

**COUNTY OF HARNETT LAND USE APPLICATION**  
**Central Permitting**  
**102 E. Front Street, Lillington, NC 27546**  
**Phone: (910) 893-4759 Fax: (910) 893-2793**

**LANDOWNER:** CAROLINA SEASONS INC Mailing Address: PO BOX 2825  
City: SANFORD State: NC Zip: 27331-2825 Phone #: 919-275-1497

**APPLICANT:** CUSTOM CONTRACTING Mailing Address: SAME AS ABOVE  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: 919-775-1497

**PROPERTY LOCATION:** SR #: 1323 SR Name: SUNRISE CT ( OFF PONDEROSA TRAIL)

Parcel: 09-9567-01-0006-51 PIN: 9567-00-3186

Zoning: RA 20R Subdivision: CAROLINA SEASONS Lot #: 10 H Lot Size: 1.00 AC

Flood Plain: X Panel: 75 Watershed: NA Deed Book/Page: 0916/0287 Plat Book/Page: 0916/0287-290

**DIRECTIONS TO THE PROPERTY FROM LILLINGTON:** HWY 27 WEST TO PONDEROSA TRAIL TURN INTO CAROLINA SEASONS S/D TURN ON SUNRISE CT

**PROPOSED USE:**

Sg. Family Dwelling (Size 53x48) # of Bedrooms: 3 # Baths: 2 Basement (w/wo bath): NA Garage: YES Deck: NA

Multi-Family Dwelling No. Units: \_\_\_\_\_ No. Bedrooms/Unit: \_\_\_\_\_

Manufactured Home (Size \_\_\_\_\_x\_\_\_\_\_) # of Bedrooms: \_\_\_\_\_ Garage: \_\_\_\_\_ Deck: \_\_\_\_\_

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

Number of persons per household: 2 Number of Employees at business: \_\_\_\_\_

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  (# 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 SFD Manufactured homes: \_\_\_\_\_ 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
Front	35	60
Side	10	28
Nearest Building	10	NA
Rear	25	25
Corner	20	NA

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.

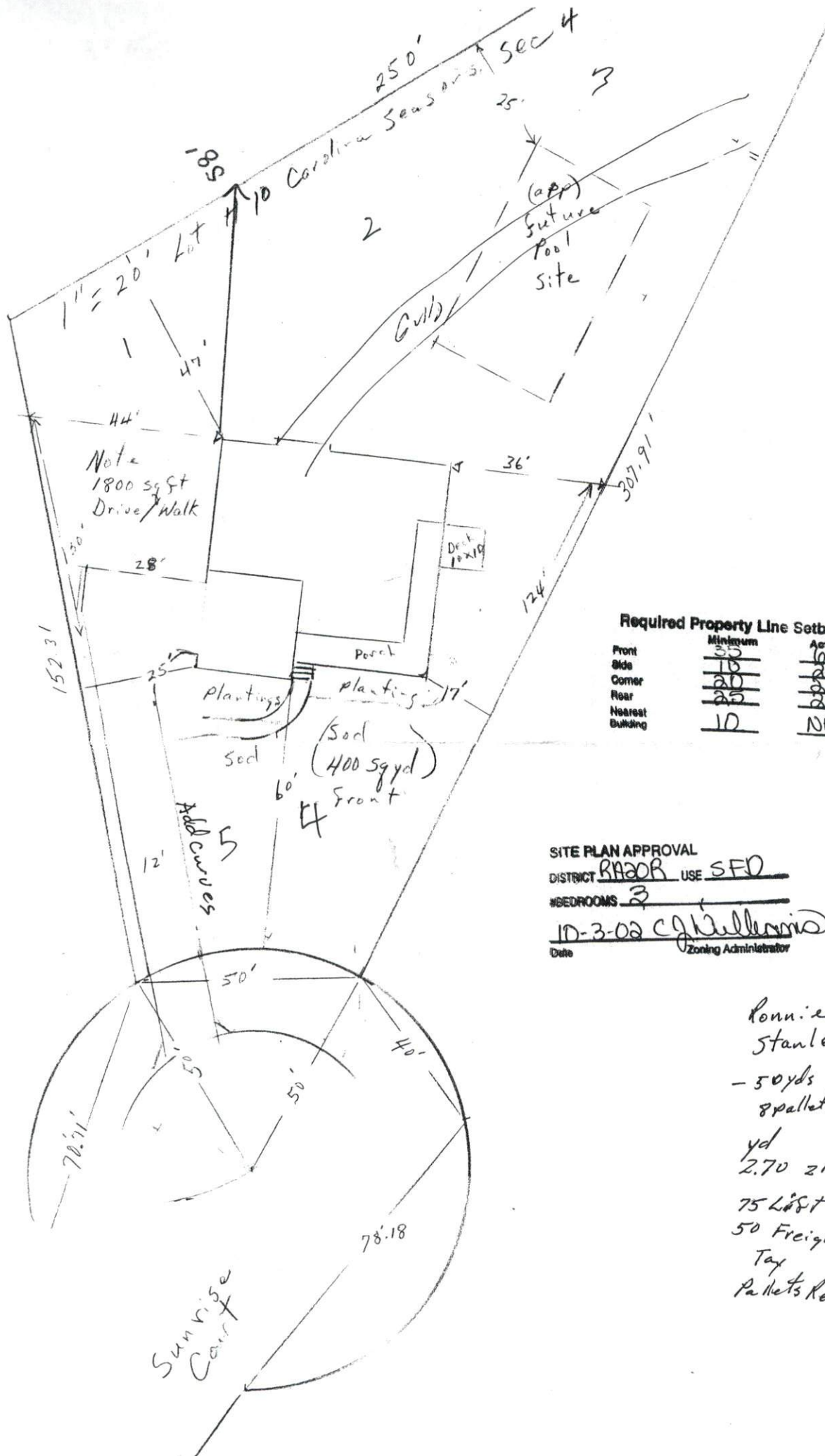
Sandra Sogden Corp Inc.  
Signature of Applicant

