

Initial Application Date: 11-5-12 Info Sheet Application # 1250030028
CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION
Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

****A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION****

LANDOWNER: David & Charlene Dupree Mailing Address: 2084 Elevation Ad
City: Four Oaks State: NC Zip: 27524 Contact No: 919-904-9724 Email: CharleneDupree@yahoo.com

APPLICANT: Roxanne Boyce Mailing Address: 812 Bedrock Dr
City: Fayetteville State: NC Zip: 28303 Contact No: 910 779-2956 Email: roxie12729@yahoo.com
*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: _____ Phone # _____

PROPERTY LOCATION: Subdivision: Edna Johns Ct Lot #: 11 Lot Size: 1.49
State Road # _____ State Road Name: Suggs Ad Map Book & Page: 2003, 575
Parcel: 02 1537011012 PIN: 1507-39-9151-000
Zoning: Spwin Flood Zone: _____ Watershed: _____ Deed Book & Page: 2781232 Power Company*: _____

*New structures with Progress Energy as service provider need to supply premise number OTP from Progress Energy.

PROPOSED USE:

- SFD: (Size _____ x _____) # Bedrooms: _____ # Baths: _____ Basement(w/wo bath): _____ Garage: _____ Deck: _____ Crawl Space: _____ Slab: _____ Monolithic Slab: _____
(Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms))
- Mod: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? () yes () no Any other site built additions? () yes () no)
- Manufactured Home: _____ SW DW _____ TW (Size 28 x 52) # Bedrooms: 4 Garage: _____ (site built?) _____ Deck: _____ (site built?) _____
- Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____
- Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____
- Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? () yes () no

Water Supply: _____ County _____ Existing Well New Well (# of dwellings using well 1) *Must have operable water before final
Sewage Supply: _____ New Septic Tank (Complete Checklist) Existing Septic Tank (Complete Checklist) _____ County Sewer
Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes no
Does the property contain any easements whether underground or overhead yes () no
Structures (existing or proposed): Single family dwellings: _____ Manufactured Homes: 1 proposed Other (specify): _____

Required Residential Property Line Setbacks:

Front	Minimum _____	Actual <u>55</u>
Rear	_____	_____
Closest Side	_____	<u>30</u>
Sidestreet/corner lot	_____	_____
Nearest Building on same lot	_____	_____

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: _____

From Lillington - take Hwy 421 N -
turn left on Red Hill Church Rd
turn left on Buggs Rd Lot
turn right onto Edna John Ct. Home is on
left in cul-de-sac.

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Rebecca Walls - Relax
Signature of Owner or Owner's Agent

