

Initial Application Date: 4/18/206

Application # wo-50014604

COUNTY OF HARNETT LAND USE APPLICATION

1179441

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: 146 Box Elder Terrace  
City: Cameron State: NC Zip: 28326 Phone #: n/a

PROPERTY LOCATION. SR #- Hwy 24 SR Name: Hwy. 24  
Parcel: 09-9575-0160 15 PIN: %9575-15-5576.000  
Zoning: RA-20R Subdivision: Nature's Crossroads - Phase I 2130/42 Lot #: 15 Lot Size: .65  
Flood Plain: No Panel: 150 Watershed: No Deed Book/Page: 2129/256 Plat Book/Page: 2006/226  
2130/42 - 1593/64

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 27 West - to Hwy. 24 - turn left onto Hwy 24 - new subdivision is on the right past Brafford Estates across from Laundry Mat - should turn right onto Red Bird Drive in subdivision -turn left onto Box Elder Terrace - Lot 15 is on the right side near end cul-de-sac.

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"x56') # 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>65'</u>	Rear	<u>25'</u> <u>82'</u>
Side	<u>10'</u>	<u>23'</u>	Comer	<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 A. Davis / cp  
Signature of Owner or Owner's Agent

4/18/2006  
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

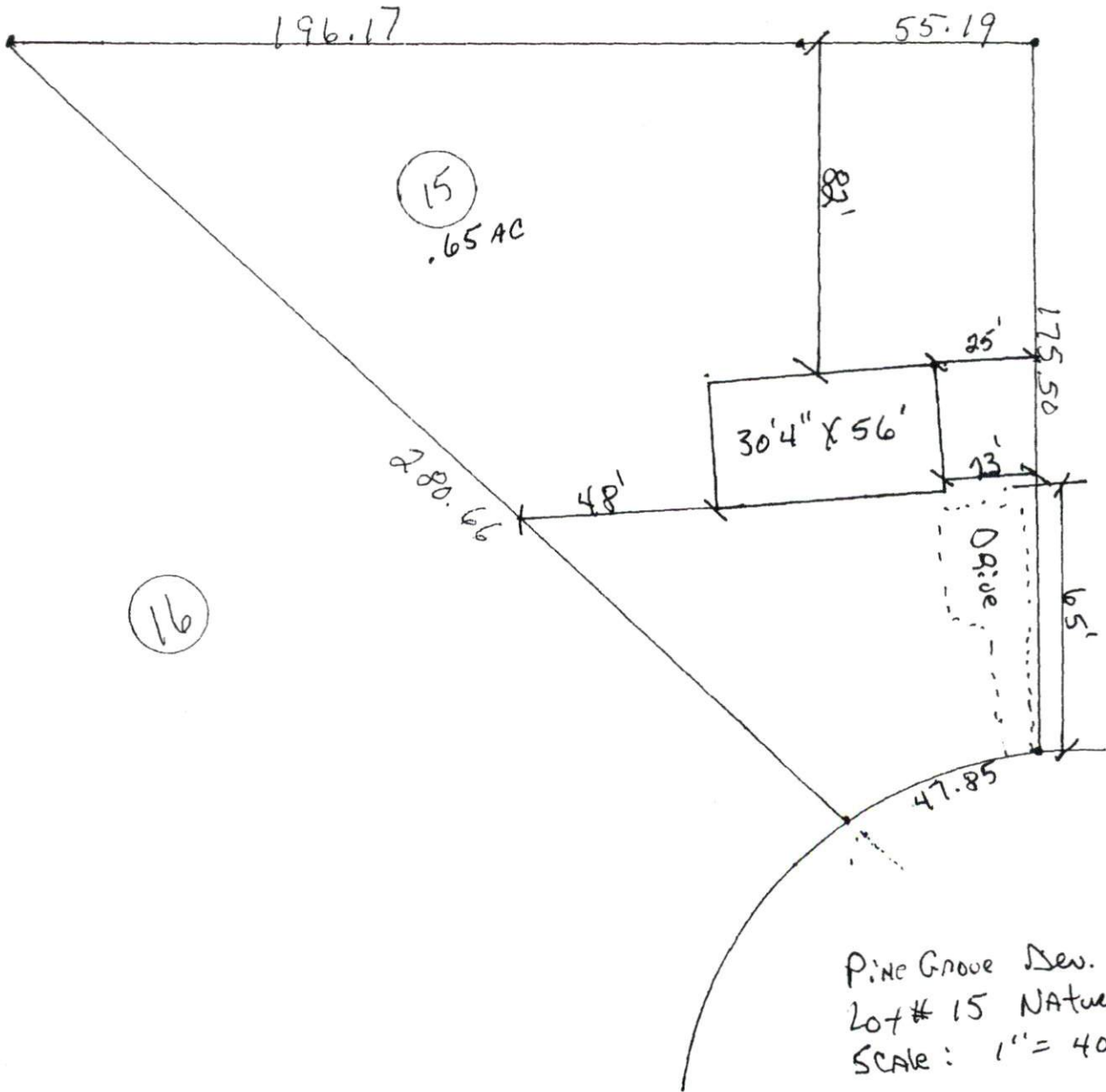
4/19/06

SITE PLAN APPROVAL

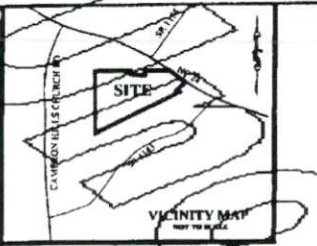
DISTRICT RAZOR USE DWMT

BEDROOMS 4

41800 a. Suggs  
Admin



Pine Grove Sew. Corp.  
Lot # 15 NATURES CROSS ROADS  
SCALE: 1" = 40 LF  
April 18, 2006



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	86.48	175.00	N72°48'43"E	87.54
