

Initial Application Date: 8-14-06 8/31/06

Application # 0650015547R

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: Waverly Development Corp Mailing Address: PO Box 747

City: Fuquay Varina State: Fuquay NC Zip: 27526 Phone #: \_\_\_\_\_

APPLICANT: Joseph Fanjoy Custom Homes, LLC Mailing Address: 109 Fairground Rd

City: Holly Springs State: NC Zip: 27540 Phone #: 919-552-8085

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: 401

Parcel: 080655 018 46 PIN: 0655-32-9566.00

Zoning: AA30 Subdivision: Sherman Pines Lot #: 10 Lot Size: .59

Flood Plain: X Panel: 50 Watershed: IV Deed Book/Page: OTP Plat Book/Page: 2006-373

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 401 towards Fuquay Varina. Left on Sherman Pines (it's after Pincy Grove-Willbon Rd). Lot #10 is at the end of the cul-de-sac just left of the existing farmhouse.

PROPOSED USE:

SFD (Size 60 x 65) # Bedrooms 4 # Baths 2 Basement (w/w bath)  Garage 2 car Deck yes front + rear porch included  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:  County  Well (No. dwellings \_\_\_\_\_)  Other Environmental Health Site Visit Date: \_\_\_\_\_

Sewage Supply:  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 1/100 Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	35	<u>105'</u> <u>100'</u>
Rear	25	<u>10'</u> <u>43'</u> <u>70'</u>
Side	10	<u>20'</u> <u>15'</u>
Corner	20	/
Nearest Building	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.

Monica Fanjoy for Fanjoy Custom Homes LLC  
Signature of Owner or Owner's Agent

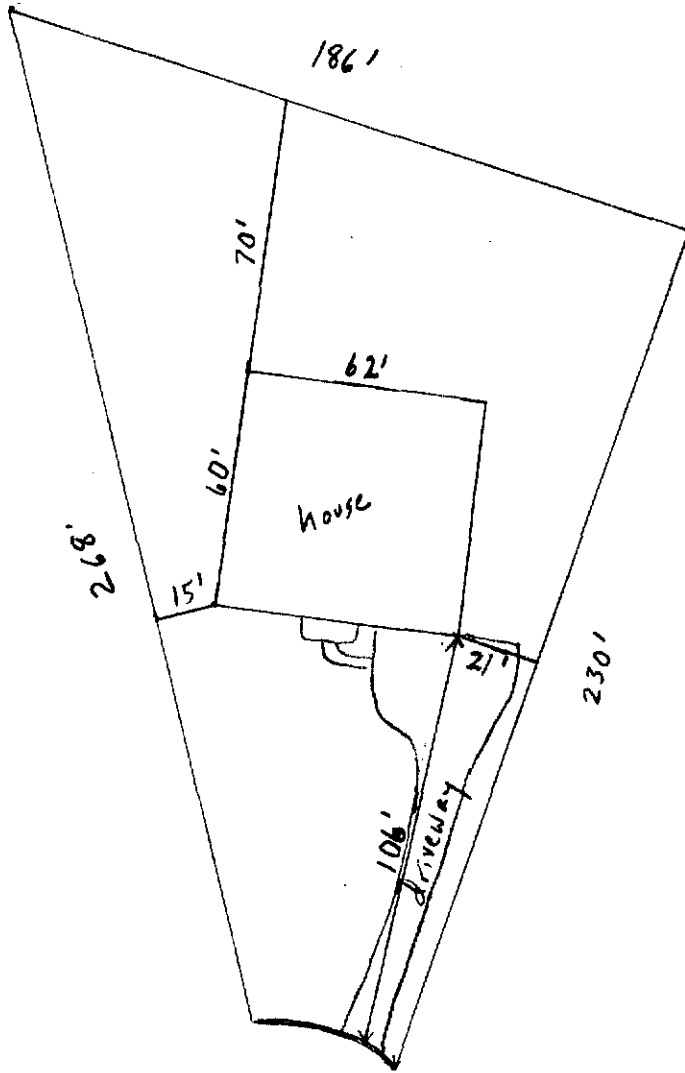
8/14/06  
Date

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

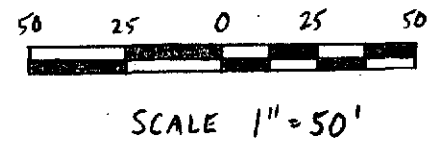
A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION

Please use Blue or Black Ink ONLY

Revision  
 SITE PLAN APPROVAL  
 DISTRICT RA 30 USE SFD  
 #BEDROOMS 4  
 O. Powell 8/31/06  
 Monica Fampoy ZONING ADMINISTRATOR



Lot 10, Sherman Pines  
 Harnett County, NC  
 Fampoy Custom Homes, LLC  
 (919) 552-8085



**County Health Department  
Application for  
Improvement Permit and/or Authorization to Construct**

Improvement Permit

Authorization to Construct

**IF THE INFORMATION IN THE APPLICATION FOR AN IMPROVEMENTS PERMIT IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENTS PERMIT AND AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (complete site plan = 60 months; complete plat = without expiration)**

**APPLICANT INFORMATION**

Monica Fanjoy                      109 Fairground Road Holly Springs      919-552-8085  
Applicant                                      Address                                      Home & Work Phone

Waverly Development                      Fugway Varina                      \_\_\_\_\_  
Owner    Address                                      Home & Work Phone

**PROPERTY INFORMATION**

\_\_\_\_\_ Sherman Pines \_\_\_\_\_ Lot # 10  
Street Address                                      Subdivision Name                                      Section/Phase/Lot#

Directions to Site: 401 towards Fugway Varina.      Lot Size \_\_\_\_\_  
Turn left on Sherman Pines  
lot at end of cul-de-sac

**DEVELOPMENT INFORMATION**

- New Single Family Residence
- Expansion of Existing System
- Repair to Malfunctioning Sewage Disposal System
- Non-Residential Type of Structure

**Residential Specifications**

Maximum number of bedrooms: 4  
If expansion: Current number of bedrooms: \_\_\_\_\_  
Will there be a basement?     yes     no  
Plumbing fixtures in Basement     yes     no

**Non-Residential Specifications:**

Type of business: \_\_\_\_\_ Total Square footage of Building: \_\_\_\_\_  
Maximum number of employees: \_\_\_\_\_ Maximum number of seats: \_\_\_\_\_

**Water Supply:** Are there any existing wells, springs, or existing waterlines on this property?     yes     no

- New well     Existing Well     Community Well     Public Water     Spring

**If applying for Authorization to Construct: Please Indicate Desired System Type(s):**  
(systems can be ranked in order of your preference)

- Accepted     Alternative     Conventional     Innovative     Other \_\_\_\_\_     Any

The Applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

- yes     no      Does the site contain any jurisdictional wetlands?
- yes     no      Does the site contain any existing wastewater systems?
- yes     no      Is any wastewater going to be generated on the site other than domestic sewage?
- yes     no      Is the site subject to approval by any other public agency?
- yes     no      Are there any easements or right of ways on this property?

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Monica Fanjoy for Fanjoy Custom Homes LLC  
Property owner's or owner's legal representative\*\* signature (required)

8/14/06  
Date

**Harnett County Planning Department**

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

*copy #*

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](http://www.harnett.org).**

