

Initial Application Date: 3-17-03

Application # 03-50006679

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

71 Highfield Ln.

LANDOWNER: PIONEER PROPERTIES Mailing Address: PO Box 875
City: BROADWAY State: NC Zip: 27505 Phone #: 906-4069

APPLICANT: PIONEER PROPERTIES Mailing Address: SAMS
City: _____ State: _____ Zip: _____ Phone #: 906-4069

PROPERTY LOCATION: SR #: 1270 SR Name: HOLLIES PINES
Parcel: 13-9692-6014-03 57 PIN: 9691-67-6811
Zoning: RA30 Subdivision: _____
Flood Plain: X Panel: 75 Watershed: NA Lot #: 5 Lot Size: 1.00 AC
Deed Book/Page: B1719-464 Plat Book/Page: 2002-111

If located with a Watershed indicate the % of Imperious Surface: _____
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 421 NORTH TO Holly Springs Rd
Right To Hollies Pines Rd Right To Highfield Ln
Right ~~to~~ and Lot on Left

PROPOSED USE:

- Sg. Family Dwelling (Size _____ x _____) # of Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage _____ Deck _____
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size 28x80) # of Bedrooms 3 Garage _____ Deck _____ 2 Baths
Comments: _____
- Number of persons per household open
- 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: County Well (No. dwellings _____) Other _____
Sewage Supply: New Septic Tank Existing Septic Tank County Sewer Other _____

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings _____ Manufactured homes _____ Other (specify) proposed

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

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>50</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>30</u>	Corner	<u>20</u>
Nearest Building	<u>10</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.

David J. J.
Signature of Owner or Owner's Agent

3-17-03
Date

SITE PLAN APPROVAL

DISTRICT RA30 USE Dwrm H

#BEDROOMS 3

Date 3-17-03 Zoning Administrator [Signature]

