

Initial Application Date: 23 Jul 02

Application # n3-50005191

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Andre McKoy
City: Lillington State: NC Zip: 27546 Mailing Address: 4728 Hwy 27W Phone #: _____

APPLICANT: Andre McKoy
City: Lillington State: NC Zip: 27546 Mailing Address: 4728 Hwy 27W Phone #: 910-893-3540

PROPERTY LOCATION: SR #: _____ SR Name: NC 27
Parcel: 03-9546-02-0090-03 PIN: 0517-19-0271
Zoning: AA-20R Subdivision: Longleaf Acres II Lot #: 35 Lot Size: .43A
Flood Plain: X Panel: 0090 Watershed: NIA Deed Book/Page: OTF Plat Book/Page: 2000-359

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: (Leaf)
Hwy 27 West - TO Long Acres Subdivision - Turn
Right on Pines Needles Drive - Turn Right on
OAK TOP Circle Lt 35 46 Oak Top Cir.

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 28 x 80) # of Bedrooms 3 Garage Deck 2 baths
- Comments: _____
- Number of persons per household
 - 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 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	Minimum	Actual
Front	<u>35</u>	<u>42</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>15</u>	Corner	<u>20</u>
Nearest Building	<u>10</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.

Signature of Applicant [Signature]

Date 7/23/02

#659 7/23 (S)

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

N77°28'56"E 990.87'

Required Property Line Setbacks

Minimum	Actual
Front	15'
Side	20'
Corner	25'
Rear	10'
Nearest Building	10'

SITE PLAN APPROVAL
 DISTRICT R-20R USE Residential
 #BEDROOMS 3
 Date 23 Jul 02
 Planning Administrator [Signature]

(46)
8.09 ACRES

(40)
1.04 ACRES

(41)
0.86 ACRES

(42)
0.51 ACRES

(43)
0.46 ACRES

(44)
6 ACRES

(38)
1.03 ACRE

(36)
0.46 ACRES

(37)
0.46 ACRES

(33)
0.46 ACRES

(34)
0.46 ACRES

(3)
P/S 98/341

(2)
P/S 98/341

CURVE CHART

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	39.16'	N11°28'44"W	2260.76'	00°59'33"	39.16'	19.58'
C2	246.46'	N15°05'53"W	2260.76'	06°14'46"	246.34'	123.35'
C3	123.86'	N16°39'00"W	2260.76'	03°08'20"	123.84'	61.94'
C4	161.76'	N13°02'02"W	2260.76'	04°05'59"	161.73'	80.92'
C5	41.15'	N30°02'22"W	50.00'	47°09'23"	40.00'	21.82'
C6	28.12'	N09°39'09"E	50.00'	32°13'43"	27.76'	14.45'
C7	23.18'	N15°27'45"E	25.00'	53°07'49"	22.36'	12.50'
C8	64.50'	N17°24'52"W	2290.76'	01°36'48"	64.50'	32.25'

1" = 100'

REFERENCE:
 DEED BOOK 1330, PAGE 350-352,
 MAP 98-341, ALSO SEE, DEED
 BOOK 1330, PAGE 431-434 AND
 MAP 99-72,
 HARNETT COUNTY REGISTRY.

CURRENT OWNER:

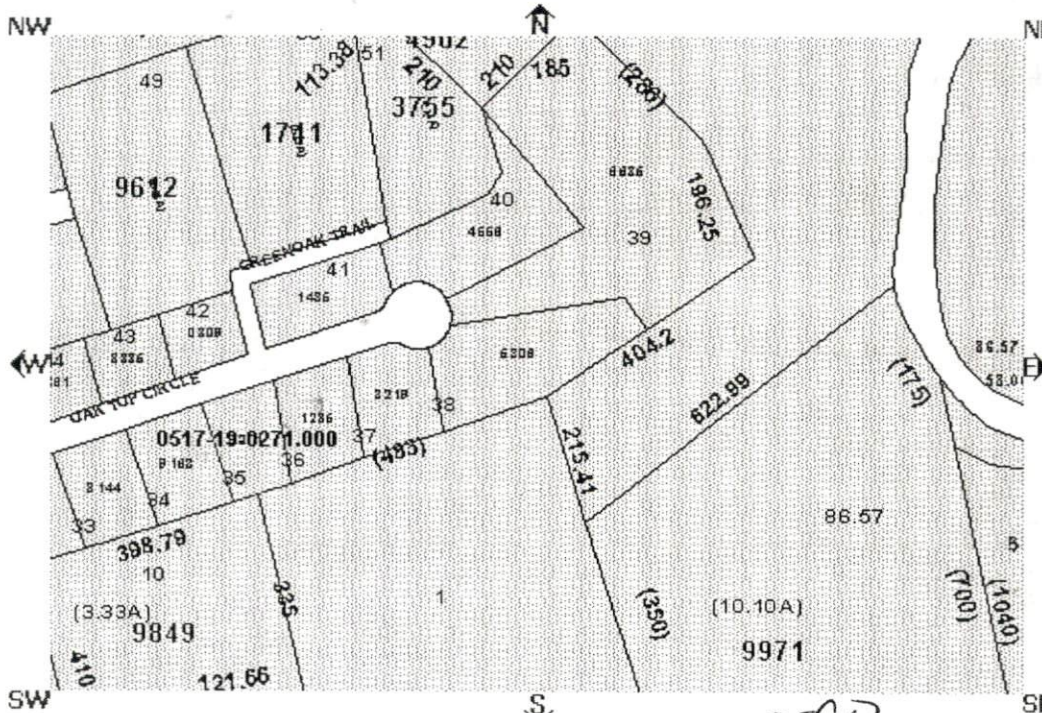
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Click on the Map to:

