

9-12-02

COUNTY OF HARNETT LAND USE APPLICATION

03-5-5536

Central Permitting

102 E. Front S

Lillington, NC 27546

Phone: (910) 893

Fax: (910) 893-2793

LANDOWNER: Wenver Development Mailing Address: P.O. 53784
City: Fayetteville State: NC Zip: 28305 Phone #: 630-2100

APPLICANT: SAME AS ABOVE Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: _____ SR Name: _____
Parcel: 03-9587-06-0020-49 PIN: _____
Zoning: RA20R Subdivision: The Summit Lot #: 27 Lot Size: 1/2.35AC
Flood Plain: X Panel: 150 Watershed: NA Deed Book/Page: 1145-347 Plat Book/Page: 98-450

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 27 to Buffalo Lake Rd left on Alpine
left on Canyon Ct.

PROPOSED USE:

- Sg. Family Dwelling (Size 34 x 53) # of Bedrooms 4 # Baths 2 Basement (w/wo bath) N/A Garage doble Deck 14x16
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____

- Comments: _____
- Number of persons per household 3
 - Business Sq. Ft. Retail Space _____ Type _____
 - Industry Sq. Ft. _____ Type _____
 - Home Occupation (Size _____ x _____) # Rooms _____ Use _____
 - Accessory Building (Size _____ x _____) Use _____
 - Addition to Existing Building (Size _____ x _____) Use _____
 - Other _____

- 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
- Structures on this tract of land: Single family dwellings 1 proposed Manufactured homes N/A Other (specify) _____
- 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

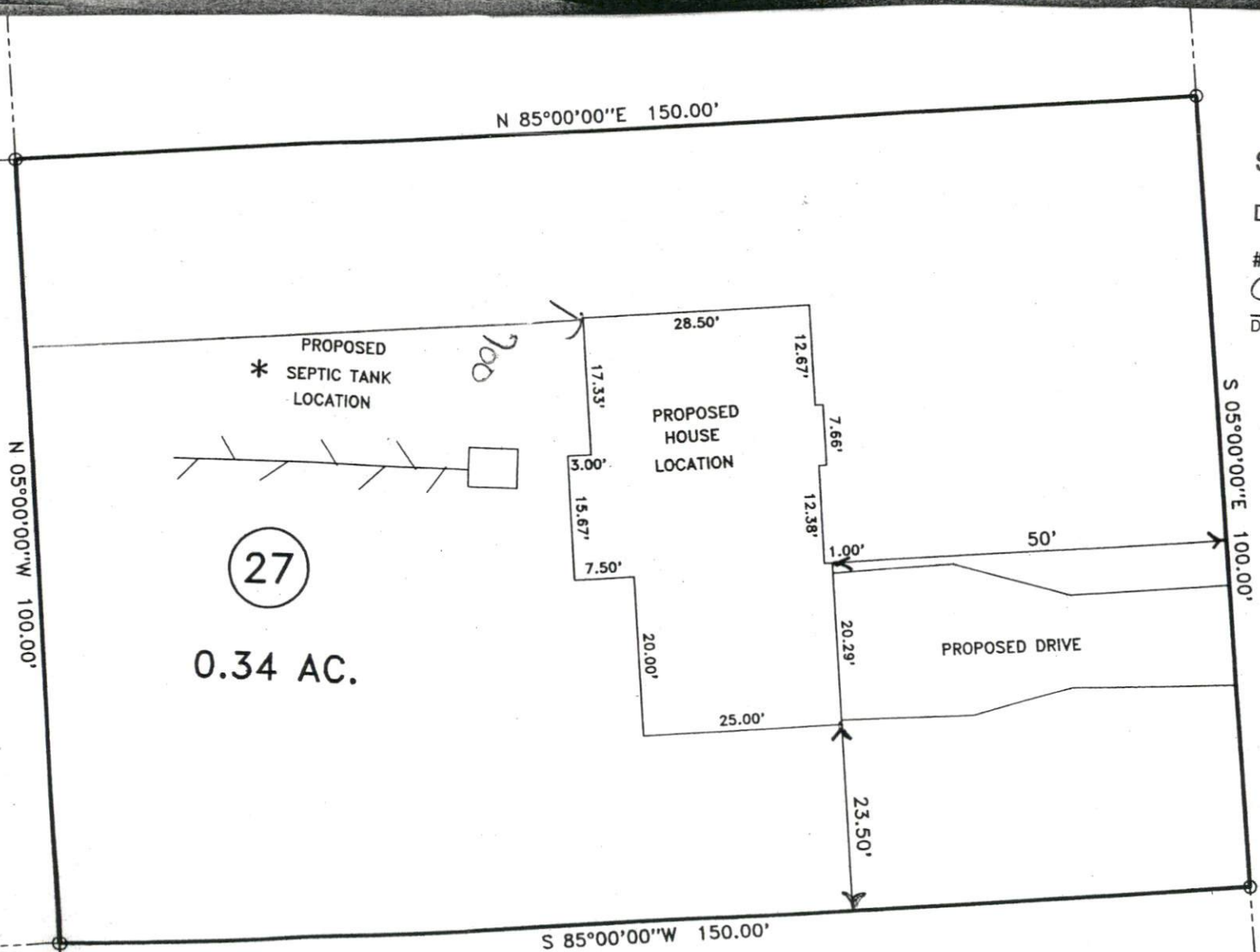
Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>50</u>	Rear	<u>25</u> <u>200</u>
Side	<u>10</u>	<u>23.5</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>/</u>		

