

not on V. Sheet  
OK per Donna

Initial Application Date: 11/07/03

Application # 02 5-8186

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: P.O. Box 2825  
City: SANFORD State: NC Zip: 27331 Phone #: 919-775-1497

APPLICANT: Custom Contracting Corporation Mailing Address: P.O. Box 2825  
City: SANFORD State: NC Zip: 27331 Phone #: 919-775-1497

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: \_\_\_\_\_  
Parcel: 09956701 0006 60 PIN: 9550-90-6975 5183  
Zoning: RA-20R Subdivision: CAROLINA SEASONS Lot #: H-26 Lot Size: 44 ACRES  
Flood Plain: X Panel: 75 Watershed: NR Deed Book/Page: 0916/0289 Plat Book/Page: Sec#4 F/360-D

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 87 S. to state road 1202. Right on 1202. Right on 1201. Left into CAROLINA SEASONS ON PONDEROSA TRAIL. Right on FERN Ridge. Right on GREEN Links DR. Lot is on the left.

PROPOSED USE:

- Sg. Family Dwelling (Size 54 x 55) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage \_\_\_\_\_ Deck 12x16
- 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 1 proposed 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>36</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>26</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.

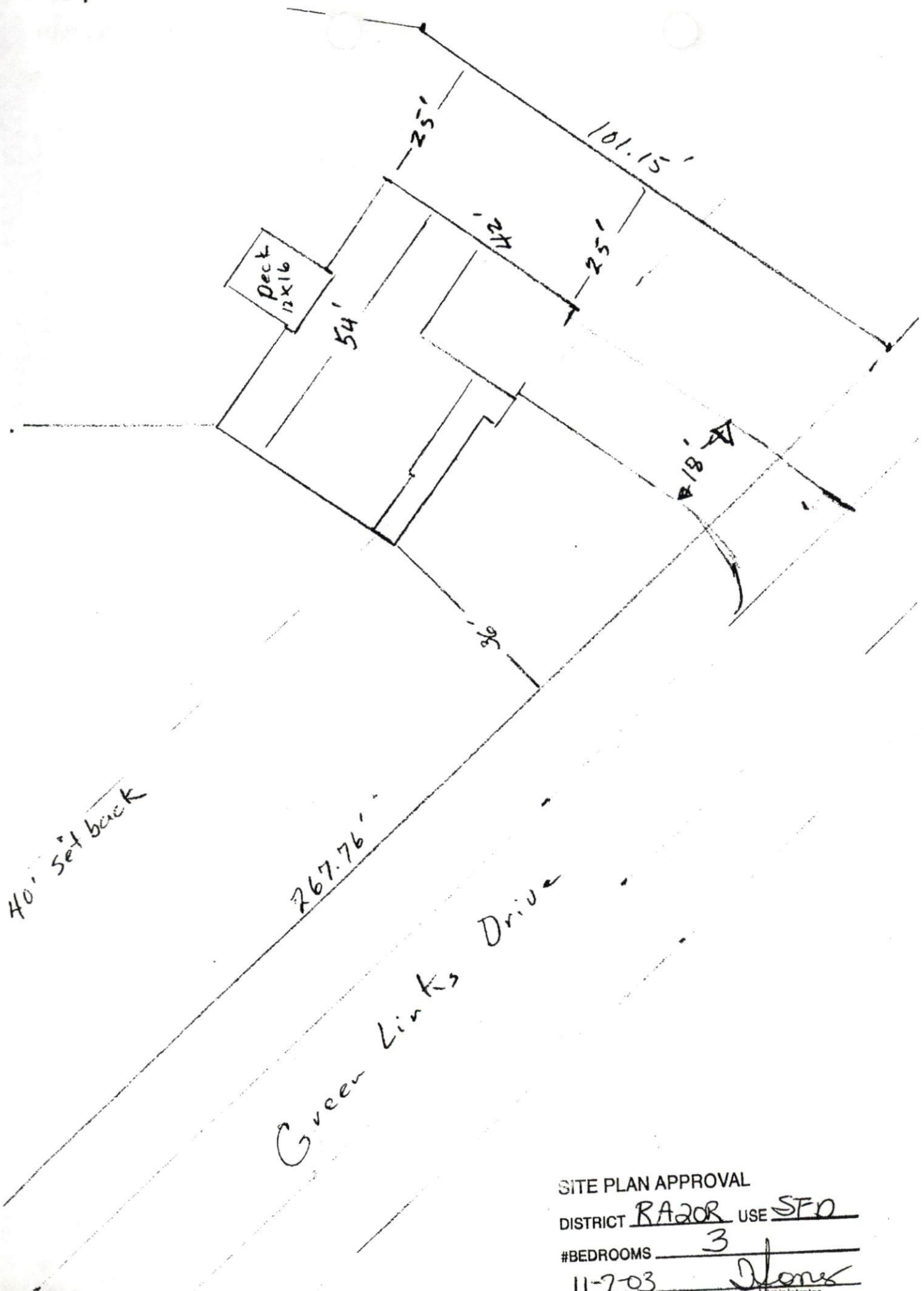
Sandra L Perry  
Signature of Owner or Owner's Agent

