

Initial Application Date: 2/8/06 2/8/07 3-23-10

Application # DL 50014024RA

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793

SCANNED  
10-6-08  
DATE

LANDOWNER: Stonecross LLC Mailing Address: 1201 N. Orange St  
City: Wilmington State: DE Zip: 19801 Phone #: \_\_\_\_\_  
APPLICANT: Charneyky Custom Homes LLC Mailing Address: 1011 Lake Royale  
Gavness Land Development Mailing Address: 2818 Rufford Rd Ste. 202  
City: Fayetteville Louisburg State: NC Zip: 28033 27549 Phone #: 910 481 0503

PROPERTY LOCATION: SR #: 1120 SR Name: Overhills rd  
Parcel: D1053514 010010 15 PIN: 0515-30-8960 Lot Size: 1.109 AC  
Zoning: RA 202 Subdivision: Stonecross Lot #: 40R Lot Size: 285  
Flood Plain: X Panel: 155 Watershed: n/a Deed Book/Page: 2884/84 Plat Book/Page: 2005/453

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 210 (S) TOWARDS SPRING LAKE. TAKE (R) ON RAY RD.  
TURN (R) ON OVERHILLS. TURN (L) INTO STONECROSS

PROPOSED USE: 56 x 105  
 Sg. Family Dwelling (Size 25 x 40) # of Bedrooms: 3 # Baths: 2 Basement (w/wo bath)  Garage 2 car Deck Yes 12x14  
 Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
 Manufactured Home (Size x) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

Comments: \_\_\_\_\_  
 Number of persons per household 3PEC  
 Business Sq. Ft. Retail Space \_\_\_\_\_ Type Lot was comb. w/  
 Industry Sq. Ft. \_\_\_\_\_ Type 41. Acres lot # 15  
 Home Occupation (Size x) # Rooms \_\_\_\_\_ Use 40R. A private soil  
 Accessory Building (Size x) Use \_\_\_\_\_ report was done.  
 Addition to Existing Building (Size x) Use \_\_\_\_\_  
 Other \_\_\_\_\_

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 1 prop Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Does 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>62-84</u>	Rear	<u>25'</u>
Side	<u>10</u>	<u>11-13 110</u>	Corner	<u>20'</u>
Nearest Building	<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.  
Revision - change builder  
change houses  
going to basement house

