

Initial Application Date: 5/31/2007

6/21/07

Application #

0750017660R

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: 221 Gold Finch Circle

City: Cameron

State: NC

Zip: 28326

Phone #- n/a

PROPERTY LOCATION, SR #- Hwy 24

SR Name: Hwy. 24

Parcel: 099575016031

PIN: 9570-14-5083.000

Zoning: RA-20R

Subdivision: Nature's Crossroads - Phase II

Lot #: 20

Lot Size: .50

Flood Plain: No

Panel: 150

Watershed: No

Deed Book/Page: MB 2007

Plat Book/Page: 2130-42

slide 186

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 Gold Finch Circle Lot 20 is on the left at end of 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 76' x 30'4") # of Bedrooms 4 Garage N/A Deck N/A

Comments: add 15' x 6 1/2' brick and concrete stoop

Number of persons per household spec

Business Sq. Ft. Retail Space

Type Revision - Note
Per CH

Industry Sq. Ft.

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 0 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

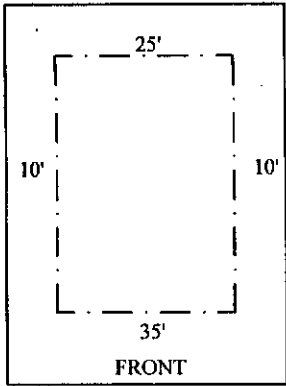
Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>100' 53</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>25' 12</u>	Corner	<u>35'</u>
Nearest Building	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>

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 Stovall
Signature of Owner or Owner's Agent

May 15, 2007
Date

This application expires 6 months from the date issued if no permits have been issued