C2	44.78	200.00	N08°47'40"E	44.89
C3	42.82	200.00	N18°14'48"E	42.54
C4	91.45	200.00	S12°19'08"W	90.65
C5	21.03	25.00	N02°14'30"E	20.41
C6	38.22	50.00	S82°28'29"W	37.29
C7	48.88	50.00	S20°12'17"E	47.85
C8	78.17	50.00	N82°54'10"E	88.01
C9	44.97	50.00	N13°17'48"E	43.47
C10	31.84	50.00	N30°44'08"W	31.40
C11	21.93	25.00	S24°56'28"E	20.41
C12	3.74	150.00	S00°17'28"E	3.20
C13	85.37	150.00	S12°31'26"W	84.86
C14	21.64	250.00	N88°52'18"E	21.63
C15	25.54	75.00	S55°21'08"W	28.63
C16	39.27	25.00	S45°51'17"E	35.36
C17	39.27	25.00	S28°18'26"E	35.36
C18	38.43	25.00	S44°30'00"W	38.47
C19	39.41	25.00	S65°24'21"W	35.78
C20	82.47	25.00	N78°32'24"E	81.82
C21	81.39	275.00	N58°24'6"E	76.08
C22	50.06	642.26	S48°42'37"E	56.06
C23	48.74	125.00	N66°51'30"E	46.06
C24	37.28	25.00	S66°52'54"W	33.90
C25	59.77	25.00	N10°12'27"E	57.36
C26	39.27	25.00	N44°41'34"E	35.36

LINE	LENGTH	BEARING
L1	37.00	N48°32'23"E
L2	26.00	N48°32'23"E
L3	63.58	N00°18'49"E
L4	78.45	N02°21'33"E
L5	12.38	N82°21'33"E
L6	6.80	S00°30'48"E
L7	35.77	N48°32'23"E
L8	80.74	N00°18'49"E
L9	12.29	S41°30'30"W
L10	87.57	S00°30'48"E
L11	70.88	S00°18'49"E
L12	52.72	S00°18'49"E
L13	58.40	N81°38'41"E
L14	32.18	N48°32'23"E
L15	15.28	S00°18'49"E
L16	50.00	N00°18'49"E
L17	5.00	S00°41'12"E

THE LOTS ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT BASED ON THIS REVIEW, IT APPEARS THAT LOTS ON THIS PLAT APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT IS OBTAINED THROUGH THE APPROPRIATE HARNETT COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATE DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK.

