

Initial Application Date: 9/26/02

Application # 03-5-5611

CITY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: CHRISTIAN CONST. CO. Mailing Address: 404 OAK ST.  
City: LILLINGTON State: NC Zip: 27546 Phone #: 893.2991

APPLICANT: JAMES CHRISTIAN Mailing Address: 404 OAK ST.  
City: LILLINGTON State: NC Zip: 27546 Phone #: 910.893.2991

PROPERTY LOCATION: SR #: 1563 SR Name: BILL AVERY RD.  
Parcel: 07-0680-012925 PIN: 0680-89-4425  
Zoning: R30 Subdivision: Birchfield Lot #: 20 Lot Size: 0.707 AC  
Flood Plain: \_\_\_\_\_ Panel: 105 Watershed: N Deed Book/Page: 1666 Plat Book/Page: 98-506

Specific  
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: From BONES CREEK TAKE Hwy 27  
TOWARDS COATS APPROX. 1 1/2 MI. TURN LEFT ON BILL AVERY RD.  
GO APPROX. 1 1/2 MI TURN LEFT ON FIDEX BIRCH RUN, 1ST  
CANTISAC ON RIGHT LOT 20 APPROX. CENTER OF CANTISAC.

PROPOSED USE:  
 Sg. Family Dwelling (Size 60x34 # of Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage Included  
 Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
 Manufactured Home (Size x) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_  
Comments: \_\_\_\_\_  
 Number of persons per household \_\_\_\_\_  
 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 \_\_\_\_\_ Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_  
Property owner of this tract of land own land that contains a proposed manufactured home with five hundred feet (500') of tract listed above? YES  NO

Required Property Line Setbacks:

	Minimum	Actual	Minimum	Actual	
Front	<u>35</u>	<u>67</u>	Rear	<u>25</u>	<u>121</u>
Side	<u>10</u>	<u>22.5</u>	Corner	<u>20</u>	
Nearest Building	<u>10</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.

James Christian  
Signature of Applicant

9/26/02  
Date

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

715 9-27 N

N/F  
 Coyte C. Lanier D.B. 726, Pg. 570  
 N 84°14'26"E 108.48'

**NOT A SURVEY**  
 Proposed House  
 Location ONLY

N/F  
 Joe H. Penny, Jr.  
 D.B. 829, Pg. 608

N 03°37'54"E 154.67'

20

0.707 Acre

16-18' 20' max  
 3x100

S 25°23'43"E 215.64'

System Subject to change  
 Budgeted to contact ME prior to

Being Plumber for proper placement of Tank & Leaks

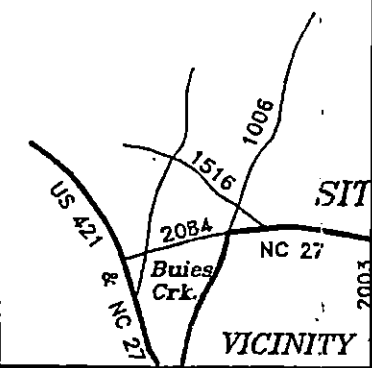
NEEDS GLASS CUT PIPE TO SEE

Front  
 Side  
 Corner  
 Rear  
 Nearest Building

Required Property Line Setbacks



Magnetic North  
 P.C. C; Slide 180-B



Lot 2  
 Birchfield Subdivis  
 Map # 98

Survey  
**Christian Co**  
**Compo**

Grove Twp.

Scale: 1" = 50'

Surveyed & M  
**STREAM**  
**LAND SURVEY**  
 870 N.C. Hwy. 55 Wes  
 910-897-7715 910