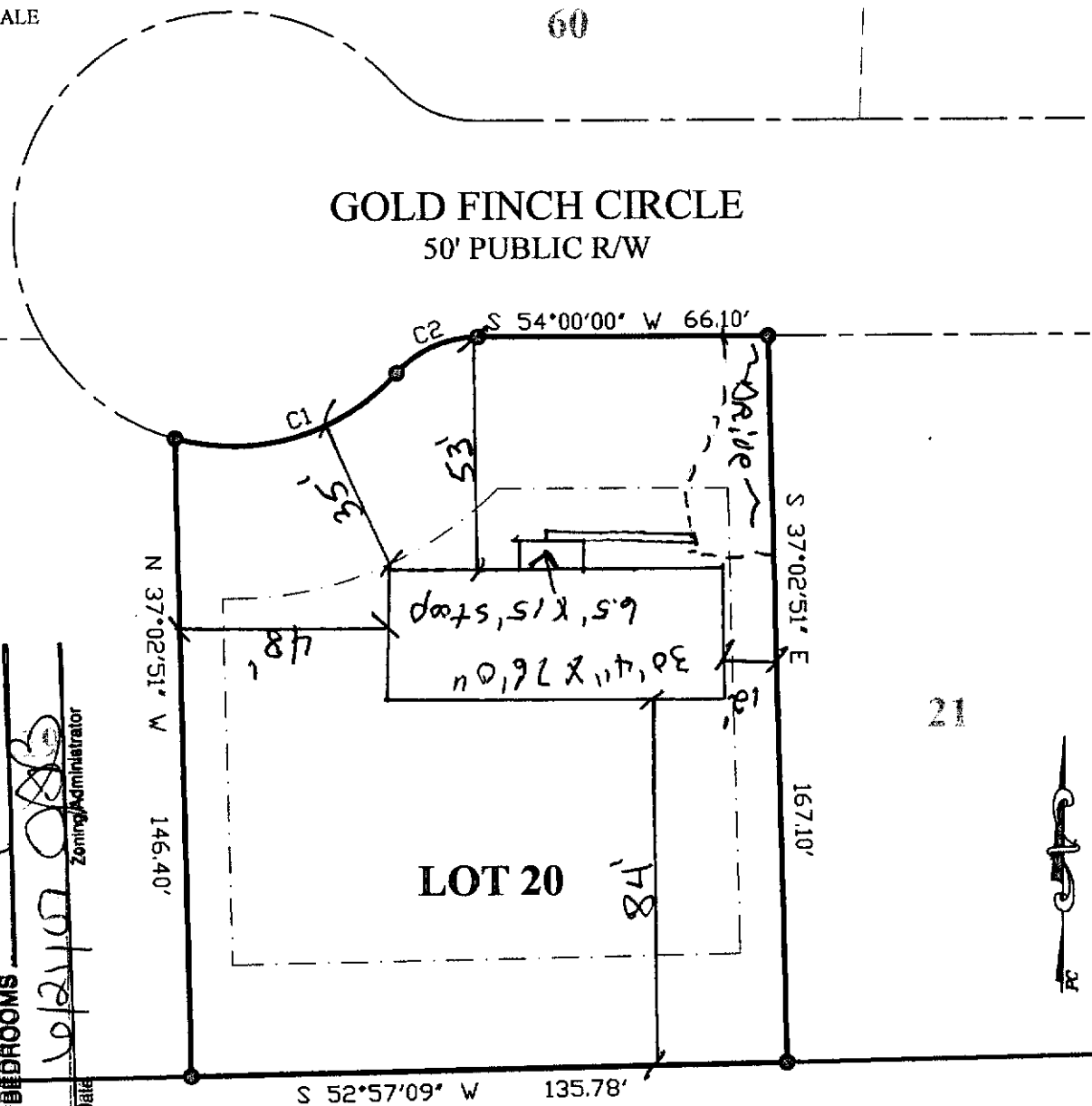


EASEMENTS
AS PART OF THE RECORDED COVENANTS FOR THE SUBDIVISION, THERE WILL BE A 10-FOOT UTILITY /DRAINAGE EASEMENT RESERVED ALONG ALL LOT LINES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	55.60	50.00	N37°39'59"E	52.78
C2	21.03	25.00	N29°54'19"E	20.41

NOTE:
INFORMATION SHOWN HEREON FOR LOCATION OF IMPROVEMENTS ONLY. FOR TRANSFER OF PROPERTY REFER TO MAP 2007, SLIDE 186

TYPICAL LOT SETBACKS
NOT TO SCALE



SITE PLAN APPROVAL
DISTRICT RA20R USE DOMH
#BEDROOMS 4
Date 02/28/07
Zoning Administrator [Signature]

DOLLY MAE FERGUSON
PIN #9575-13-6775

NOTE:
BEING ALL OF LOT 20
NATURES CROSSROADS-PHASE TWO
MAP 2007, SLIDE 186

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

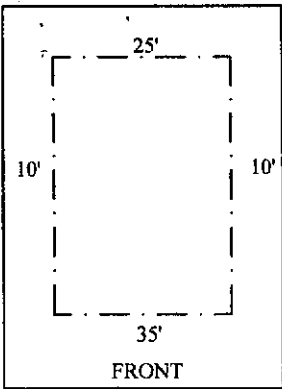
I FURTHER CERTIFY THAT THIS PROPERTY (DOES NOT) LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FIRM FLOOD INSURANCE

DATE: FEBRUARY 28, 2007
SCALE: 1" = 40'
TOWNSHIP: JOHNSONVILLE
HARNETT CO., NORTH CAROLINA

SURVEY FOR:
PINE GROVE DEVELOPMENT CORP.
LOT #20
NATURES CROSSROADS, PHASE TWO
0.50 ACRES

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.
Robert J. Bracken L-1373
PROFESSIONAL LAND SURVEYOR L-1373

alley, williams, carmen & king, inc.
ENGINEERS & SURVEYORS
1620 South 3rd Street
Sanford, N.C. 27330
email: landsurvey@alltel.net
919 776-5622
FX: 919 774-6717
Project: 06829

