

Initial Application Date: 2-13-03

Application # 173-50006483

COUNTY OF HARNETT LAND USE APPLICATION

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

LANDOWNER: Benny Joe Sears, JR. Mailing Address: 5981 Cokesbury Rd
City: Fuquay Varina State: NC Zip: 27526 Phone #: 919-552-6490

APPLICANT: Benny Joe Sears, JR Mailing Address: 5981 Cokesbury Rd
City: Fuquay Varina State: NC Zip: 27526 Phone #: 919-552-6490

PROPERTY LOCATION: SR #: 1403 SR Name: Cokesbury Rd.
Parcel: 05-0635-0148 PIN: 0635-56-5320
Zoning: RA30 Subdivision: Benny Joe Sears Lot #: 1 Lot Size: .77 AC
Flood Plain: X Panel: 10 Watershed: IV Deed Book/Page: 1722-332 Plat Book/Page: 2003-63

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401N to SR 1403 Cokesbury Rd - turn Left - go until
you pass Mill Creek Mobile Home Park - lot is on Left Behind a row
of pine trees

PROPOSED USE:

- Sg. Family Dwelling (Size 67 x 43) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) _____ Garage _____ Deck 8x12
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 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>75</u>	Rear	<u>25</u> <u>125</u>
Side	<u>10</u>	<u>32</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.

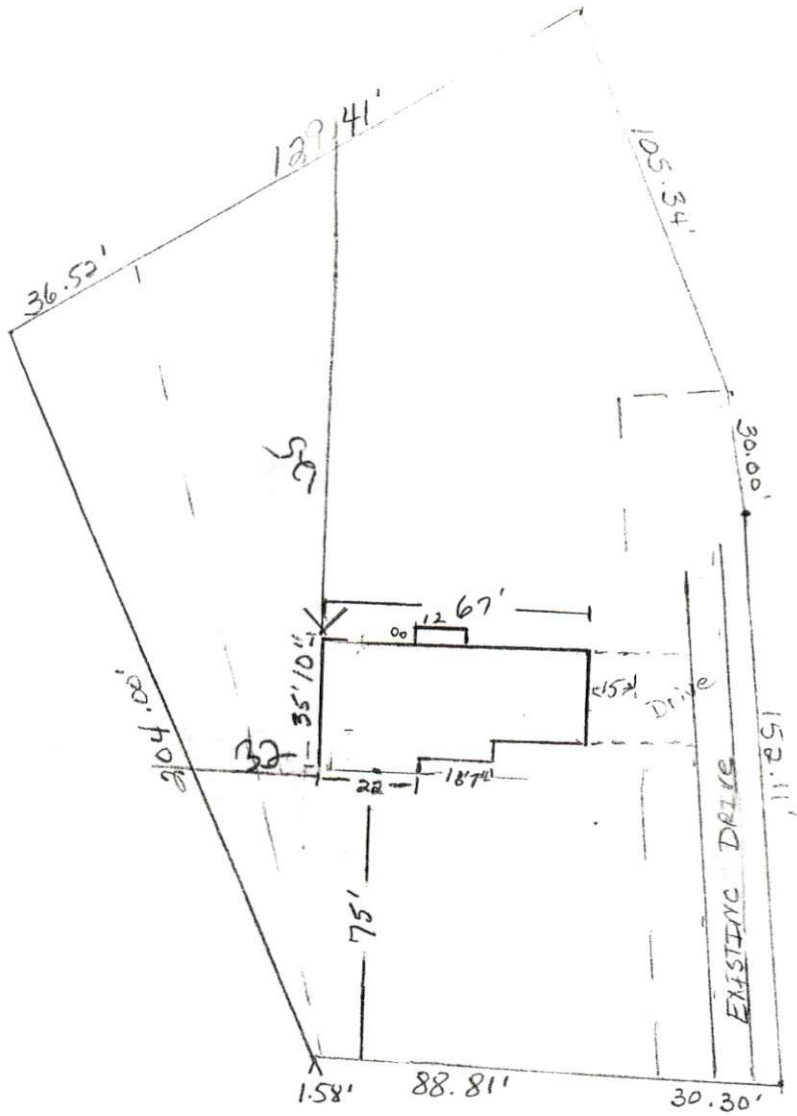
Benny Joe Sears
Signature of Owner or Owner's Agent

