

Initial Application Date: 3/6/03

Application # 03-50006619

CC Y OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: BTK PROPERTIES Mailing Address: 1945 PICKARD RD  
City: SANFORD State: N.C. Zip: 27330 Phone #: 776-6393  
mobile 499-8765

APPLICANT: BTK PROPERTIES Mailing Address: SAME  
City: SAME State: SAME Zip: SAME Phone #: SAME

PROPERTY LOCATION: SR #: Hwy 27 SR Name: Hwy 27  
Parcel: 03-9576-0103-01 PIN: 9576-59-5945.000  
Zoning: RA20R Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Lot Size: .71 AC

Flood Plain: X Panel: 075 Watershed: NA Dead Book/Page: 0172/0072 Plat Book/Page: 2003/02/05

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Specidic HWY 27 SOUTH. GO ABOUT 10 MILES TO YOU COME TO ALLEN ROAD ON RIGHT GREEN SIGN, JUST BEFORE YOU GET TO HWY 87 OVERPASS.

PROPOSED USE:

- Sg. Family Dwelling (Size 81 x 27) # of Bedrooms \_\_\_\_\_ # Baths 1.5 Basement (w/wo bath) \_\_\_\_\_ Garage 24 x 27 Deck \_\_\_\_\_
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Comments: \_\_\_\_\_ included in house size
- Number of persons per household 4
- 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 proposed 50% build house

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>95</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>25</u>	Corner	_____
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.