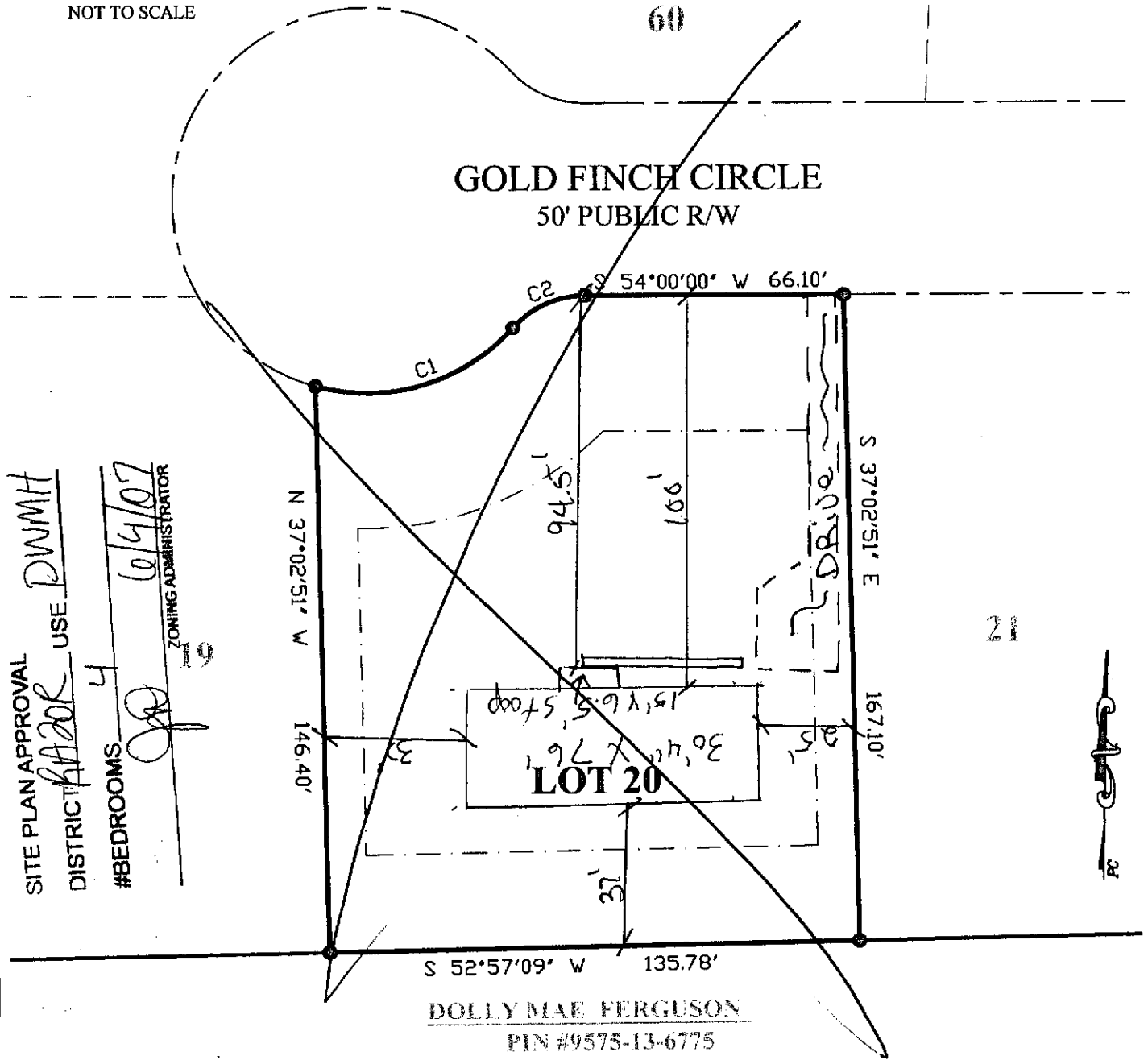


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NOT TO SCALE



SITE PLAN APPROVAL
DISTRICT A20R USE DWMH
#BEDROOMS 4
06/4/07
ZONING ADMINISTRATOR

NOTE:
BEING ALL OF LOT 20
NATURES CROSSROADS-PHASE TWO
MAP 2007, SLIDE 186

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Project: 06829

Pine Grove Dev Corp
622 Buffalo Lake Rd
Spartanburg NC 27332

Lot 20 Natures Crossroads
221 Gold Finch Circle
Cameron NC 28326
APPLICATION #: 0750017660

OWNER NAME: Spartanburg NC 27332

This application to be filled out only when applying for a new septic system.

