

KARLI RYANN BUILDERS INC

Initial Application Date: 3-15-06

Application # 0650014287

COUNTY OF HARNETT LAND USE APPLICATION

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

LANDOWNER: WMT Developers Mailing Address: PO Box 310

City: Anger State: NC Zip: 27501 Phone #: 919-635-2231

APPLICANT: Karl Ryann Builders Inc Mailing Address: 4909 waters Edge Dr Ste 102

City: Raleigh, NC State: NC Zip: 27606 Phone #: 919-414-4574

PROPERTY LOCATION: SR #: NC210 SR Name: NC210 N

Address: _____

Parcel: 1106510057 88 PIN: 0651-81-6959.600

Zoning: RA40 Subdivision: Vanguard Green Lot #: 54 Lot Size: 88 100LT

Flood Plain: X Panel: C085 Watershed: WSTII Deed Book/Page: 01353/0418 Plat Book/Page: 2004-902

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 210 Toward Anger / Left on Tripp Rd / Left on Sappony / Left on Caca

PROPOSED USE:

SFD (Size 40x50) # Bedrooms 4 # Baths 2.5 Basement (w/wo bath) Garage 21x21 Deck 12x16 Crawl Space/ Slab

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

Manufactured Home (Size x) # of Bedrooms _____ Garage _____ Deck _____

Number of persons per household spec

Business Sq. Ft. Retail Space _____ Type _____

Industry Sq. Ft. _____ Type _____

Church Seating Capacity _____ Kitchen _____

Home Occupation (Size x) # Rooms _____ Use _____

Additional Information: _____

Accessory Building (Size x) Use _____

Addition to Existing Building (Size x) Use _____

Other _____

Additional Information: _____

Water Supply: (X) County () Well (No. dwellings _____) () Other Environmental Health Site Visit Date: _____

Sewage Supply: (X) New Septic Tank () Existing Septic Tank () County Sewer () Other

Erosion & Sedimentation Control Plan Required? YES (NO)

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)

Structures on this tract of land: Single family dwellings 1 Manufactured homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Proposed	Minimum	Actual
Front	35	35	4-50
Rear	25	25	110
Side	10	10	10
Corner	20	20	80
Nearest Building	10	10	10

