

Initial Application Date: 4/15/19

Application # SFD1904-0035

CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

"A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION"

LANDOWNER: Chuck and Kathy Kurtzke Mailing Address: 6303 Archerfield Court
City: Waxhaw State: nc Zip: 26173 Contact No: 551-804-2240 Email: ckcountdown13@gmail.com

APPLICANT: Morning Star Homes Mailing Address: 1102 Steinridge Dr.
City: Raleigh State: NC Zip: 27613 Contact No: _____ Email: _____
**Please fill out applicant information if different than landowner*

CONTACT NAME APPLYING IN OFFICE: Justin Lile Phone # 919-760-7111

PROPERTY LOCATION: Subdivision: Cedar Rock Lot #: 6 Lot Size: 12.466
State Road # _____ State Road Name: Cedar Rock Trail Map Book & Page: 2018, 297
Parcel: 050633 0112 08 PIN: 0623-95-4889.000

Zoning: RA-30 Flood Zone: yes Watershed: yes Deed Book & Page: 3045, 742 Power Company*: Duke
1064r WS-1V
**New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy.*

PROPOSED USE:

SFD: (Size 113 x 83) # Bedrooms: 4 # Baths: 4 Basement(w/wo bath): _____ Garage: Deck: Crawl Space: Slab: _____ Slab: _____
(Is the bonus room finished? yes no w/ a closet? yes no (if yes add in with # bedrooms)

Mod: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? yes no Any other site built additions? yes no

Manufactured Home: _____ SW _____ DW _____ TW (Size _____ x _____) # Bedrooms: _____ Garage: _____ (site built? _____) Deck: _____ (site built? _____)

Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____

Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____

Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? yes no

Water Supply: County _____ Existing Well _____ New Well (# of dwellings using well _____) ***Must have operable water before final**

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

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? yes no

Does the property contain any easements whether underground or overhead yes no

Structures (existing or proposed): Single family dwellings: 1 Manufactured Homes: _____ Other (specify): _____

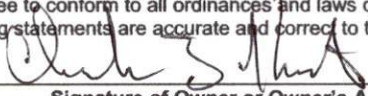
Required Residential Property Line Setbacks:

	Minimum	Actual
Front	<u>36 100</u>	<u>285 164</u>
Rear	<u>36 100</u>	860
Closest Side	<u>20 100</u>	<u>725 167</u>
Sidestreet/corner lot	<u>18 150</u>	<u>740 179</u>
Nearest Building on same lot	10	n/a

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take main street towards 401. Left on 401 then take left on Chrsitian Light Rid. Take left on Cokesbury rd then left on Cedar Rock Trail. House will be towards the end of the neighborhood.

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.



