

Initial Application Date: 12-5-03

Application # 07 50008389-1

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: JAMES JACKSON HOME BUILDERS Mailing Address: 908C W BROAD ST
City: DUNN State: NC Zip: 28334 Phone #: 910-892-6288

APPLICANT: JAMES JACKSON Mailing Address: 436 OAK VALLEY FARM RD
City: CORTS State: NC Zip: 27521 Phone #: 910-897-5563

PROPERTY LOCATION: SR #: - SR Name: Smithwood Dr.
Parcel: 08 D05301 D0558 PIN: 0003-04-3762.000
Zoning: R130 Subdivision: VICTORIA HILLS Lot #: 173 Lot Size: .605
Flood Plain: X Parcel: 50 Watershed: IV Deed Book/Page: 1813/1052 Plat Book/Page: 2003/08/18

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 NORTH 6 MILES TR ON LAFAYETTE RD
TO 1 MILE TR VICTORIA HILLS SUBDIVISION TR 2ND STREET TR
1ST STREET LOT ON LEFT

PROPOSED USE:

- Sg. Family Dwelling (Size 30 x 48) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) _____ Garage 21x22 Deck _____
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
- Comments: _____
- Number of persons per household 3 per
- 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 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>40</u>	Rear	<u>25</u> <u>185</u>
Side	<u>10</u>	<u>22</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.

James R. Jackson
Signature of Owner or Owner's Agent

12-5-03
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

687 12/8 N

8389

SITE PLAN APPROVAL

DISTRICT RA30 USE PDF

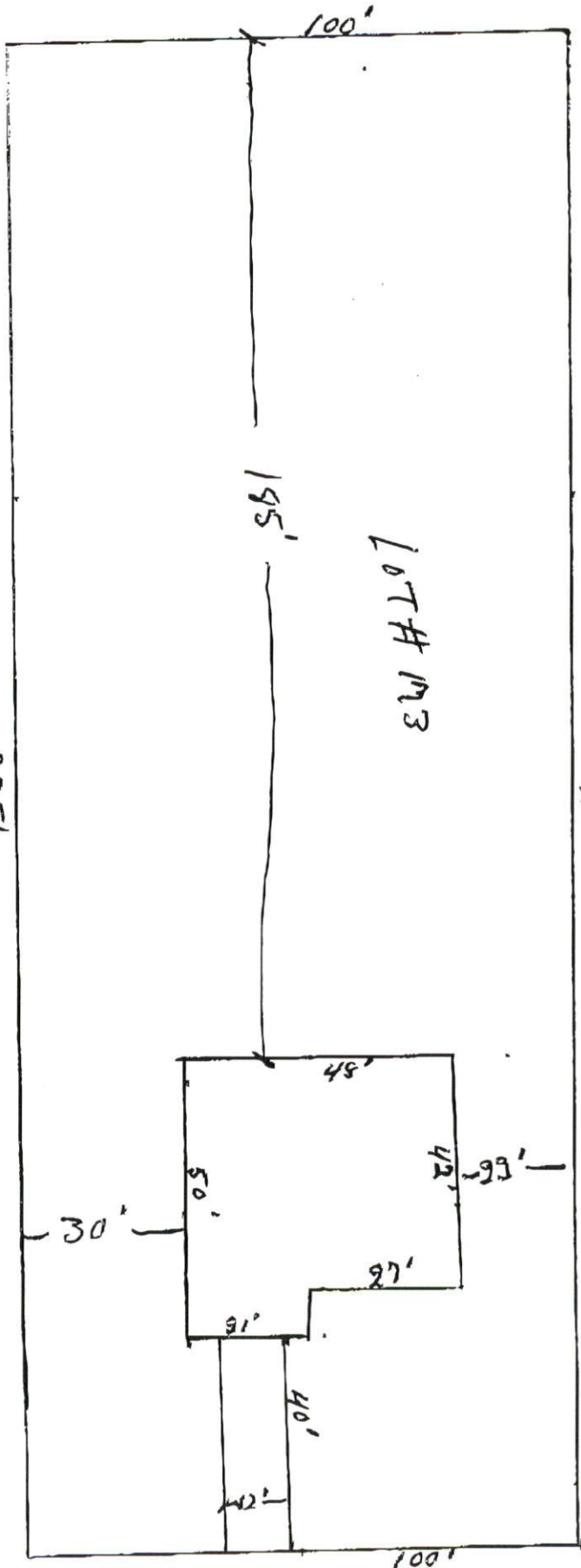
#BEDROOMS 3

Date 12.5.03

Zoning Administrator [Signature]

LOT # 172

975'



LOT # 173

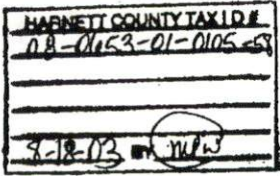
975'

LOT # 174

1" = 30'



FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARRIS
 HARNETT COUNTY, NC
 2003 AUG 18 03:53:32 PM
 BK: 1813 PG: 652-654 FEE: \$17.00
 NC REV STAMP: \$3.00
 INSTRUMENT # 2003016776



Prepared by: Pope & Pope, Attorneys at Law, P.A.
 PO Box 790, Angier, N.C. 27501
 File No.: 03-715
 Rev #50

(This instrument prepared by William M. Pope a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.)

STATE OF NORTH CAROLINA)
)
 COUNTY OF HARNETT) WARRANTY DEED

This INDENTURE is made this 15 day of August, 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 JAMES JACKSON HOME BUILDERS, A NORTH CAROLINA GENERAL PARTNERSHIP, whose address is 436 Hard Luck Road, Coats, North Carolina 27521, parties of the second part.

W I T N E S S E T H:

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. 173 of Victoria Hills Subdivision, Phase 5, as shown on map of survey dated August 29, 2002 (revised: April 7, 2003) by Mauldin-Watkins Surveying, P.A., Fuquay-Varina, North Carolina and recorded in Map No. 2003-477, 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 1767, Page 47-53, 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 taxes.

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 15 day of August, 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 thereto 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 the act and deed of said corporation.

Witness my hand and official stamp or seal, this the 15 day of August, 2003.

(Seal/Stamp)

William D. ...
Notary Publ



My Commission Expires: 2/3/07