 10' Utility, Street Maintenance and Drainage Easement is reserved along the street side of all lots.



VICL

36 TH  
Lot 103 - Pa  
D.B. 2177, Pg  
PIN #9

D  
**Bill Cl  
of Fe**

**Barbecue**

Scale: 1" = 50'

Surveye  
**STANCIL**  
Professional  
P.O.Box 730,  
919-639-2133

**Strike Eagle Drive**  
50' Public R/W

10'x70' Sight Triangle

**Tiger Tank Court**  
45' Public R/W

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

FRONT: 35' from R/W  
REAR: 25'  
SIDE: 10'  
CORNER LOT SIDE: 20'

DISTRICT #3  
 #BEDROOMS  
 CITE PLANNING PROGRAM  
 USES  
 101

102

**Bill Clark Homes**  
D.B. 2177, Pg. 584  
M.N. 2005-897

103

0.348 Ac.

104

**Bill Clark Homes**  
D.B. 2177, Pg. 584  
M.N. 2005-897

L=51.78'  
R=50.00'  
(N 55°28'07"E)  
49.48'

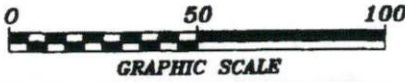
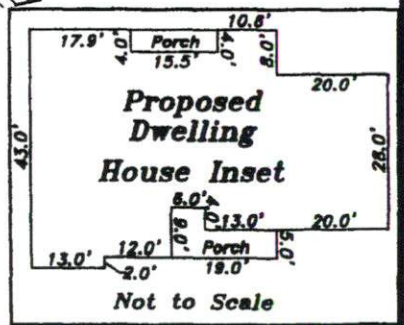
S 67°04'30"E 175.75'

S 05°28'10"E  
17.94'

10' Drainage Easement  
S 78°00'34" W 200.11'

**B & J Tingen Place, LLC**  
D.B. 2104, Pg. 611

Revision: 07-31-07  
New House Plan



NOT FOR



Map Number 2005-897

10' Utility Easement

Proposed Building

Proposed Driveway

N 04°54'32" W 100.18'

37.4'

23.5'

17.2'





VICINITY MAP  
Not to Scale

Right-of-way Curve Data

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-01	25.00	39.37	80°30'00"	30.30	S 55°28'10" E
C-02	25.00	28.13	80°30'17"	21.41	S 18°34'58" W
C-03	25.00	26.61	80°27'04"	23.29	S 84°20'15" W
C-04	25.00	22.20	48°20'02"	11.11	S 18°30'04" E
C-05	25.00	28.23	84°18'39"	13.87	S 89°19'29" E
C-06	25.00	21.70	52°18'02"	18.40	N 12°28'57" E
C-07	25.00	22.69	48°20'12"	11.12	N 68°21'50" E
C-08	25.00	21.48	80°30'00"	20.87	N 58°00'55" W
C-09	25.00	28.13	80°28'13"	21.41	N 30°43'18" W
C-10	25.00	29.27	80°29'00"	25.58	N 39°23'50" W

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

FEMA FLOOD HAZARD STATEMENT  
Lots shown on this plot are not  
located within the FEMA 100 year  
Flood Hazard Area as shown on  
FEMA map No. 37085C0075 D  
Effective Date: April 16, 1990

FRONT: 35' from R/W  
REAR: 25'  
SIDE: 10'  
CORNER LOT SIDE: 20'

NOTE:  
A 10' x 70' Right Triangle  
shall be placed at all  
street intersections as  
shown herein.

- LEGEND:
- Lines Surveyed
  - - - Lines Not Surveyed
  - Right-of-Way Line
  - MP/MS Existing Iron Pipe or Stake
  - RCM Existing Concrete Measurement
  - R/E Existing R.E. Nail
  - PR/S F.E. Nail Set
  - SD Iron Stake Set
  - C/S Cotton Stake Set
  - R/S Railroad Spike
  - RLS Existing Lightwood Stake
  - PP Power Pole
  - O/E Overhead Electric Lines
  - T/E T-Post
  - S/S Street Address
  - TP Telephone Pedestal
  - MB Meter
  - ES Easement
  - Right-of-Way
  - Centerline
  - P.C. Plat Cabinet
  - B.S. Road Book
  - P.D. Plat Book
  - R.O.S. Road of Maps
  - P.N. Parcel Identifier Number
  - AC Acre
  - Sq. square feet
  - Computed Point

