

Initial Application Date: 5-15-01

Applicati

01-50002016

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Kenneth Ripley + Mike Eaker Mailing Address: 3404 Dozwood Dr
City: _____ State: _____ Zip: _____ Phone #: Greenboro, N.C.

APPLICANT: Johnathan Ryle Mailing Address: 3206 Sunnyside S. Chapel Rd
City: Fayetteville State: NC Zip: 28301 Phone #: 910-485-4257

PROPERTY LOCATION: SR #: 1111 SR Name: Marks Rd
Parcel: 09-9575-0025-24 PIN: 9574-21-5623.000
Zoning: RA20R Subdivision: Seven Oaks Lot #: 24 Lot Size: .50 AC
Flood Plain: 150 Panel: X Watershed: III Deed Book/Page: 98-67 Plat Book/Page: off for to park

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 87 to N.C. 24 for 1 mile to
 Marks Rd Turn Left for 3 miles to Ripley Rd
 on Right Lot 24 is 2nd 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 14 x 78) # of Bedrooms 3 Garage _____ Deck 10x10 Baths 2

- Comments: _____
- Number of persons per household 3
 - 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 _____

1. Manufactured home must have a pitched roof.
2. Manufactured home must have underpinning.
3. Moving apparatus must be removed, under pinned, or landscaped.
4. Steps 2 & 3 completed w/in 60 days of C.O issuance.

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 1 proposed swm H Other (specify) _____

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>70</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>31</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>—</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.