11-5-12
Date

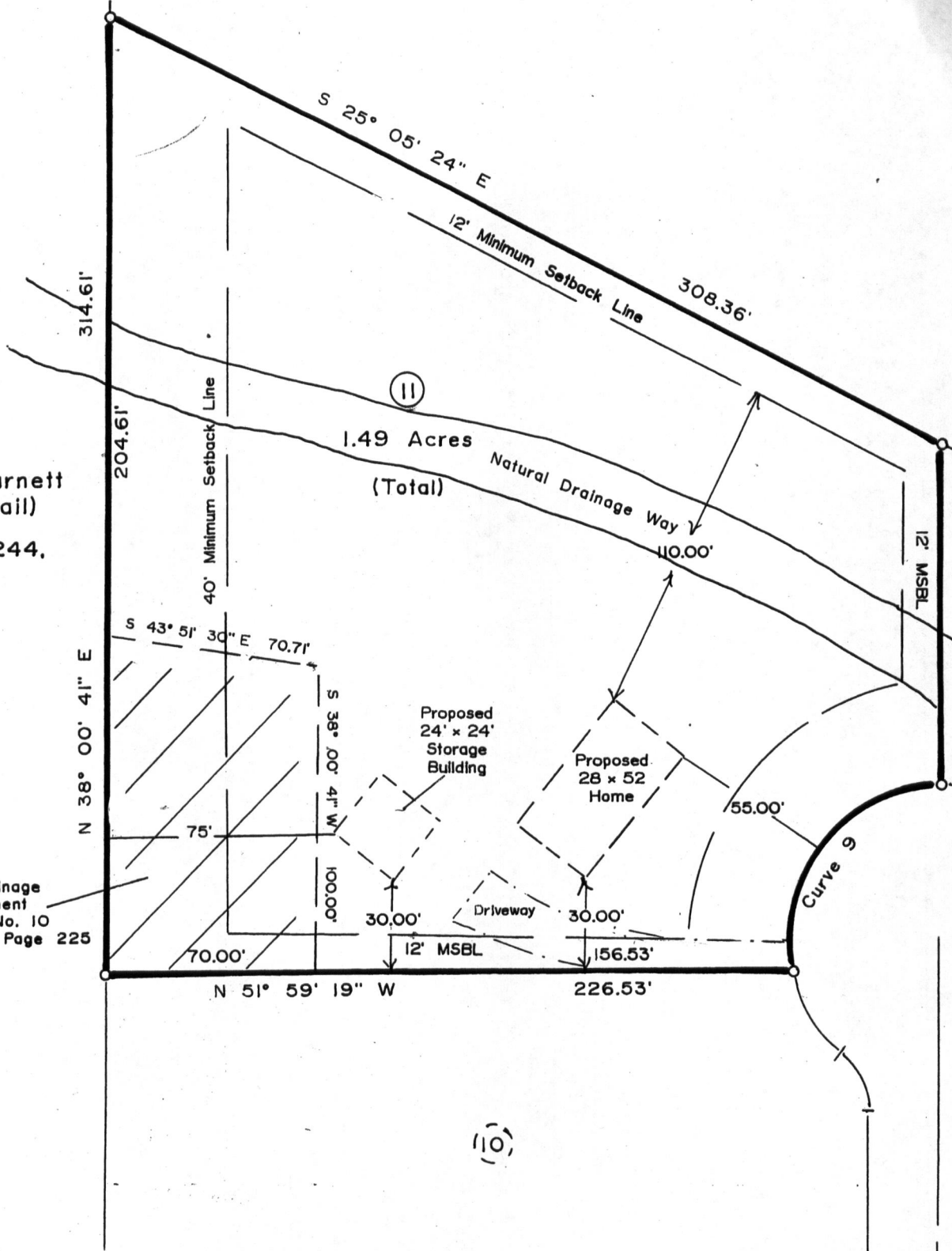
Southland

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.

This application expires 6 months from the initial date if permits have not been issued

County of Harnett
 (Walking Trail)
 Deed Book 2244,
 Page 381

Sanitary Drainage
 Field Easement
 Serving Lot No. 10
 Deed Book 2126, Page 225



"Walt's Crossing Subdivision"

Map No. 2003-575

NOTE: Deed Reference;
 Lot No. 11
 Walt's Crossing
 Subdivision
 Map No. 2003-
 575
 Deed Book 2778,
 Page 232
 PIN No. 1507-39-
 9151

"Public"

(10)

(9)

SOUTHLAS TUN SOIL & ENVIRONMENTAL ASSOC. INC.