Tom Clum  
Signature of Owner or Owner's Agent

3-23-2010  
2/6/06  
Date

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

PRELIMINARY PLOT PLAN FOR  
**TOM CHARNETZKY CUSTOM HOMES, INC**

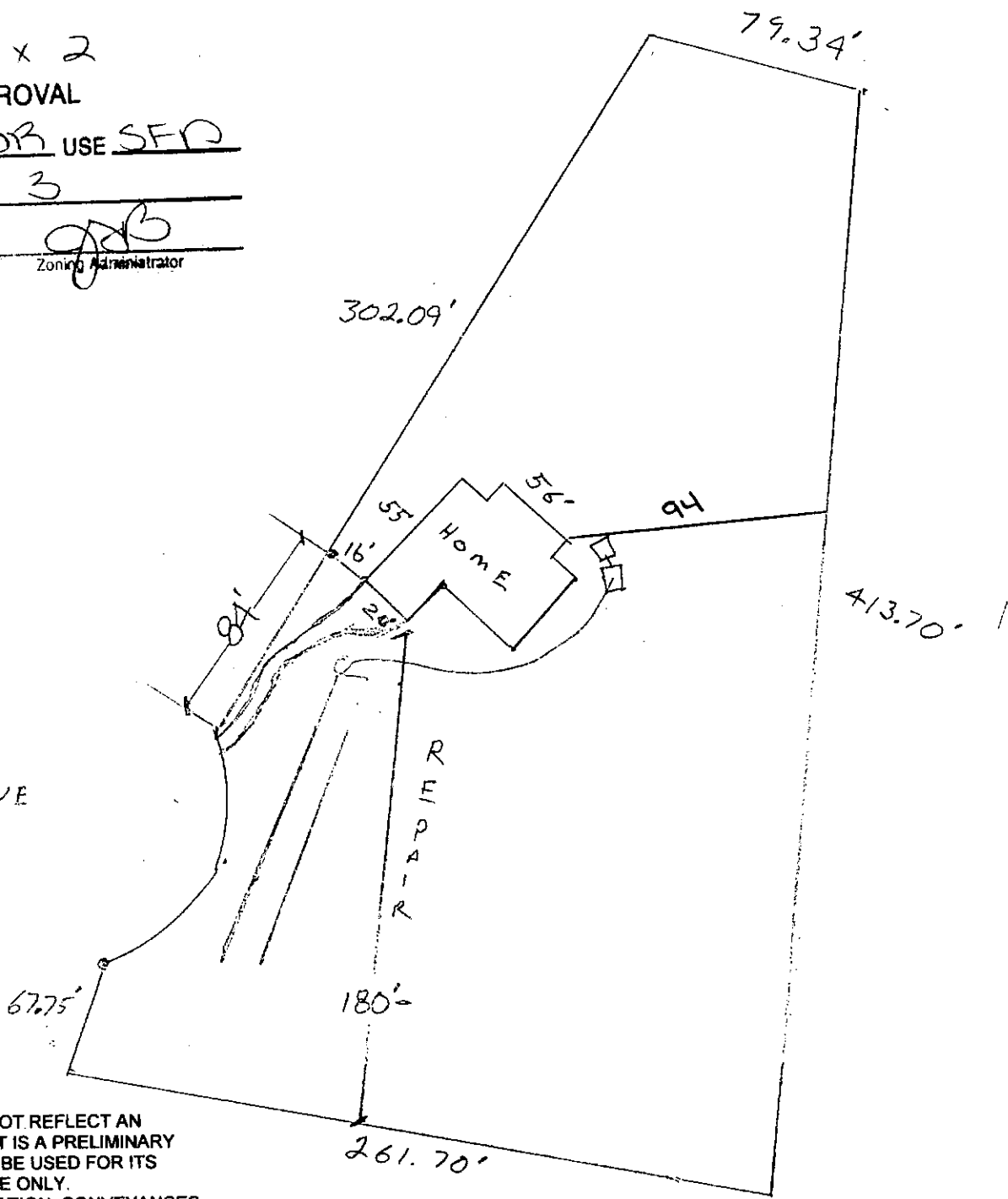
LOT \_\_\_\_\_

\_\_\_\_\_ COUNTY, NORTH CAROLIN

Date: \_\_\_\_\_

ZONED \_\_\_\_\_

Revision x 2  
SITE PLAN APPROVAL  
DISTRICT RA 20B USE SFD  
#BEDROOMS 3  
3-23-10 [Signature]  
Date Zoning Administrator



NOTES:  
-THIS PLAN DOES NOT REFLECT AN ACTUAL SURVEY. IT IS A PRELIMINARY PLAN AND SHOULD BE USED FOR ITS INTENDED PURPOSE ONLY.  
-NOT FOR RECORDATION, CONVEYANCES, OR SALES.  
PREPARED BY: TOM CHARNETZKY

ENG.  
SCALE 60 = 100'

**STATE OF NORTH CAROLINA**  
**AGREEMENT FOR SALE**  
**HARNETT COUNTY**

THIS AGREEMENT, made and entered into this the 14th day of March 2010, by and between Stonecross LLC/dba Stonecross Estate, (hereinafter referred to as "Seller") and Charnetzky Custom Homes, LLC, a company organized under the laws of the state of North Carolina (hereinafter referred to as "Purchaser").

