

Initial Application Date: 7/30/2004

145 Papoose Trail Application # 45-10039

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: Same Mailing Address: 145 Papoose Trail
City: Lillington State: NC Zip: 27546 Phone #: 919-498-2204

PROPERTY LOCATION. SR #- 1141 SR Name: MICROTOWER RD.
Parcel: 039597 0183 019 PIN: 9597-81-6154.000 5079
Zoning: RA-20R Subdivision: Cherokee Ridge Lot #: 40 Lot Size: .85
Flood Plain: No Parcel: 150 Watershed: No Deed Book/Page: 01865/0354 Plat Book/Page: 2004/442

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

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' x 76') # of Bedrooms 4 Garage N/A Deck N/A

Comments:

- Number of persons per household Spec
- 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>75'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>12'</u>	Corner	<u>35'</u>
Nearest Building	<u>N/A</u>	<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 O. Stovall / clp
Signature of Owner or Owner's Agent

7/30/2004
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

263 7/30 S

HP: 5468

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C21	6.59	350.00	S62°06'51"W	6.59

HEATHERBROOKE SUBDIVISION PHASE 3
PLAT CAB. F SLIDE 733-C



DÉED 1469/856

48 47

S61°34'28"W 100.00

25' SETBACK

SITE PLAN APPROVAL

DISTRICT RAZOR USE DWIMH

#BEDROOMS 4

Date 5/30/04

Prussel

Zoning Administrator

370.00'

25' SETBACK

968'

S28°25'32"E

25' SETBACK

41

40

0.85 ± ACS

39

42

N28°25'32"W

30'x16'

370.06'

Drive

35' SETBACK

93.41'

C 21

S61°34'28"W

PAPOOSE TRAIL
50' PUBLIC R/W

GAMACHE LANE

NOTE:

BEING ALL OF LOT # 40
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

DATE: MAY 26, 2004

SURVEY FOR:

SCALE: 1" = 60'

CHEROKEE RIDGE SUBDIVISION
PHASE
LOT #40

TOWNSHIP: BARBECUE, HARNETT CO.

NORTH CAROLINA

I, ROBERT J. BRACKEN CERTIFY THAT UNDER
MY DIRECTION AND SUPERVISION THIS MAP WAS
DRAWN FROM AN ACTUAL FIELD LAND SURVEY,
THAT THE ERROR OF CLOSURE WAS CALCULATED
BY LATITUDE AND DEPARTURE AND IS 1:10,000.

BRACKEN & ASSOCIATES

ENGINEERING • SURVEYING

P. O. BOX 532 • SANFORD NC 27330

Off (919) 776-5622 Fax (919) 774-6717

Robert J. Bracken L-1373

REGISTERED LAND SURVEYOR

HP: 5468



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 I.D.#
03-9597-0183
12/5/03 BY (signature)

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

Patsy B. Flynn (unmarried)
192 Flynn-McPherson Rd
Cameron, NC 28326

GRANTEE

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 _____, Brahecue 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 _____.