

Initial Application Date: 10-16-02

Application 03-50005728

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Ted Brown

City: Cameron

State: NC

Mailing Address: 2927 Hillman Grove Rd Cameron

Zip: 29326

Phone #: 4945495

210-2932

APPLICANT: Ted Brown

City: Cameron

State: NC

Mailing Address: 2927 Hillman Grove Rd

Zip: 29326

Phone #: 4945495

PROPERTY LOCATION: SR#: 1108

SR Name: Bishops Court (Cameron Hill Rd)

Parcel: 09-9565-0056-29

PN: 9564-46-613

Zoning: R20

Subdivision: Yorkshire plantation

Lot #: 29

Lot Size: 99 X 231 1/2 AC

Flood Plain: no

Panel: 150

Watershed: III

Deed Book/Page: 1408-215

Plat Book/Page: 2000 page 215

DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

Hwy 27 west to Hwy 24 turn left one mile turn right on Cameron Hill Rd go 2.5 miles York Street one right go in take first left road on left

PROPOSED USE:

- Sg. Family Dwelling (Size 54 x 34) # of Bedrooms 3 # Baths 2 1/2 Basement (w/wo bath) _____ Garage 575 Deck 10 x 19
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____

Comments: _____

- Number of persons per household spec.
- 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

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	Minimum	Actual
Front	<u>35</u>	<u>45</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>20</u>	Corner	<u>150</u>
Nearest Building	<u>20ft</u>	<u>30</u>		