APPROVED _____
DISTRICT ENGINEER

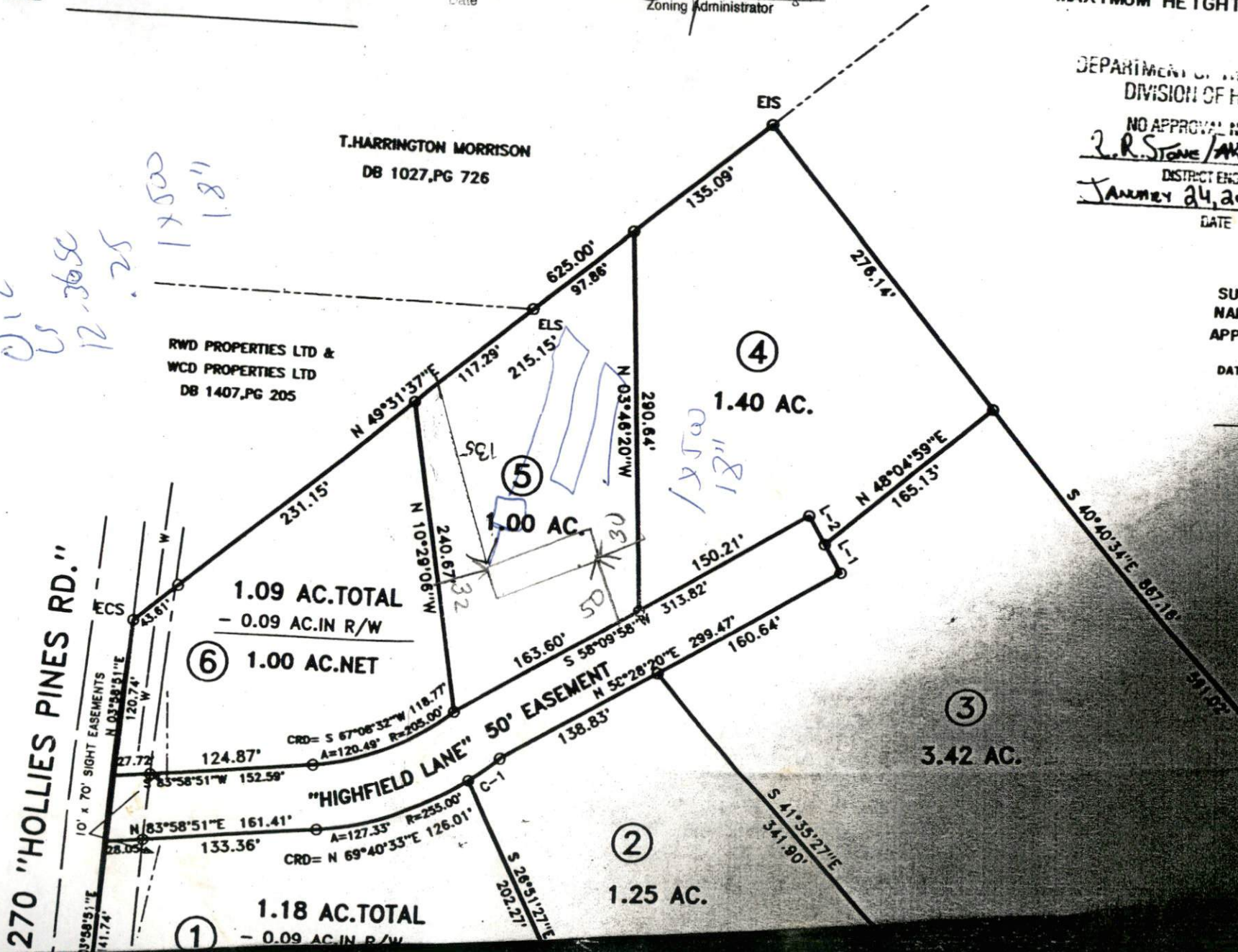
DATE _____

MINIMUM BUILDING SET
FRONT YARD _____
REAR YARD _____
SIDE YARD _____
CORNER LOT SIDE YARD _____
MAXIMUM HEIGHT _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
NO APPROVAL NECESSARY
J.R. Stone / AK
DISTRICT ENGINEER
JANUARY 24, 2002
DATE

SUBDIVISION
NAMES HAVE
APPROVED BY _____
DATE _____

D-12
12-30-02
12-25
1x500
1181



1x500
1181

HARNETT COUNTY TAX	
06 13-9692-0014	
* 13-9680-0136	
* 13-0610-0256	
2/3/03	BY <i>MPW</i>

FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HARGROVE
 HARNETT COUNTY, NC
 2003 FEB 03 11:03:59 AM
 BK:1719 PG:464-468 FEE:\$23.00
 INSTRUMENT # 2003002035

This Deed Prepared by Reginald B. Kelly, Attorney at Law

STATE OF NORTH CAROLINA
 COUNTY OF HARNETT

WARRANTY
 DEED

This WARRANTY DEED is made the 30th day of January, ²⁰⁰³ by and between DAVID R. TAYLOR and wife, ELIZABETH L. TAYLOR, CLIFFORD STEVE THOMAS and wife, MICHELLE A. THOMAS, JOHNNY R. FAIRCLOTH and wife, MELISSA R. FAIRCLOTH, ELVIS G. FAIRCLOTH and wife, ANDREA FAIRCLOTH, of P.O. Box 875, Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantor") and PIONEER PROPERTIES, LLC of P.O. Box 875, Broadway, NC 27505 (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 #5# Township of said County and State, and more particularly described as follows:

Tract One: BEING all of Lots Number 2,3,4,5, and 6 as shown on survey for Steve Thomas Subdivision, dated February 4, 2002, by Mickey R. Bennett PLS and recorded in Map #2002-211 Harnett County Registry.

Parcel is subject to restricted covenants as shown in Deed Book 1622 Page 458 Harnett County Registry.

Parcel previously conveyed to Grantor in Deed Book 1578 Page 862 Harnett County Registry.

Tract Two: BEING all of Lots 1,2,3,4, and 5 as shown on survey for David Taylor Subdivision, dated February 28, 2002 by Mickey R. Bennett, PLS and recorded in Map #2002-255 Harnett County Registry.

Property is subject to restricted covenants as recorded in Deed Book 1622 Page 466 Harnett County Registry.

