

Initial Application Date: 9-12-07

Application # 07.50018456

**COUNTY OF HARNETT LAND USE APPLICATION**

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: Pine Grove Dev. Corp. Mailing Address: 622 Buffalo Lake Rd.

City: Sanford State: NC Zip: 27332 Home #: 499-1841 Contact #:

APPLICANT\*: \_\_\_\_\_ Mailing Address: 50 Chipmunk Court

City: Cameron State: NC Zip: \_\_\_\_\_ Home #: \_\_\_\_\_ Contact #:

\*Please fill out applicant information if different than landowner

PROPERTY LOCATION: Subdivision: Natures Cross Roads Lot #: 29 Lot Size: .50 ac.

Parcel: 09.9575.0100 PIN: 9575.14.5576

Zoning: R420P Flood Plain: \_\_\_\_\_ Panel: \_\_\_\_\_ Watershed: III Deed Book&Page: 2130.42 Map Book&Page: 2007.721

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 West - Left on 24 East. Right on Red Bird Drive - Left on Goldsack - Left on Chipmunk Court.

**PROPOSED USE:**

Circle:

- SFD (Size     x    ) # Bedrooms     # Baths     Basement (w/wo bath)     Garage     Deck     Crawl Space / Slab
- Modular:     On frame     Off frame (Size     x    ) # Bedrooms     # Baths     Garage     (site built?    ) Deck     (site built?    )
- Multi-Family Dwelling No. Units     No. Bedrooms/Unit
- Manufactured Home:     SW     DW     TW (Size 38'4" x 76') # Bedrooms 4 Garage NO (site built?    ) Deck     (site built?    ) front 4.5 x 15
- Business Sq. Ft. Retail Space     Type     # Employees:     Hours of Operation:
- Industry Sq. Ft.     Type     # Employees:     Hours of Operation:
- Church Seating Capacity     # Bathrooms     Kitchen
- Home Occupation (Size     x    ) # Rooms     Use     Hours of Operation:
- Accessory/Other (Size     x    ) Use
- Addition to Existing Building (Size     x    ) Use     Closets in addition  yes  no

Water Supply:  County  Well (No. dwellings    ) **MUST** have operable water before final

Sewage Supply:  New Septic Tank (Complete **New Tank Checklist**)  Existing Septic Tank  County Sewer  Other

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above?  YES  NO

Structures on this tract of land: Single family dwellings 6 Manufactured Homes 0 Other (specify) 1 Proposed

**Required Residential Property Line Setbacks:**

Comments: \_\_\_\_\_

	Minimum	Actual
Front	35	50'
Rear	25	41'
Side	10	25'
Sidestreet/corner lot	20	NA
Nearest Building on same lot	6	NA

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 of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.

Jared Stewart  
Signature of Owner or Owner's Agent

9-12-07  
Date

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

**A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION**

Please use Blue or Black Ink ONLY

9/13 S

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C5	73.38	50.00	66.97	N04°18'50"E