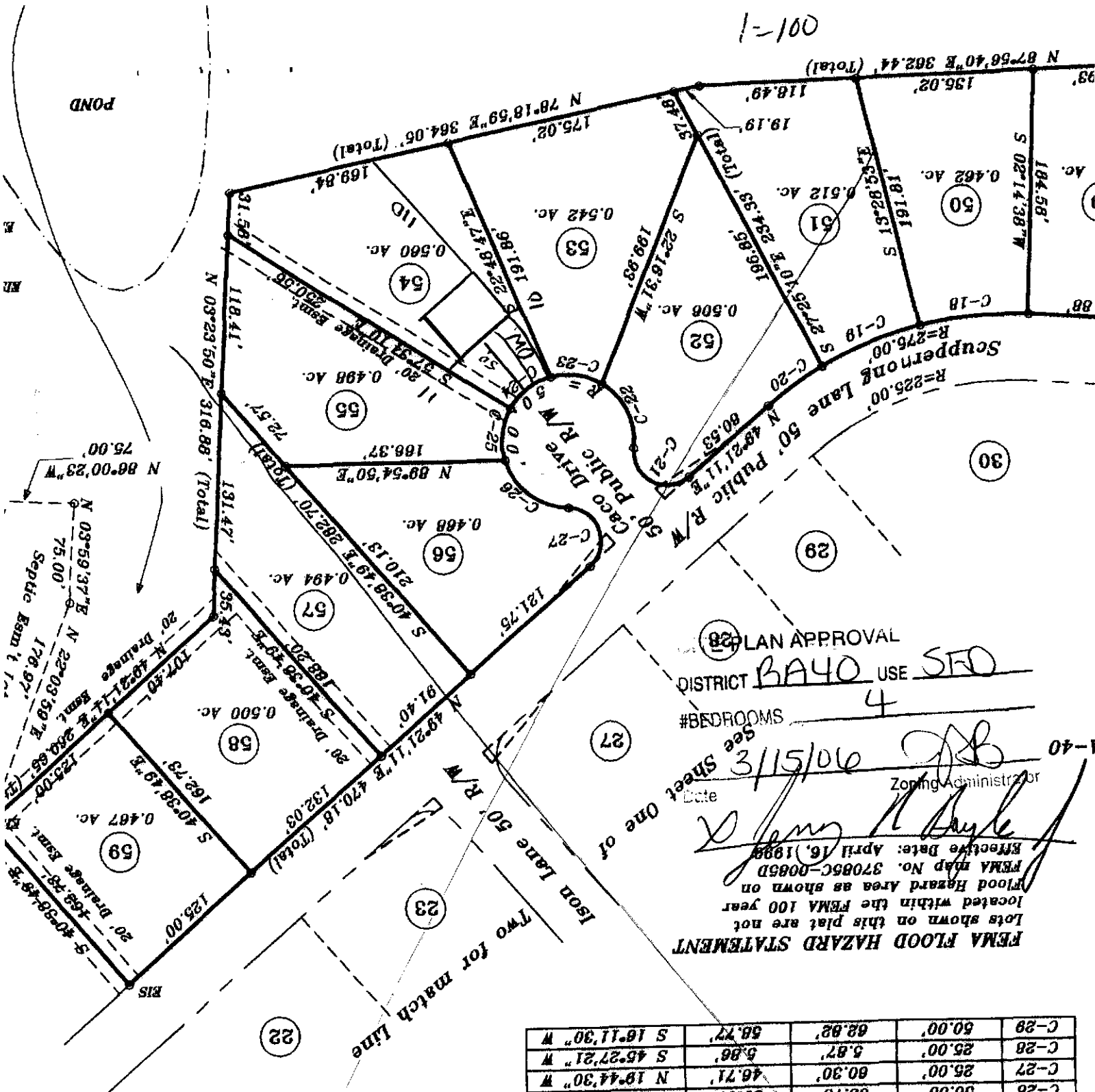
If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Signature of Owner or Owner's Agent

Date 3/13/06

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

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION Please use Blue or Black Ink ONLY



FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA Map No. 37085C-0085D
 Effective Date: April 16, 1999

PLAN APPROVAL
 DISTRICT BAYO USE SFO
 #BEDROOMS 4

Date 3/15/10
 See Sheet 1-40 of One of AB
 Zoning Administrator [Signature]

Curve Table

Curve	Radius	Length	Chord	Chord Bear.
C-16	50.00'	82.03'	79.14'	N 02°44'51" E
C-17	25.00'	60.30'	46.71'	N 24°50'31" E
C-18	275.00'	83.60'	83.28'	N 05°13'38" E
C-19	275.00'	80.00'	79.72'	N 08°11'05" E
C-20	275.00'	50.38'	50.31'	N 54°38'07" E
C-21	25.00'	60.30'	46.71'	S 61°33'07" E
C-22	60.00'	67.43'	64.31'	S 25°21'02" E
C-23	50.00'	40.00'	38.94'	S 01°09'44" E
C-24	50.00'	40.00'	38.94'	N 53°00'04" E
C-25	50.00'	40.00'	38.94'	N 07°09'52" E
C-26	50.00'	63.78'	69.54'	N 52°17'43" W
C-27	25.00'	60.30'	46.71'	N 19°44'30" W
C-28	25.00'	5.86'	5.86'	S 45°27'21" W
C-29	50.00'	68.88'	68.72'	S 16°11'30" W

NOTE:
 A 10' x 70' Sight Triangle shall be placed at all street intersections as shown hereon.

I (we) hereby certify that the plan of subdivision property shown and other sites building setbacks and other sites to the County of Putnam, Florida, is correct and approved.

