

Initial Application Date: 7/14/04 Job# 9109 Application # 045-9914
15 Gramacheln. 825487
COUNTY OF HARNETT LAND USE APPLICATION
 Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 8934759 Fax: (910) 893-2793

LANDOWNER: Pine Grove Development Corporation, Inc. Mailing Address: 622 Buffalo Lake Rd.
 City: Sanford State: NC Zip: 27332 Phone #: 919-498-2204

APPLICANT: _____ Mailing Address: 190 Papoose Trail
 City: Lillington State: NC Zip: 27546 Phone #: _____

PROPERTY LOCATION. SR #- 1141 SR Name: MICROTOWER RD.
 Parcel: 039597-0183-09 PIN: 9597-80-9911 000
 Zoning: RA-20 Subdivision: Cherokee Ridge Lot #: 9 Lot Size: .53
 Flood Plain: No Panel: 150 Watershed: No Deed Book/Page: 01865/0354 Plat Book/Page: 2004/442-443

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 27 West - Left on Tingen Rd. - Left on MicroTower Rd. - Just past HeatherBrook Estates on left will be Papoose Trail

PROPOSED USE:

Sg. Family Dwelling (Size x) # of Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage _____ Dock _____

Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____

Manufactured Home (Size 30'4" x 76') # of Bedrooms 3 Garage N/A Deck N/A

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: (X) County () Well (No. dwellings _____) () Other _____

Sewage Supply: (X) New Septic Tank () Existing Septic Tank () County Sewer () Other _____

Erosion & Sedimentation Control Plan Required? NO

Structures on this tract of land: Single family dwellings 0 Manufactured homes 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? NO

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>38'</u>	Rear	<u>25'</u> <u>35'</u>
Side	<u>10'</u>	<u>45'</u>	Corner	<u>35'</u> <u>N/A</u>
Nearest Building	<u>N/A</u>	<u>N/A</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 Howard for PGDC
 Signature of Owner or Owner's Agent

7/14/04
 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

Y18 S

HP: 5459

5

GAMACHE LANE

50' PUBLIC R/W



DEED 1469/856

N25°03'19"W

93.76'

C11

232.13'

30 X 76

30 X 76

DRIVE

2' SETBACK

35' SETBACK

35' SETBACK

C12

38

7

N73°48'52"E

PAPOOSE TRAIL
50' PUBLIC R/W

37

65.28'

N75°50'45"W

48.09'
S25°03'19"E

10

SITE PLAN APPROVAL

DISTRICT RAZOR USE DWMH

#BEDROOMS 3

Date 7/13/04 Pluss

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C11	42.54	25.00	S23°41'32"W	37.59
C12	166.06	300.00	S88°17'49"W	163.95

NOTE:

BEING ALL OF LOT # 9
CHEROKEE RIDGE S/D
MAP 2004 - 442

LEGEND

FIP
SIP
R/W
PP
*

FOUND IRON PIPE
SET IRON PIPE
RIGHT OF WAY
POWER POLE
ELEVATIONS

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



2003024977

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2003 DEC 05 01:20:56 PM
BK: 1865 PG: 354-357 FEE: \$20.00
NC REV STAMP: \$210.00
INSTRUMENT # 2003024977

HARNETT COUNTY TAX ID #
03-9597-0183
12/5/03 BY (CW)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210⁰⁰

Parcel Identifier No. 0395970183 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Ray McLean, Attorney P.O. Drawer 668, Coats, NC 27521

This instrument was prepared by: Ray McLean, Attorney

Brief description for the Index: 33.2 acres

THIS DEED made this 4 day of December, 2003, by and between

GRANTOR	GRANTEE
Patsy B. Flynn (unmarried) 192 Flynn-McPherson Rd Cameron, NC 28326	Pine Grove Development Corp. 622 Buffalo Lake Rd. Sanford, NC 27332

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 _____, _____ Brabecue _____ Township, _____ Harnett _____ County, North Carolina and more particularly described as follows:

(See attached Exhibit A for legal description of property)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1469 page 859.

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

9914

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. Please be prepared to answer the following - *applicant name, physical property location and last four digits of application number.*

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.
- Pick up Fire Marshal's letter and place on job site until work is completed.

Public Utilities

- Please 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 Signature

Prince for P6DC

Date

7/14/04