Parcel previously conveyed to Grantor in Deed Book 1578 Page 950 Harnett County Registry.

Tract Three: BEING all of Lots 1,2,3,4,5, and 6 as shown on survey for Elvis Faircloth Subdivision dated February 19, 2002, by Mickey R. Bennett, PLS and recorded in Map #2002-259 Harnett County Registry.

Parcel is subject to restricted covenants as recorded in Deed Book 1622 Page 462 Harnett County Registry.

Parcel previously conveyed to Grantor in Deed Book 1578 Page 856 Harnett County Registry.

Tract Four: BEING all of Lots 1,2,3,5, and 6 as shown on survey for Johnny Faircloth Subdivision dated January 22, 2002 by Micky R. Bennett, PLS and recorded in Map #2002-111 Harnett County Registry.

Parcel is subject to restricted covenants as recorded in Deed Book 1622 Page 470 Harnett County Registry.

Parcel previously conveyed to Grantor in Deed Book 1578 Page 870 Harnett County Registry.

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.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTORS

David R. Taylor (SEAL)
DAVID R. TAYLOR

Elizabeth L. Taylor (SEAL)
ELIZABETH L. TAYLOR

Clifford Steve Thomas (SEAL)
CLIFFORD STEVE THOMAS

Michelle A. Thomas (SEAL)
MICHELLE A. THOMAS

Johnny R. Faircloth (SEAL)
JOHNNY R. FAIRCLOTH *Attorney-in-Fact

Melissa R. Faircloth by Johnny R. Faircloth (SEAL)
MELISSA R. FAIRCLOTH by Johnny R. Faircloth as her Attorney-in-Fact by Power of Attorney recorded in Book 1579, Page 440, Harnett County Registry.

Elvis G. Faircloth (SEAL)
ELVIS G. FAIRCLOTH

Andrea Faircloth (SEAL)
ANDREA FAIRCLOTH

I, Pioneer Properties, landowner of Parcel Identification # 13-9692-0014-57, located in a RA-30 Zoning District, do hereby certify the following:

The Multi-Section Manufactured Home shall meet the following appearance standards prior to the issuance of a Certificate of Occupancy:

1. THE STRUCTURE MUST BE A MULTI-SECTION UNIT BUILT TO THE H.U.D. CODE FOR MANUFACTURED HOMES.
2. WHEN LOCATED ON THE SITE, THE LONGEST AXIS OF THE UNIT MUST BE PARALLEL TO THE LOT FRONTAGE.
3. THE STRUCTURE MUST HAVE A PITCHED ROOF WHICH IS COVERED WITH SHINGLES.
4. THE STRUCTURE MUST HAVE MASONRY UNDERPINNING THAT IS CONTINUOUS, PERMANENT AND UNPIERCED EXCEPT FOR VENTILATION AND ACCESS.
5. THE EXTERIOR SIDING MUST BE HORIZONTAL LAP SIDING CONSISTING PREDOMINANTLY OF VINYL, ALUMINUM, WOOD OR HARDBOARD.
6. THE MINIMUM LOT SIZE MUST BE ONE (1) ACRE EXCLUDING ANY STREET RIGHT-OF-WAY AND THE MINIMUM LOT FRONTAGE MUST BE 150 FEET AS MEASURED AT THE RIGHT-OF-WAY LINE OR ALONG AN EASEMENT WHICHEVER APPLIES.
7. THE TONGUE OR TOWING DEVICE MUST BE REMOVED.

By signing this form I acknowledge that I understand and agree to comply with each of the seven (7) appearance criteria listed above for the multi-section manufactured home I propose to place on the above referenced property. I further acknowledge that a Certificate of Occupancy (C.O.) entitling me to apply for electric service will not be issued until each appearance criteria has been met and approved.

David Taylor
Signature of Landowner

3-17-03
Date

HARNETT COUNTY, NORTH CAROLINA

I, Theresa M. Jones, Notary Public for said state and county do hereby certify that David Taylor personally appeared before me and acknowledged the foregoing instrument.

This is the 17 day of March 2003.

Theresa M. Jones
Notary Public

My commission expires: 02-04-06