Johnathan Ryle
Signature of Applicant

5-15-2001
Date

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

* Lot 24 Seven Oaks *

Required Property Line Setbacks

	Required	Actual
Front	35	70
Side	10	31
Corner	20	
Rear	25	50
Nearest Building	10	

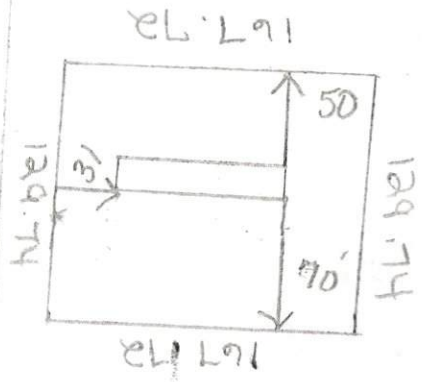
SITE PLAN APPROVAL

DISTRICT BA20R USE SLWMH

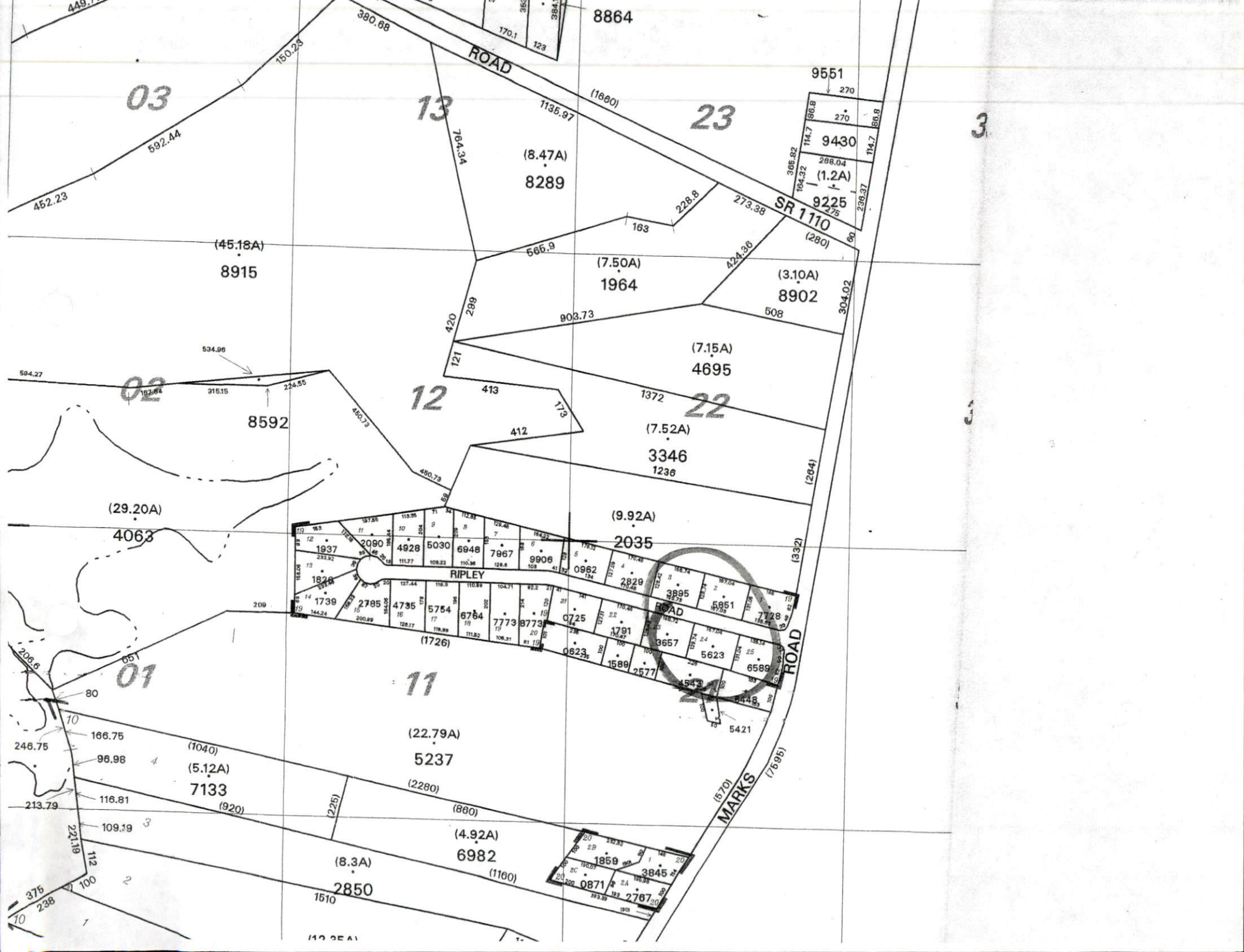
#BEDROOMS 3

5-15-0 C. Williams
Date Zoning Administrator

SR
|||
Marks Rd.



Ripley Road



03

13

23

3

449.7
592.44
452.23
150.25
390.68

ROAD

8864

9551
270

9430
270
208.04
(1.2A)
9225
275
305.82
184.32
114.7
114.7
86.8
114.7
86.8
236.37

SR 1110
(280)

(8.47A)
8289

(45.18A)
8915

(7.50A)
1964

(3.10A)
8902

(7.15A)
4695

594.27
534.00
315.15
224.55
102.64
8592

02

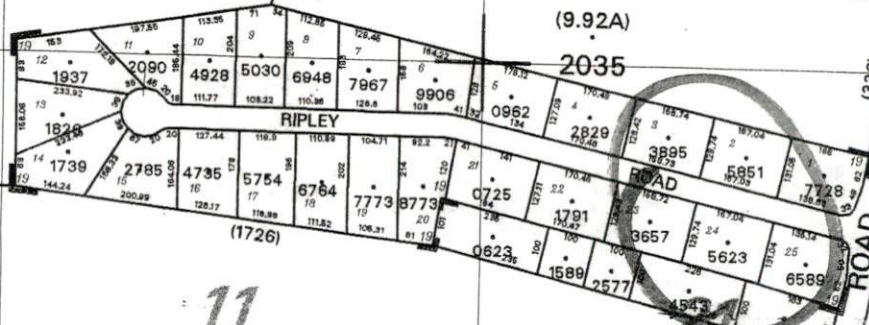
12

22

(7.52A)
3346
1236

(29.20A)
4063

(9.92A)
2035



11

(22.79A)
5237

206.6
80
246.75
166.75
96.98
213.79
116.81
109.19
221.18
112
100
375
238

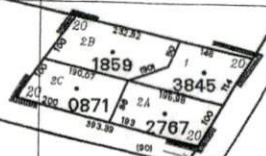
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(1040)
(5.12A)
7133
(920)