3/1/06 DATE ENVIRONMENTAL DEPT

**Certificate of Ownership and Dedication**

I hereby certify that I am the owner of the property above and described hereon, which is located in the subdivision jurisdiction of the county of Harnett and that I hereby subject this plan of subdivision with my free consent, established minimum setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to the public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines to the county of Harnett.

2-28-06 Date Robert J. Bracken Owner/Agent for Pinegrove Dev. Corp.

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUPERVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED P. P. STONE  
DISTRICT ENGINEER (W&S)

DATE 2-24-06

I hereby certify that this recorded plat complies with the subdivision regulations of Harnett County NC, and that this plat has been approved for recording in the Register of Deeds in Harnett County.

3/10/06 Date John P. Duffin Planning Director

OWNER/DEVELOPER  
PINE GROVE DEVELOPMENT CORP.  
622 BUFFALO LAKE ROAD  
SANFORD, N.C. 27112  
919-499-1841

**BRACKEN & ASSOCIATES**  
Engineering & Surveying  
PO Box 532 Sanford, N.C. 27330  
Office (919) 776-5622  
Fax (919) 774-8717  
e-mail: bracken@earthlink.net

EDWARD RAY HINDGES  
PIN 99575-04-1045

EDWARD RAY HINDGES  
PIN 99575-04-7454

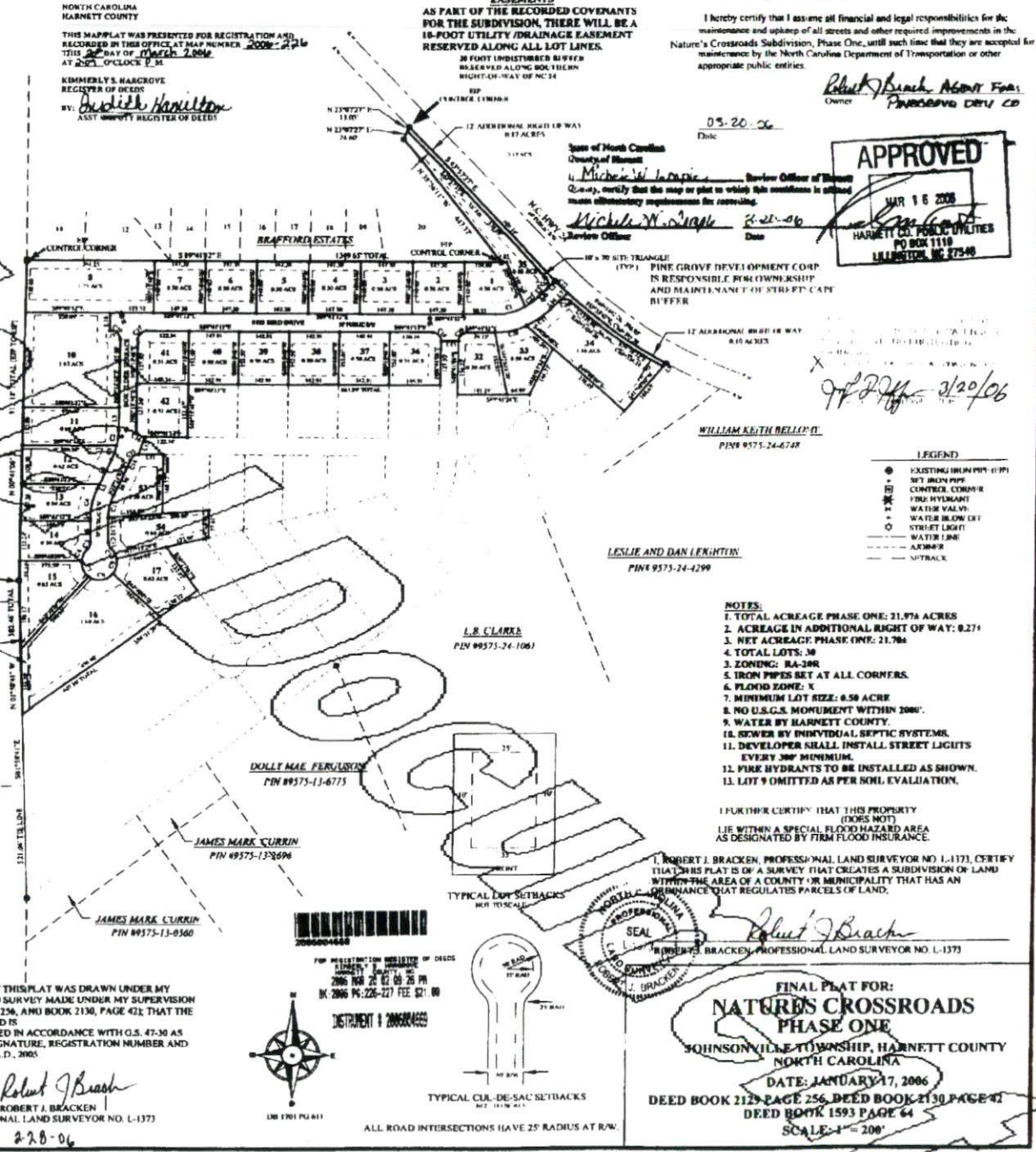
SHIRLEY F. AND LARRY G. NEWSOME  
PIN 99575-03-1752

