

Initial Application Date: 3/9/11

Application # 1150026230  
CU# \_\_\_\_\_

**COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION**

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: IOM Developers, Inc. Mailing Address: 466 Stancil Rd.

City: Angier State: NC Zip: 27501 Contact # Brenda Goldston Email: bgoldston@embarqmail.com

APPLICANT\*: Stancil Builders Inc Mailing Address: 466 Stancil Rd.

City: Angier State: NC Zip: 27501 Contact # Freddie L. Stancil Email: Mobile 919-427-8257

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Ted Strickland Phone # Mobile 919-427-8266

PROPERTY LOCATION: Subdivision: Hadden Pointe PH 1 Lot #: 37 Lot Size: .58

State Road # 1437 State Road Name: Ballard Rd. Map Book&Page: 2010 319

Parcel: 080652 0024 24 PIN: 0652-45-7800.000

Zoning: RA-20M Flood Zone: X Watershed: IV Deed Book&Page: 2359, 530 Power Company\*: Progress Energy

\*New structures with Progress Energy as service provider need to supply premise number 997 819 54 from Progress Energy.

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 18 Oxfordshire Dr. Fuquay Varina NC 27526

210 Toward Angier, Turn L onto Harnett Central Rd, Turn L onto Ballard Rd., Subdivision on R

**PROPOSED USE:**

- SFD: (Size 42x30) # Bedrooms: 3 # Baths: 2 Basement(w/wo bath): \_\_\_\_\_ Garage:  Deck:  Crawl Space:  Slab: \_\_\_\_\_ Slab: \_\_\_\_\_  
(Is the bonus room finished? ( ) yes ( ) no w/ a closet? ( ) yes ( ) no (if yes add in with # bedrooms)
- Mod: (Size \_\_\_\_\_x\_\_\_\_\_) # Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Basement (w/wo bath) \_\_\_\_\_ Garage: \_\_\_\_\_ Site Built Deck: \_\_\_\_\_ On Frame \_\_\_\_\_ Off Frame \_\_\_\_\_  
(Is the second floor finished? ( ) yes ( ) no Any other site built additions? ( ) yes ( ) no
- Manufactured Home: \_\_\_\_\_SW \_\_\_\_\_DW \_\_\_\_\_TW (Size \_\_\_\_\_x\_\_\_\_\_) # Bedrooms: \_\_\_\_\_ Garage: \_\_\_\_\_(site built? ) \_\_\_\_\_ Deck: \_\_\_\_\_(site built? ) \_\_\_\_\_
- Duplex: (Size \_\_\_\_\_x\_\_\_\_\_) No. Buildings: \_\_\_\_\_ No. Bedrooms Per Unit: \_\_\_\_\_
- Home Occupation: # Rooms: \_\_\_\_\_ Use: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_ #Employees: \_\_\_\_\_
- Addition/Accessory/Other: (Size \_\_\_\_\_x\_\_\_\_\_) Use: \_\_\_\_\_ Closets in addition? ( ) yes ( ) no

Water Supply:  County \_\_\_\_\_ Existing Well \_\_\_\_\_ New Well (# of dwellings using well \_\_\_\_\_) \*MUST have operable water before final

Sewage Supply:  New Septic Tank (Complete Checklist) \_\_\_\_\_ Existing Septic Tank (Complete Checklist) \_\_\_\_\_ County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? ( ) yes ( ) no

Structures (existing or proposed): Single family dwellings: proposed Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Required Residential Property Line Setbacks: \_\_\_\_\_ Comments: \_\_\_\_\_

	Minimum	Actual
Front	35	<u>42.1</u>
Rear	25	<u>67.0</u>
Closest Side	10	<u>39.5</u>
Sidestreet/corner lot	20	<u>79.2</u>

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

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Freddie L. Stancil  
Signature of Owner or Owner's Agent

3-9-11  
Date

\*\*This application expires 6 months from the initial date if permits have not been issued\*\*