(4.92A)
6982
(1160)

(8.3A)
2850
1510

MARKS ROAD
(1570)
(7695)



CONTRACT FOR DEED

This contract made and entered into this 14 day of September, 2000 by and between Kenneth Ripley, and Mike Eaker party of the first part, hereinafter referred to as Seller; and Johnathan Ryle, party of the second part of County of Cumberland, State of North Carolina; hereinafter referred to as Buyer;

WITNESSETH:

THAT subject to the terms and conditions hereinafter set forth, Seller has contracted to sell to Buyer and Buyer has contracted to purchase from said Seller a certain tract of land situated in the County of Harnett, State Of North Carolina in Johnsonville Township and More particularly described and bonded as follows:

BEING all of lot # 24 of Seven Oaks Subdivision Section 1, Part 1, Subdivision map being recorded in the Office of Deeds for Harnett County.

The terms and conditions above referred to are as follows:

1. The agreed purchase price is \$ 11,000.00.

2. Said purchase price is to be paid as follows:
\$ 475.00 upon the execution of this contract, the receipt of which is hereby acknowledged, and \$ 0 on NK for a total down payment of \$ 475.00.

The balance of the purchase price will be paid by 180 monthly installments beginning October 1, 2000, with a per annum interest rate of 13 1/2 %. The monthly payment will be \$ 136.82 and shall continue until the purchase is paid in full or hereinafter stated.

3. At such time as the purchase price has been paid in full, the Seller shall issue and deliver to the Buyer a General Warranty Deed, free and clear of encumbrances to said property except for restrictions and usual rights of way and easements of record; or upon the request of the Buyer after a minimum of \$ 4000.00 has been paid toward the purchase price, the Seller will issue and deliver a General Warranty Deed as aforesaid for said property, secured by a purchase money note and deed of trust, financing the then balance due remaining upon the purchase price of an interest rate of 13 1/2 % per annum requiring payments in the amount of \$ 136.82 due on the first day of each calendar month thereafter, said note and deed of trust to be payable over the remaining period of time. Buyer will be responsible for all costs involved in the closing except for the preparation of deed and revenue stamps.

4. Taxes in said land for the year 1800 are to be paid by the Seller; thereafter, said property is to be listed for taxation by the Seller, but the taxes paid by the Buyer.

5. So long as the contract remains in full force and effect, Buyer may have use of said lands.

6. It is however, understood and agreed that if any one of said monthly payments remains overdue and unpaid for thirty (30) days or if any taxes, which under this contract are to be paid by the Buyer, be not paid in sixty (60) days after the same are legally due, then in either of said events, the Seller, at its option, may declare this contract in default and that all payments heretofore made hereunder shall be considered RENT and any improvements made to said real property shall vest in and be the property and to the benefit of the Sellers and the Buyer shall forthwith upon written notice by the Seller remove themselves from said property or be evicted by the Seller. Notice of default shall be in writing

7. For and during the term of this contract (and thereafter if said Buyer does complete the purchase of said property), the Buyer agrees to abide by the restrictions hereby imposed upon said land, a copy of which is attached hereto.

8. In the event the property reverts back to the Sellers herein, the Buyer shall return same to Sellers in the same condition as at the date of this contract, reasonable wear and tear expected and to the extent that improvements have been made thereon same shall revert to and be the property of the Seller.

9. This contract shall be binding and enforceable upon the heirs, successors, assigns, executors and administrators of the parties hereto.

10. A \$15.00 late fee shall be due on any payments received 5 days after the due date.

IN TESTIMONY WHEREOF, said Seller caused this contract to be signed by Himself and the Buyer has hereunto set their hands and seals, the day and year first above written. This contract being executed in duplicate originals, one of which is retained by each of the parties hereto.

The buyer agrees to abide by the restrictive convenents which have been recorded on the subdivision and has recieved a copy of the said convenents.

BY: M. E. (SEAL)
PARTNER

Martin L. Hoane (SEAL)
BUYER

Jonathan C. Kyle (SEAL)
BUYER