I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Ted Brown

Signature of Applicant

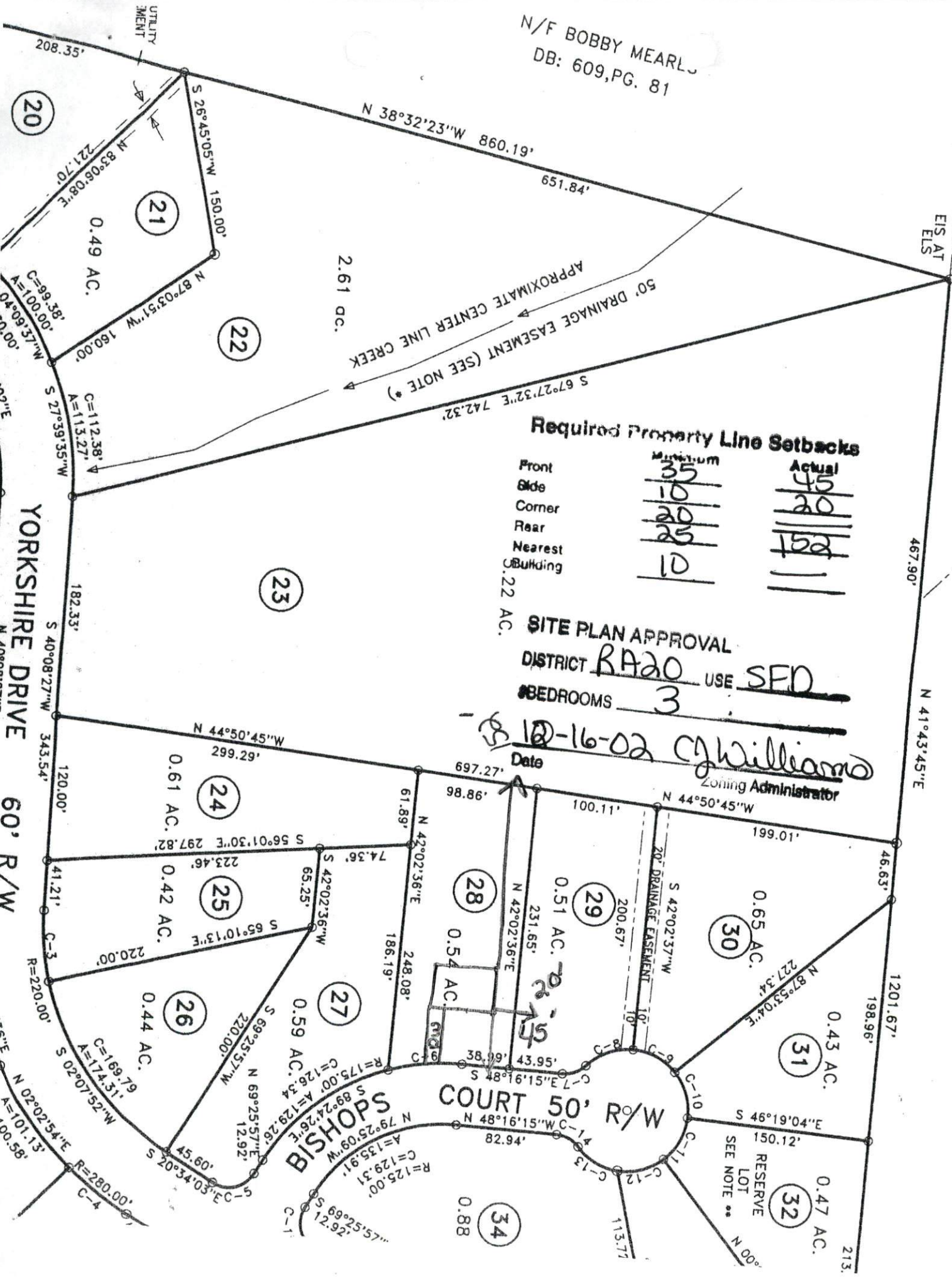
10-16-02
Date

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

806 10/18 S

N/F BOBBY MEARL
DB: 609, PG. 81

DB: 885, PG. 225



Required Property Line Setbacks

	Minimum	Actual
Front	35	45
Side	10	20
Corner	20	25
Rear	25	152
Nearest Building	10	11

SITE PLAN APPROVAL
DISTRICT RA20 USE SFD
BEDROOMS 3

Date 10-16-02
CJ Williams
Zoning Administrator

YORKSHIRE DRIVE
60' R/W

BISHOPS COURT 50' R/W

RESERVE LOT
SEE NOTE **

-9100-

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 09-9565-0056-26
Verified by County on the day of 09-9565-0056-27
by 09-9565-0056-28

Mail after recording to Ray McLean, P.O. Drawer 668, Coats, NC 27521

This instrument was prepared by Ray McLean, Attorney

Brief description for the index
Lots 26,27,&28, Yorkshire Plantation, Ph. II

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4 day of May, 2001, by and between

GRANTOR

BBS Development, LLC a North
Carolina Limited Liability Company
P.O. Box 727
Glen, NC 28334

GRANTEE

Ted Frown
2927 Hillmon Grove Rd.
Cameron, NC 28326

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:

BEING all of Lots 26, 27 and 28, Phase II, Yorkshire Plantation,
as recorded in Map Book 2000, page 162 of the Harnett County Registry.

HARNETT COUNTY TAX ID #
09-9565-0056-26
09-9565-0056-27
09-9565-0056-28
5-14-01 BY AM

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book 2000..... page 215..

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 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 claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Property is subject to Restrictions as recorded in Book 1408, page 215 of the Harnett County Registry.

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

USE BLACK INK ONLY

BNS Development, LLC a N.C. Limited Liability Company.....(SEAL)

.....
(Corporate Name)
By:
President

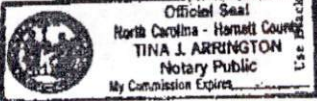
By: *Ted D. Brown* (SEAL)
Ted D. Brown, Managing Member

ATTEST:
.....
Secretary (Corporate Seal)

..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Harnett County.

I, a Notary Public of the County and State aforesaid, certify that BNS Development, LLC a NC Limited Liability Company, By: Ted D. Brown, Managing Member; Grantor,



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8 day of May, 2001.
My commission expires: 7-31-2001 Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____.
My commission expires: _____ Notary Public

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 in the Book and Page shown on the first page hereof.

.....REGISTER OF DEEDS FOR _____ COUNTY
By _____ Deputy/Assistant - Register of Deeds