**WITNESSETH:**

WHEREAS, the Seller is the owner of certain property consisting of single-family lots developed in the Stonecross development in Harnett County, North Carolina and more particularly shown on the maps filed with the Harnett County Register of Deeds, hereinafter referred to as Stonecross Section 1, Phases 1 and 2.

WHEREAS, Seller has agreed to sell 5 lots to Purchaser, lots 1 and 47 phase 1 and lots 31, 36R and 40R phase 1 section 2. Purchaser has agreed to purchase the same upon the terms and conditions hereinafter set forth. The 5 lots to be purchased are hereinafter referred to as the "Premises".

NOW, THEREFORE, for the good and valuable consideration as described herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows.

- 1.0 Property to be Conveyed. The Seller shall sell and Purchaser shall buy all of that certain real estate described above (the "Premises") in the Stonecross Development in Harnett County, North Carolina.
- 2.0 Purchase Price. The purchase price for the lots shall be \$28,000 dollars per lot for a total of One Hundred Forty Thousand (\$140,000) Dollars.
- 3.0 Ownership and Liens and Encumbrances. Seller covenants that it is or will be by closing the owner of an indefeasible fee simple title to the Premises and will convey the same subject only to easements, restrictions, and the Declaration of Covenants Conditions and Restrictions of public record. Subject to perfection of title in Seller.
- 4.0 Title. This Contract and all of Purchaser's obligations hereunder shall be subject to and conditioned upon Seller being able to convey good and marketable fee simple title to the Premises subject only to easements, restrictions and Declarations of Covenants, Conditions, and Restrictions of record at closing.
- 5.0 Closing.
  - 5.1 Closing Date. Purchaser shall close 2 lots within 10 days of the execution of this contract but in any event no later than March 26, 2010, the third lot to be closed within four months of the initial closing; the fourth lot to close five months of the initial closing and the fifth lot to close within six months of the initial closing.. Closing shall occur at the offices of James E. Holshouser, or at some other location if mutually agreed upon by Seller and Purchaser.



ADDENDUM 2

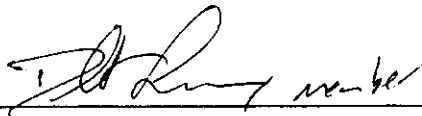
ADDENDUM TO CONTRACT DATED March 15, 2010, BETWEEN  
STONECROSS LLC. (Seller) AND CHARNETSKY CUSTOM HOMES, LLC.  
(Purchaser).

Seller agrees to enter into an OPTION AGREEMENT with Purchaser upon payment by  
Purchaser to Seller of a Fifty Thousand (\$50,000) Dollar option fee for the purchase of 15  
additional lots in Phase 2, Stonecross.

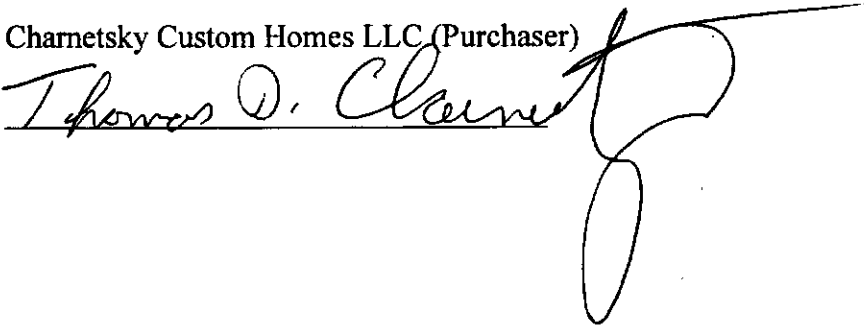
Purchaser will have 90 days from the date of the first lot closing to enter into this option  
by payment of the required fee.

The option fee will be applied in full toward the purchase of the 15 lots at time of closing.

Stonecross LLC (Seller)

  
\_\_\_\_\_

Charnetsky Custom Homes LLC (Purchaser)

  
\_\_\_\_\_