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

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR 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)

DEVELOPMENT INFORMATION

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

WATER SUPPLY

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property? yes no unknown

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted Innovative
- Alternative Other
- Conventional 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 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.

James Stovall

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

5/31/07
DATE



HARNETT COUNTY TAX ID#

09-9575-0160

09-9575-0160-01

9-13-05 BY SPB

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 \$ Fee \$337
09 9575 0160 01 Hold: Ray M. X

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.

ATTACHMENT

BEGINNING at a stake, Abram Gilchrist's corner in his field, in the line of the Buie land; and runs as that line North one degree west 14 chains crossing the Mattoleer Branch to a stake in the old field where formerly stood a pine, the southeast corner of the David Smith grant of 100 acres; then as line of that tract North three (3) degrees East 14 chains to a stake on a ditch bank in the old field; then South eighty seven (87) degrees East 20 chains to a stake, two blackjacks pointers by the South side of the plank road; thence South fifty seven (57) degrees East 10 chains 57 links to a stone on the South side of the road, Overhills Farms, Inc., and Duncan A. Cameron's (now Overhills Farms, Inc.) corner; then as Cameron's (now Overhills Farms, Inc.) and others line 55-1/4 West 37 chains to the beginning, containing 46-9/10 acres, more or less. Being the same land conveyed to the parties of the first part by deed from Overhills Farms, Inc., dated the 9th day of November, 1940, and conveyed to them by Overhills Land Company, and to Overhills Land Company by deed from Henry H. Blagden and to Blagden by J.A. McLeod, Commissioner, dated the 9th day March, 1923, and recorded in the office of the Register of Deeds of Harnett County, in Book 202, Page 489 and also the same land conveyed in deed from F.A. Harris and wife, Lula Harris, to R.J. Gurganious and wife, Margaret H. Gurganious. Being the identical property as conveyed by R.J. Gurganious and wife to R.B. Bates by deed dated November 20, 1942 and recorded in Book 280, Page 519, Harnett County Registry.



2005016166

HARNETT COUNTY TAX ID#

09 9575 0069

9-9-05 BY KHP

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 SEP 09 04:06:37 PM
BK:2129 PG:256-259 FEE:\$20.00

INSTRUMENT # 2005016166

Excise Tax _____ Do NOT write above this line. Recording: Time, Book and Page

North Carolina General Warranty Deed

This instrument prepared by: Clyde L. Patterson

Brief description for the Index _____

This Deed made this 20th day of August, 2005, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor: Clyde L. Patterson; Unmarried and Douglas Wayne Mangum and wife, Mary Elizabeth Mangum
4271 Leaflet Church Road, Broadway, N. C. 27505

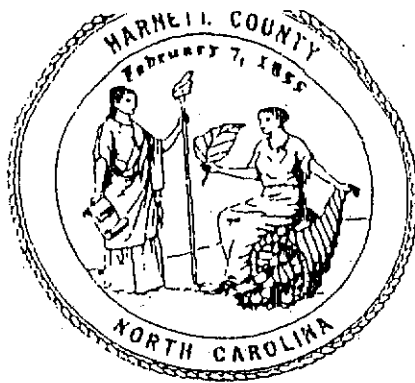
Grantee: Pine Grove Development Corp.
622 Buffalo Lake Road, Suite B
Sanford, N. C. 27332

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of _____
Township of Johnsonville, County of Harnett, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book 1593, Page 64-76, Harnett County.
A map showing the property is recorded in Plat Book _____, Page _____, _____ County.
The legal description of the Property is:

See Attachment



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording and/or cancellation.

Filed For Registration: 09/09/2005 04:06:37 PM
Book: RE 2129 Page: 256-259
Document No.: 2005016166
DEED 4 PGS \$20.00
Recorder: TRUDI C SMITH

State of North Carolina, County of Harnett

The foregoing certificate of MAGALENE P. BENEDICT Notary is certified to be correct. This 9TH of September 2005

KIMBERLY S. HARGROVE, REGISTER OF DEEDS

Trudi C Smith

Deputy/Assistant Register of Deeds

2005016166

2005016166