

Initial Application Date: 8-10-01

COUNTY OF HARNETT LAND USE APPLICATION

Application #

01-50002756

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: FLETCHER GARDNER JR.

Mailing Address: 1010 GUNTER LAKE RD.

City: SANFORD

State: NC

Zip: 27332

Phone #: 919-498-3434

APPLICANT: SAME

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone #: _____

PROPERTY LOCATION: SR #: 1201

SR Name: Ponderosa Rd.

Parcel: 09-9568-0004

PIN: 9568-41-4705

Zoning: RPA20R

Subdivision: Vista Ridge

Lot #: F

Lot Size: 2.55

Flood Plain: X

Panel: 75

Watershed: NA

Deed Book/Page: OFFER TO

Plat Book/Page: _____

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: NC 27 W. - TURN RIGHT, ST. RD. 1209

BARBECUE CH. RD. - TURN LEFT, SR 1205 OLIVIA RD. AT

INTERSECTION (87 SOUTH AND OLIVIA RD. GO STRAIGHT. TURN LEFT

ON PONDEROSA. 6/10 OF MILE, VISTA RIDGE ON LEFT.

PROPOSED USE:

Sg. Family Dwelling (Size x) # of Bedrooms # Baths Basement (w/w/o bath) Garage Deck

Multi-Family Dwelling No. Units No. Bedrooms/Unit

Manufactured Home (Size 26 x 52) # of Bedrooms 3 Garage 22x28 Deck 2 Baths

Comments: _____

Number of persons per household 1

Business Sq. Ft. Retail Space

Industry Sq. Ft.

Home Occupation (Size x) # Rooms

Accessory Building (Size x) Use

Addition to Existing Building (Size x) Use

Other

Note: 2 App #'s
DWMH - 01-5-2756
detached garage - 01-5-2757

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 DWMH proposed Other (specify) 1 Detached garage

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>115</u>	<u>25</u>	<u>200+</u>
Side	<u>10</u>	<u>80</u>	<u>20</u>	<u> </u>
Nearest Building	<u>10</u>	<u> </u>	<u> </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.