Applicant Signature: Morice Jayoy for FCH, LLC Date: 8/14/06

NE

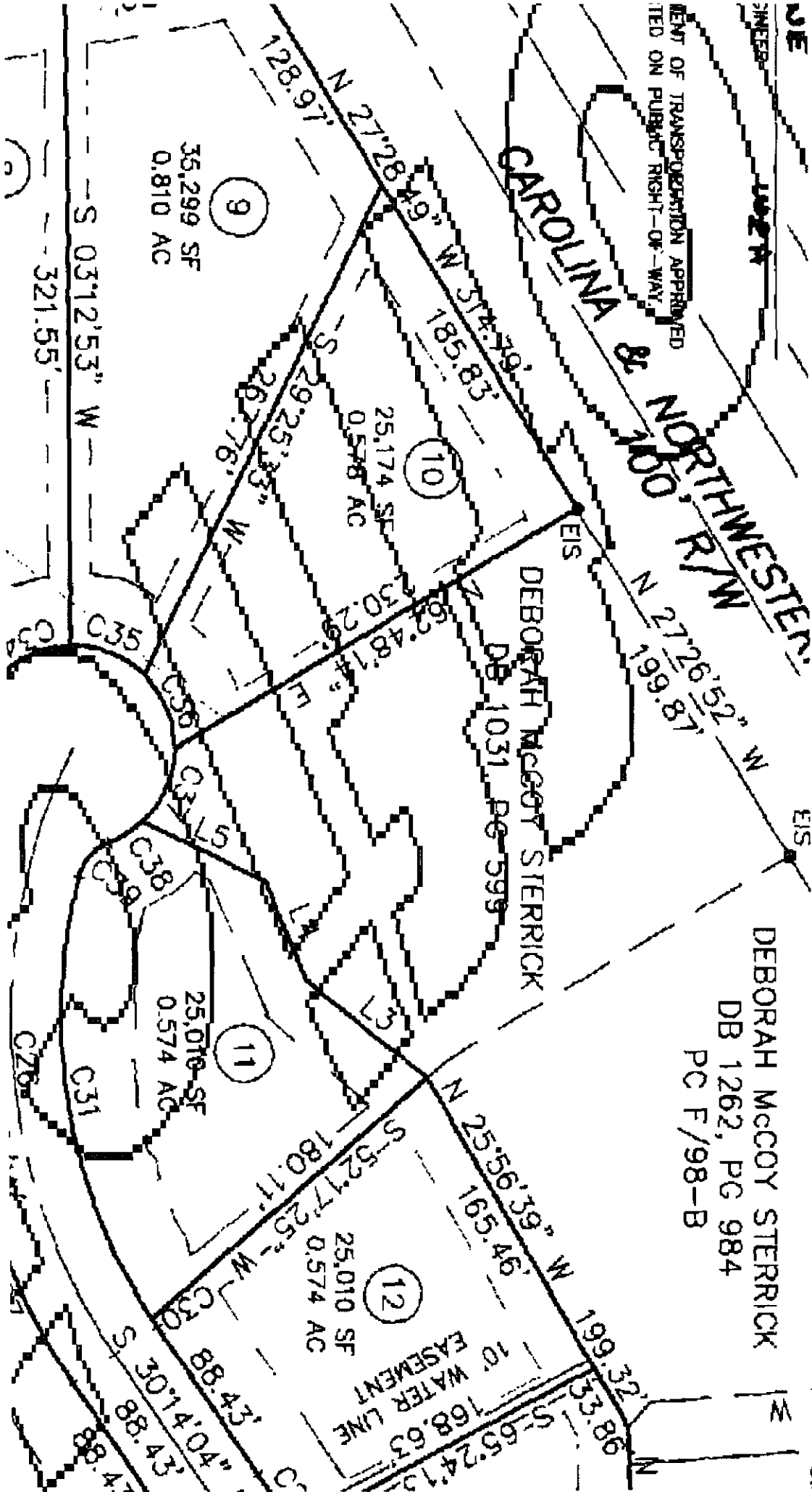
MENT OF TRANSPORTATION APPROVED  
TED ON PUBLIC RIGHT-OF-WAY

CAROLINA & NORTHWESTERN

Lot 10

DEBORAH MCCOY STERRICK  
DB 1262, PG 984  
PC F/98-B

DEBORAH MCCOY STERRICK  
DB 1031, PG 599



- C35
- C36
- C37
- C38
- C39
- C31
- C20

10' WATER LINE  
EASEMENT

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and will not subdivide. It should not be used to sell subdivided property that has not been platted, approved and recorded. 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-T) with the New Construction Addendum (Form 2A3-T).

Fancy Custom Homes, LLC, as Buyer, hereby offers to purchase and Waverly Dev. Corp., as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Farmington, County of Harnett, State of North Carolina, being known as and more particularly described as: Street Address Sherman Pines Drive Zip 27526 Subdivision Name Sherman Pines Plat Reference: Lot # 10, Block or Section \_\_\_\_\_ as shown on Plat Book or Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_ (Property acquired by Seller in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_)

NOTE: Prior to signing this Offer to Purchase and Contract - Vacant Lot/Land, 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 \$ 42,000.00 and shall be paid as follows:

(a) \$ 4,000.00 EARNEST MONEY DEPOSIT with this offer by  cash  personal check  bank check  certified check  other: \_\_\_\_\_ to be deposited and held in escrow by Abino & Assoc. Realty, LLC ("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 refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture 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) \$ \_\_\_\_\_ ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than \_\_\_\_\_ TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.