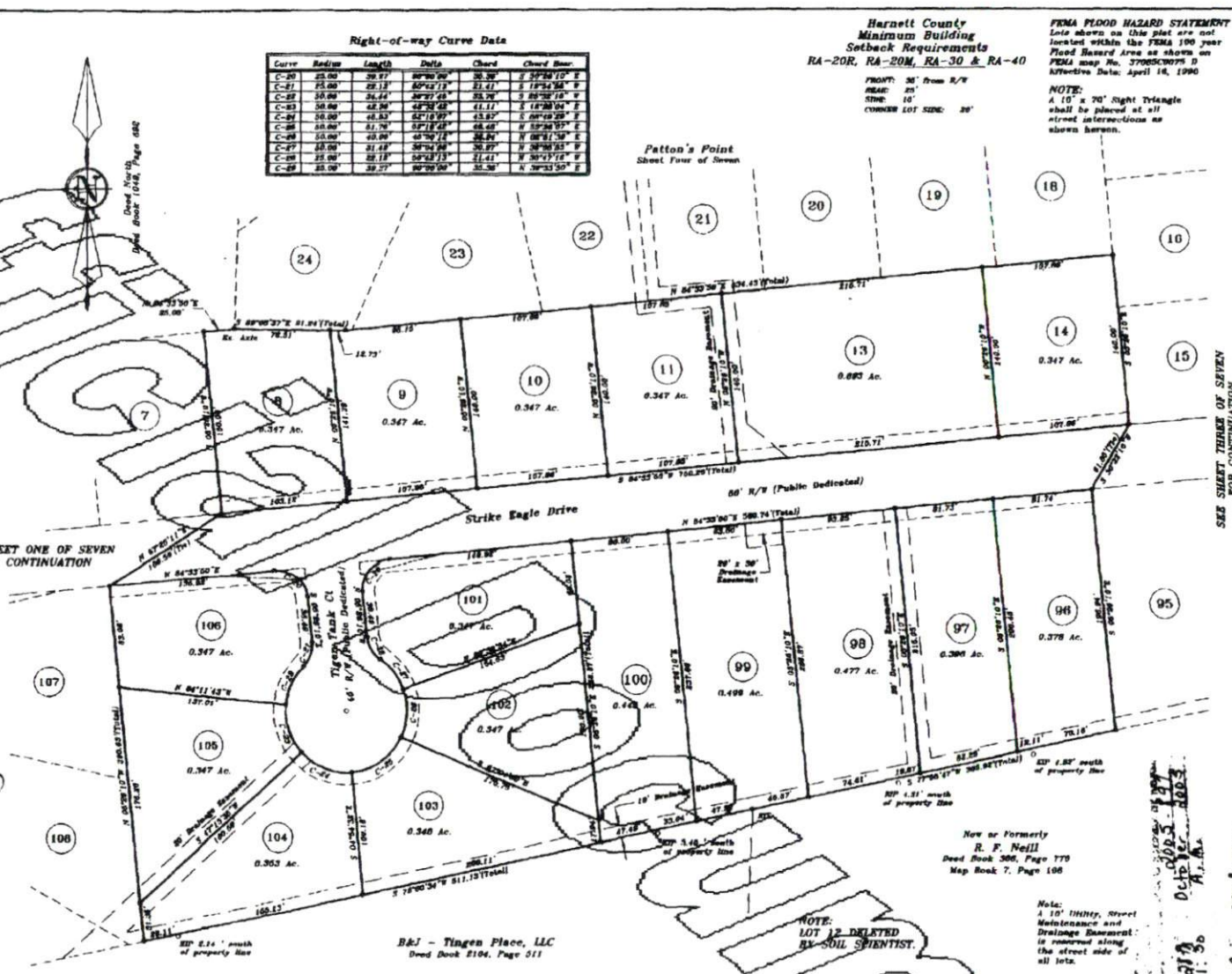
N.C.G.S. North Carolina Geodetic Survey  
MAP 87 North American Datum of 1887  
MAP 88 North American Datum of 1983

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

North Carolina  
Harnett County  
I, Thomas Lester Stancil, certify that this plot was drawn  
under my supervision from an actual survey made under my  
direction (land description recorded in Book No. Page Ref., etc.)  
(where) that the boundaries not surveyed are clearly indicated  
as shown from information found in Book No. Page Ref., etc.  
and that the rules of practice as contained in G.S. 17-20; that this  
plot was prepared in accordance with G.S. 17-20 as amended.  
Witness my original signature, registration number and seal  
this 26th day of October, A.D. 2005.