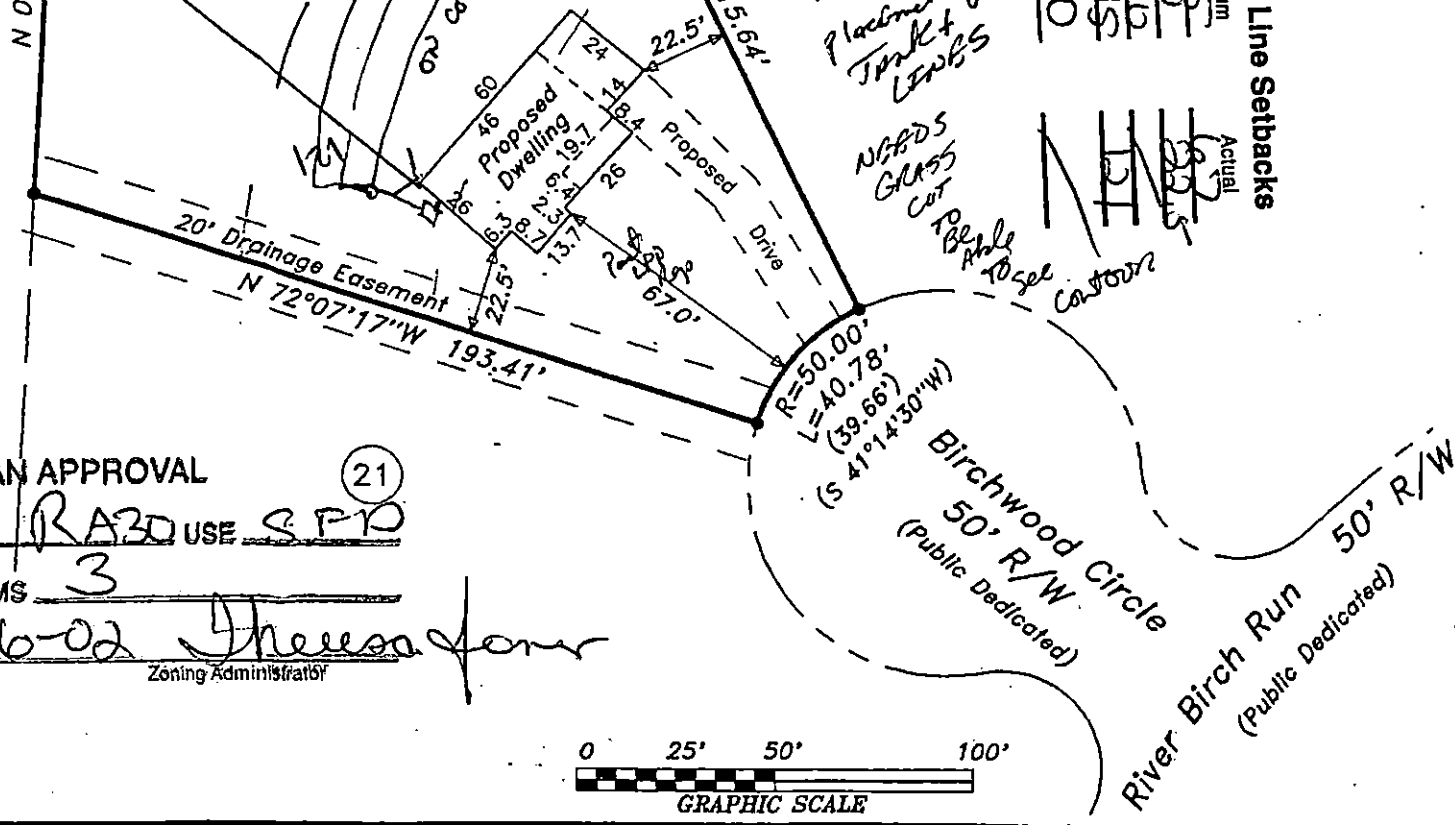
I hereby certify that the survey represented hereon was actually made upon the ground and is correct; and that there were no encroachments either way across property lines except as shown.

*Robert E. [Signature]*  
 9-25-02

NOT FOR RE

SITE PLAN APPROVAL  
 DISTRICT RA30 USE SPD  
 #BEDROOMS 3

Date 9-26-02 Zoning Administrator Theresa [Signature]



N/F  
 Coyte C. Lanier D.B. 726, Pg. 570  
 N 84°14'26"E 108.48'

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 Proposed House  
 Location ONLY



Magnetic North  
 P.C. C, Slide 180-B

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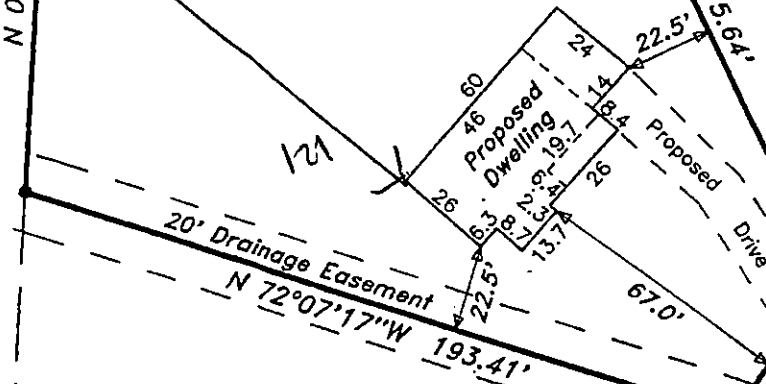
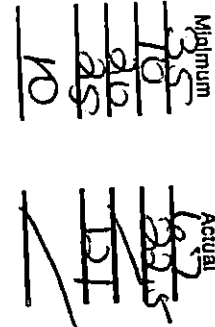
N 03°37'54"E 154.67'

