

Initial Application Date: 5/16/08

Application # 08 0020094

**LANDOWNER:** H&H Constructors, Inc.  
2919 Breezewood Ave, Ste 400  
Fayetteville, NC 28303  
910-486-4864

**COUNTY OF HARNETT LAND USE APPLICATION**

IC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

Mailing Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Home #: \_\_\_\_\_ Contact #: \_\_\_\_\_

**APPLICANT\*:** H&H Constructors, Inc. Mailing Address: 2919 Breezewood Ave, Ste. 400  
City: Fayetteville State: NC Zip: 28303 Home #: 910-486-4864 Contact #: 910-486-4864

\*Please fill out applicant information if different than landowner

**PROPERTY LOCATION:** State Road #: 1125 State Road Name: Lemuel Black Rd.

Parcel: 01053605 0028 89 PIN: 0516-06-2105

Zoning: RA-20R Subdivision: Forest Oaks - Ph. 3 Lot #: 202 Lot Size: 0.846

Flood Plain: X Panel: MA Watershed: N/A Deed Book/Page: 2435/876 Plat Book/Page: 2087-847

**SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:**  Hwy 27 W to Nursery Rd. (SR 1117),  
 Turn left on Nursery Rd., Left on Lemuel Black Rd. (SR 1125),  
 Left on Valley Oak into Forest Oaks Subdivision

**PROPOSED USE:**

- SFD (Size: 35 x 47) # Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) NO Garage Incl Deck Incl Circle: Crawl Space Slab
- Modular: \_\_\_ On frame \_\_\_ Off frame (Size \_\_\_ x \_\_\_) # Bedrooms \_\_\_ # Baths \_\_\_ Garage \_\_\_ (site built? \_\_\_) Deck \_\_\_ (site built? \_\_\_)
- Multi-Family Dwelling No. Units \_\_\_ No. Bedrooms/Unit \_\_\_
- Manufactured Home: \_\_\_ SW \_\_\_ DW \_\_\_ TW (Size \_\_\_ x \_\_\_) # Bedrooms \_\_\_ Garage \_\_\_ (site built? \_\_\_) Deck \_\_\_ (site built? \_\_\_)
- Business Sq. Ft. Retail Space \_\_\_ Type \_\_\_ # Employees: \_\_\_ Hours of Operation: \_\_\_
- Industry Sq. Ft. \_\_\_ Type \_\_\_ # Employees: \_\_\_ Hours of Operation: \_\_\_
- Church Seating Capacity \_\_\_ # Bathrooms \_\_\_ Kitchen \_\_\_
- Home Occupation (Size \_\_\_ x \_\_\_) # Rooms \_\_\_ Use \_\_\_ Hours of Operation: \_\_\_
- Accessory/Other (Size \_\_\_ x \_\_\_) Use \_\_\_
- Addition to Existing Building (Size \_\_\_ x \_\_\_) Use \_\_\_ Closets in addition (\_\_\_)yes (\_\_\_)no

Water Supply:  County (\_\_\_) Well (No. dwellings \_\_\_) (\_\_\_) Other

Sewage Supply:  New Septic Tank (Must fill out New Tank Checklist) (\_\_\_) Existing Septic Tank (\_\_\_) County Sewer (\_\_\_) Other

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 Comments: \_\_\_\_\_

Front Minimum 35 Actual 35.9 \_\_\_\_\_

Rear 25 127.9 \_\_\_\_\_

Side 10 25, 28.4 \_\_\_\_\_

Sidestreet/corner lot 20 \_\_\_\_\_

Nearest Building on same lot 10 \_\_\_\_\_

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 of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.

