

Initial Application Date: 8/29/2006

Application # 0050015653  
1265712

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: 129 Box Elder Terrace (Lot 54)  
City: Cameron State: NC Zip: 28326 Phone #: \_\_\_\_\_

PROPERTY LOCATION. SR #- Hwy 24 SR Name: Hwy. 24  
Parcel: 09 9575 0160 30 PIN: 9575-14-2465-000  
Zoning: RA-20 Subdivision: Nature's Crossroads - Phase I Lot #: 54 Lot Size: .64  
Flood Plain: No X 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 54 is on the left side.

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 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>52' 143</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>22'</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 /cp  
Signature of Owner or Owner's Agent

8/29/2006  
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

8/30 S

**County Health Department  
Application for  
Improvement Permit and/or Authorization to Construct**

       Improvement Permit

       Authorization to Construct

**IF THE INFORMATION IN THE APPLICATION FOR AN IMPROVEMENTS PERMIT IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENTS PERMIT AND AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (complete site plan = 60 months; complete plat = without expiration)**

**APPLICANT INFORMATION**

Pine Grove Dev.                      622 Buffalo Lake Rd.                      498-2204  
Applicant                                      Address                                      Home & Work Phone

Same    \_\_\_\_\_                                      \_\_\_\_\_  
Owner    Address                                      Home & Work Phone

**PROPERTY INFORMATION**

Lot # 54                                      Natures Cross Roads                                      PH 1-Lot 54  
Street Address                                      Subdivision Name                                      Section/Phase/Lot#

Directions to Site: \_\_\_\_\_ Lot Size \_\_\_\_\_

**DEVELOPMENT INFORMATION**

- New Single Family Residence
- Expansion of Existing System
- Repair to Malfunctioning Sewage Disposal System
- Non-Residential Type of Structure

**Residential Specifications**

Maximum number of bedrooms: 3  
If expansion: Current number of bedrooms: \_\_\_\_\_  
Will there be a basement?     yes     no  
Plumbing fixtures in Basement     yes     no

**Non-Residential Specifications:**

Type of business: \_\_\_\_\_ Total Square footage of Building: \_\_\_\_\_  
Maximum number of employees: \_\_\_\_\_ Maximum number of seats: \_\_\_\_\_

**Water Supply:** Are there any existing wells, springs, or existing waterlines on this property?     yes     no

- New well     Existing Well     Community Well     Public Water     Spring

**If applying for Authorization to Construct: Please Indicate Desired System Type(s):**  
(systems can be ranked in order of your preference)

- Accepted     Alternative     Conventional     Innovative     Other \_\_\_\_\_     Any

The Applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

- yes     no    Does the site contain any jurisdictional wetlands?
- yes     no    Does the site contain any existing wastewater systems?
- yes     no    Is any wastewater going to be generated on the site other than domestic sewage?
- yes     no    Is the site subject to approval by any other public agency?
- yes     no    Are there any easements or right of ways on this property?

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Jean D. Stoud  
Property owner's or owner's legal representative\*\* signature (required)

8-28-04  
Date



HP: 5758

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	31.94	50.00	N30°44'09"W	31.40
C2	21.03	25.00	N24°56'28"W	20.41

**EASEMENTS**  
 AS PART OF THE RECORDED COVENANTS FOR THE SUBDIVISION, THERE WILL BE A 10-FOOT UTILITY /DRAINAGE EASEMENT RESERVED ALONG ALL LOT LINES.

