



Town of Erwin  
**Zoning Application & Permit**  
 Planning & Inspections Department

Permit #
2011-047

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Angela Tyndall	Property Owner	Hazel Nayed
Home Address	105 East C St.	Home Address	107 East D St.
City, State, Zip	Erwin, Nc 28339	City, State, Zip	Erwin, Nc 28334
Telephone	910-897-7224	Telephone	
Email	tyndall132@charter.net	Email	

Address of Proposed Property	107 East D Street Erwin, Nc
Parcel Identification Number(s) (PIN)	0597-72-0865.000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Front. porch, bathroom addition 5 x 20                      7 x 15
Description of any proposed improvements to the building or property	Same as above
Estimated Project Cost	\$20,000
What was the Previous Use of the subject property?	Residential
Does the Property Access DOT road?	NO
Number of dwelling / structures on the property already	2
Property / Parcel Size	0.365
Will the Proposed Use / Building connect to a septic system?	NO

**Owner/Applicant Must Read and Sign**

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

<u>Angela Tyndall</u> Print Name	<u>Angela Tyndall</u> Signature of Owner or Representative	<u>10-17-11</u> Date
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**For Office Use**

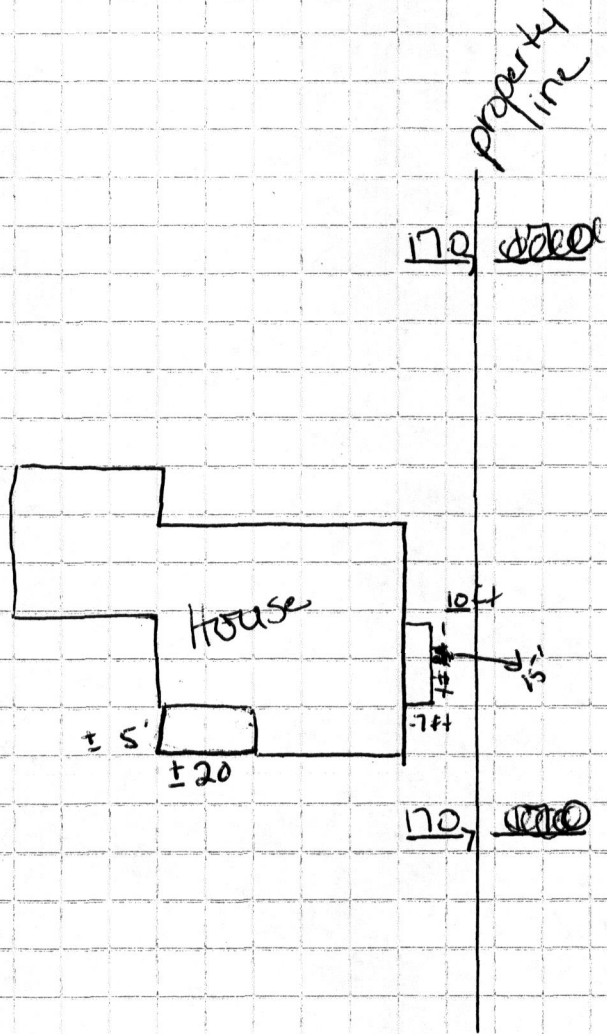
Zoning District	R-10	Existing Nonconforming Uses or Features	
Front Yard Setback	35'	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Other
Side Yard Setback	10'	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Rear Yard Setback	35'	Fee Paid:	Date Paid:                      Staff Initials:

Comments	
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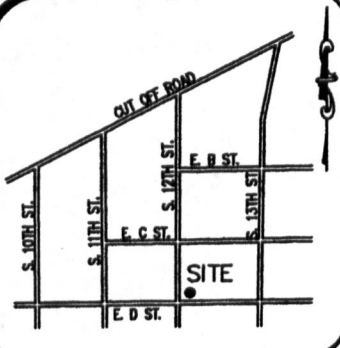
Signature of Town Representative: <u>[Signature]</u>	Date Approved/Denied: <u>10/17/11</u>
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Angela Tyndall  
107 East 05<sup>th</sup>  
ERWIN, NC



- addition of 7x18 bathroom
- Setback of 10ft.



VICINITY MAP

**LEGEND**

- PO=PORCH
- P=PATIO
- SW=SIDEWALK
- DW=CONC DRIVEWAY
- EB=ELECTRIC BOX
- CO=CLEANOUT
- TP=TELEPHONE PEDESTAL
- WM=WATER METER
- AC=AIR CONDITIONING UNIT
- EOP=EDGE OF PAVEMENT
- BOC=BACK OF CURB