PROPOSED SUBSURFACE WASTE DISPOSAL SYSTEM DETAIL SHEET

SUBDIVISION Walter Crating

LOT 11

INITIAL SYSTEM Approved 25% reduction

REPAIR Approved 25% reduction

DISTRIBUTION Leach

DISTRIBUTION sewer

BENCHMARK 100.0

LOCATION Top of phone box

NO. BEDROOMS 4

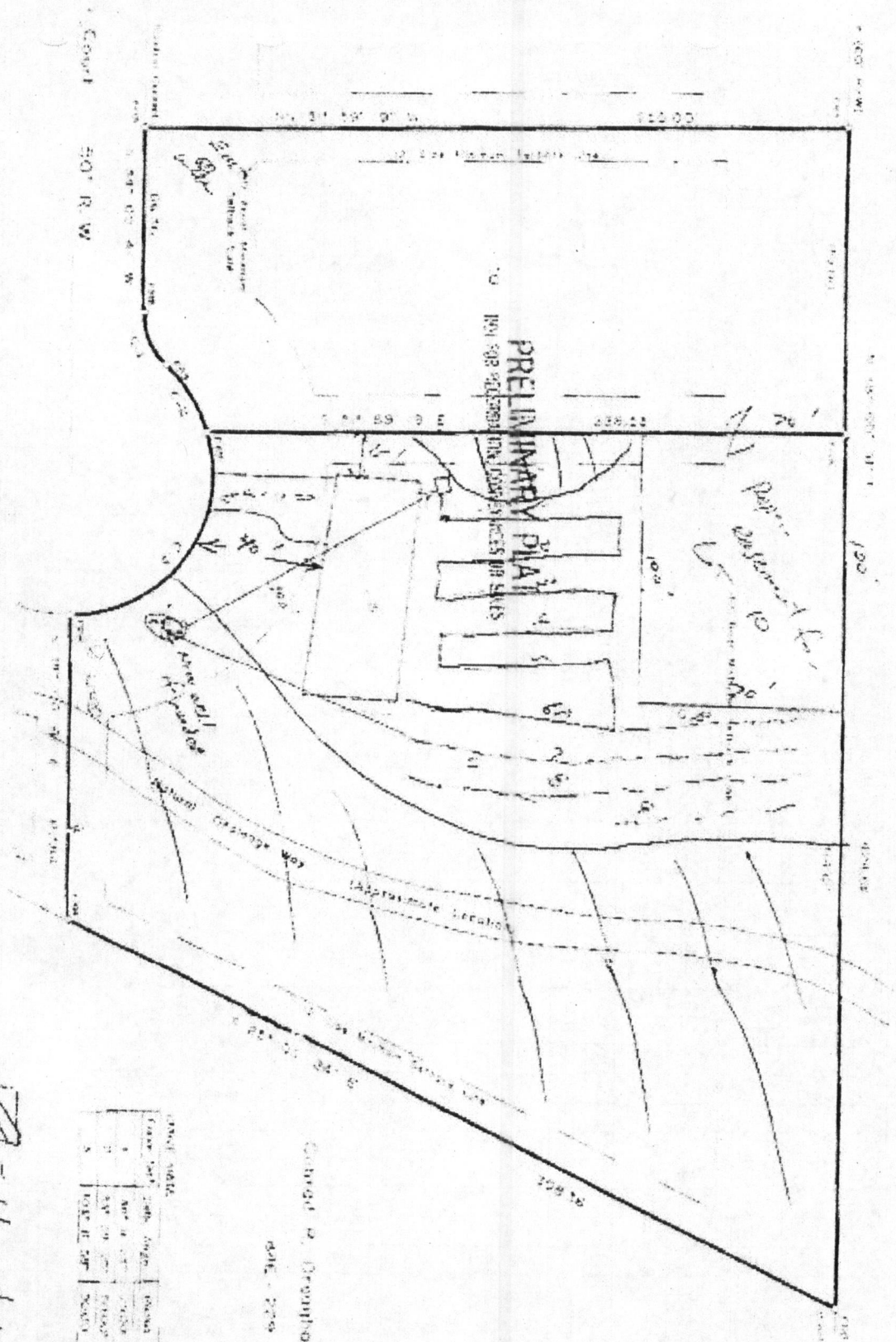
proposed LTAR = 0.39 gal/ft²

LINE FLAG COLOR ELEVATION ACTUAL LENGTH

Initial System	1	P	97.75	65'
	2	W	97.50	65'
	3	P	97.25	65'
	4	W	97.00	65'
	5	P	96.75	65'
	6A	W	96.50	75'
			<u>420'</u>	
	6B	W	96.50	70'
	7	P	96.30	145'
	8	W	96.00	145'
	9	P	95.50	50'
			<u>410'</u>	

BY M S. ALLEN

DATE 06/25/0



PRELIMINARY PLAN
1914-1915

100'
150'

Survey of Robert B. Sullivan, et al.
Date: 1915

CHANGING DATA

Traverse	Order	Angle	Distance	Area	Volume	Remarks
1	1	90°	100'			
2	2	90°	150'			
3	3	90°	100'			
4	4	90°	150'			
5	5	90°	100'			

= Unsuitable for
Sept 1915

1. The survey was made by the method of angles and distances. The bearings were taken by the method of backsight and foresight. The distances were measured by the method of paces.