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

UNRECORDED



HARNETT COUNTY TAX ID#

08-0652-0024

4-2-07 BY LBO

FOR REGISTRATION REGISTER OF DEEDS  
HARNETT COUNTY, NC  
2887 APR 02 03:28:49 PM  
BK: 2359 PG: 530-532 FEE: \$17.00  
NC REV STAMP: \$710.00  
INSTRUMENT # 2887005883

Mail To & Hold for Attorney  
Prepared By Pope & Pope, Attorneys at Law, P.A.  
PO Box 790, Angier, NC 27501  
File No. 07-167

Excise Stamp: \$710.00  
STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

**WARRANTY DEED**

THIS DEED made this 2nd day of April, 2007 by and between Donald B. Anderson, Divorced whose address is 8909 Willow Trace, Apex, NC 27539, hereinafter referred to as Grantor; and IOM Developers, Inc., a North Carolina Corporation, whose address is 466 Stancel Road, Angier, NC 27501, hereinafter referred to as Grantee.

**WITNESSETH:**

WHEREAS Grantors for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantees in fee simple Said property being all of that certain picca, parcel or tract of land situated, lying and being in Hectors Creek Township, Harnett County, North Carolina, and more particularly described as follows:

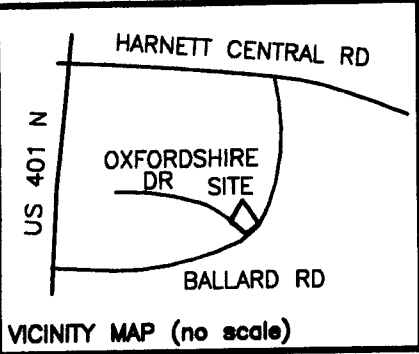
Parcel ID No.: 08-0652-0024

BEING all of that certain tract or parcel containing 28.890 acres, more or less, as depicted on map of survey entitled, "Property of Donald B. Anderson and wife, Susan A. Anderson" drawn 03/21/94 by Stancel & Associates, Registered Land Surveyor, P.A., Angier, NC, a map of the same being recorded in Plat Cabinet F, Slide 268-B, Harnett County Registry, reference to the recorded map being incorporated herein by reference as if fully set forth.

For further reference see: Deed Book 2302, Page 227; Deed Book 1045, Page 926; Deed Book 941, Page 125; Deed Book 882, Page 377; Book 648, Page 140; Book 537, Page 14; Book 244, Page 360 and Book 242, Page 486, Plat Cabinet F, Slide 118-B, Harnett County Registry.

This conveyance is made subject to the right of way of NCSB-1397; Carolina Powers & Light Company easement recorded in Book 20, Page 367; and telephone easement recorded in Book 393, Page 42, Harnett County Registry.

This conveyance is also made subject to the restrictive covenant recorded in Deed Book 1045, Page 926, Harnett County Registry.



**NOTES**  
 AREA BY COORDINATES  
 THIS LOT IS NOT LOCATED IN A FEMA MAPPED  
 FLOOD HAZARD AREA. FEMA MAP # 3720064200J;  
 ZONE X; EFF. DATE 10/3/06.