20  
 0.707 Acre

19

Front  
 Side  
 Corner  
 Rear  
 Nearest  
 Building

Required Property Line Setbacks

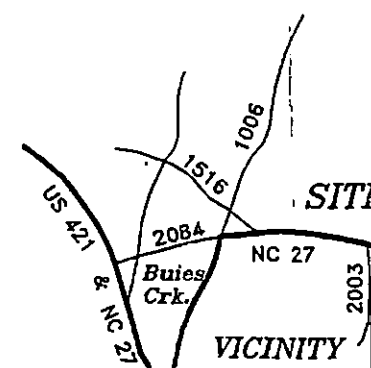


SITE PLAN APPROVAL

DISTRICT RA30 USE SFD

#BEDROOMS 3

Date 9-26-02 Theresa  
 Zoning Administrator



Lot 20  
 Birchfield Subdivisi  
 Map # 98-

Survey F  
 Christian Co  
 Compo

Grove Twp.

Scale: 1" = 50'

Surveyed & Ma  
**STREAM  
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Robert E. [Signature]  
 9-25-02

NOT FOR REC

HARNETT COUNTY TAX ID #	
07-0680-0129-25	
9/20/02	BY (CW)

FOR REGISTRATION REGISTER OF DEEDS  
 KIMBERLY S. HARGROVE  
 HARNETT COUNTY, NC  
 2002 SEP 20 03:52:34 PM  
 BK: 1666 PG: 3-5 FEE: \$17.00  
 NC REVENUE STAMP: \$34.00  
 INSTRUMENT # 2002016871

Prepared by and return to: *Matthews & Powell, P.L.L.C.*  
*P.O. Box 1089*  
*Buies Creek, NC 27506*

PIN NO. 070680-0129-25  
 EXCISE TAX: \$ 34.00

THIS GENERAL WARRANTY DEED, made this 19<sup>th</sup> day of September, 2002, by and between

**MCKNIGHT & BOONE, INC., a North Carolina Corporation**  
**315 KING GEORGE LOOP**  
**CARY, NC.....hereinafter called Grantors;**

and

**CHRISTIAN CONSTRUCTION COMPANY**  
**2417 RIDGE RUN**  
**LILLINGTON, NC 27546.....hereinafter called Grantee;**

**WITNESSETH:**

The designation Grantor and Grantee used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 situate in Grove Township, Harnett County, NC and more particularly described as follows:

**BEING all of Lot 20 of Birchfield Subdivision, Phase Four, as shown on that certain map entitled, "Survey for McKnight & Boone, Inc.", dated January 7, 1998, prepared by Stancil and Associates, Registered Land Surveyor, P.A. and recorded as Map Number 98, Page 506 and 506A in the Harnett County Registry.**

**Map/Plat Reference:           Book 98, Page 506 and 506A**  
**Restrictive Covenants:       Book 1322, Page 846**  
**Chain of Title:               Book 1300, Page 222**

**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 Grantor is seized in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all adverse encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

1. Those restrictive covenants, easements and other matters that have been made a part of the public record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year first above written.

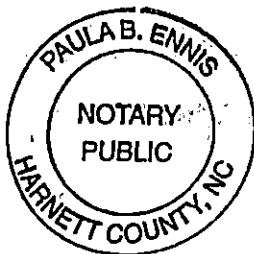
Mary Margaret McKnight (SEAL)  
MCKNIGHT & BOONE, INC.  
BY: MARY MARGARET MCKNIGHT, PRESIDENT

NORTH CAROLINA

HARNETT COUNTY

I, Paula B. Ennis, a Notary Public of the County and State aforesaid, certify that Mary Margaret McKnight, personally appeared before me this day and acknowledged that she is President of McKnight & Boone, Inc. a corporation, and that she as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 19<sup>th</sup> day of September, 2002.



Paula B. Ennis  
Notary Public  
My Commission Expires: 3/18/07