

Initial Application Date: 12 JUN 02

Application #: 02-50004876

COUNTY OF HARNETT LAND USE APPLICATION
Central Permitting
102 E. Front Street, Lillington, NC 27546
Phone: (910) 893-4759 Fax: (910) 893-2793

LANDOWNER: SANDRA KOHN Mailing Address: PO BOX 472
City: SANFORD State: NC Zip: 27331-0472 Phone #: _____

*Cedar Creek Land Company,
LLC P.O. Box 15066
 Lynchburg, VA 24302
 919-777-9160*

APPLICANT: DALLAS DUNCAN Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone #: 785-341-4755

PROPERTY LOCATION: SR #: 1201 SR Name: PONDEROSA RD

Parcel: 09-9568-0004-03 PIN: 9568-42-2143.000

Zoning: RA-20R Subdivision: VISTA RIDGE Lot #: B Lot Size: 1A

Flood Plain: X Panel: 0075 Watershed: NA Deed Book/Page: OTP Plat Book/Page: 2001/545

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: NC 27W TURN RIGHT ONTO PONDEROSA RD, LOT B VISTA RIDGE S/D ON RIGHT BEFORE OLIVIA RD INTERSECTION

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 (Size28x56) # of Bedrooms: 3 2 BATHS Garage: _____ Deck: _____

Comments: _____

Number of persons per household: 4 Number of Employees at business: _____

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 (# 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 PROP 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
Front	35	152
Side	10	42
Nearest Building	10	NA
Rear	25	135
Corner	20	NA

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.

Dallas Duncan

Signature of Applicant

Jun 13, 02

Date #577 Q-14

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

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

Bonnie A Neighbors
 DATE 5-24-01

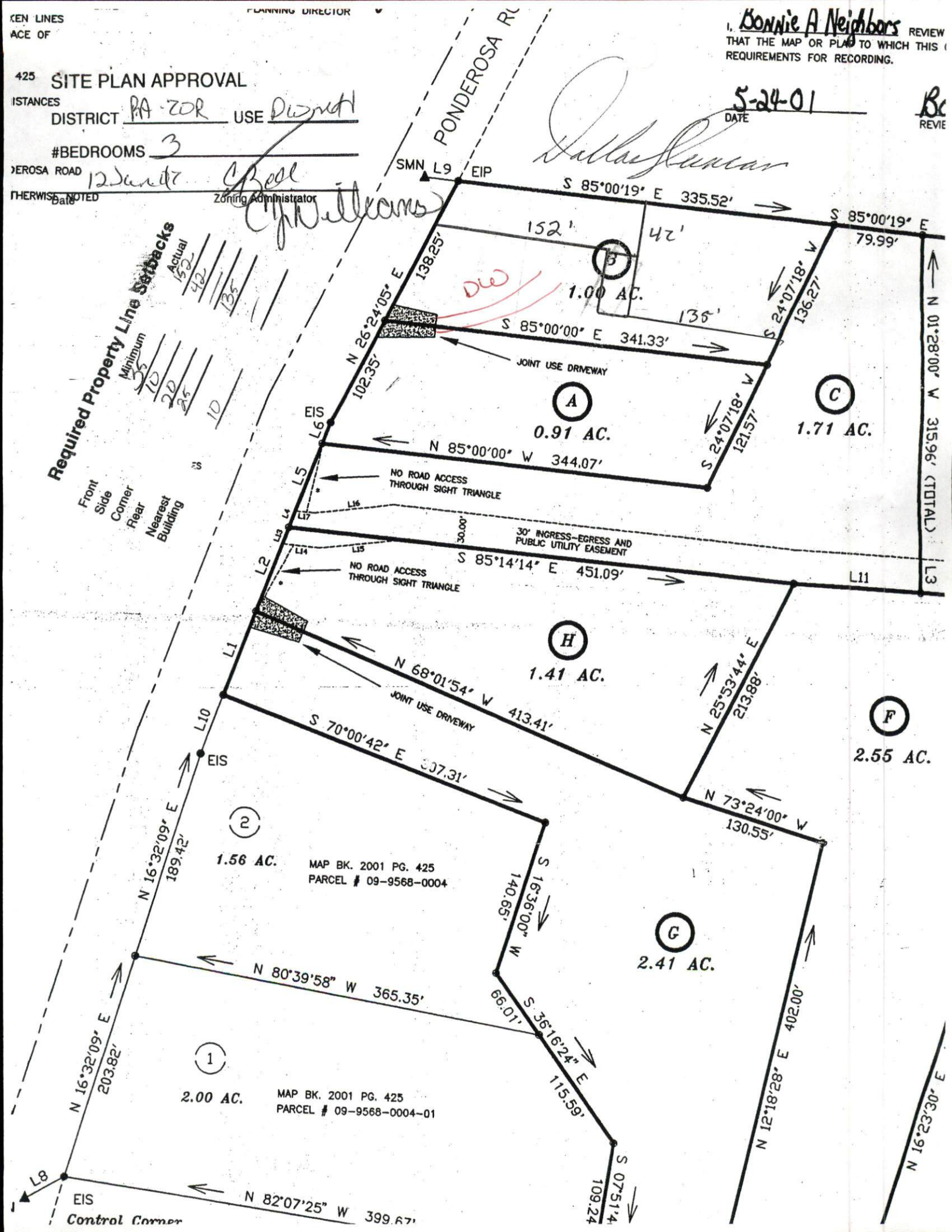
425 SITE PLAN APPROVAL
 DISTRICT PA-ZOR USE Dw/nd
 #BEDROOMS 3
 ZONING ADMINISTRATOR C. Reed
 DATE NOTED 12/20/01