10-3-02  
Date

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

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

894-11-195



**Required Property Line Setbacks**

	Minimum	Actual
Front	35	100
Side	10	25
Corner	20	20
Rear	25	20
Nearest Building	10	NA

**SITE PLAN APPROVAL**  
 DISTRICT RAOR USE SFD  
 #BEDROOMS 3  
10-3-02 CJ Williams  
 Date Zoning Administrator

Ronnie Stanley  
 - 50yds each -  
 8 pallets  
 yd  
 2.70 2160  
 75 LOST  
 50 Freight  
 Tax  
 Pallets Returns

HARNETT COUNTY  
672474  
SP  
STATE OF NORTH CAROLINA  
8-1-90  
Real Estate Excise Tax  
170.00  
170.00  
F.B. 10737

FILED  
Book 916 Page 287-290  
Aug 1 12 11 PM '90

GAYLE P. HOLDER  
REGISTER OF DEEDS  
HARNETT COUNTY, NC

HARNETT COUNTY  
067268  
SP  
STATE OF NORTH CAROLINA  
AUG-2'90  
8-2-90  
Real Estate Excise Tax  
314.00  
314.00  
F.B. 10737  
Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to ..... Carolina Seasons, Inc. , PO Box 2825, Sanford, N. C. 27330

This instrument was prepared by J. Allen Harrington, P.O. Box 1045, Sanford, NC 27330

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of July, 1990, by and between

**GRANTOR**

ESTHER W. CHILDRESS, WIDOW;  
G. N. CHILDRESS, JR. AND  
WIFE, MARIE BRIGGS CHILDRESS  
821 S. Horner Blvd.  
Sanford, N. C. 27330

**GRANTEE**

CAROLINA SEASONS, INC.  
P. O. Box 2825  
Sanford, N. C. 27330

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 the City of Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached



EXHIBIT "A"

BEGINNING at a concrete monument in the westerly right of way line of N.C. Highway #1201, a corner between Margaret Isabella Cameron (now Mallette), said beginning point being designated as control corner on the map to which reference is hereinafter made; thence North 34 degs. 0 mins. 0 secs. West 175.53 feet to another existing concrete monument; thence South 81 degs. 10 mins. 57 secs. West 6601.93 feet to an existing concrete monument; thence North 3 degs. 20 mins. 20 secs. East 640.81 feet to an existing concrete monument in the southerly line of a private road; thence as the southerly line of said road South 84 degs. 59 mins. 58 secs. West 238.04 feet to a new iron pipe; thence North 17 degs. 55 mins. 20 secs. West 1470.16 feet to a stake, thence South 47 degs. 48 mins. 17 secs. West 2369.86 feet to a stake in the southerly line of a private road; thence as the southerly line of said road South 84 degs. 59 mins. 58 secs. West 349.40 feet to an existing iron pipe in the line of E.C. Rackley; thence as said Rackley line North 5 degs. 52 mins. 27 secs. East 2849.84 feet to an existing concrete monument, corner with Rackley and Elbert D. Hall; thence as the said Hall line South 84 degs. 26 mins. 10 secs. East 1184.55 feet to an existing iron pipe; thence North 5 degs. 39 mins. 56 secs. East 847.81 feet to an existing iron pipe, corner with John Barringer; thence South 63 degs. 54 mins. 09 secs. East 1788.13 feet to an existing iron pipe; thence North 56 degs. 05 mins. 51 secs. East 137.28 feet to an iron pipe; thence North 89 degs. 44 mins. 43 secs. East 1,648.45 feet to an iron stake; thence South 62 degs. 45 mins. 22 secs. East 4501.25 feet to an iron pipe; thence North 85 degs. 25 mins. 55 secs. East 667 feet to a new iron pipe on the easterly side of N.C. Highway #1201; thence South 52 degs. 49 mins. 32 secs. West 191.52 feet to an iron pipe in the westerly right of way line of State Road #1201; thence as the westerly right of way line of State Road #1201 South 12 degs. 32 mins. 39 secs. West 271.08 feet to the BEGINNING, containing 414.44 acres, more or less. The above calls taken from a map entitled Ponderosa Land Company dated February 1, 1990 and revised July 30, 1990, prepared by Robert J. Bracken, Registered Surveyor.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

