

Initial Application Date: 7-9-03

Application # 03-0007454  
(7454)

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Pipe Grove Dev. Mailing Address: 622 Buffalo Lake Rd.  
City: SANFORD State: NC Zip: 27332 Phone #: 498-2204

APPLICANT: \_\_\_\_\_ Mailing Address: 56 ELIJAH COURT.  
City: CAMERON State: NC Zip: 28326 Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: 24-27 SR Name: 24-27 West  
Parcel: 09-9556-0064-35 PIN: 9565-48-5621.000  
Zoning: RA20R Subdivision: Woodbridge PH II Lot #: 13 Lot Size: \_\_\_\_\_  
Flood Plain: NA Panel: 150 Watershed: JNA Deed Book/Page: 972/900 Plat Book/Page: 2003-355-356

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 24 27 West - Right on Stovall Turn  
Left on Hannah Lori - Left on ELIJAH - Top @  
End of Cul-de-Sac.

PROPOSED USE:

- Sg. Family Dwelling (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Basement (w/wo bath) \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size 27 x 76) # of Bedrooms 3 Garage NA Deck NA

- Comments: \_\_\_\_\_
- Number of persons per household 5 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 0 Manufactured homes 1 Proposed Other (specify) 0

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>47'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>19'</u>	Corner	<u>NA</u>
Nearest Building	<u>NA</u>	<u>NA</u>		<u>NA</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.

James D. Stovall - PG-DC  
Signature of Owner or Owner's Agent

7-9-03  
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

443 7/10 S

HP: 5355

16



FIP N 88°16'16" E  
335\* 37.54' FIP \*334

SITE PLAN APPROVAL

DISTRICT B-200B USE OWMH

#BEDROOMS 3

Date 7-9-03

ARB  
Zoning Administrator

15

13  
0.43 ACS.

N 00°46'48" E  
197.19'

SETBACK

MARK E. SHUMAN  
DB 1040, PG. 252

S 51°39'03" E  
184.96'

FIP \*340

49'

27' x 76'

47'

S 21°36'37" W  
50.00' R  
43.96' CH

FIP \*338 20' DRAINAGE EASEMENT N 89°59'43" W FIP \*340  
121.08'

ELIJAH COURT  
\*344

12

11

OWNER / DEVELOPER  
PINE GROVE DEVELOPMENT CORP.  
P.O. BOX 806  
SOUTHERN PINES, N.C. 28327

**NOTE:**

BEING ALL OF LOT #13 OF WOODBRIDGE  
SUBDIVISION PHASE 2 RECORDED IN  
2003/ - HARNETT CO. REG.

**LEGEND**

FIP FOUND IRON PIPE  
SIP SET IRON PIPE  
R/W RIGHT OF WAY  
PP POWER POLE  
\* ELEVATIONS

I FURTHER CERTIFY THAT THIS PROPERTY  
(DOES NOT)  
LIE WITHIN A SPECIAL FLOOD HAZARD AREA  
AS DESIGNATED BY FIRM FLOOD INSURANCE

DATE: APRIL 02, 2003

PLOT PLAN

LOT 13

SCALE: 1" = 40'

TOWNSHIP: JOHNSONVILLE

WOODBRIDGE  
PHASE 2

HARNETT CO. N.C.

745

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2001 JUN 27 04:29:45 PM  
BK: 1514 PG: 410-412 FEE: \$10.00  
NC REVENUE STAMP: \$264.00  
INSTRUMENT # 2001011289

Excise Tax ~~\$280.00~~ 264.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No: 09-9556-0064 & 09-9556-0064-02  
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

39.74 acres, NC Hwy 27-27, Johnsonville Township

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26<sup>th</sup> day of June, 2001 by and between

GRANTOR	GRANTEE
<p>CHONG BISHOP and husband, WAYNE BISHOP and LEASA WATSON and husband, SAMUEL WATSON 105 Meadow Spring Drive Sanford, North Carolina 27330</p>	<p>PINE GROVE DEVELOPMENT CORP.,  662 Buffalo Lake Road Sanford, North Carolina 27330</p>

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:

BEING all of that certain tract or parcel of land containing 39.74 acres, more or less, as shown upon that map and survey entitled "Survey for : Pine Grove Development for Chong and Wayne Bishop and Samuel and Leasa Watson", prepared by Bracken & Associates, dated June 18, 2001, and appearing of record at Map Number 2001-685, Harnett County Registry. Reference to said map is hereby made for a greater certainty of description. The hereinabove referenced description is the combined coverage of these two tracts of land as shown in Deed Book 873, Page 888, Harnett County, North Carolina.



erty hereinabove described was acquired by Grantor by instrument recorded in Deed Book 972, Page 900, Harnett County

ap showing the above described property is recorded in Map Number 2001-685, 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)

Chong Bishop (SEAL)  
Chong Bishop

By: \_\_\_\_\_

Wayne Bishop (SEAL)  
Wayne Bishop

\_\_\_\_\_  
President

ATTEST:

Leasa Watson (SEAL)  
Leasa Watson

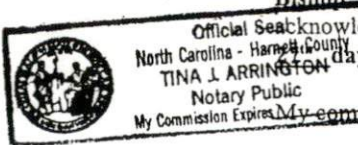
\_\_\_\_\_

Samuel Watson (SEAL)  
Samuel Watson

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

SEAL-STAMP NORTH CAROLINA, HARNETT COUNTY

I, Tina J. Arrington a Notary Public of the County and State aforesaid, certify that Chong Bishop, Wayne Bishop, Leasa Watson, and Samuel Watson personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of seal, this \_\_\_\_\_ day of June, 2001.



Tina J. Arrington  
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 \_\_\_\_\_