Dallas Duncan

REVIEW Be

Required Property Line Setbacks

Minimum	Actual
35	152
10	42
20	42
25	135
10	



MAP BK. 2001 PG. 425
 PARCEL # 09-9568-0004

MAP BK. 2001 PG. 425
 PARCEL # 09-9568-0004-01

EIS
 Control Corner

Harnett County - Property Description Inquiry

Functions Help

6/12/2002 3:46:59 PM

Location ID	78393		
PARCEL NUMBER	09-9568-0004-03		
PIN	9568-42-2143.000		
Location address	78393 *UNASSIGNED	09	
Primary related party	CEDAR CREEK LANE CO., LLC		

Property description	
LOT#B VISTA RIDGE S/D	
MAP#2001/545	1.00 AC

OK Exit Cancel Rel party data

SR 1201 Ponderosa RD
 0075 N/A RA-ZOR

STANDARD AGREEMENT OF SALE

This agreement is made this 11 day of June 2002, 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 Sandra Renee Kohn of P.O. Box 4031 Sanford, NC 27331-4031 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. Fifteen thousand nine hundred ninety 9/100 dollars and other valuable consideration, Seller agrees to sell and the Buyer agrees to purchase the following described real estate, situated in Harnett County, North Carolina, as follows, to wit:

Tract # B, of Vista Ridge, containing 1.00 acres as shown on survey of lands of CEDAR CREEK LAND CO., L.L.C., by Ron A. Vanderhooft, Land Surveyors, dated March-April.

TERMS AND CONDITIONS

The parties agree as follows:

1. The purchase price shall be \$ 15,990 payable as follows:
\$ 500 as a deposit, \$ 15,490 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 July 11, 2002, by General Warranty Deed, free and clear of any encumbrances, tenancies and liens, except for 2002 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.

Acknowledgment

Property: Vista Ridge Subdivision and William E. Morley Tracts, Harnett County, North Carolina

PURCHASER ACKNOWLEDGES THAT HE/SHE HAS BEEN INFORMED OF THE FOLLOWING REGARDING THE PURCHASE OF LAND WITHIN THE ABOVE REFERENCED PROPERTY.

1. All property owners are subject to the Declaration of Reservations and Protective Covenants.
2. Tracts C, D, E, F shall use the 30 foot Ingress and Egress/Utility Easement for the purpose of accessing their land.
3. Tracts A & B shall use the joint use drive as shown on the aforesaid plat and apparent by a visual inspection for accessing their land.
4. Tracts H-G shall use the joint use drive as shown on the aforesaid plat and apparent by a visual inspection for accessing their land.
5. The Home on Tract 2 of the William E. Morley parcel is being sold in as is condition. Cedar Creek Land Co. makes no representation as to the condition of said house.
6. 30' foot access easement will be approximately 15 foot wide and approximately 4" of gravel applied. Said work should be completed by July 7, 2001.
7. Property is located within the Johnsonville district of Harnett County. Property is currently within the RA-20R zoning of the county.
8. Purchaser has received, read and agreed to the Declaration of Reservations and Protective Covenants.


Cedar Creek Representative


Buyer


Date

Buyer

Date

Buyer

Date

Buyer

Date