Surveyor  
L-1018  
Registration Number  
I hereby certify that this survey complies  
with all provisions of the laws of North Carolina  
relating to the practice of the profession of  
land surveying.

**APPROVED**  
OCT 26 2005  
HARNETT COUNTY PUBLIC UTILITIES  
P. O. BOX 1118  
LILLINGTON, N.C. 27546



SEE SHEET ONE OF SEVEN  
FOR CONTINUATION

SEE SHEET THREE OF SEVEN  
FOR CONTINUATION

BEJ - Tingen Place, LLC  
Deed Book 2104, Page 511

Now or Formerly  
R. F. Neill  
Deed Book 308, Page 779  
Map Book 7, Page 100

Note:  
A 10' Utility, Street  
Maintenance and  
Drainage Easement  
is reserved along  
the street side of  
all lots.

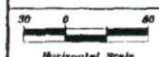
REFERENCE:  
DEED BOOK 2006, PAGE 877  
MAP NUMBER 2005-259

Sheet Two of Seven  
Patton's Point

Revisions:		PROPERTY OF		STANCIL & ASSOCIATES, Professional Land Surveyor, P.A.	
		Freddie L. Stancil and wife, Kathy H. Stancil		466 Stancil Road, Angier, NC 27501 (919) 639-2073	
		TOWNSHIP: BARBEKUC	COUNTY: HARNETT	DATE: 08-30-05	SUBMITTED BY: DRY
		STATE: NORTH CAROLINA	Tax ID # 030507 0039	SCALE: 1" = 60'	DRAWN BY: JMY
		ZONE: RA-20R	PARCEL NUMBER: 9597-20-6415.000	CHECKED & CLOSURE BY:	FIELD BOOK PER FILE DRAWING FILE NO. LHBO-942-8

The lot(s) on this plan have been created by a private  
consultant. Based on this review, it appears that the lot(s) on  
this plan meet appropriate regulations. Note that the final  
approval for such lot requires approval of the appropriate  
Governmental entities having jurisdiction for specific use and  
zoning in accordance with regulations in force at the time of  
permitting. This certification does not represent approval  
or a permit for any site work.

FOR REGISTRATION REGISTRATION OF DEEDS  
HARNETT COUNTY, N.C.  
2005 OCT 28 11:38:38 AM  
\$4 2005 FEE \$07-2500 FEE \$27.00  
INSTRUMENT # 2005-19451



Map # 2005-897

Unrecorded



FOR REGISTRATION REGISTER OF DEEDS  
HARNETT COUNTY, NC  
2006 JAN 11 10:42:00 AM  
BK: 2177 PG: 584-586 FEE: \$17.00  
NC REV STAMP: \$4,928.00  
INSTRUMENT # 2006000487

HARNETT COUNTY TAX ID#

*See #1's below*

*Made BY SKB*

**NORTH CAROLINA GENERAL WARRANTY DEED**

Parcel Identifier No. 9597-20-6415

Revenue Stamps: \$4,928.00

Prepared by: Richard A. Galt, PLLC, 2533 Raeford Road, Fayetteville, NC 28305

Return after recording to: Richard A. Galt, PLLC, 2533 Raeford Road, Fayetteville, NC 28305

Brief Description for the Index: PATTON'S POINT

This Deed made this the 9th day of January, 2006 by and between:

GRANTOR	GRANTEE
<b>STANCIL BUILDERS, INC.,</b> a North Carolina Corporation 466 Stancil Road Angier, NC 27501	<b>BILL CLARK HOMES OF FAYETTEVILLE, LLC,</b> a North Carolina Limited Liability Company 1206 Hope Mills Road Fayetteville, NC 28304

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 Harnett County, North Carolina and more particularly described as follows:

BEING ALL of Lots 1, 2, 3, 4, 5, 6, 7, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 and 118, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-895, Harnett County, North Carolina Registry; and

BEING ALL of Lots 8, 9, 10, 11, 13, 14, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 and 106, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-897, Harnett County, North Carolina Registry; and

BEING ALL of Lots 15, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94 and 95, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-899, Harnett County North Carolina Registry; and

BEING ALL of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31 and 32, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-901, Harnett County, North Carolina Registry; and

BEING ALL of Lots 17, 33, 34, 35, 36, 37, 38, 39, 75, 76, 77, 78, 79 and 80, in a subdivision known as PATTON'S POINT, according to a map of the same duly recorded in Map Book 2005-903, Harnett County, North Carolina Registry; and