2015



2005015667

HARNETT COUNTY TAX ID#

to be determined

9/20/05 BY KHD

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2005 SEP 01 04:40:57 PM
BK:2126 PG:225-228 FEE:\$20.00

INSTRUMENT # 2005015667

This document prepared by: R. Allen Lytch, P.A. Post Office Box 157, Dunn, NC 28335

STATE OF NORTH CAROLINA

DEED OF EASEMENT

COUNTY OF HARNETT

This deed, made this 31 day of August, 2005 by and between David Shakill Dupree and Kenneth Dupree, of 104 E. Kennedy Circle, Benson, Johnston County, North Carolina 27504, **parties of the first part**; and Howard W. Barrett and Sharon F. Spears, of 171 Edna John Court, Dunn, Harnett County, North Carolina 28334, **parties of the second part**:

WITNESSETH:

That whereas, the said parties of the first part are the owners of certain land(s) located in Duke Township, Harnett County, North Carolina near the City of Dunn the same being all of Lot No. 11, Walt's Crossing Subdivision and having been conveyed to them by deed recorded in Book 1956, Page 297, in the Office of the Register of Deeds of Harnett County. That whereas, the said parties of the second part are the owners of certain land(s) located in the Duke Township, Harnett County, North Carolina near the City of Dunn and the same being all of Lot No. 10, Walt's Crossing Subdivision and having been conveyed to them by deed recorded in Book 2116, Page 121-123, in the Office of the Register of Deeds of Harnett County; and whereas, all of said parties agree that it would be for their mutual interest to establish a Sanitary Drainage Field Easement containing 7,350 square feet, an easement for the common use of all parties above referred to;

Now, therefore, it is mutually agreed that a Sanitary Drainage Field Easement containing 7,350 square feet be established for the common use of all lands bordering thereon and the easement being more particularly described as set forth herein.

BEGINNING at the southwest corner of Lot No. 11 of "Walt's Crossing Subdivision" (Map # 2002-1291) Harnett County Registry and the northwest corner of Lot No 10 in the eastern line of North Carolina Rail Trail (Deed Book

1412, Page 932); thence with the western line of Lot No. 11 and the eastern line of North Carolina Rail Trail N. 38° 00' 41" E 110.00 feet to a new point in said line; thence a new line with Lot No. 11 S. 43° 51' 30" E. 70.71 feet to a new point with Lot No. 11; thence a new line with Lot No. 11 S. 38° 00' 41" W. 100.00 feet to a new point located in the dividing line of Lot No. 10 and Lot 11; thence with the said dividing line N. 51° 59' 19" W. 70.00 feet to the **BEGINNING AND CONTAINING 7,350 SQ. FT.** and being a portion of Lot No. 11 as shown on "Walt's Crossing Subdivision" Map #2002-1291, Harnett County Registry and also being a portion of Deed Book 1956, Page 297, Harnett County Registry.

AT THAT POINT IN TIME IF PUBLIC SANITARY SEWER IS MADE AVAILABLE FOR LOT NO. 10 THIS 7,350 SQUARE FOOT SANITARY DRAINAGE EASEMENT WILL BE RELEASED AND REVERT BACK TO LOT NO. 11.

And in consideration of the mutual rights and advantages above set out, each of said parties hereby give, grant, and convey unto the other parties the right and easement of egress, ingress, and regress over and upon said Sanitary Drainage Field Easement containing 7,350 square feet as above described and subject to conditions above set forth.

To have and to hold the rights and easements hereby granted to the respective grantees, it being agreed that the rights and easement hereby granted are for the common use of, are appurtenant to and run with all parcels of land bordering thereon and above referred to;


In Testimony Whereof, said parties have hereunto set their hands and seals the day and year first above written.



DAVID SHAKILL DUPREE (SEAL)



CHARLENE LEAKE DUPREE (SEAL)



KENNETH DUPREE (SEAL)



TRULLY ADFORD DUPREE (SEAL)

Howard W. Barrett (SEAL)
HOWARD W. BARRETT

Sharon F. Spears (SEAL)
SHARON F. SPEARS

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **David Shakill Dupree and wife, Charlene Wake Dupree and Kenneth Dupree and wife, Trully Alford Dupree**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal this 31st day of August, 2005.



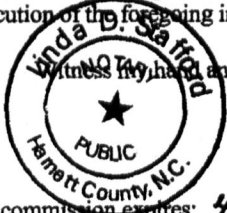
Linda D. Stafford
NOTARY PUBLIC

My commission expires: 4-13-2006

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that **Howard W. Barrett and wife, Sharon F. Spears**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial stamp or seal this 31st day of August, 2005.



Linda D. Stafford
NOTARY PUBLIC

My commission expires: 4-13-2006

RE: DEED: Deed of Easement, Dupree & Barrett

UNRECORDED



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording and/or cancellation.