Fletcher Gardner Jr.
Signature of Applicant

8-10-01
Date

Garage set Backs
35-115 25-200+
10-80 20-
10-30

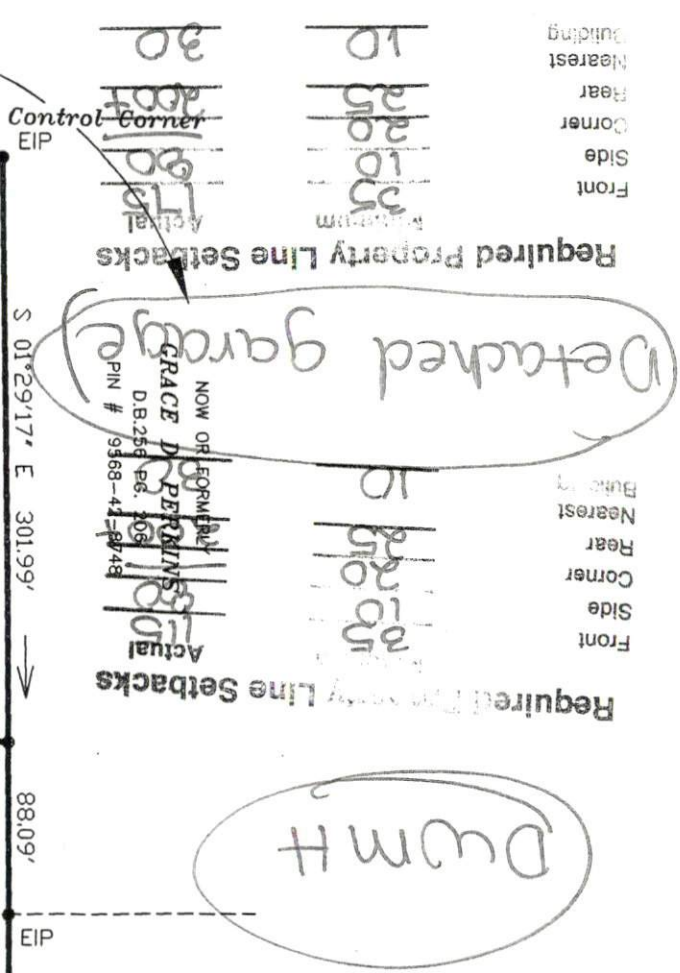
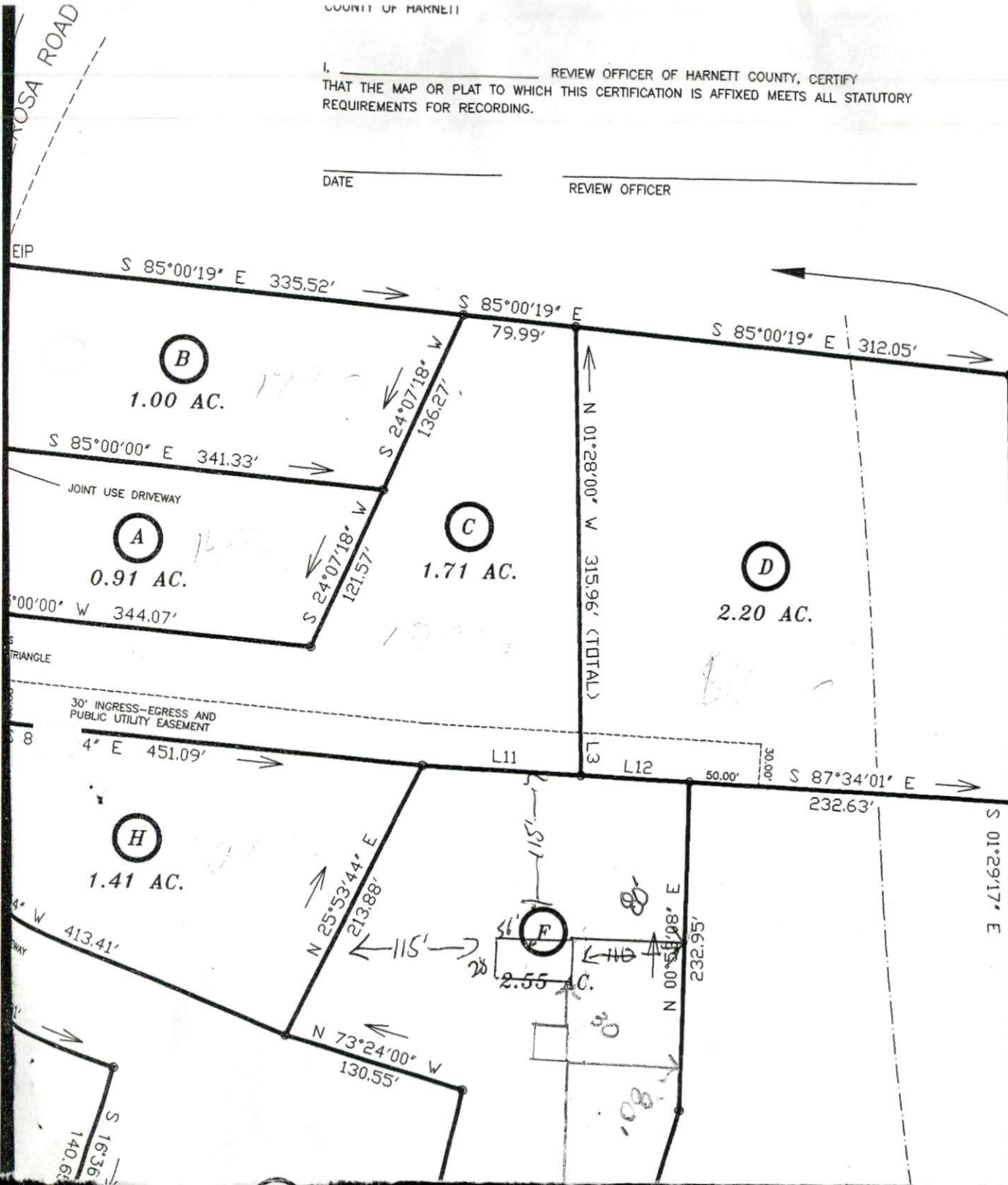
This application expires 6 months from the date issued if no permits have been issued

I, _____ REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ESTABLISH THE MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, AND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:

DATE _____ OWNER _____



Required Property Line Setbacks

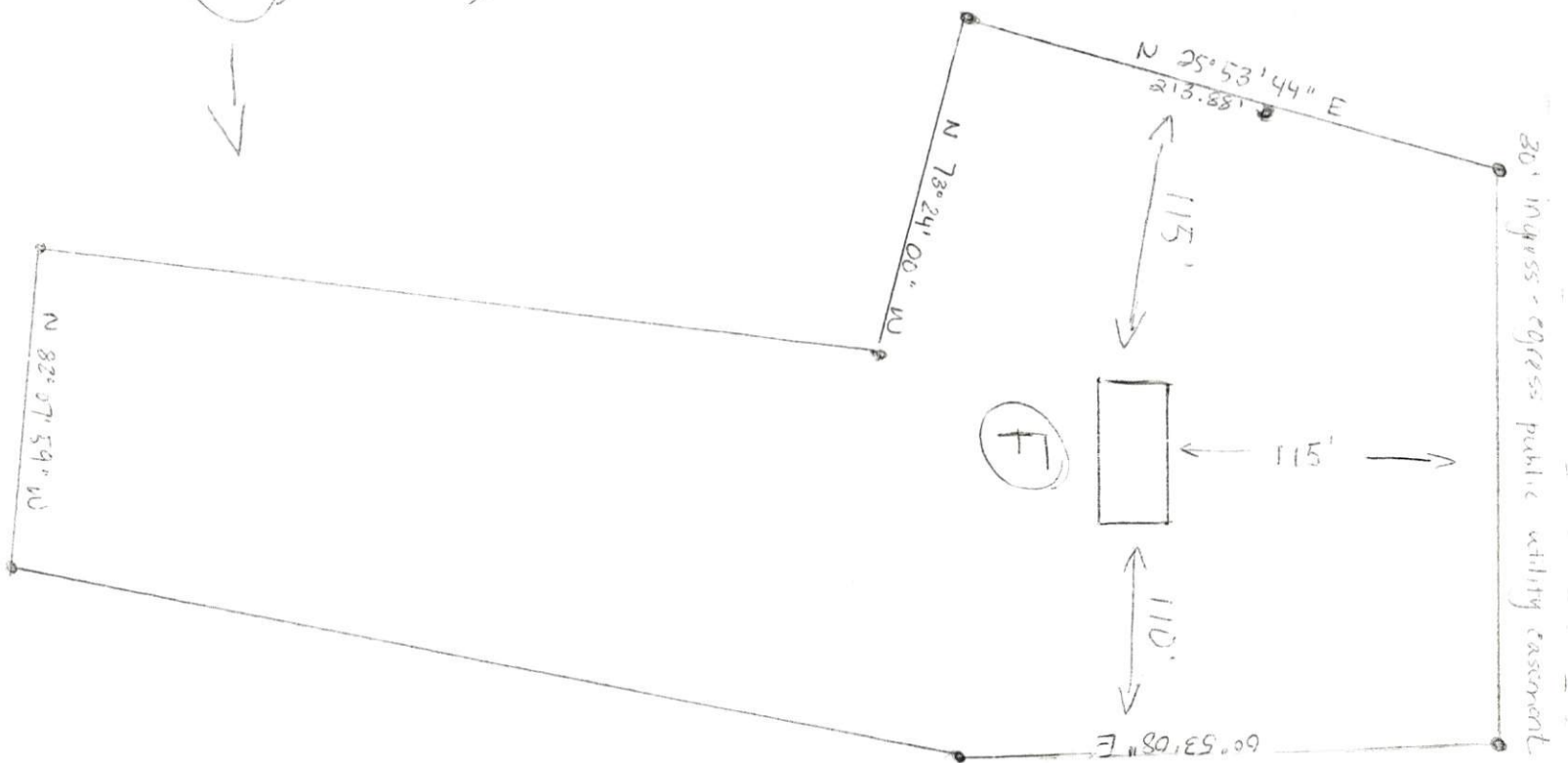
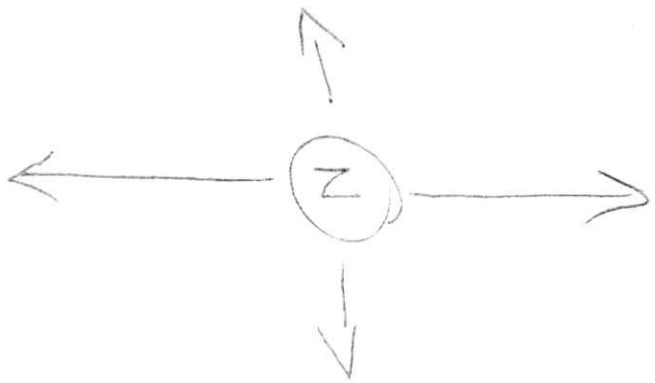
Front	35'
Side	10'
Corner	30'
Rear	25'
Nearest Building	10'

