

3-25-03

Application # C3-006722  
316 Victoria Hills Dr S.

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

City: [Redacted] Gary L Hughes Mailing Address: 3055 Old Pines Creek Rd  
State: \_\_\_\_\_ Zip: 27501 Phone #: 6396594 Anger

City: [Redacted] Gary L Hughes Mailing Address: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: Lafayette  
Parcel: 08-0653-01-0105-38 PIN: 06683-04-4726  
Zoning: RA-30 Subdivision: Victoria Hills Lot #: 106 Lot Size: .34 AC  
Flood Plain: X Panel: SD Watershed: IV Deed Book/Page: 121-1800 Plat Book/Page: 2002-355

If located with a Watershed indicate the % of Impervious Surface:  
[Redacted] 7401 North Turnpike  
Lafayette Road turn back right  
into Victoria Hills lot on right.

PROPOSED USE:

- Sg. Family Dwelling (Size 30 x 71) # of Bedrooms 3 # Baths 2 Basement (w/wo bath)    Garage  Deck
- 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 NO 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>50</u>	Rear	<u>25</u> <u>175</u>
Side	<u>10</u>	<u>20</u>	Corner	_____
Nearest Building	_____	_____		

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.

[Redacted] Gary L Hughes

3-25-03

\*\*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

208 3/25 N

15-100

# 100 REVIEW OFFICER OF Harnett

MAP OR PLAT TO WHICH THIS CERTIFICATION IS  
BY REQUIREMENTS FOR RECORDING.

Michael P. Wood  
REVIEW OFFICER

PLANNING BOARD CERTIFICATE

The Harnett County Planning Board hereby  
approves the final plat for

BOARD C

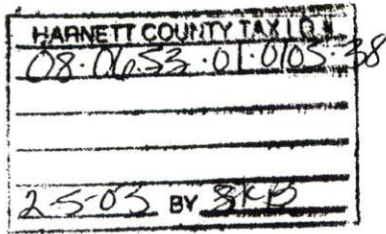
The Board approve

Subdivision \_\_\_\_\_  
Date \_\_\_\_\_ Chairman, Harnett County Planning Board DATE \_\_\_\_\_

VICTORIA HILLS S/D  
PHASE 3  
MAP #2001 PG.1416-1418

SITE PLAN APPROVAL  
DISTRICT RA3C USE SFP  
#BEDROOMS 3  
3-21-03 Date  
Jones Zoning Administrator





FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2003 FEB 05 02:16:49 PM  
BK: 1721 PG: 18-20 FEE: \$17.00  
NC REVENUE STAMP: \$46.00  
INSTRUMENT # 2003002293

Prepared by: Pope & Pope, Attorneys at Law, P.A.  
PO Box 790, Angier, N.C. 27501  
Our File No.: 03-046

HOLD FOR: Adams Law Office, PA

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF HARNETT )

WARRANTY DEED

This INDENTURE is made this 16<sup>th</sup> day of January, 2003 by and between **ANDERSON CONSTRUCTION, INC.**, a North Carolina Corporation whose address is 6212 Rawls Church Road, Fuquay-Varina, North Carolina 27526 party of the first part; and **Gary Lynn Hughes and wife, Barbara Gardner Hughes** whose address is 3055 Old Buies Creek Road, Angier, North Carolina 27501, parties of the second part.

WITNESSETH:

WHEREAS Grantor(s) for and in consideration of the Sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto the Grantee(s) in fee simple. Said property being all of that certain piece, parcel or tract of land situated, lying and being in Hectors Creek Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lot No. 106 of Victoria Hills Subdivision, Phase 4, as shown on map of survey dated June 4, 2001 (revised: January 22, 2002) by Mauldin-Watkins Surveying, P.A., Fuquay-Varina, North Carolina and recorded in Map No. 2002-355, Harnett County Registry, reference to map is hereby made for greater accuracy of description.

The above described lots being conveyed subject to those Protective Covenants recorded in Deed Book 1615, Page 962, Harnett County Registry.

For chain of title see: Deed Book 1587, Page 220; Deed Book 1386, Page 247; Estate of Vera Matthews Smith in 93 E 490; Estate of Eugene Judd Smith in 68 E 395; Deed Book 310, Page 243. See also Map No. 99-566; Plat Book 10, Page 100; Deed Book 1036, Page 28; Deed Book 394, Page 668; Deed Book 717, Page 666; Plat Cabinet C, Slide 108(B); Plat Cabinet D, Slide 157(E) and Deed Book 686, Page 796, Harnett County Registry.

The herein described lands are conveyed to and accepted by the Grantees subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.

This conveyance is expressly made subject to the lien created by Grantor's real 2003 Harnett County ad valorem.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in anyway appertaining, unto the Grantees, their heirs, successors and assigns forever, but subject always, however, to the reservation(s) set forth above.

AND the said Grantor, party of the first part, covenant to and with said Grantees, parties of the second part, their heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantees in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that itself and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantees, their heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

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

Anderson Construction, Inc.

By: Leon Anderson (Seal)  
Leon Anderson  
President

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, a Notary Public in and for said County and State, do hereby certify that on the 16<sup>th</sup> day of January, 2003, before me personally came Leon Anderson, with whom I am personally acquainted, who, being by me duly sworn, says that he is the President of Anderson Construction, Inc., the corporation described herein and which executed the foregoing instrument; and that the name of the corporation was subscribed, verified, and assented to by said President, and that said President subscribed its names thereto, all by order of the Board of Directors of said corporation, and that said instrument is a true and correct copy of the original instrument and deed of said corporation.

(Seal/Stamp) Witness my hand and official stamp or seal, this the 16<sup>th</sup> day of January, 2003.

(Seal/Stamp)

Debra H. Simmons  
Notary Public

My Commission Expires: 08-11-04