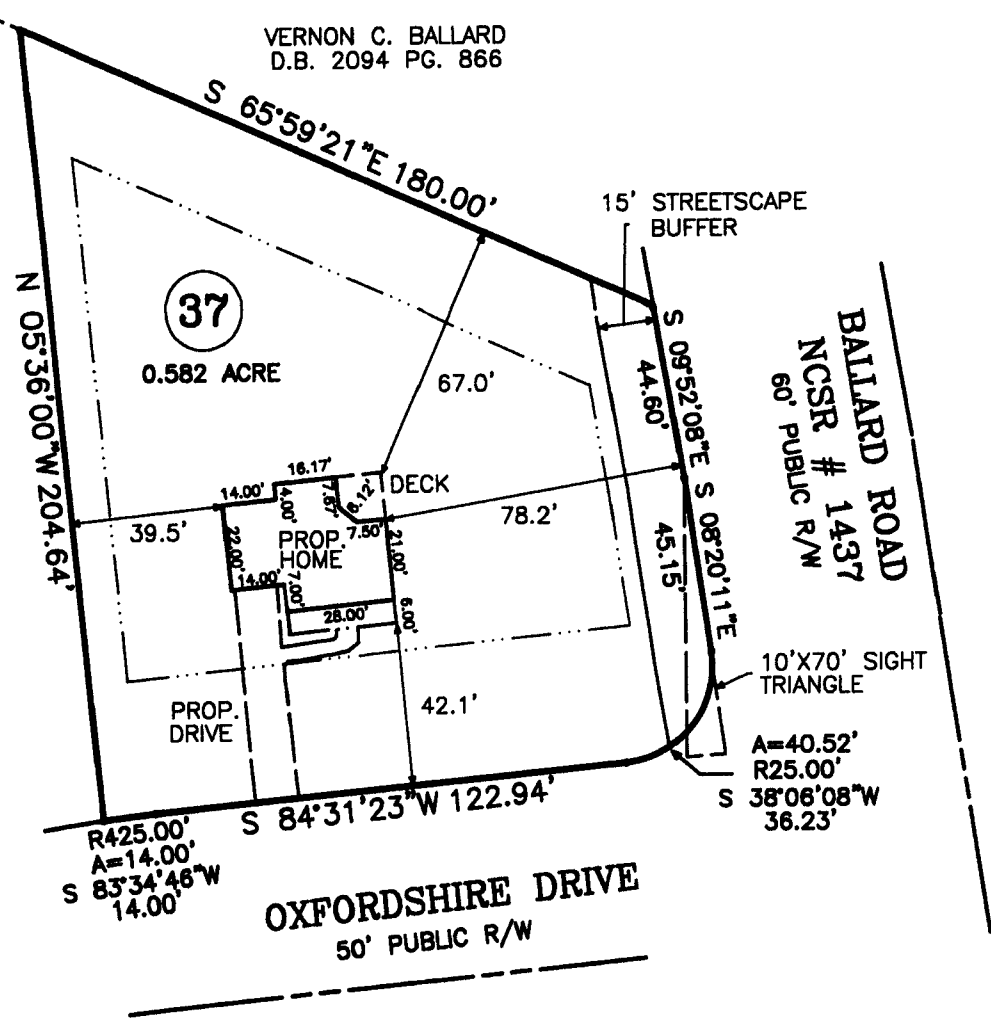
**SETBACKS**  
 FRONT - 35'  
 SIDE - 10'  
 REAR - 25'  
 CORNER SIDE - 20'

**IMPERVIOUS AREA CALCULATION**  
 ALLOWABLE IMPERVIOUS - 36 %  
 HOUSE AREA - 1,261 SQ. FT.  
 DRIVE/WALK AREA - 669 SQ. FT.  
 TOTAL PROPOSED - 1,930 SQ. FT.  
 $1930/25351 = 0.761 \times 100 = 7.61 \%$



VERNON C. BALLARD  
 D.B. 2094 PG. 866

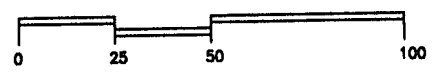
(36)  
 MAP # 2010-379



BALLARD ROAD  
 NCSR # 1437  
 60' PUBLIC R/W



PROPOSED PLAN FOR  
**STANCIL BUILDERS, INC.**  
 LOT 37 HADDEN POINTE - PHASE I  
 MAP # 2010-279-380  
 18 OXFORDSHIRE WAY  
 FUQUAY-VARINA, NC  
 PIN # 0652-45-7800.000  
 HECTOR'S CREEK TOWNSHIP  
 HARNETT COUNTY - NORTH CAROLINA  
 SCALE : 1" = 50' - MARCH 8, 2010



I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE DATE OF PRECISION IS: N/A