

Initial Application Date: July 15, 2005

Application # 0550013014

994990

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 as above Mailing Address: 70 Otto Rd.
City: Lillington State: NC Zip: 27546 Phone #: 919-498-2204

PROPERTY LOCATION. SR # - 1141 SR Name: MICROTOWER RD.
Parcel: 039597 018327 PIN: 9597-91-7262.000
Zoning: RA-20R Subdivision: Cherokee Ridge Phase II Lot #: 16 Lot Size: .51
Flood Plain: No Panel: 150 Watershed: No Deed Book/Page: 01865/0354 Plat Book/Page: 2005/99

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 -turn right onto Otto Rd - job will be on the right.

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 26'8" x 56') # of Bedrooms 3 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>55'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>20'</u>	Comer	<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 Stovall
Signature of Owner or Owner's Agent

July 15, 2005
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

7/19/05

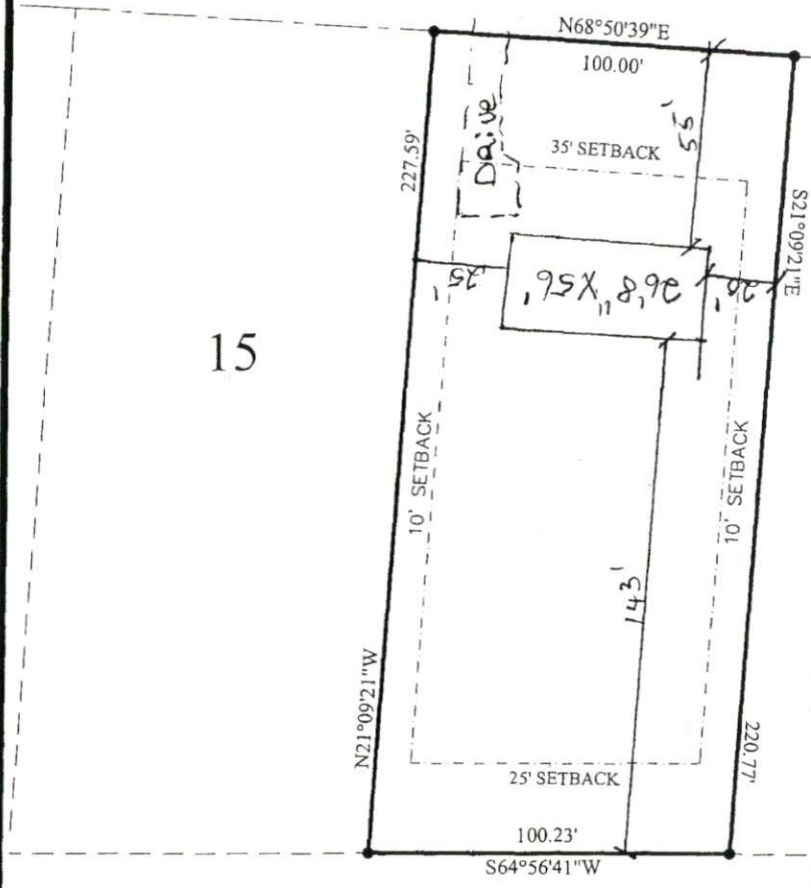
HP: 5546

45



DEED 1469/856

OTTO ROAD
50' PUBLIC R/W



15

17

CHEROKEE RIDGE SUBDIVISION
PHASE ONE

SITE PLAN APPROVAL
 DISTRICT BARB USE DRIVE
 #BEDROOMS 3
M. J. Bracken
 Zoning Administrator

NOTE:
 BEING ALL OF LOT 16
 CHEROKEE RIDGE SUBDIVISION
 MAP BOOK 2005-99

LEGEND
 EIP EXISTING IRON PIPE
 SIP SET IRON PIPE
 R/W RIGHT OF WAY
 PP POWER POLE
 * ELEVATIONS

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

DATE:
SCALE: 1" = 40'
TOWNSHIP: BARBECUE, HARNETT CO.
 NORTH CAROLINA

SURVEY FOR:
 CHEROKEE RIDGE SUB.
 PHASE TWO
 LOT #16 - 0.51± ACRES
 70 acres total

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.

 PROFESSIONAL LAND SURVEYOR

BRACKEN & ASSOCIATES
 ENGINEERING · SURVEYING
 P. O. BOX 532 · SANFORD NC 27330
 Off (919) 776-5622 Fax (919) 774-6717
 HP: 5546



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 (CCW)

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 _____