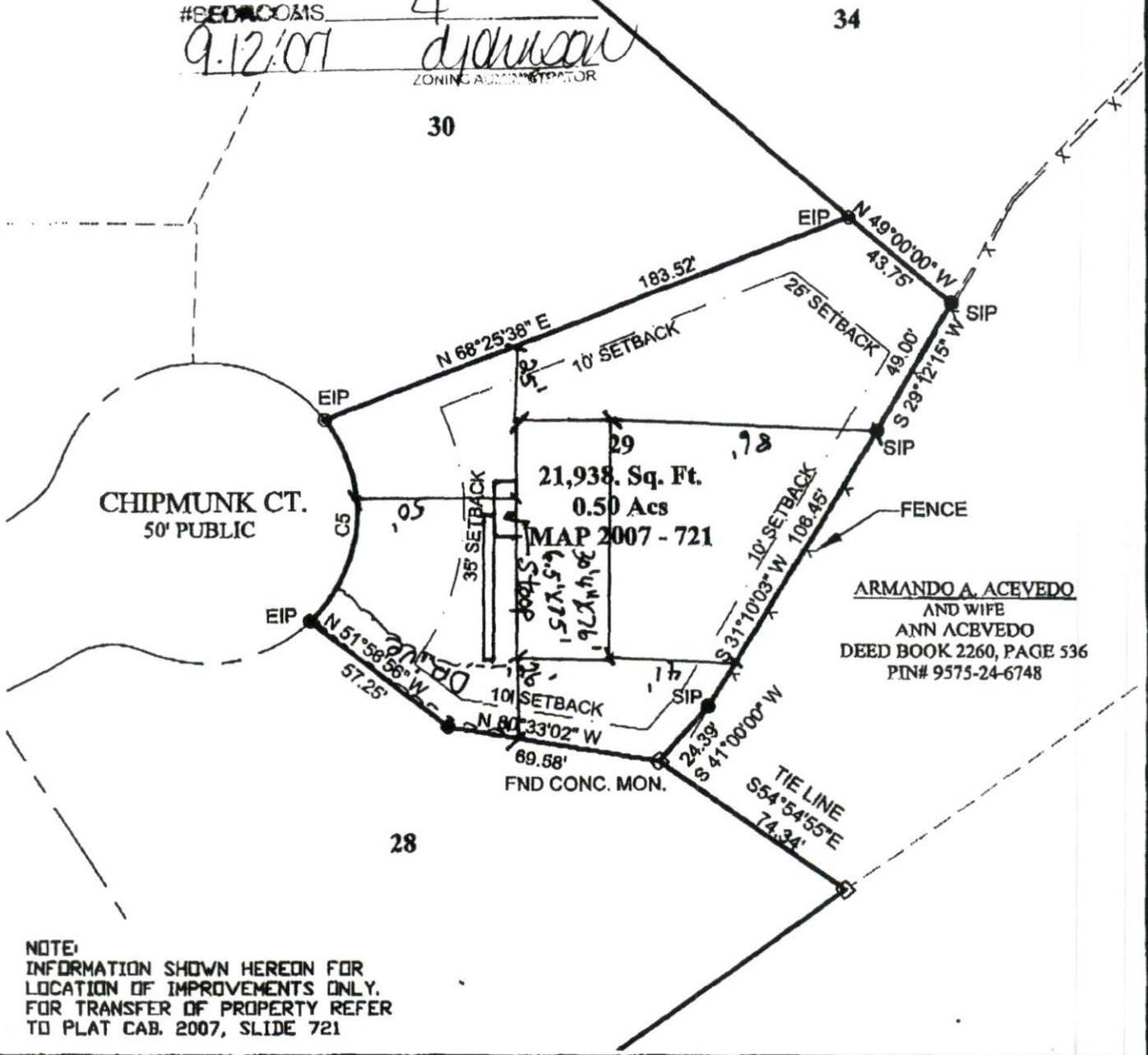
**EASEMENTS**  
 AS PART OF THE RECORDED COVENANTS FOR THE SUBDIVISION, THERE WILL BE A 10-FOOT UTILITY /DRAINAGE EASEMENT RESERVED ALONG ALL LOT LINES.



SITE PLAN APPROVAL

DISTRICT R20R USE DWVH

# EDUCOMIS 4  
9.12.07 d. johnson  
 ZONING ADMINISTRATOR



ARMANDO A. ACEVEDO  
 AND WIFE  
 ANN ACEVEDO  
 DEED BOOK 2260, PAGE 536  
 PIN# 9575-24-6748

NOTE:  
 INFORMATION SHOWN HEREON FOR LOCATION OF IMPROVEMENTS ONLY. FOR TRANSFER OF PROPERTY REFER TO PLAT CAB. 2007, SLIDE 721