ZoomIn ZoomOut Recenter Map Identify: Tax Parcels
 Zoom Factor: 2X Radius Search (feet) 3000



Map Layers

Draw Layers

Draw selected layers:

Boundary

- Commissioners Districts
- Fire
- Tax Parcels
- Townships
- Rescue
- Flood Zones

Multi Symbol

- Precincts

Infrastructure

- Major Roads
- Water Pipes

Physical

- E911 Streets
- Rivers

Draw Layers

MAP Currency

Parcel Data
 Find Adjoining Parcels

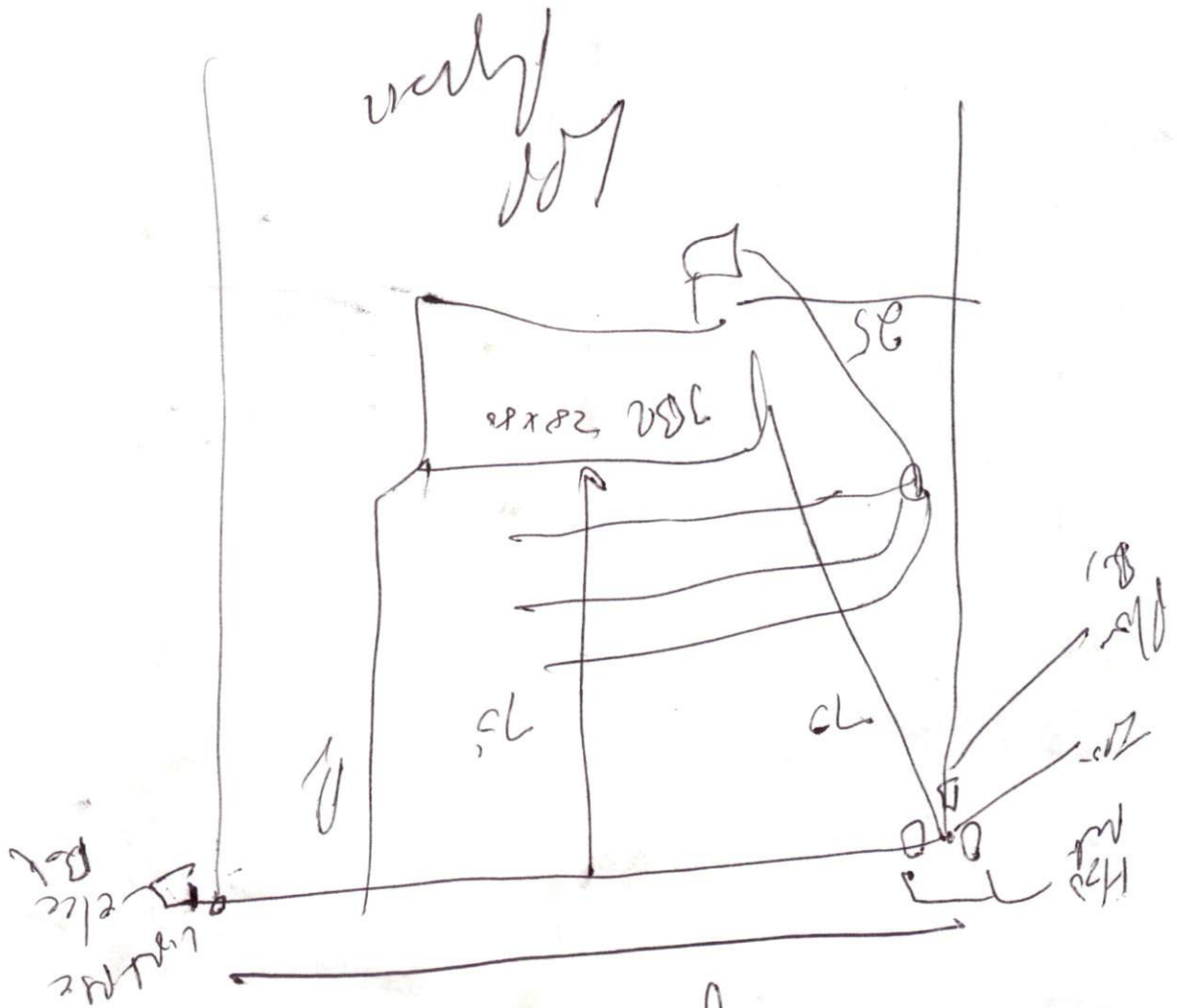
0090
 11A
 1227

- Account Number:000308924000
- Owner Name: R E S PROPERTIES OF HARNETT
- Owner/Address 1: COUNTY LLC
- Owner/Address 2:
- Owner/Address 3: 275 DOGWOOD DRIVE
- City,State Zip: GREENSBORO ,NC 274030000
- Commissioners District: 4
- Voting Precinct:
- Census Tract:
- Flood Zone:
- Firm Panel:
- In Town:
- Fire Ins. District:
- School District:
- PIN: 0517-19-0271.000
- Parcel ID: 03957602 0090 03
- Legal 1:LT#35 LONGLEAF ACS PH II
- Legal 2:MAP#2000-359
- Property Address: OAK TOP CR X
- Assessed Acres: 1.00LT
- Calculated Acres: .43
- Deed Book/Page: 01330/0350
- Deed Date: 1999/02/15
- Revenue Stamps: \$. 0
- Year Built: 1000
- Building Value: \$0.00
- Land Value: \$15,000.00
- Assessed Value: \$15,000.00

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Harnett County, mapping, and software companies assume no legal responsibility for the information contained on this map or in this website.
 Data Effective Date:
6/20/2002 3:03:46 PM
 Current Date: **7/23/2002**
 Time: **11:40:05 AM**

SCALE 1 : 3742

Reference Map



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NORTH CAROLINA
HARNETT COUNTY

CONTRACT FOR DEED

This contract made and entered into this 17th day of May, ~~19~~ 2000 by and between Kenneth Ripley, Mike Eaker, and Ray Swanson party of the first part, hereinafter referred to as Sellers; and Andre F McKoy, party of the second part of County of Harnett, 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 Barbecue Township and More particularly described and bonded as follows:

BEING all of lot # 35 of Long Leaf Acres Subdivision Section I Part II, 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 \$ 12,000.00