11/07/03  
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

646 11/10 S



SITE PLAN APPROVAL  
 DISTRICT RAZOR USE SFD  
 #BEDROOMS 3  
 11-7-03 Alonek

STATE OF NORTH CAROLINA  
RECORDS & DEEDS  
HARNETT COUNTY  
AUG 1 1990  
170.00  
SP

STATE OF NORTH CAROLINA  
RECORDS & DEEDS  
HARNETT COUNTY  
AUG 2 1990  
314.00  
SP

FILED  
Book 916 Page 287-290  
AUG 1 12 11 PM '90  
GAYLE P. HOLDER  
REGISTER OF DEEDS  
HARNETT COUNTY, NC

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



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

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

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:

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.

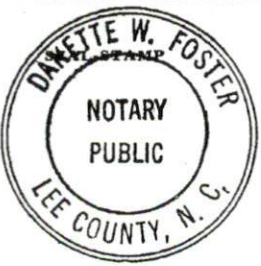
.....  
(Corporate Name)

By: .....  
.....  
President

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

USE BLACK INK ONLY

*Esther W. Childress* ..... (SEAL)  
Esther W. Childress  
*G. N. Childress, Jr.* ..... (SEAL)  
G. N. Childress, Jr.  
*Marie Briggs Childress* ..... (SEAL)  
Marie Briggs Childress  
..... (SEAL)



NORTH CAROLINA, Lee County.

I, a Notary Public of the County and State aforesaid, certify that Esther W. Childress  
G. N. Childress, Jr. and wife, Marie Briggs Childress Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 31st day of July, 1990.  
My commission expires: 6/30/91 Danette W. Foster 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 ....., 19.....  
My commission expires: ..... Notary Public

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

Harnett County Planning Department  
Central Permitting  
PO Box 65, Lillington, NC 27546  
910-893-4759

In order to provide the best customer service, Central Permitting staff compiled a list of procedures that helps to ensure successful permitting processes. Please follow steps necessary to expedite your plans.

Environmental Health New Septic Systems Test

- Place "property flags" in each corner of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- After preparing proposed site telephone Environmental Health @ 893-7547 for questions on soil evaluation and confirmation number. Environmental Health will not begin soil evaluations until you call for confirmation number. Environmental Health is the source for all matters concerning testing and scheduling once application is completed at Central Permitting.

Environmental Health Existing Tank Inspections

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover.
- After preparing trapdoor call Environmental Health @ 893-7547 for confirmation number. Please be prepared to answer the following – The applicant's name, physical property location and the last four digits of your application number.

Fire Marshal Inspections

- Call Fire Marshal's office @ 893-7580 for all inspections.
- Prior to requesting final Building Inspection call Fire Marshal's office @ 893-7580 for inspection.

Public Utilities

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

Building Inspections

- Call Building Inspections @ 893-7527 to request any inspection.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.

E911 Addressing

- Address numbers must be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day
- At entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Call E911 Addressing @ 814 - 2038 for any questions.

Applicant Name: (Please Print)

Sandra L. Perry

Applicant Signature:

Sandra L. Perry