Filed For Registration: 09/01/2005 04:40:57 PM
Book: RE 2126 Page: 225-228
Document No.: 2005015667
DEED/EASE 4 PGS \$20.00
Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

The foregoing certificate of LINDA D. STAFFORD Notary is certified to be correct. This 1 ST of September 2005

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

By: Elmira McLean
Deputy/Assistant Register of Deeds



2005015667



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Norma S. Ennis
Frank Taylor
Ricky W. Blackmon
Frankie Ballard

November 2, 2012

**Re: Zoning Verification – Conditional Use Permit Approval for Class “A”
Manufactured Home at Location of 201 Edna John Ct. with Harnett County Tax
PIN# 1507-39-9151.000**

Dear Roxanne Boyce, and David and Charlene Dupree:

Please accept this correspondence from the Town of Erwin as official notification of the approval of the Conditional Use Permit Application submitted to the Town for the above noted property for the use of a Class “A” Manufactured Home. At its November 1, 2012 regularly scheduled meeting the Board of Commissioners of the Town of Erwin held a Public Hearing to consider the noted application. In consideration of the findings of fact as prescribed by Town Code, the Board of Commissioners approved the subject application without any additional conditions.

This letter seeks to verify the approval as herein noted whereby the applicant may proceed with the development of the subject property as designed in the site plan offered by the applicant with its application. Please note that prior to the issuing of a Certificate of Occupancy, a final site inspection will be required by the Town of Erwin to ensure compliance with the approved development as a Class “A” Manufactured Home.

Official Minutes of the November 1, 2012 Board of Commissioners meeting can be obtained in the office of the Town Clerk upon request. If additional information is required, please feel free to contact Town Hall at the number herein offered.

With Best Regards,

Bryan T. Thompson
Town Manager
Erwin, NC

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract—New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

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": David S Dupree, Charlene Dupree

(b) "Buyer": Roxanne Boyce

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon. **NOTE:** If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: Lt #11 Walts Crossing

City: Dunn Zip: 28334

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 11, 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 2778 at Page 232

(d) "Purchase Price":
\$ 12,000.00
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ 12,000.00

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).
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.



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



STANDARD FORM 12-T
Revised 7/2012
© 7/2012

Buyer initials RB Seller initials CO DSD

OFFER TO PURCHASE REAL ESTATE

This OFFER is made on Aug 9, 2012 by Roxanne H. Boyce, Buyer, of
201 EDNA John Ct, City of Dunn, State of NORTH Carolina
who offers to purchase from _____, Owner, of _____
City of _____, State of _____, the following described real estate, located at
_____, City of _____, State of _____:

The following price is offered for the property: \$ 12,000
Escrow deposit paid to the Owner with this Offer: \$ _____
Further deposit to Owner upon signing of Sales Agreement: \$ _____
Balance due at closing: \$ 12,000
Total purchase price: \$ 12,000

This Offer is conditioned on the following terms:

1. This Offer is conditional upon the Buyer being able to arrange a firm commitment for suitable financing on the following terms within ninety (90) days of acceptance of this Offer by the Owner:

Mortgage amount: 94,1030
Term of Mortgage: ~~300~~ monthly payments 240 CD RA
Interest rate of Mortgage: 8.07 percent per annum

2. This Offer is conditional upon the Buyer obtaining a satisfactory termite report and upon a satisfactory inspection of the property by Buyer within ninety (90) days of acceptance of this Offer by the Owner.

3. Property will be sold free and clear of all encumbrances and with good and marketable title.

4. The parties agree to execute a standard Agreement to Sell Real Estate within ninety (90) days of acceptance of this Offer by the Owner.

5. The closing for this sale shall occur on or before Sept 30, 2012 at 5 o'clock,
at Law Office of Jeffrey Radford, City of Fayetteville, State of NORTH Carolina

6. Other terms:
land must be zoned for manufactured home (double wide)

7. This Offer shall remain open until 5 o'clock, on Aug 10, 2012. If not accepted by the Owner by this time, this Offer is rescinded and the deposit money shall be returned.

Roxanne H. Boyce
Buyer's Signature
Roxanne H. Boyce
Buyer's Printed Name
8-9-12
Date Signed

David S. Dupree
Owner's Signature
Charlene Dupree
Owner's Printed Name
8-10-12
Date Signed