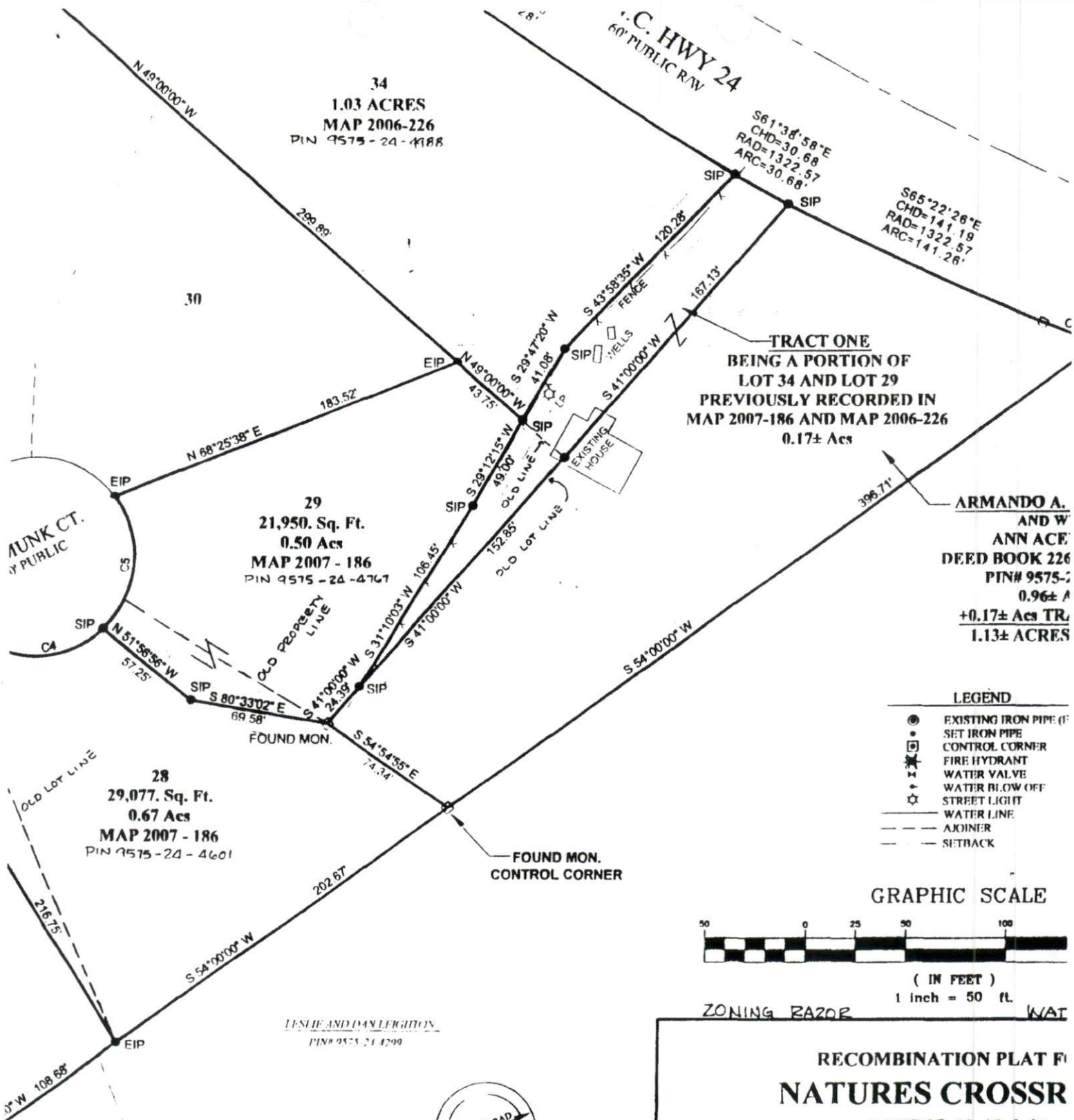
**NOTE:**  
 BEING ALL OF LOT 29  
 NATURES CROSSROADS-PHASE ONE  
 PLAT CAB. 2007, SLIDE 721

LEGEND	DESCRIPTION
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: **SEPTEMBER 11, 2007**

PRELIMINARY SURVEY FOR:  
**PINE GROVE DEVELOPMENT CORP**



34  
1.03 ACRES  
MAP 2006-226  
PIN 9575-24-4188

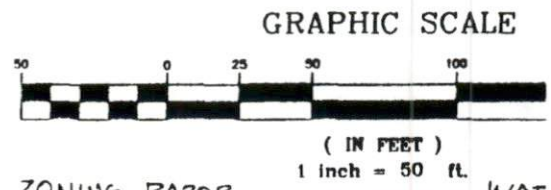
29  
21,950. Sq. Ft.  
0.50 Acs  
MAP 2007-186  
PIN 9575-24-4767