TRACT NO. 1: BEGINNING at an existing concrete monument, formerly a corner between Margaret Isabella Cameron and J. P. McNeill; thence North 66 degs. 58 mins. 30 secs. East 5722.41 feet to a stake; thence North 89 degs. 44 mins. 43 secs. East 909.39 feet to an existing iron pipe; thence South 62 degs. 45 mins. 22 secs. East 4501.25 feet to an iron pipe; thence South 62 degs. 54 mins. 44 secs. East 399.01 feet to the BEGINNING, containing 23.55 acres, more or less and being shown as Tract No. 7 on map entitled "Boundary Survey of Ponderosa Golf Course" prepared by Ronald O. Graham, Registered Surveyor, dated November 12, 1986 and recorded in Plat Cabinet D, Slide 103-B, Harnett County Registry.

TRACT NO. 2: Those three tracts of land conveyed to Margery S. Overton by deed dated March 8, 1990 and recorded March 27, 1990 in Book 906, page 850, Harnett County Registry. Those three tracts of land comprise what is known as the Ponderosa Golf Course.

TRACT NO. 3: Deed of Pineview Valley Estates, Incorporated to W. F. Measamer and wife, Mary Measamer, recorded in Book 475, page 236, Harnett County Registry purporting to convey Lots Nos. 4 and 5 in Block E of the Pineview Valley Estates Subdivision and as conveyed to Mary F. Measamer by deed of Esther W. Childress, recorded in Book 760, page 347, Harnett County Registry.

TRACT NO. 5: Deed of Pineview Valley Estates, Incorporated to Jess Willard Childress and wife, Nan C. Childress dated March 1, 1966, recorded in Book 692, page 622, Harnett County Registry, purporting to convey Lots 13 and 14, Block D, and Lot 6, Block E, of the Pineview Valley Estates Subdivision.

TRACT NO. 6: Deed of Pineview Valley Estates, Incorporated to Murray C. Adams and wife, Louise E. Adams, dated April 1, 1966, recorded in Book 595, page 93, Harnett County Registry purporting to convey Lots 1 and 2, Block E, and Lots Nos. 11 and 12, Block D, Pineview Valley Estates Subdivision.

HARNETT COUNTY, N. C.

FILED DATE 8-1-90 TIME 12:11 P.M.