HANNELORE K. ARNOLD  
PIN 99575-03-7472

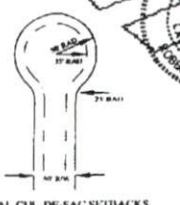
ROAD NAMES HAVE BEEN REVIEWED AND APPROVED BY E-011  
Approved by John P. Duffin  
Date: 3/11/06

I, ROBERT J. BRACKEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND PROCESSED IN BOOK 2129, PAGE 256, AND BOOK 2130, PAGE 42; THAT THE CALCULATIONS AND MEASUREMENTS AS CALCULATED IN THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS A WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL BEING TESTED ON THE 15th DAY OF DECEMBER, A.D., 2005.

ROBERT J. BRACKEN  
PROFESSIONAL LAND SURVEYOR NO. L-1373



ROBERT J. BRACKEN  
PROFESSIONAL LAND SURVEYOR NO. L-1373  
2-28-06



FINAL PLAT FOR:  
**NATURE'S CROSSROADS**  
PHASE ONE  
JOHNSONVILLE TOWNSHIP, HARNETT COUNTY  
NORTH CAROLINA  
DATE: JANUARY 17, 2006  
DEED BOOK 2129 PAGE 256 DEED BOOK 2130 PAGE 42  
DEED BOOK 1593 PAGE 64  
SCALE: 1" = 200'

Map# 2006-026



2005016310

HARNETT COUNTY TAX ID#

09-9575-0160  
09-9575-0160-01  
9-13-05 BY SFB

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2005 SEP 13 02:11:41 PM  
BK:2130 PG:42-47 FEE:\$26.00  
NC REV STAMP:\$337.00  
INSTRUMENT # 2005016310

This Deed Prepared by Reginald B. Kelly, Attorney at Law  
09 9575 0160 # Rev. \$337 Hold: Tray M

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

WARRANTY  
DEED

This WARRANTY DEED is made this the 6th day of September, 2005, by and between DANNY E. LEMONS and his wife, KATHY L. LEMONS; THOMAS DAVID BLACKWELDER and his wife, SHERRY L. BLACKWELDER; RICKY DAVID LEMONS and his wife, JEAN LEMONS; ROGER V. LEMONS, single; LORIE H. MCMILLIAN and her husband, JEFFREY L. MCMILLIAN of 634 Hilltop Road, Sanford, North Carolina 27330 (hereinafter referred to in the neuter singular as "the Grantor") and PINE GROVE DEVELOPMENT CORP., a corporation organized under the Laws for the State of North Carolina, of 622 Buffalo Lake Road, Suite A, Sanford, North Carolina 27330 (hereinafter referred to in the neuter singular as "the Grantee"):

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Johnsonville Township of said County and State, and more particularly described as follows:

SEE ATTACHMENT

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.