Signature of Applicant John B Knight

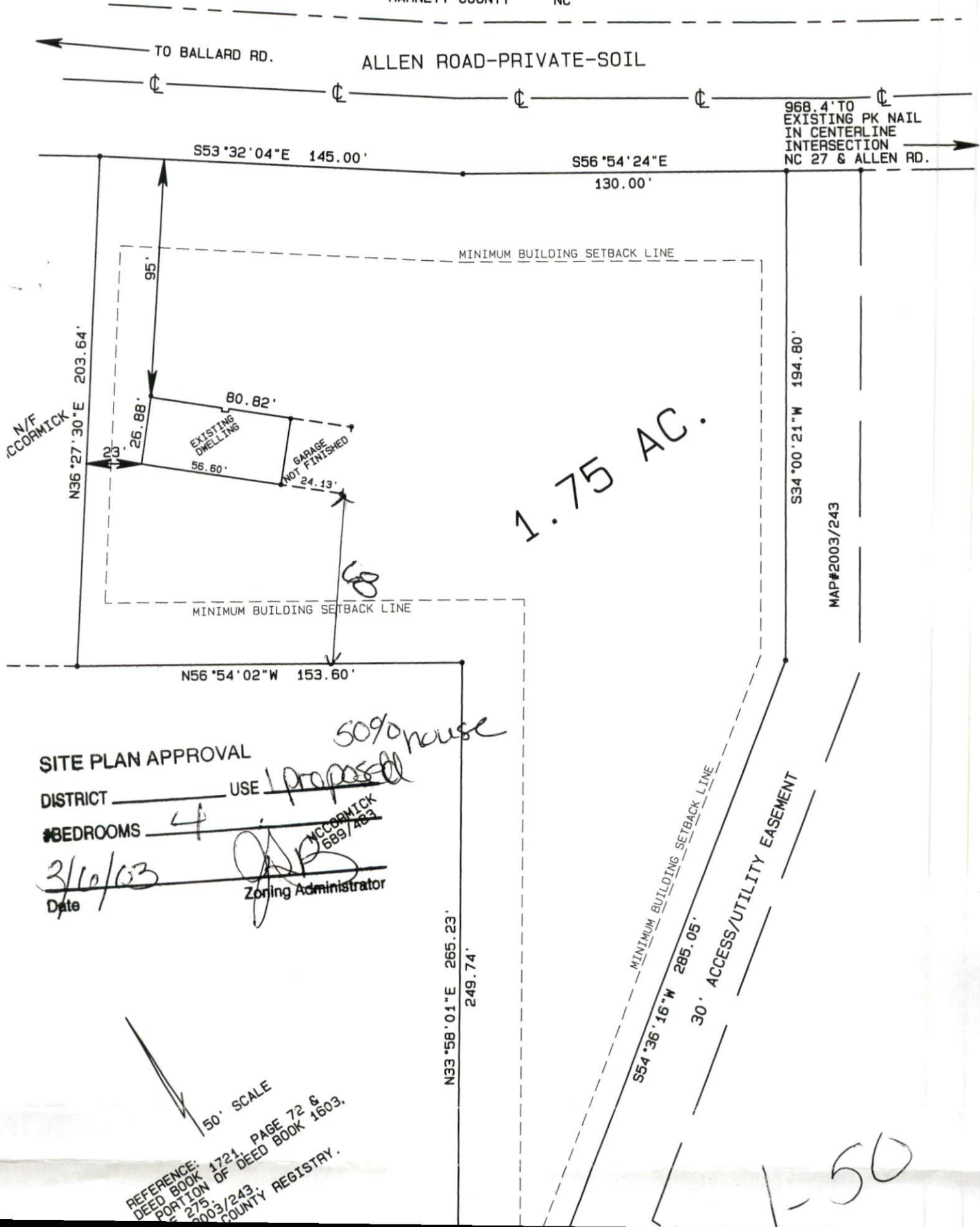
Date 3-6-03

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

179 3/13 S

# SITE PLAN B & K PROPERTIES

BARBECUE TOWNSHIP  
HARNETT COUNTY NC



968.4' TO  
EXISTING PK NAIL  
IN CENTERLINE  
INTERSECTION  
NC 27 & ALLEN RD.

1.75 AC.

MAP#2003/243

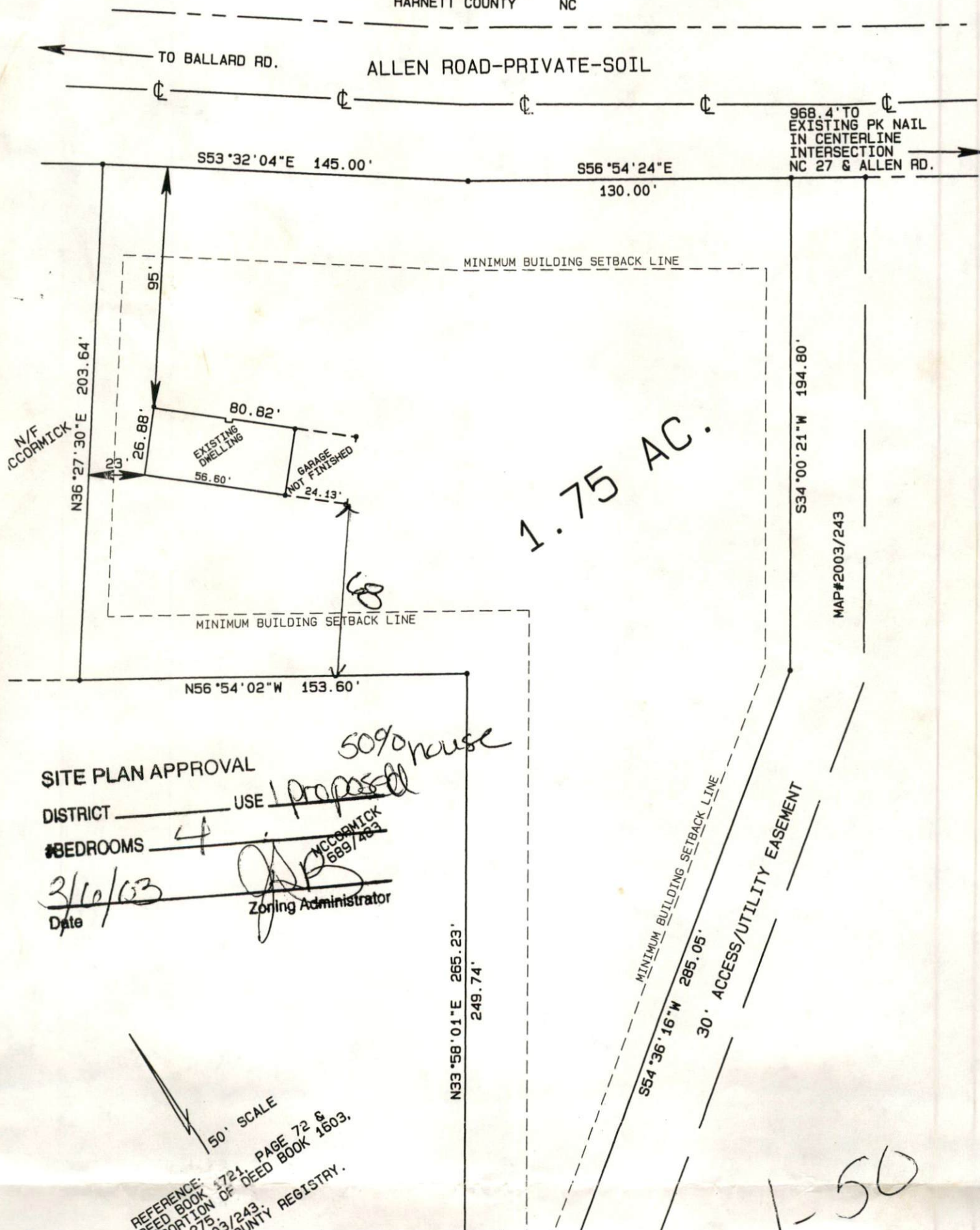
**SITE PLAN APPROVAL**  
 DISTRICT \_\_\_\_\_ USE 50% house  
 #BEDROOMS 4  
 Date 3/10/03  
*[Signature]*  
 Zoning Administrator