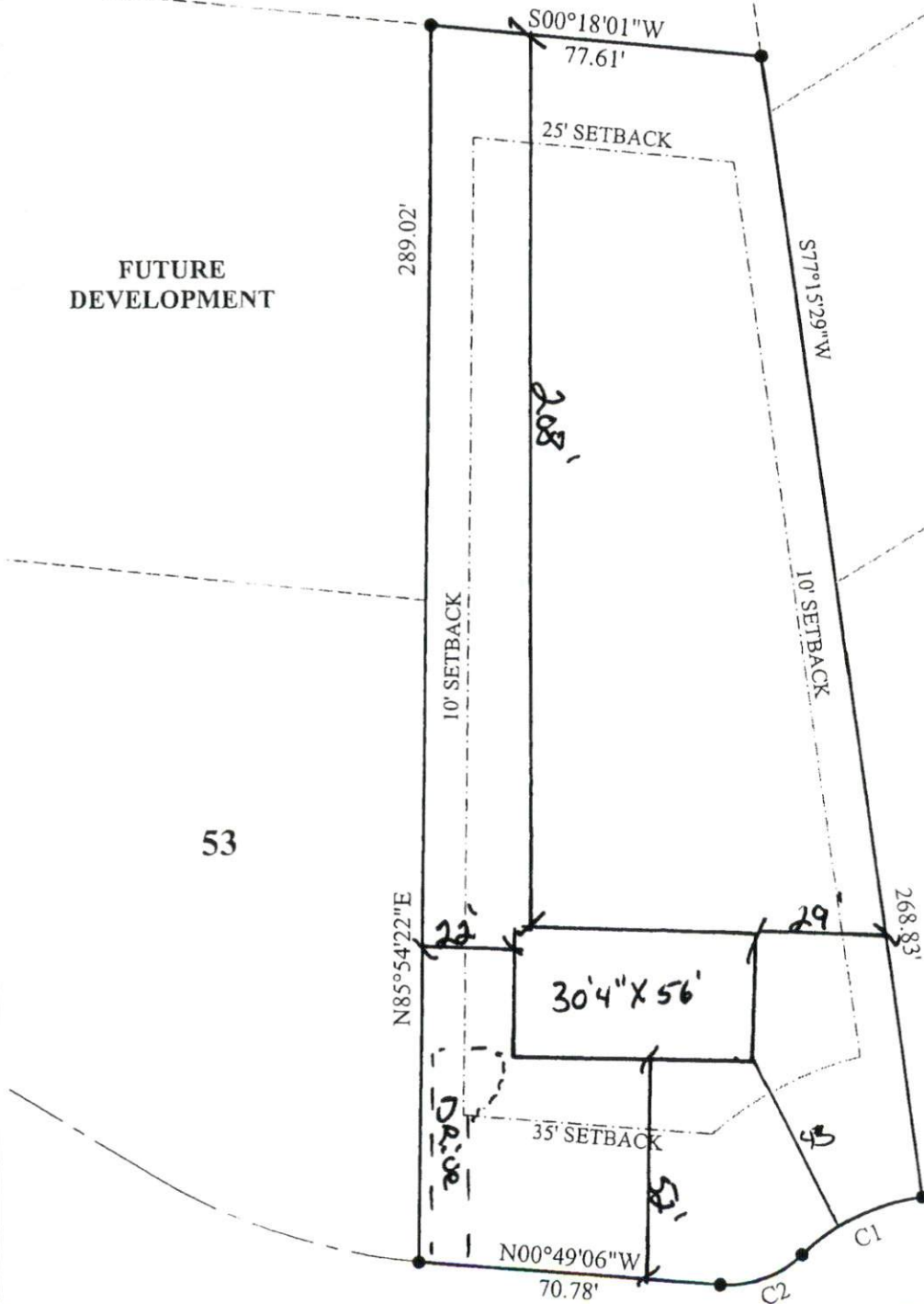


FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

SITE PLAN APPROVAL  
 DISTRICT 131200R USE 51200H  
 #BEDROOMS 3  
8/29/06 Date  
 Zoning Administrator

53



BOX ELDER TERRACE  
 50' PUBLIC R/W

NOTE:  
 INFORMATION SHOWN HEREON FOR LOCATION OF IMPROVEMENTS ONLY.  
 FOR TRANSFER OF PROPERTY REFER TO: PLAT 2006/224

**NOTE:**

BEING ALL OF LOT 54  
 NATURES CROSSROADS-PHASE ONE

**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 NOT) LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FIRM FLOOD INSURANCE

DATE: JUNE 13, 2006

SURVEY FOR:

LOT #54  
 0.64+ ACRES

Certificate of Improvements Maintenance:  
 I hereby certify that I assume all financial and legal responsibilities for the maintenance and upkeep of all streets and other required improvements in the Nature's Crossroads Subdivision, Phase One, until such time that they are accepted for maintenance by the North Carolina Department of Transportation or other appropriate public entities.

*Robert J. Bracken*  
 Owner  
 PIN 9575-24-06

03-20-06  
 Date

**APPROVED**  
 APR 16 2006  
 HARNETT COUNTY UTILITIES  
 PO BOX 1119  
 LENOIR, NC 27548

**EASEMENTS**  
 AS PART OF THE RECORDED COVENANTS FOR THE SUBDIVISION, THERE WILL BE A 10-FOOT UTILITY DRAINAGE EASEMENT RESERVED ALONG ALL LOT LINES.  
 30 FOOT UNDISTURBED BUFFER RESERVED ALONG SOUTHERN RIGHT-OF-WAY OF NC 24

State of North Carolina  
 County of Harnett  
 I, *Michael W. Waple*, Surveyor General of Harnett County, certify that the map or plat to which this certificate is attached meets all statutory requirements for recording.  
*Michael W. Waple*  
 Surveyor General