D. Ralph Huff  
Signature of Owner or Owner's Agent

5-12-08  
Date

\*\*This application expires 6 months from the initial date if no permits have been issued\*\*

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

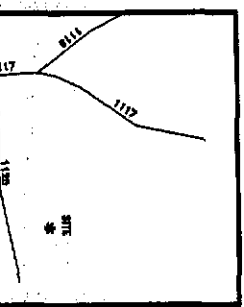
Please use Blue or Black Ink ONLY

org (A) ✓

N.C. GRID NORTH (NAD 83)

MAP REFERENCE: MAP NO. 2007-847

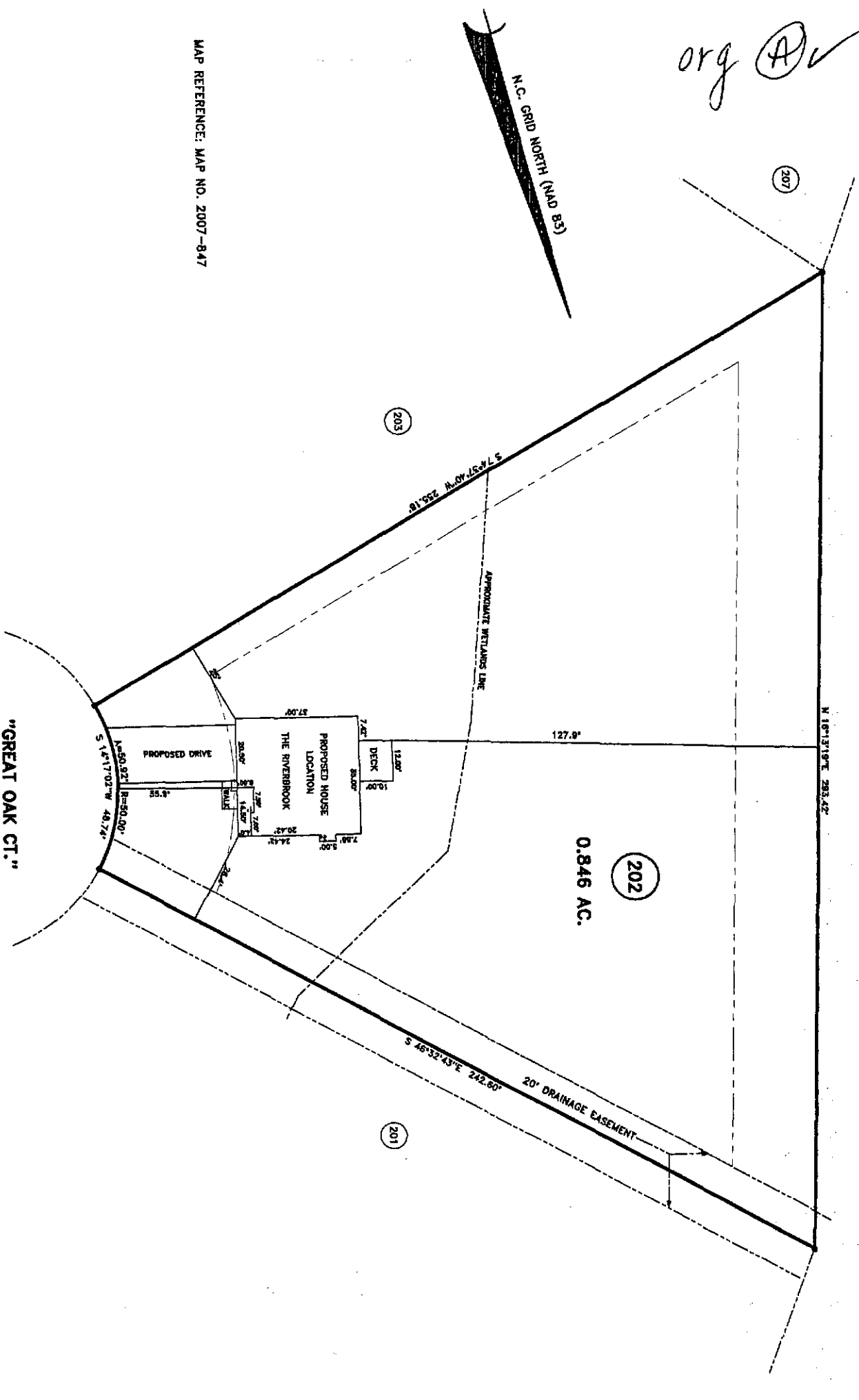
MINIMUM BUILDING SET BACKS  
FRONT YARD 55'  
REAR YARD 25'  
SIDE YARD 10'  
CORNER LOT 5 FEET YARD 10'  
MAXIMUM HEIGHT 35'