(c) \$ \_\_\_\_\_ OPTION FEE in accordance with paragraph 11, Alternative 2, to be paid to Seller on the Effective Date as set forth in paragraph 19. (NOTE: If Alternative 2 applies, then do not insert \$0, N/A, or leave blank).

(d) \$ \_\_\_\_\_ 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.

(e) \$ \_\_\_\_\_ BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.

(f) \$ 41,000.00 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: Blk loan loan at a  Fixed Rate  Adjustable Rate in the principal amount of \_\_\_\_\_ for a term of \_\_\_\_\_ year(s), at an initial interest rate not to exceed 9.25 % per annum, with mortgage loan discount points not to exceed \_\_\_\_\_ % of the loan amount. Buyer shall apply for said loan within 10 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 Aug 15 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 from Buyer a copy of the loan commitment letter. If Buyer fails to provide Seller a copy of the loan commitment letter or a written waiver of this loan condition within five days of receipt of Seller's request, Seller may terminate this contract by written notice to Buyer at any time thereafter, provided Seller has not then received a copy of the letter or the waiver.



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



STANDARD FORM 12 - T © 7/2005

Buyer Initials AF 7/20/06 Seller Initials WDC



FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HERGENROTTE  
HARNETT COUNTY, NC  
2005 JUN 06 01:54:23 PM  
BK: 2089 PG: 125-128 FEE: \$20.00  
NC REV STAMP: \$400.00  
INSTRUMENT # 2005009882

HARNETT COUNTY TAX ID#

080655 0118-02  
08 0655 0118-03  
08 0655 0026  
7/1/06 BY MCT

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$ 400.00

Tax Identifier Nos. 080655 0118 02

080655 0118 03

080655 0026

Hold/Mail after recording to: Cumalander, Adcock & McCraw, LLP, WCR Box #51  
This instrument was prepared by: John B. Adcock, P.A., 133 Spring Ave., Fuquay Varina, NC 27526

Brief Description for the index

21.180± acres, 1.935± acres and 2.34± acres

THIS DEED made this 14th day of JUNE, 2005, by and between

**GRANTOR**

**GRANTEE**

AKINS, LLC  
a NC limited liability company  
PO Box 747  
Fuquay Varina, NC 27526

WAVERLY DEVELOPMENT CORPORATION  
a NC Corporation  
PO Box 747  
Fuquay Varina, NC 27526

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Fuquay Varina, Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1401, page 325, Book 1929, page 379, Harnett County Registry.