- IRON PIPE FOUND
- IRON PIPE SET
- CALCULATED POINT

**SETBACKS**

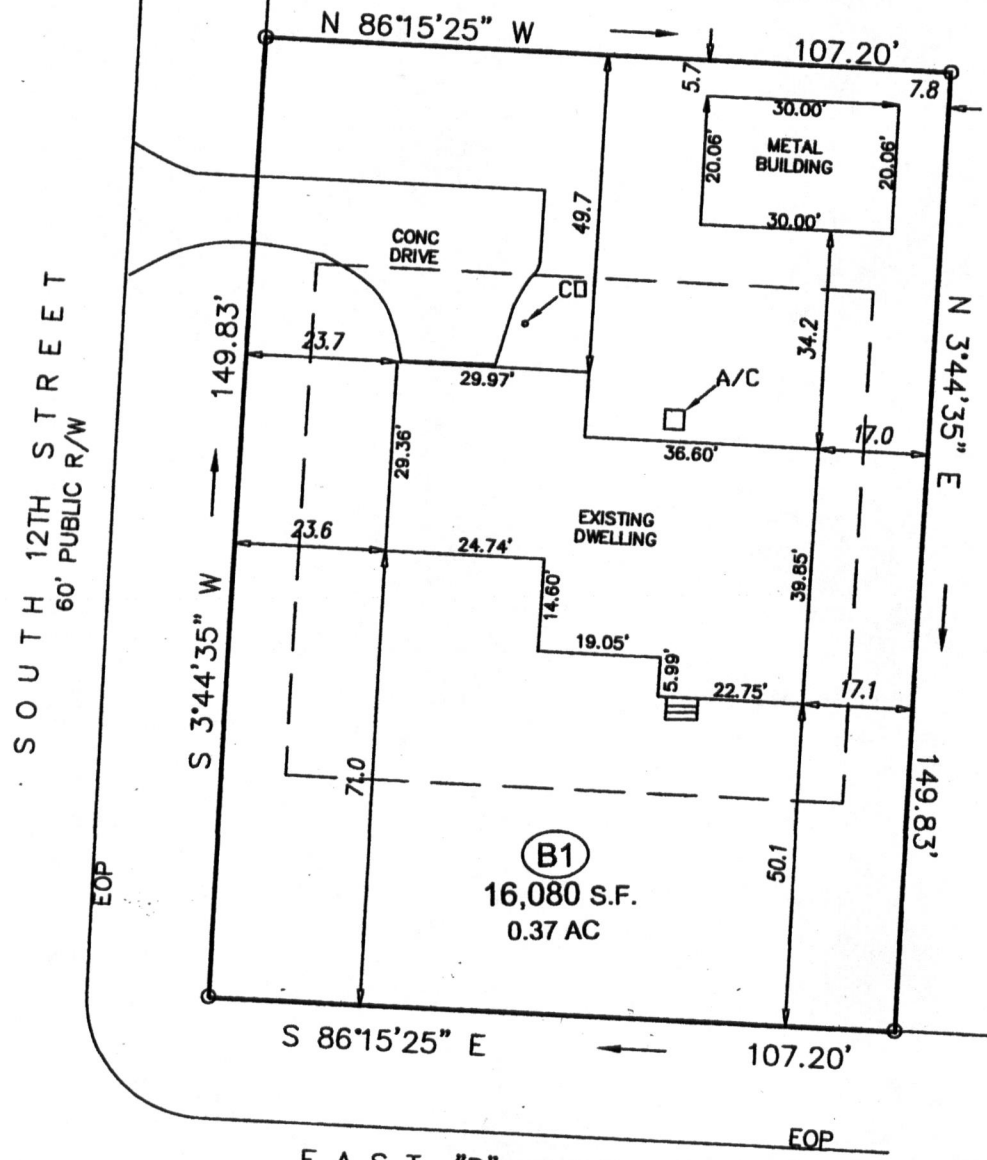
- FRONT 35'
- SIDE 10'
- REAR 35'
- CORNER SIDE 10'



THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

*[Signature]*  
 G. DARRELL TAYLOR, PLS L-3729 10.5.11  
 DATE

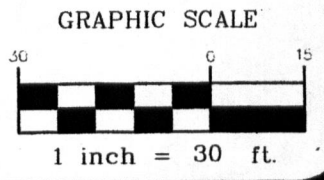
THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.



(B2)

(B1)  
 16,080 S.F.  
 0.37 AC

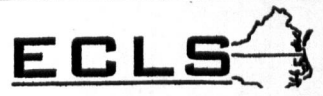
TIE  
 N 86°15'25" W  
 322.32'  
 EIP (1' BELOW)