**PROPOSED PLOT PLAN - LOT - 202**  
**FOREST OAKS S/D, PHASE THREE**  
SURVEY FOR:  
TOWNSHIP: ANDERSON CREEK COUNTY: HARNETT STATE: NORTH CAROLINA  
DATE: MARCH 19, 2008

**BENNETT SURVEYS, INC.**  
1662 CLARK RD., LILLINGTON, N.C. 27546  
(910) 893-9252  
SURVEYED BY: DRAWN BY: RVB  
JOB NO. 08131

"GREAT OAK CT."  
50' R/W



203

202

201

207

0.846 AC.

127.9°

N 16°13'19"E 293.42'

S 74°37'40"W 235.18'

APPROXIMATE WETLANDS LINE

20' DRAINAGE EASEMENT

S 46°32'43"E 242.60'

N 85°02'18"E 50.00'  
S 14°17'02"W 48.74'

PROPOSED DRIVE

PROPOSED HOUSE LOCATION  
THE RIVERBROOK

DECK

7.86'

20.42'

24.42'

20.00'

33.91'

20.00'

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LANDOWNER: H&H Constructors, Inc.  
2919 Breezewood Ave, Ste 400  
Fayetteville, NC 28303  
.910-486-4864

OWNER NAME:

APPLICATION #: 20094

**\*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**

*Forest Oaks - Lot # 202*

- 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?
- YES  NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

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.

*D. Ralph Huff III*  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

5/2/08  
DATE



FOR REGISTRATION REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 HARNETT COUNTY, NC  
 2007 OCT 12 04:36:21 PM  
 BK 2435 PG. 876-878 FEE: \$17.00  
 NC REV STAMP: \$1,144.00  
 INSTRUMENT # 2007018535

HARNETT COUNTY TAX ID#

01-0536-03-0028

10-12-07 BY: 8108

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax 1,144.00

Parcel Identification No 01-0536-03-0028 (Parent PIN) Verified by Harnett County

By \_\_\_\_\_

Mail/Box to The Real Estate Law Firm, PO Drawer 53515, Fayetteville, NC 28305

Reference Number 17986-07J

This instrument was prepared by The Real Estate Law Firm

Brief description for the Index Lot 152-159, 190-207, FOREST OAKS, PHASE THREE,

THIS DEED made this 8th day of October, 2007 by and between

GRANTOR

GRANTEE

**Woodshire Partners, LLC.,  
 A North Carolina Limited Liability Company**

**H & H Constructors Inc.,**

**2919 Breezewood Avenue 2nd Floor  
 Fayetteville, NC 28303**

**2919 Breezewood Ave. Suite 400  
 Fayetteville, NC 28303**

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 or near Anderson Creek Township, Harnett County, NC and more particularly described as follows

Being all of Lot 152-159, 190-207, in a subdivision known as **FOREST OAKS, PHASE THREE**, according to a plat of the same being duly recorded in Book of Plats 2007 Page 847, Harnett County Registry, North Carolina

Parcel Identification No 01-0536-03-0028 (Parent PIN)  
 Property Address: Lots 152-159, 190-207 Forest Oaks, Harnett, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2315, page 105.

A map showing the above describe property was acquired by Grantor by instrument recorded in Plat Book 2007, Page 847.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claim of all persons whomsoever, other than the following exceptions

**Restrictions, easements and Rights-of-way of Record. Ad-valorem taxes not yet due and payable.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first written.