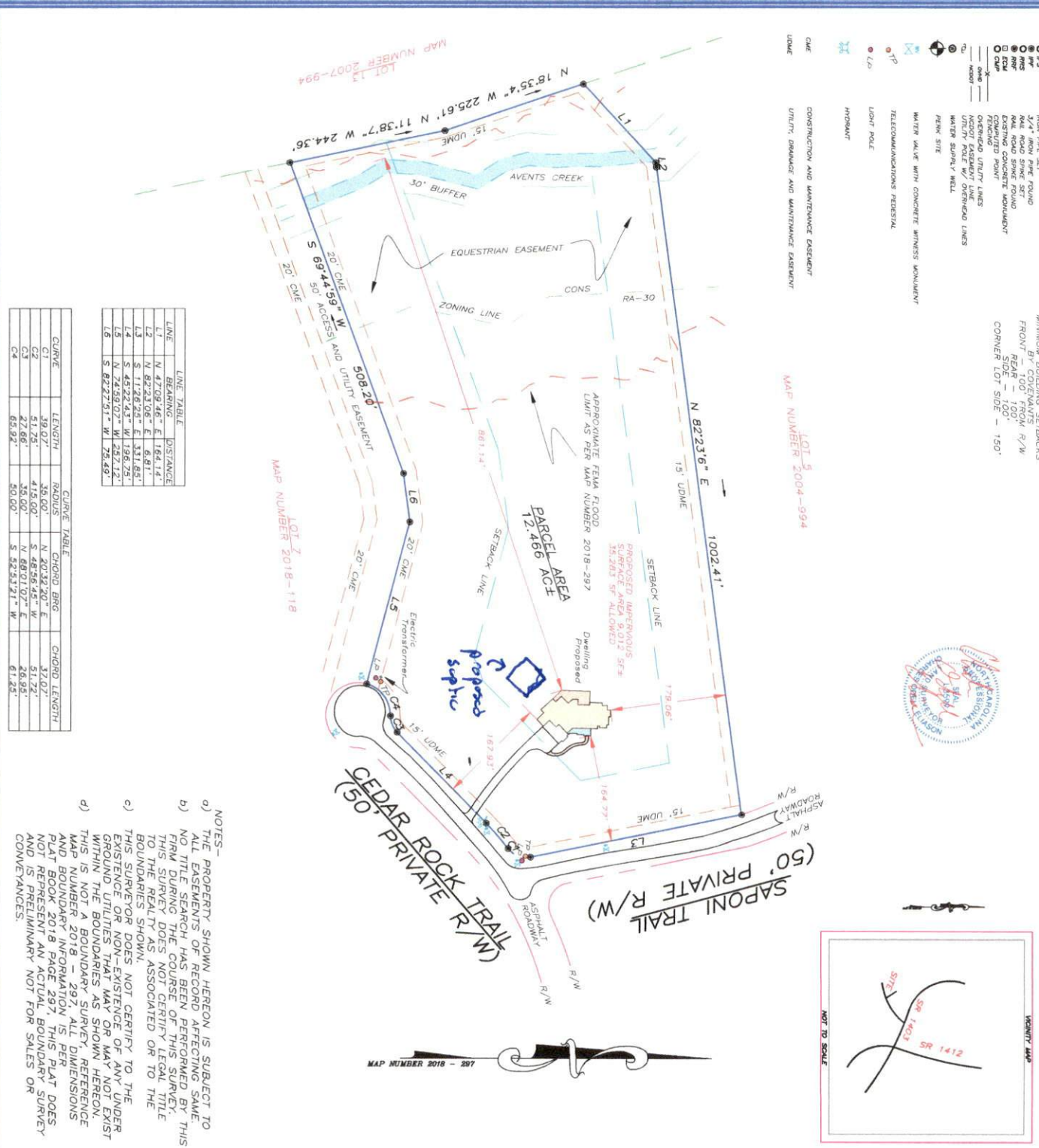
Signature of Owner or Owner's Agent

3-14-2019

Date

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.

****This application expires 6 months from the initial date if permits have not been issued****



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°08.46' E	164.14
L2	N 82°23.6' E	1002.41
L3	S 45°22.43' W	196.25
L4	S 45°22.43' W	196.25
L5	N 74°59.07' W	257.12
L6	S 82°27.51' W	75.49

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH
C1	39.07'	35.00'	N 40°32.20' E	37.02'
C2	51.75'	45.00'	S 48°56.45' W	51.72'
C3	27.66'	35.00'	N 68°01.07' E	26.95'
C4	65.92'	40.00'	S 52°51.21' W	61.25'

- NOTES-**
- a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 - b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS SURVEYOR. THE SURVEYOR DOES NOT CERTIFY REGARDING THE REALTY AS ASSOCIATED OR TO THE BOUNDARIES SHOWN.
 - c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY. REFERENCE MAP NUMBER 2018 - 297. ALL DIMENSIONS AND BOUNDARY INFORMATION IS PER PLAT BOOK 2018 IN PAGE 297. THIS PLAT DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY AND IS PRELIMINARY NOT FOR SALES OR CONVEYANCES.
 - d)

SITE PLAN / PLOT PLAN ~ LOT 6 CEDAR ROCK

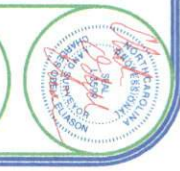
PRELIMINARY NOT FOR SALES OR CONVEYANCES



PREPARED BY
 ~ LAND SERVICES ~
 LAND SURVEYING, LAND PLANNING, MAPPING
 117 NORTH CHATHAM AVENUE
 SILVER CITY, NORTH CAROLINA
 Voice: (919) 663-2708
 CHARLES O. ELIASON ~ PLS-3599
 WWW.LANDSERVICES3599.COM

SITE PLAN / PLOT PLAN - LOT 6 CEDAR ROCK
 PREPARED FOR
MORNING STAR HOMES
 REFERENCE MAP NUMBER 2018-297
 HECTOR'S CREEK TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

APRIL 02, 2019 SCALE: 1 INCH = 100 FEET





Application # _____

Harnett County Central Permitting
PO Box 65 Lillington, NC 27546
910-893-7525 Fax 910-893-2793 www.harnett.org/permits

* Each section below to be filled out by whomever performing work. Must be owner or licensed contractor. Address, company name & phone must match information on license.