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	88.48	175.00	N75°46'43.72"	87.54
C2	44.78	200.00	N06°47'40.72"	44.89
C3	43.83	200.00	S10°14'48.72"	43.54
C4	91.43	200.00	S73°03'08.72"	90.55
C5	21.03	25.00	N23°14'50.72"	20.41
C6	38.22	50.00	S45°26'58.72"	37.29
C7	48.89	50.00	S22°02'17.72"	47.85
C8	78.17	50.00	N82°44'10.72"	88.01
C9	44.87	50.00	N10°13'48.72"	43.47
C10	31.94	50.00	N30°04'08.72"	31.40
C11	21.03	25.00	S24°36'28.72"	20.41
C12	3.28	190.00	S00°13'29.72"	3.21
C13	85.37	190.00	S12°01'36.72"	84.86
C14	21.64	250.00	N68°07'18.72"	21.83
C15	25.64	25.00	S53°21'06.72"	28.85
C16	39.27	25.00	S44°41'12.72"	35.58
C17	39.27	25.00	S28°18'48.72"	35.36
C18	38.43	25.00	N44°30'02.72"	38.47
C19	29.11	25.00	S40°49'37.72"	35.70
C20	92.47	25.00	N78°32'24.72"	81.82
C21	81.30	25.00	N58°24'18.72"	70.89
C22	26.06	442.28	S48°53'24.72"	26.05
C23	46.74	175.00	N82°01'50.72"	46.86
C24	37.38	25.00	S00°25'48.72"	37.40
C25	39.27	25.00	N01°32'24.72"	38.36
C26	39.27	25.00	N44°31'48.72"	35.36

LINE	LENGTH	BEARING
L1	37.00	N88°02'21.72"
L2	28.00	N88°02'21.72"
L3	83.50	N00°18'48.72"
L4	78.45	N02°20'30.72"
L5	12.80	N02°20'30.72"
L6	8.85	S00°02'48.72"
L7	35.27	N88°02'21.72"
L8	60.74	N00°02'48.72"
L9	12.80	S41°30'00.72"
L10	87.27	S00°26'48.72"
L11	70.88	S88°41'18.72"
L12	58.72	S18°47'48.72"
L13	58.40	S88°18'41.72"
L14	37.18	N48°32'24.72"
L15	15.28	S88°41'18.72"
L16	50.00	N90°01'48.72"
L17	8.00	S88°41'18.72"

THE LOTS ON THIS PLAT HAVE BEEN EVALUATED BY A PRIVATE CORNER PARTY BASED ON THIS REVIEW, IT APPEARS THAT LOTS ON THIS PLAT APPROXIMATELY REGULATIONS WITH THAT FINAL APPROVAL FOR EACH LOT REQUIRES INSTANCES OF THE APPROPRIATE HARNETT COUNTY DEPARTMENT FOR SPECIFIC USE AND SETTING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CLEAR NOTICE DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE USE.  
 3/1/06  
 ENVIRONMENTAL LEGALITY

**Certificate of Ownership and Dedication**  
 I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the county of Harnett and that I hereby adopt 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  
*Robert J. Bracken*  
 Date  
 Owner/Agent for Pinegrove Dev. Corp.

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED *R. P. Stone*  
 DISTRICT ENGINEER  
 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.

3/20/06  
*John P. Doff*  
 Date  
 Planning Director

OWNER/DEVELOPER  
 PINE GROVE DEVELOPMENT CORP.  
 622 BUFFALO LAKE ROAD  
 SANFORD, N.C. 27332  
 919-499-1841

**BRACKEN & ASSOCIATES**  
 Engineering & Surveying  
 PO Box 532 Sanford, N. C. 27330  
 Office (919) 776-5622  
 Fax (919) 774-6717  
 e-mail: bracken@waavenet.net