2-13-03
Date

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

129 2/18 N

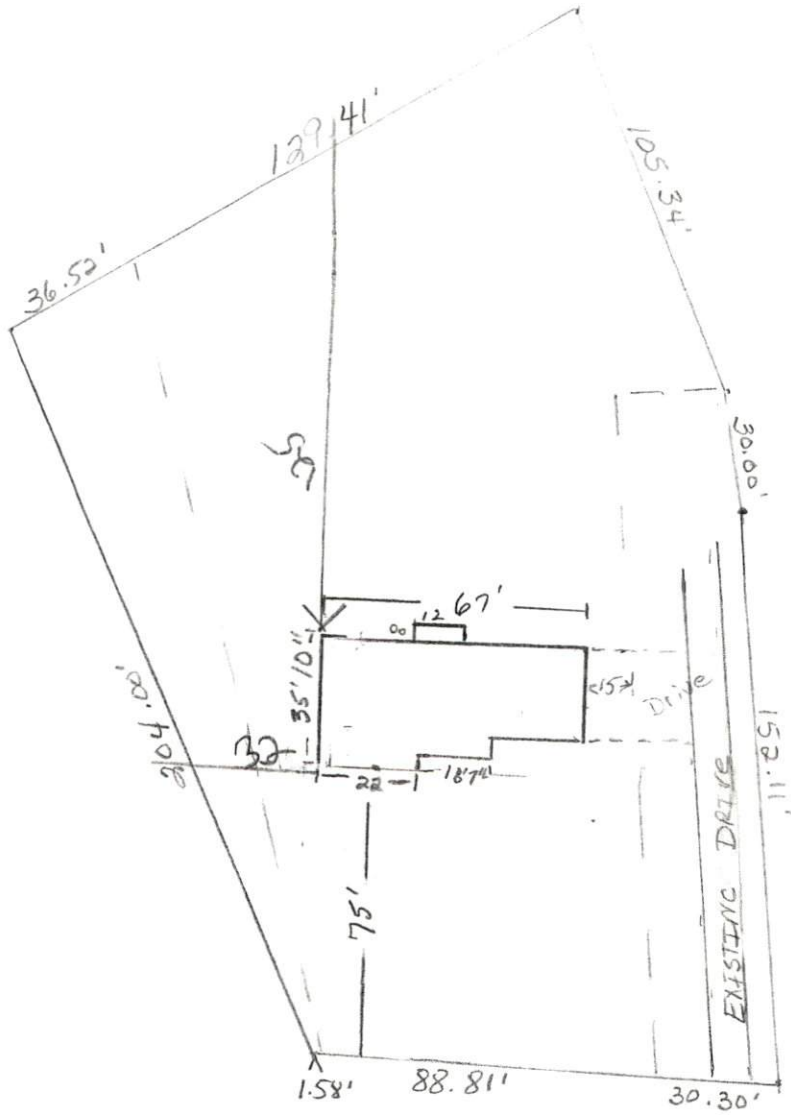
B. J. Sears
5981 Cokesbury Rd
Fuy NC 27526



SITE PLAN APPROVAL
DISTRICT RA30 USE SEP
#BEDROOMS 3
2-13-03
Zoning Administrator [Signature]

NCSR 1403
Cokesbury Rd

R. J. Sears
5981 Cokesbury Rd
Fuy NC 27526



SITE PLAN APPROVAL
DISTRICT RA30 USE SFD
#BEDROOMS 3
R. J. Sears
Zoning Administrator

1" = 50'

NC SR 1403
Cokesbury Rd

HARNETT COUNTY TAX ID #
05-0635-0148
2-10-03 BY SEB

FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2003 FEB 10 08:09:37 AM
 BK: 1722 PG: 332-334 FEE: \$17.00
 INSTRUMENT # 2003002507

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 0.00 Deed of Gift

Tax Identification Number: OUT OF 050635 0148

Hold/Mail after recording to: Cumalander, Adcock & McCraw, L.L.P.
 133 Spring Avenue, P.O. Box 1055
 Fuquay-Varina, NC 27526

This instrument was prepared by: John B. Adcock, P.A. (without title exam or closing or tax advice)

Brief Description for the index

Lot 1, Map #2003-63

THIS DEED made this 4th day of February, 2003, by and between

GRANTOR	GRANTEE
BENNY JOE SEARS and wife, BARBARA V. SEARS 5981 Cokesbury Road Fuquay Varina, NC 27526	BENNY JOE SEARS, JR. 5981 Cokesbury Road Fuquay Varina, NC 27526

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 _____, Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 1, containing 36,474 square feet including the 30 foot easement to line of possession, as shown on that map entitled "DIVISION OF HEIRS SURVEY FOR BENNY JOE SEARS & BARBARA V. SEARS" and recorded in Map Number 2003 - 63, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Any and all crop allotments are expressly excluded from this conveyance.

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:

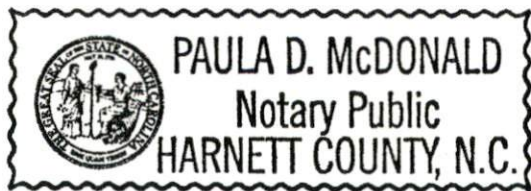
1. All general utility, service easements and rights of way of record.
2. Those restrictive covenants recorded in Book n/a, Page and as amended and modified, Harnett County Registry.
3. 2003 ad valorem taxes, not yet due and payable.
4. Subject to that 30-foot ingress, egress & utility easement as shown on recorded Map# 2003-63.

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.

Benny Joe Sears (SEAL)
Benny Joe Sears

Barbara V. Sears (SEAL)
Barbara V. Sears

_____ (SEAL)



STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, the undersigned notary public, do hereby certify that **Benny Joe Sears and wife, Barbara V. Sears** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notary seal this 5 day of Feb, 2003.

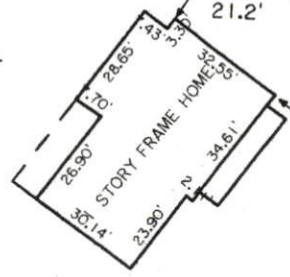
Paula D. McDonald Notary Public

My commission expires 13 Aug 03.

25,001 SQ. FT.
Karla Sabrina Sears



MAP H 99-345



WELL

1

36,474 SQ. FT.
INCLUDING 30' EASEMENT
TO LINE OF POSSESSION
Benny Joe Sears Jr.

LINE PER D.B. 799 PG. 434
N 69°26'44"W 211.70'

204.00'
N 78°53'10"W
LINE PER D.B. 484 PG. 120
AND LINE OF POSSESSION

N/F STEPHEN HOFFMAN
D.B. 484 PG. 120

NCSR 1403

Property exempt
Subdivision Ord
among heirs. Ar
or use of said pr
provisions of all
Harnett County
requirements of

1-16-03
Date