Application for Residential Building and Trades Permit

Owner's Name: Chuck and KATHY Kurtzke Date: 3/19
Site Address: ~~406~~ Cedar Rock Trail 442 Phone: 551-804-2240
Subdivision: Cedar Rock Lot: 6
Description of Proposed Work: New Residential Home

General Contractor Information

Morningstar Homes inc 919-760-7111
Building Contractor's Company Name Telephone
1102 Stanridge Dr Raleigh, NC 27613 justin@morningstarhomesinc.co
Address Email Address
61224
License #

Electrical Contractor Information

Description of Work New Construction Electrical Service Size: 400 Amps T-Pole: Yes No
Electrical Xperts 919-552-9493
Electrical Contractor's Company Name Telephone
71 mistywood dr Fuquay-Varina 27526 electricalxperts@aol.com
Address Email Address
22689
License #

Mechanical/HVAC Contractor Information

Description of Work New Cosntruction HVAC
B&T HVAC Services, Inc. 919-362-5846
Mechanical Contractor's Company Name Telephone
992 Horton Pond Road Apex, nc 27523 bt_hvac@yahoo.com
Address Email Address
14645
License #

Plumbing Contractor Information

Description of Work New Construction Plumbing # Baths 5
Barbour & Pourron Plumbing 919-553-4455
Plumbing Contractor's Company Name Telephone
114 Leed Cort Clayton, NC 27528 staff@bpplumbing.com
Address Email Address
27132
License #

Insulation Contractor Information

Prime Energy Group 2300 Westinghouse Blvd Raleigh NC 2760 919-821-3288
Insulation Contractor's Company Name & Address Telephone

***NOTE: General Contractor / owner must fill out and sign the second page of this application.**



I hereby certify that I have the authority to make necessary application, that the application is correct and that the construction will conform to the regulations in the Building, Electrical, Plumbing and Mechanical codes, and the Harnett County Zoning Ordinance. I state the information on the above contractors is correct as known to me and that **by signing below I have obtained all subcontractors permission to obtain these permits** and if **any** changes occur including listed contractors, site plan, number of bedrooms, building and trade plans, Environmental Health permit changes or proposed use changes, I certify it is my responsibility to notify the Harnett County Central Permitting Department of any and all changes.

EXPIRED PERMIT FEES - 6 Months to 2 years permit re-issue fee is \$150.00. After 2 years re-issue fee is as per current fee schedule.

Justin Zula
Signature of Owner/Contractor/Officer(s) of Corporation

3/20/19
Date

Affidavit for Worker's Compensation N.C.G.S. 87-14

The undersigned applicant being the:
 General Contractor Owner Officer/Agent of the Contractor or Owner

Do hereby confirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

- Has three (3) or more employees and has obtained workers' compensation insurance to cover them.
- Has one (1) or more subcontractors(s) and has obtained workers' compensation insurance to cover them.
- Has one (1) or more subcontractors(s) who has their own policy of workers' compensation insurance covering themselves.
- Has no more than two (2) employees and no subcontractors.

While working on the project for which this permit is sought it is understood that the Central Permitting Department issuing the permit may require certificates of coverage of worker's compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Sign w/Title: *Justin Zula President* Date: 3/20/19

LIEN AGENT INFORMATION

Effective April 1, 2013

In accordance with North Carolina General Assembly Session Law 2012-158, Inspection Departments are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence OR the property owner has designated a lien agent and provided the inspections office with the information below:

Name of Lien Agent Chicago Title Company LLC

Mailing address of Agent 19 W. Hargett St. Suite 407
Raleigh, NC 27601

Physical address of Agent Same

Telephone ~~434-489-5231~~ 888-690-7384 Fax 913-489-5231

Email Support@liensnc.com

The information will be attached to the permit record and a copy provided to the applicant. The applicant is required to post a copy on the construction site.

Excerpt from North Carolina G.S. 160A-417:

“(Effective April 1, 2013) No permit shall be issued pursuant to subdivision (1) of subsection (a) of this section where the cost of the work is thirty thousand dollars (\$30,000) or more, other than for improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the applicant uses as a residence, unless the name, physical and mailing address, telephone number, facsimile number, and electronic mail address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a) is conspicuously set forth in the permit or in an attachment thereto. The building permit may contain the lien agent's electronic mail address. The lien agent information for each permit issued pursuant to this subsection shall be maintained by the inspection department in the same manner and in the same location in which it maintains its record of building permits issued.”