Woodshire Partners, LLC. \_\_\_\_\_ (SEAL)

By Thomas L Bradford \_\_\_\_\_ (SEAL)  
Thomas L Bradford

Title Managing Member \_\_\_\_\_ (SEAL)

By \_\_\_\_\_ (SEAL)

Title \_\_\_\_\_ (SEAL)

By \_\_\_\_\_ (SEAL)

State of \_\_\_\_\_, County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that, \_\_\_\_\_ personally appeared before this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_.

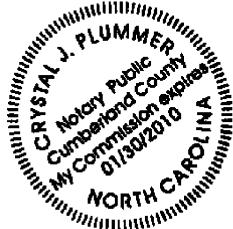
My Commission Expires \_\_\_\_\_ Notary Public

USE BLACK INK ONLY

State of North Carolina County Cumberland

I, the undersigned Notary Public of Cumberland County, State of North Carolina aforesaid, certify that Thomas L Bradford personally came before me this day and acknowledged that he is the Managing Member of Woodshire Partners, LLC., and that by authority duly given and as the act of each corporation, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 8th day of October, 2007

My Commission Expires 1/30/2010 Crystal J. Plummer  
Crystal J. Plummer, Notary Public



USE BLACK INK ONLY

State of \_\_\_\_\_ - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

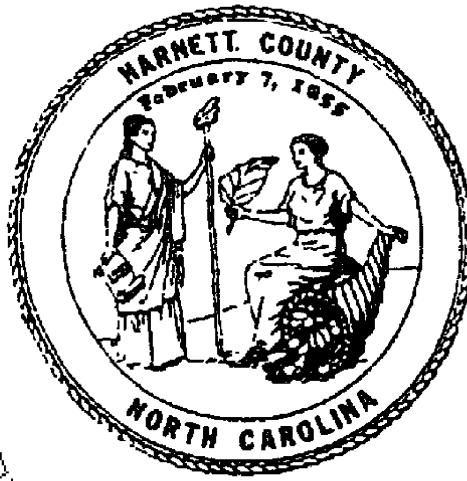
Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_

My Commission Expires \_\_\_\_\_ Notary Public

USE BLACK INK ONLY

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and the Book and Page shown on the first page hereof

Register of Deeds for \_\_\_\_\_ COUNTY



KIMBERLY S HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

\*\*\*\*\*  
Filed For Registration: 10/12/2007 04:36:21 PM

Book: RE 2435 Page: 876-878

Document No.: 2007018535

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$1,144.00

Recorder: TRUDI S WESTER

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

**DO NOT DISCARD**

**\*2007018535\***

2007018535

**Owner Information**

<b>NAME</b>	H & H CONSTRUCTORS INC
<b>ADDR1</b>	
<b>ADDR2</b>	
<b>ADDR3</b>	2919 BREEZEWOOD AVE SUITE 400
<b>CITY</b>	FAYETTEVILLE
<b>STATE</b>	NC
<b>ZIP</b>	283030000

**Parcel Information**

<b>PIN</b>	0516-06-2105.000
<b>PARCEL ID</b>	01053605 0028 89
<b>REID</b>	69273
<b>SITUS ADDRESS</b>	GREAT OAK CT 000065 X
<b>LEGAL 1</b>	LT#202 FOREST OAKS PH 3
<b>LEGAL 2</b>	MAP#2007-847
<b>ASSESSED ACRE</b>	1
<b>CALCULATED ACRES</b>	
<b>DEED BOOK</b>	02435
<b>DEED PAGE</b>	0876
<b>DEED DATE</b>	20071012

**Structure Data**

<b>PROPERTY CARD</b>	<a href="#">CLICK HERE</a> 01053605 0028 89
<b>HEATED SQ FT</b>	0
<b>ASSESSED VALUE</b>	18000
<b>SALES PRICE</b>	572000
<b>GET SOIL TYPE</b>	<a href="#">CLICK HERE</a>
<b>ZONING</b>	<a href="#">CLICK HERE</a> 01053605 0028 89