Required Property Line Setbacks

Front	35'
Side	10'
Corner	30'
Rear	25'
Nearest Building	10'

HERBERT
D
PIN #

NORTH CAROLINA PROFESSIONAL SEAL



Lot F
Visita Ridge

STANDARD AGREEMENT OF SALE

This agreement is made this 27TH day of JULY 2001, by and between CEDAR CREEK LAND CO., L.L.C., a Limited Liability Company, of 709 Carthage Street, Sanford, North Carolina 27330, hereafter referred to as "SELLER" and FLETCHER GARDNER JR of 1010 GATSO LAKE RD SANFORD N.C. 27332 hereinafter referred to as "BUYER".

W I T N E S S E T H:

That for and in consideration of the sum of \$ 15,990.00 FIFTEEN THOUSAND NINE HUNDRED NINETY ~~9~~ 00 dollars and other valuable consideration, Seller agrees to sell and the Buyer agrees to purchase the following described real estate, situated in HARNETT County, N.C, as follows, to wit:

Tract # F, of U.S.T.A RIDGE, containing 2.55 acres as shown on survey of lands of CEDAR CREEK LAND CO., L.L.C., by RON A VANBERGHOFF, Land Surveyors, dated MAY 18 2001.

TERMS AND CONDITIONS

The parties agree as follows:

1. The purchase price shall be \$ 15,990.00 payable as follows:
\$ 16000 as a deposit, \$ 14,390.00 at closing,
balance of \$ _____ financed for _____ months at _____ %
variable rate. Monthly payment of \$ _____.
2. Seller agrees to convey said property to buyer at closing, to be held on or before SEPTEMBER 12 2001, by General Warranty Deed, free and clear of any encumbrances, tenancies and liens, except for 2001 real estate taxes which will be prorated as of the date of closing. Seller further agrees to pay the expense of preparing the Deed and the recordation of the Grantors tax and to deliver possession at closing. All other costs of sale to be paid by Buyers.
3. If the Buyer fails to pay the balance of the purchase price or complete said purchase as herein provided, the deposit shall be retained as liquidated and agreed damages.
4. Buyer represents that an inspection of the property has been made and agrees to accept the property in its present physical condition.
5. Buyer understands that the Seller is a principal and not acting as a broker.

6. This agreement constitutes the entire agreement between the parties and may not be modified or changed except by written instrument executed by both parties.
7. This contract shall be construed, interpreted, and applied according to the laws of Virginia and the laws of North Carolina, and shall be binding upon and shall insure to the benefit of the heirs, personal representatives, successors, and assigns of the parties.
8. Time is of essence.
9. This sale is subject to the Buyer's credit approval by Seller prior to closing. If Buyer is not approved for credit, Seller will return deposit, less a \$65.00 processing fee.
10. The loan granted by the Seller shall be a Variable Rate Mortgage (VRM), to be secured by the first lien Deed of Trust on the property. The stated interest rate is guaranteed if closing occurs within 30 days from the date of this agreement. After 30 days the interest rate will automatically be adjusted to the current applicable rate.
11. Buyer shall not commit, or suffer any other person to commit, any waste or damage to the property or the appurtenances and shall keep the property and improvements in as good condition as they are now. All buildings, trees, or other improvements now on said property shall be part of the security for the performance of this agreement and may not be removed therefrom without the prior written approval of the Seller.

#9, 10, 11
are voided

Witness the following signatures and seals:

Heather D. Saldivin
WITNESS

[Signature]
CEDAR CREEK LAND CO., L.L.C.

Heather D. Saldivin
WITNESS

[Signature]
BUYER

WITNESS

BUYER

WITNESS

BUYER

WITNESS

BUYER