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 1011879

Filed on: 03/20/2019

Initially filed by: mstar1

Designated Lien Agent

Chicago Title Company, LLC

Online: www.liensnc.com <http://www.liensnc.com>

Address: 19 W. Hargett St., Suite 507 /

Raleigh, NC 27601

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@liensnc.com <mailto:support@liensnc.com>

Owner Information

John Lile

1102 Stanrdige
Raleigh, NC 27613

United States

Email: jlile@morningstarhomesinc.com

Phone: 919-227-6659

Project Property

Lot 6
422 Cedar Rock Trail
Fuquay-Varina, NC 27526
Harnett County

Property Type

1-2 Family Dwelling

Date of First Furnishing

05/01/2019

Print & Post



Contractors:

Please post this notice on the Job Site.

Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

[View Comments \(0\)](#)

Technical Support Hotline: (888) 690-7384

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Oct 11 12:26 PM NC Rev Stamp: \$ 300.00
Book: 3645 Page: 742 - 744 Fee: \$ 26.00
Instrument Number: 2018014445

HARNETT COUNTY TAX ID#
050633 0112 08

10-11-2018 BY MT

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

PID#050633 0112 08
REVENUE STAMPS: \$300.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 5th day of October, 2018, by and between **Russell Henry Woods and spouse Kathryn Reamy Woods**, of 1145 Deerfoot Trail Sanford, NC 27332 (hereinafter referred to in the neuter singular as "the Grantor") and **Charles T. Kurtzke and spouse, Kathy W. Kurtzke** of 6303 Archerfield Court, Waxhaw, NC 28173 (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 Buckhorn Township of said County and State, and more particularly described as follows:

BEING all of Lot No. 6 containing 12.57 acres, as shown upon that certain plat of survey recorded at Map No. 2006- 907 and a revised at Map No. 2007-994, Harnett County Registry, reference to which is hereby made for greater certainty of description. and being more particularly described by mete: and bounds as follows:

BEGINNING at a new iron pipe, a dividing line between Lots 5 and 6 on that map entitled Cedar Rock as recorded at Map 2007-994, Harriett County Registry, being located in the western margin of Saponi Trail, thence South 82 degrees 43 minutes 36 seconds West 1014.23 feet to a new iron pipe; thence South 44 degrees 35 minutes 58 seconds West 164.14 feet to a new iron pipe; thence South 18 degrees 39 minutes 50 seconds East 225.57 feet to a new iron pipe; thence South 11 degrees 35 minutes 04 seconds East 244.63 feet to a new iron pipe; thence North 69 degrees 43 minutes 47

seconds East 508.21 feet to a new iron pipe; thence North 82 degrees 36 minutes 12 seconds East 75.61 feet to a new iron pipe; thence South 74 degrees 59 minutes 54 seconds East 257.29 feet to a new iron pipe in the margin of Cedar Rock Trail; thence along the margin of Cedar Rock Trail a curve with a length of 65.86 feet, a radius of 50 feet, a tangent of 38.70 feet and a chord bearing of North 52 degrees 44 minutes 19 seconds East 61.20 feet to a new iron pipe; thence a curve with a length of 27.55 feet, a radius of 35 feet a tangent of 14.53 feet, a chord bearing North 67 degrees 55 minutes 34 seconds East 2634 feet to a new iron pipe; thence with the western margin of Cedar Rock Trail, North 45 degrees 22 minutes 35 seconds East 196.71 feet to a new iron pipe; thence a curve with a length of 39.07, a radius of 35, a tangent of 21.86 and a chord bearing North 20 degrees 32 minutes 35 seconds East 37.08 feet; thence North 11 degrees 26 minutes 20 seconds West 352.07 feet to the point and place of BEGINNING, and being all of Lot No. 6, containing 12.57 acres, as shown upon that map and survey of Cedar Rock Subdivision recorded at Map No 2006-907 and as revised at Map No. 2007-994 and 996, Harnett County Registry,

This conveyance is made subject to that certain 40 foot access and utility easement, 30 foot vegetative buffer along Avents Creek, and that certain 200 foot equestrian easement as shown upon the hereinabove referred to plat.

The above described property is further described as Tract #6, containing 12.468 acres as shown on Boundary Survey for Charles T. Kurtzke and Kathy W. Kurtzke, dated 9-27-18, by Thomas Lester Stancil, PLS and recorded in Map Number 2018, Page 297, Harnett County Registry.

**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

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.

GRANTOR

Russell Henry Woods (SEAL)
Russell Henry Woods

Kathryn Reamy Woods (SEAL)
Kathryn Reamy Woods

STATE OF North Carolina
COUNTY OF Lee

I, a Notary Public of the County and State aforesaid, certify that Russell Henry Woods and Kathryn Reamy Woods personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 7 day of October 2018.

REBEKAH STONE
Notary Public (place notary seal here)
Lee County
My Commission Expires
July 15, 2023

Rebekah Stone
Notary Public

My Commission Expires: 07/15/2023