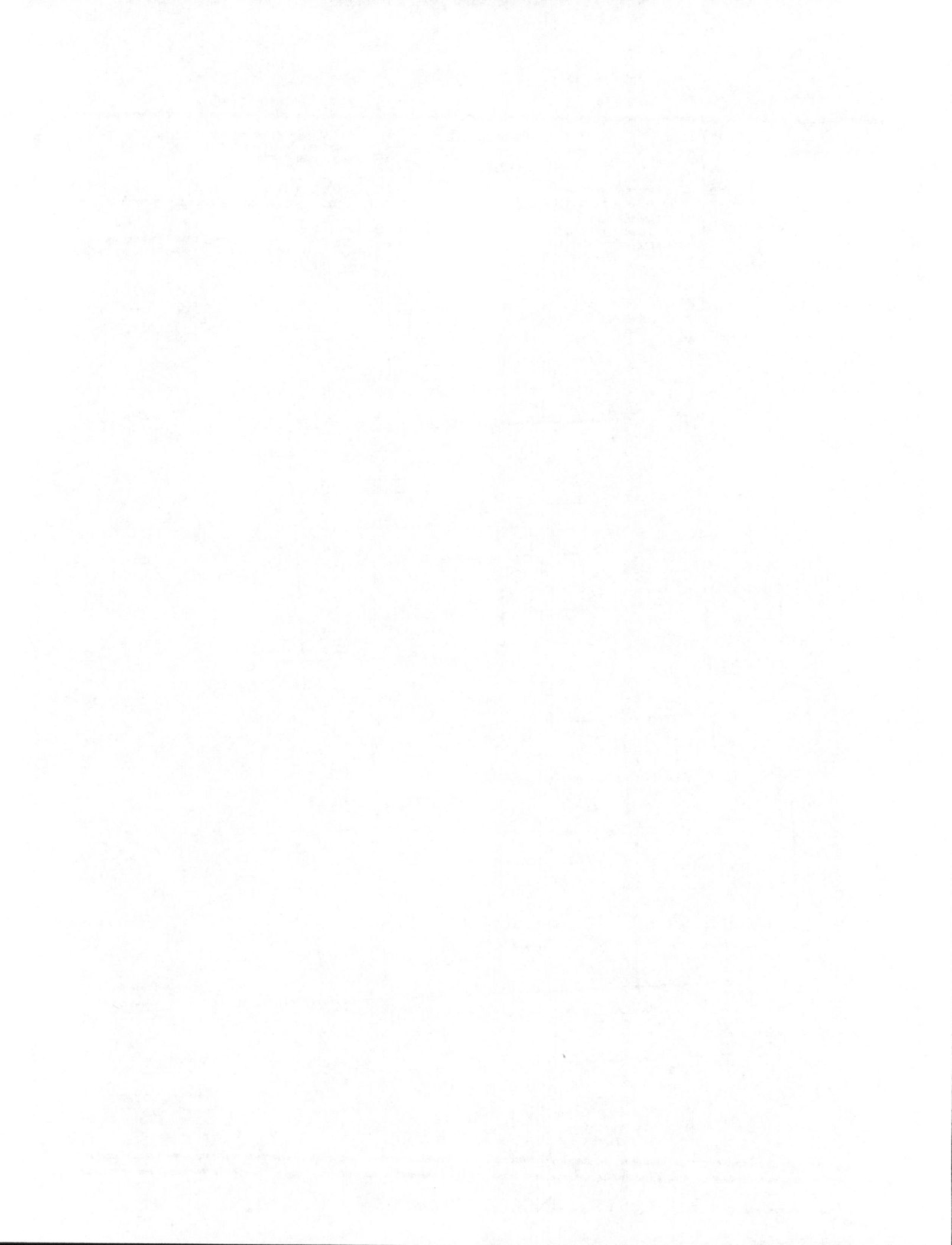


**SURVEY**

PROJECT: 11-102  
 DRAWN BY: ADS

FOR  
 TONY & ANGELA TYNDALL  
 107 EAST "D" STREET LOT B-1





Revised



OFFER TO PURCHASE AND CONTRACT

[Consult "Guidelines" (Standard Form 2G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": Hazel L. Hayes

(b) "Buyer": Tony E. Tyndall, Angela Tyndall

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below.

Street Address: 107 East D St

City: Erwin Zip: 28339

County: Harnett, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)

Plat Reference: Lot/Unit, Block/Section, Subdivision/Condominium, as shown on Plat Book/Slide at Page(s)

The PIN/PID or other identification number of the Property is:

Other description:

Some or all of the Property may be described in Deed Book at Page

(d) "Purchase Price": 112,400.00 AT TT MB

\$ 125,000.00

\$ 0.00

\$ 1,000.00

\$ 0.00

\$ 0.00

\$ 0.00

\$ 0.00

\$ 111,400.00 AT TT

paid in U.S. Dollars upon the following terms: BY DUE DILIGENCE FEE made payable to Seller by the Effective Date. BY INITIAL EARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) with this offer OR delivered within five (5) days of the Effective Date of this Contract by cash personal check official bank check wire transfer. BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) by cash or immediately available funds such as official bank check or wire transfer to be delivered to Escrow Agent no later than TIME BEING OF THE ESSENCE with regard to said date. BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T). BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T). BY BUILDING DEPOSIT in accordance with the attached New Construction Addendum (Standard Form 2A3-T). BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver good funds to the payee. In the event Buyer does not timely deliver good funds, Seller shall have the right to terminate this Contract upon written notice to Buyer.

(e) "Earnest Money Deposit": The Initial Earnest Money Deposit, the Additional Earnest Money Deposit and any other earnest monies paid in connection with this transaction, hereinafter collectively referred to as "Earnest Money Deposit", shall be deposited and held in escrow by Escrow Agent until Closing, at which time it will be credited to Buyer, or until this Contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) a condition of any resulting contract is not satisfied, then the Earnest



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.



STANDARD FORM 2-T Revised 7/2011 © 7/2011

Buyer initials TT AT Seller initials HL/MB