Approved By: [Signature] Date: 9-10-04
 Reviewed and Approved By E-911 August 11, 2004

Harnett County Planning Department

PO Box 65, Lillington, NC 27546
910-893-7527

Environmental Health New Septic Systems Test
Environmental Health Code 800

- Place "property flags" in each corner of lot. All property lines must be clearly flagged.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- *No grading of property should be done.* Undergrowth should be cleaned out to allow soil evaluation to be performed. Inspectors should be able to walk freely.
- After preparing proposed site call the voice permitting system at 910-893-7527 and give code **800** for Environmental Health confirmation. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Environmental Health Existing Tank Inspections
Environmental Health Code 800

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7527 and give code **800** for Environmental Health confirmation. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Health and Sanitation Inspections
Health and Sanitation Plan Review 826

- After submitting plans for food and lodging, call the voice permitting system at 910-893-7527 and give code **826** for Health and Sanitation confirmation. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx. 7-10 working days. Once approved, proceed to Central Permitting for permits.

Fire Marshal Inspections
Fire Marshall Plan Review Code 804

- Call the voice permitting system at 910-893-7527 and give code **804** for plan review. Please note confirmation number given at end of recording for proof of request.
- To hear results, call IVR in approx 7-10 working days. Once approved, proceed to Central Permitting for permits.
- Pick up Fire Marshal's letter and place on job site until work is completed.

Public Utilities

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

Building Inspections

- Call the voice permitting system at 910-893-7527 to schedule inspections. Please note confirmation number given at end of recording for proof of request.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to calling for final inspection.
- To hear results of inspections, call IVR after scheduled inspection is done.

E911 Addressing
Addressing Confirmation Code 814

- Address numbers shall be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day at entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7527 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation.

Customers can view all inspection results online at www.harnett.org.

Applicant Signature: _____

Jerry A. Doyle

Date: _____

March 15, 2006

VACANT LOT OFFER TO PURCHASE AND CONTRACT

NOTE: This contract is intended for use only for lots which have been developed pursuant to a Subdivision Ordinance adopted by a City or County and for which a plat has been recorded in the Office of the Register of Deeds in the county in which the property is located. 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 (Form 2) with the New Construction Addendum (Form 2A3)

Karl Ryan Builder
hereby offers to purchase and WMI Developers, as Buyer,
upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereinafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of ola
County of Harnett, State of North Carolina, being known as and more particularly described as:
Street Address _____
Subdivision Name The Plantation at Vineyard Green Zip 27546
Plat Reference: Lot 54, Block or Section _____
Plat Book or Slide _____ at Page(s) _____ (Property acquired by Seller in Deed Book _____ at Page _____)

NOTE: Prior to signing this Vacant Lot Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

2. PURCHASE PRICE: The purchase price is \$ 29,900.00
(a) \$ 500.00 EARNEST MONEY DEPOSIT with this offer by cash personal check bank check
 certified check other company check to be deposited and held in escrow by _____ ("Escrow Agent") until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated. In the event (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest monies shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained, or until disbursement is ordered by a court of competent jurisdiction.

(b) \$ 0.00 ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than _____ TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.
(c) \$ 0.00 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.
(d) \$ 0.00 BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.
(e) \$ _____ BALANCE of the purchase price in cash at Closing.

3. CONDITIONS: (State N/A in each blank that is not a condition to this contract)
(a) Buyer must be able to obtain a Conventional Other: construction loan loan at a Fixed Rate Adjustable Rate in the principal amount of 29,900.00 for a term of ola year(s), at an initial interest rate not to exceed ola % per annum, with mortgage loan discount points not to exceed 0 % of the loan amount. Buyer shall apply for said loan within 5 days of the Effective Date of this contract. Buyer shall use Buyer's best efforts to secure the lender's customary loan commitment letter on or before March 25 2006 and to satisfy all terms and conditions of the loan commitment letter by Closing. After the above letter date, Seller may request in writing



This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS
Buyer Initials KB Seller Initials RRW