50' SCALE  
 REFERENCE:  
 DEED BOOK 1721, PAGE 72 &  
 PORTION OF DEED BOOK 1603,  
 275  
 2003/243  
 COUNTY REGISTRY.

1-50

# SITE PLAN B & K PROPERTIES

BARBECUE TOWNSHIP  
HARNETT COUNTY NC



**SITE PLAN APPROVAL**

DISTRICT \_\_\_\_\_ USE 1 proposed

#BEDROOMS 4

Date 3/10/03

*50% house*

*McCormick*  
689/433

*[Signature]*  
Zoning Administrator

50' SCALE

REFERENCE: 1721 PAGE 72 &  
DEED BOOK 275 PORTION OF DEED BOOK 1503.  
03/243 COUNTY REGISTRY.

1-50

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2002 MAR 21 04:53:56 PM  
BK: 1603 PG: 275-277 FEE: \$17.00  
NC REVENUE STAMP: \$100.00  
INSTRUMENT # 2002005468

Excise Tax \$108.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No: **032576-0121**  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to **David F. McRae, Attorney, P.O. Box 99, Lillington, NC 27546**  
This instrument was prepared by **David F. McRae, Attorney, P.O. Box 99, Lillington, NC 27546**

Brief Description for the index

**9.80 acres, Allen Road, Barbecue Township**

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20<sup>th</sup> day of March, 2002 by and between

GRANTOR	GRANTEE
<b>PAIGE B. FITZGERALD, unmarried</b>  Post Office Box 1220 Broadway, North Carolina 27505	<b>B &amp; K PROPERTIES, a General Partnership</b>  1945 Pickard Road Sanford, North Carolina 27330

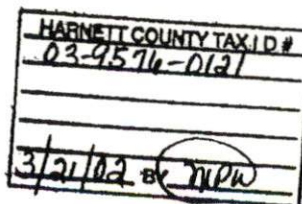
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 \_\_\_\_\_, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL of that tract or parcel of land containing 9.80 acres, as shown upon a plat of survey entitled "Survey for: Travis L. Phillips, Jr.", by Bennett Surveys, Inc., dated July 18, 2001, and recorded at Map Number 2001-807, Harnett County Registry. Reference to said plat is hereby made for a greater certainty of description.