BOOK 916 PAGE 287-290

REGISTER OF DEEDS  
GAYLE P. HOLDER



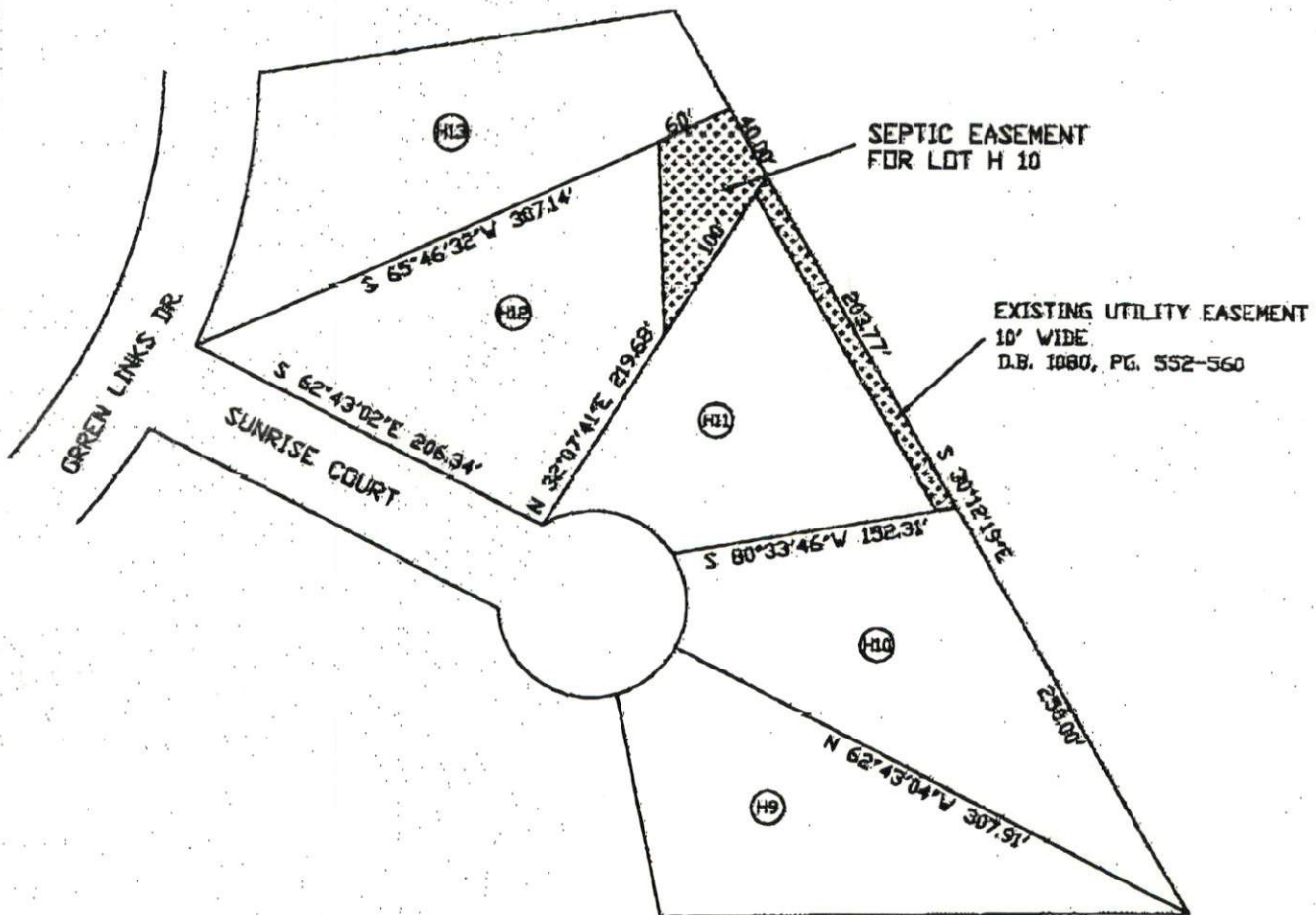
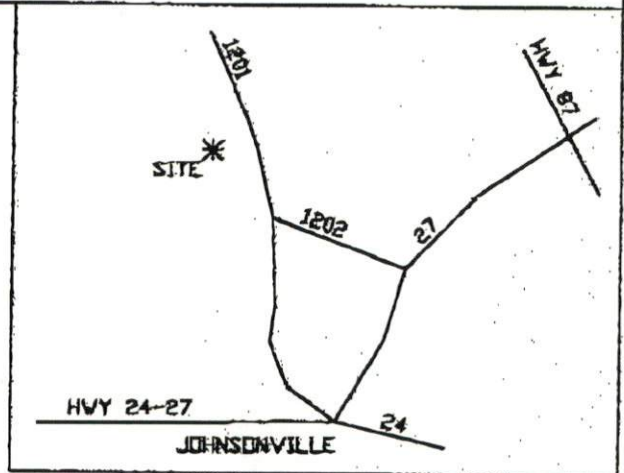
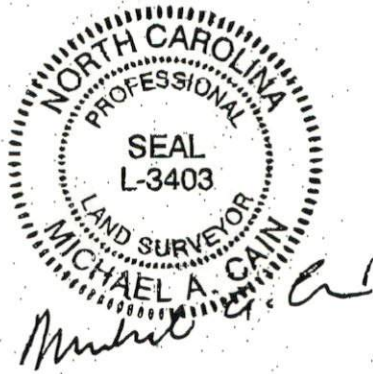
NOTE: A FIELD SURVEY WAS NOT PERFORMED  
BOUNDARY INFORMATION TAKEN FROM PLAT OF  
CAROLINA SEASONS SECTION V LOCATED IN  
PLAT CABINET F, SLIDE 360-D.

NEW EASEMENT MAP FOR:

**LOT H 10 CAROLINA SEASONS  
SECTION IV**

PLAT CABINET F, SLIDE 360-D  
JOHNSONVILLE TOWNSHIP  
HARNETT COUNTY, NC  
DATE 2-25-03

OWNERSHIP:  
LOT H 12 CAROLINA SEASONS INC. 916/287  
LOT H 11 BERTHA ANDERSON 1143/801  
LOT H 10 CAROLINA SEASONS INC. 916/287



*Joe West*