2. Said purchase price is to be paid as follows:

\$ 500.00 upon the execution of this contract, the receipt of which is hereby acknowledged, and \$ on for a total down payment of \$ 500.00

The balance of the purchase price will be paid by 180 monthly installments beginning July 1, 2000, with a per annum interest rate of 13.5%. The monthly payment will be \$ 150.00 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 purchased money note and deed of trust, financing the remaining balance due on the purchase price at an interest rate of % per annum requiring payments in the amount of \$ 150.00 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 1999 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 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. Furthermore, failure to correct any violations of the restrictive covenants, after 15 days written notice from the developers, shall constitute default of this contract.

7. 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.

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

9. A \$15.00 late fee shall be due on any payments received 5 days after the due date. Any returned check will be charged a \$20.00 fee

10. Buyer agrees to pay all costs associated with legal proceedings and/or county or city fines and assessments to enforce any violations of the Long Leaf restrictive covenants on his or her property. Buyer also agrees to pay any costs the developer has to spend to bring Buyers property in compliance with the restrictive covenants. Furthermore, if these fines and assessments are not paid they will become a lien on the lot and will be added to any money owed on said lot.

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 the 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 covenants which have been recorded on the subdivision and has received a copy of the said covenants.

Mail Payments to:
R.E.S. Properties
PO Box 9321
Fayetteville, NC
28311

R.E.S. LAND DEVELOPMENT COMPANY
By _____ (SEAL)

PARTNER

Charles F. Miley (SEAL) 910-514-3931
BUYER 893-3540

BUYER (SEAL)