28  
29,077. Sq. Ft.  
0.67 Acs  
MAP 2007-186  
PIN 9575-24-4601

**TRACT ONE**  
BEING A PORTION OF  
LOT 34 AND LOT 29  
PREVIOUSLY RECORDED IN  
MAP 2007-186 AND MAP 2006-226  
0.17± Acs

**ARMANDO A.  
AND W  
ANN ACE**  
DEED BOOK 226  
PIN# 9575-  
0.96± A  
+0.17± Acs TR  
1.13± ACRES

- LEGEND**
- EXISTING IRON PIPE (I)
  - SET IRON PIPE
  - CONTROL CORNER
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER BLOW OFF
  - ☆ STREET LIGHT
  - WATER LINE
  - - - ALUMINUM
  - - - SETBACK



ZONING RAZOR

**RECOMBINATION PLAT FOR  
NATURES CROSSROADS**  
LOTS 27, 28, 29 & 34  
JOHNSONVILLE TWP., HARNETT COUNTY, NC

LESLIE AND DAN LEIGHTON  
PIN# 9575-24-4799



OWNER NAME: 9-12-07

APPLICATION #: C17. 50018456

**\*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.**

*Jane Stovell*  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9-12-07  
DATE

**Harnett County Central Permitting Department**  
PO Box 65, Lillington, NC 27546  
910-893-7525

**Environmental Health New Septic Systems Test**

**Environmental Health Code 800**

- Place "property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- Call No Cuts to locate utility lines prior to scheduling inspection. 800-632-4949 (This is a free service)
- After preparing proposed site call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for permits.

**Environmental Health Existing Tank Inspections**

**Environmental Health Code 800**

- Place Environmental Health "orange" card in location that is easily viewed from road. Follow above instructions for placing flags on property.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

**Health and Sanitation Inspections**

- After submitting plans for food and lodging to Central Permitting, please allow approximately 7-10 working days for plan status. Use Click2Gov or IVR to hear results.
- Once all plans are approved, proceed to Central Permitting for remaining permits.

**Fire Marshal Inspections**

- After submitting plans for Fire Marshal review to Central Permitting, please allow approximately 7-10 working days for approval. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- Fire Marshal's letter must be placed on job site until work is completed.

**Public Utilities**

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

**Building Inspections**


- After submitting plans for Building Inspections, please allow approximately 3 working days for review. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to scheduling final inspection.
- Use Click2Gov or IVR to hear results.

**E911 Addressing**

**Addressing Confirmation Code 814**

- Address numbers shall be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day at entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7525 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation. Check Click2Gov for results and address.

• **Inspection results can be viewed online at <http://www.harnett.org/services-213.asp> then select Click2Gov**

Applicant/Owner Signature  Date 9-12-07



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 MK

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.



HARNETT COUNTY TAX ID#

09 9575 0069

9-9-05 BYKHP

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



Attachment:

Beginning at an existing iron pipe located in the northern margin of NC Highway 24; a common corner of Breland (Book 483, Page 94) and Rodney E. Nelson and wife, Diane B. Nelson (Deed Book 1173, Page 316), thence South 51 degrees 12 minutes 43 seconds West 51.62 feet to an existing iron pipe in the southerly margin of NC Highway 13; thence North 58 degrees 41 minutes 01 seconds West 489.07 feet to an existing iron pipe, a common corner between the subject tract and the tract belonging now or formerly to Bates (Book 744, Page 561; and the Brafford Estate; thence North 38 degrees 35 minutes 20 seconds West 447.12 feet to an existing iron pipe; thence North 03 degrees 28 minutes 10 seconds East 87.88 feet to a new PK nail located in the centerline of NC 24; thence with the centerline of NC 24 South 44 degrees 09 minutes 59 seconds East 718.00 feet to a new PK nail; North 32 degrees 52 minutes 12 seconds East 52.79 feet, more or less, to the right of way of NC Highway 24; thence with the right of way in a southerly direction with the right of way of NC Highway 24 to the point of BEGINNING. Rodney E. Nelson and wife, Diane B. Nelson (Deed Book 1173, Page 316); thence with the right of way of NC 24 to the point of BEGINNING.