This being the same property conveyed to Paige Fitzgerald, by deed from Arlene Bright Allard, et al, dated July 28, 2001 and appearing of record in Deed Book 1532, Page 554-558, Harnett County Registry.



For reference see deed recorded at Book 980, Page 96 Harnett County Registry.

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. Utility and ingress/ egress easements of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Sherrill Levon Kelly (SEAL)  
 SHERRILL LEVON KELLY

\*\*\*\*\*

STATE OF NORTH CAROLINA, HARNETT COUNTY

SEAL-STAMP



I, a Notary Public of the County and State aforesaid, certify that SHERRILL LEVON KELLY, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 5 day of February, 2003.

Lauren Graham Notary Public

My Commission expires: 5-26-04

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY E. HARGROVE  
HARNETT COUNTY, NC  
2003 FEB 05 03:47:15 PM  
BK: 1721 PG: 72-74 FEE: \$17.00  
NC REVENUE STAMP: \$12.00  
INSTRUMENT # 2003002305

HARNETT COUNTY TAX ID #  
03-9576-0103-01  
2503 BY SLB

Excise Tax

Recording Time, Book and Page

Tax Lot No \_\_\_\_\_ Parcel Identifier # 03-9576-0103-01

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
by \_\_\_\_\_

Mall after recording to: Christopher L. Carr  
P.O. Box 160  
Lillington, NC 27546

This instrument was prepared by : Christopher L. Carr

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5 day of February, 2003 by and between

GRANTOR	GRANTEE
SHERRILL LEVON KELLY, Single 744 MT. OLIVE CHURCH RD. LILLINGTON, NC 27546	B & K PROPERTIES 1945 PICKARD ROAD SANFORD, NC 27330

Enter in appropriate block for each party; name, address, and if appropriate, character of entity, e.g. corporation or partnership

The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assign, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all of the Grantors undivided interest in that certain lot or parcel of land situated in Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake said iron stake being the Northeast corner of the tract of land conveyed to George Purvis McCormick Jr., and wife Gertrude McCormick as recorded in Deed Book 735, Page 364 and 365 Harnett County Registry, and running thence with McCormick's eastern line South 31 degrees 20 minutes 34 seconds West 195.92 feet to an iron stake, the Southeast corner of the McCormick tract; thence with McCormick's Southern line North 59 degrees 53 minutes 49 seconds West 153.60 feet to an iron stake, a new corner; thence with a new line North 33 degrees 48 minutes 09 seconds East 202.65 feet to an iron stake, a new corner in the Southern right of way margin of an unnamed street, thence with the margin of said unnamed street, South 56 degrees 11 minutes 51 seconds East 145.00 feet to the BEGINNING. Containing 0.70 acres more or less and being a portion of the land conveyed to George Purvis McCormick, Jr. and wife Gertrude McCormick as recorded in Deed Book 735, Page 364 and 365, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1532, Page 554-558, Harnett County Registry.

A map showing the above described property is recorded in Map Number 2001-807, Harnett County Registry.

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:

Any and restrictions, roadway easements, and utility easements as may appear of record in 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.

(Corporate Name)

Paige B. Fitzgerald (SEAL)  
Paige Fitzgerald

By:

\_\_\_\_\_ (SEAL)

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Secretary (Corporate Seal)



NORTH CAROLINA, HARNETT COUNTY

Julie C. Parrish a Notary Public of the County and State aforesaid, certify that Paige Fitzgerald personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20<sup>th</sup> day of March, 2002.

My commission expires: 3/21/2004

Julie C. Parrish  
Notary Public

SEAL-STAMP

NORTH CAROLINA, Harnett County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she 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 it \_\_\_\_\_ President, sealed with its corporate seal and attested by him/her as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

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

Kimberly S. Hargrove REGISTER OF DEEDS FOR Harnett COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.