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.

Signature of Applicant [Signature]

Date 9/11/02

This application expires 6 months from the date issued if no permits have been issued #150 9-14 S



SITE PLAN APPROVAL
 DISTRICT RA20 RUSE SFD
 #BEDROOMS 4
 Date 9-12-02
J. C. Anderson
 Zoning Administrator

~~HARNETT COUNTY INSPECTION DEPT
 50' R/W
 DATE PLANS APPROVED
 APPROVED BY~~

Post-It® Fax Note	7671	Date	4/17/96	# of Pages	3
To	H. L. ...	From	[Redacted]		
Co./Dept.		Co.			
Phone #		Phone #	919-6888		
Fax #	485-6700	Fax #			

FILED
 BOOK 1145 P 347-349
 '96 APR 17 AM 10 24

GAYLE P. HOLDER
 REGISTER OF DEEDS
 HARNETT COUNTY, NC

STATE OF NORTH CAROLINA
 \$1800.00
 \$1800.00
 Real Estate
 Excise Tax

Rev 1800.00

THIS INSTRUMENT PREPARED BY JOHNSON TILGHMAN, ATTORNEY
 POST OFFICE BOX 928, DUNN, NORTH CAROLINA 28335

PARCEL #03-9587-0020

STATE OF NORTH CAROLINA
 COUNTY OF HARNETT

WARRANTY DEED

THIS DEED, made this 4th day of April, 1996, by and between MINGO INVESTMENTS, INC., 211 Clubhouse Drive, Dunn, North Carolina 28334, hereinafter referred to as Grantor, and ALLIED INVESTORS, INC., Post Office Box 53786, Fayetteville, North Carolina 28305, hereinafter referred to as Grantee;

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency 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 tract or parcel of land situated in Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of a 366.169 acre tract of land, more or less, as shown on map entitled, "Property of Mingo Investments, Inc.", dated December 8, 1993, prepared by Stancil & Associates, RLS, PA, and recorded in Plat Cabinet F, Slide 260C, of the Harnett County Registry.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LOTS OF LAND, TO WIT:

TRACT ONE: BEING all of Lots Nos. 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 of "Sunset Ridge Subdivision, Section 1", as shown on plat recorded in Plat Cabinet F, Page 265-B, Harnett County Registry, to which map reference is hereby made for a more full and complete description of said real property. (See Deed Book 1042, Pages 939-940 and Deed Book 1049, Pages 772-773, Harnett County Registry. for further reference.)

TRACT TWO: BEING all that 2.59 acre tract of land as shown upon a map entitled, "Survey for South Central Water & Sewer District of Harnett County", dated October 25, 1994, prepared by Rowland D. Ward, Registered Surveyor, No. L-2728, and recorded in Plat Cabinet F, Slide 352-B, Harnett County Registry. (See Deed Book 1078, Page 161, Harnett County Registry for further reference.)

The property hereinabove described was acquired by Grantor by

HARNETT COUNTY TAX ID #
 03-9587-0020
 BY [Signature]

POPE, TILGHMAN & TART P.O. Drawer 928 Dunn, N.C. 28335

deed dated February 28, 1994 from Fortune Five Enterprises, LLC, which deed is recorded in Book 1040 at Page 662, Harnett County Registry.

A map showing the above described property is recorded in Plat Cabinet F, Slide 260C, Harnett County Registry.

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

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Harnett County ad valorem taxes for calendar year 1996, not yet due and payable;
2. Restrictive covenants recorded in Book 1042 at Page 928, Harnett County Registry;
3. Easements and rights-of-way of record;
4. Any portion of the real property which lies within the rights of way of N. C. State Road 1139 and N. C. State Road 1115; and
5. Easement dated February 15, 1995 from Mingo Investments, Inc. to Alltel Carolina, Inc., which is recorded in Book 1089 at Page 851, Harnett County Registry.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers and the seal to be hereunto affixed by authority of its Board of Directors as of the day and year first above written.

MINGO INVESTMENTS, INC.

BY: 
LYNTON B. WILSON, President




A. O. TEW, Secretary