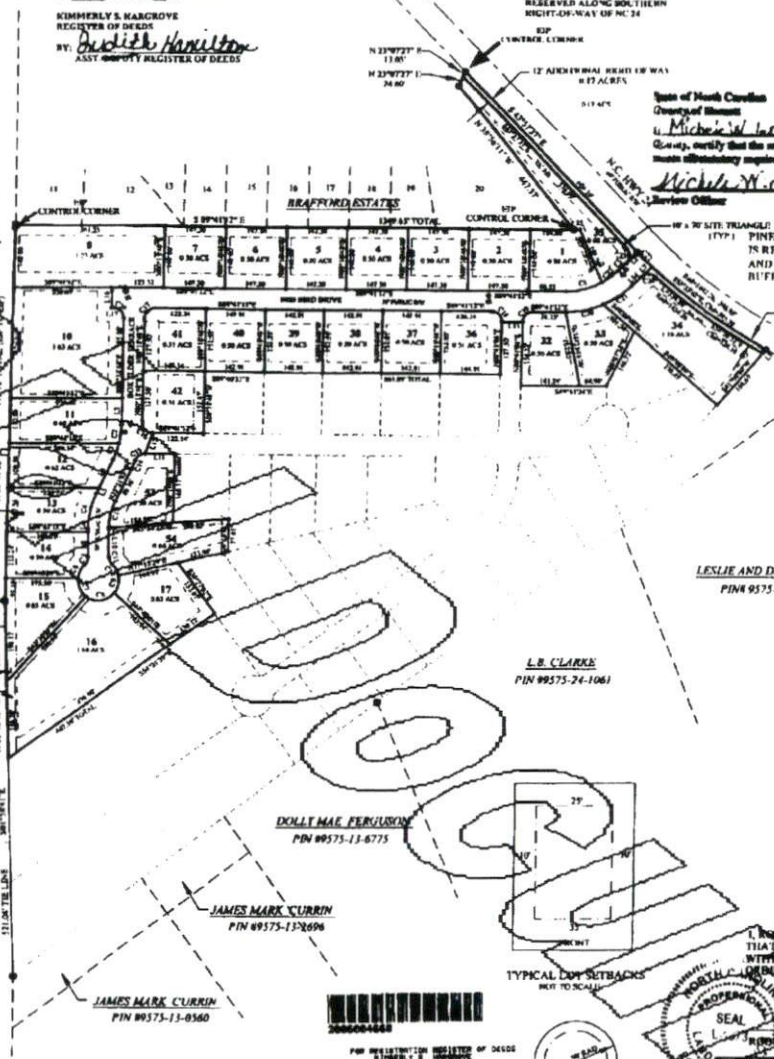
I, ROBERT J. BRACKEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND RECORDED IN BOOK 2129, PAGE 256, AND BOOK 2130, PAGE 42; THAT THE MATH AND CALCULATION AS CALCULATED IS CORRECT. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND EXPIRES ON THE 31ST DAY OF DECEMBER, A.D. 2005.  
 L-1373  
 ROBERT J. BRACKEN



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

NORTH CAROLINA  
 HARNETT COUNTY

THIS MAP/PLAT WAS PREPARED FOR REGISTRATION AND RECORDED IN THE OFFICE AT MAP NUMBER 2006-216 AT 2:00 O'CLOCK P.M. ON MARCH 2, 2006.  
 KIMBERLY S. HARBROVE  
 REGISTERED CLERK  
 BY *David Hamilton*  
 ASST. COUNTY REGISTER OF DEEDS



- NOTES:**
- TOTAL ACREAGE PHASE ONE: 21.974 ACRES
  - ACREAGE IN ADDITIONAL RIGHT OF WAY: 8.27
  - NET ACREAGE PHASE ONE: 21.786
  - TOTAL LOTS: 36
  - ZONING: RA-30R
  - IRON PIPES SET AT ALL CORNERS
  - FLOOD ZONE: X
  - MINIMUM LOT SIZE: 0.50 ACRE
  - NO U.S.G.S. MONUMENT WITHIN 3000'
  - WATER BY HARNETT COUNTY.
  - SEWER BY INDIVIDUAL SEPTIC SYSTEMS.
  - DEVELOPER SHALL INSTALL STREET LIGHTS EVERY 300' MINIMUM.
  - FIRE HYDRANTS TO BE INSTALLED AS SHOWN.
  - LOT 9 OMITTED AS PER SOIL EVALUATION.

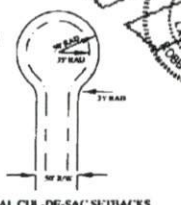
I FURTHER CERTIFY THAT THIS PROPERTY (DOES NOT) LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FIRM FLOOD INSURANCE.

I, ROBERT J. BRACKEN, PROFESSIONAL LAND SURVEYOR NO. L-1373, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
*Robert J. Bracken*  
 ROBERT J. BRACKEN, PROFESSIONAL LAND SURVEYOR NO. L-1373

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'



FOR REGISTRATION REGISTERED DEEDS  
 LIBRARY  
 2006 MAR 20 02:05:25 PM  
 IN 2006 PG:226-227 FEE \$21.00  
 INSTRUMENT # 2006004668



ALL ROAD INTERSECTIONS HAVE 25' RADIUS AT RW

Map# 2006-216





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  
09 9575 0160 01

# Rev. \$337

Hold: Reg Kelly

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"):

W I T N E S S E T H:

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.