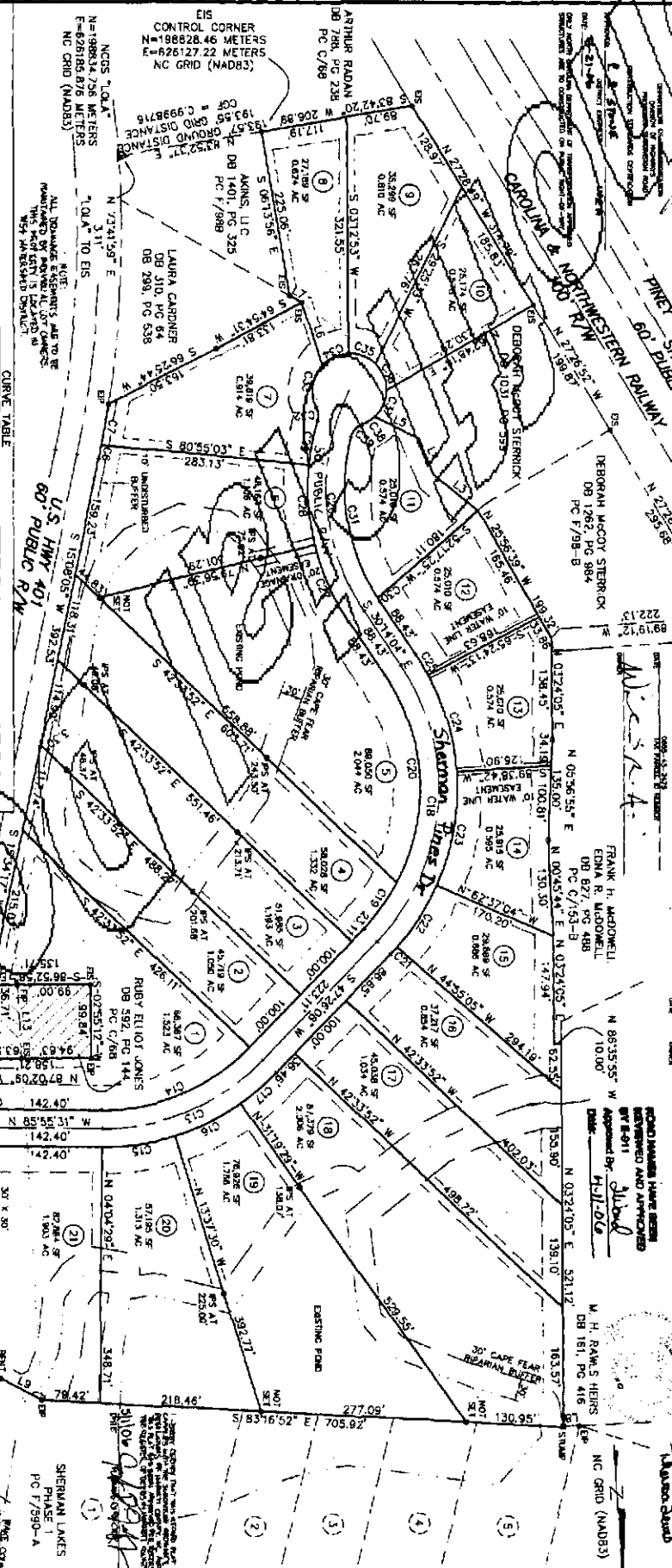
A map showing a portion of the above described property (Tract 2) is recorded in Book F, Page 98B.

THIS IS A PRELIMINARY MAP AND SHOULD NOT BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE WITHOUT THE ASSISTANCE OF A LICENSED SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS MAP AND HAS FOUND THAT THE BOUNDARIES SHOWN THEREON ARE CORRECTLY LOCATED AND ACCURATELY DESCRIBED. THE SURVEYOR HAS FOUND THAT THE BOUNDARIES SHOWN THEREON ARE CORRECTLY LOCATED AND ACCURATELY DESCRIBED.

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CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD	CHORD	CHORD	CHORD
C1	03.59103	5289.62	368.46	S 191°15' W	358.39	C21	02.2114	323.00
C2	00.31101	5289.62	42.82	S 16°36'15" W	42.82	C22	17.4156	325.00
C3	00.34102	5289.62	52.87	S 16°33'37" W	52.87	C23	27.4414	325.00
C4	00.24102	5289.62	31.57	S 15°58'41" W	31.57	C24	24.1429	325.00
C5	00.0752	5289.62	12.14	S 15°58'41" W	12.14	C25	05.3817	325.00
C6	00.4302	5289.62	18.27	S 14°46'54" W	18.27	C26	60.0049	325.00
C7	02.0625	5289.62	58.59	S 13°21'50" W	58.59	C27	20.1044	325.00
C8	08.2243	5289.62	189.86	S 11°09'09" W	189.86	C28	19.0818	325.00
C9	08.4816	5289.62	43.11	S 11°09'09" W	43.11	C29	10.4758	325.00
C10	03.1327	5289.62	15.42	S 11°09'09" W	15.42	C30	00.5156	325.00
C11	02.4746	5289.62	36.12	S 10°48'57" E	36.12	C31	4.7193	325.00
C12	05.2470	5289.62	33.53	S 10°48'57" E	33.53	C32	4.3258	325.00
C13	48.3821	5289.62	244.80	S 7°05'19" W	244.80	C33	7.0164	325.00
C14	48.3821	5289.62	223.85	S 7°05'19" W	223.85	C34	45.5012	325.00
C15	17.4159	5289.62	100.40	S 6°51'30" W	100.00	C35	45.5012	325.00
C16	17.4159	5289.62	100.40	S 6°51'30" W	100.00	C36	45.5012	325.00
C17	17.4159	5289.62	100.40	S 6°51'30" W	100.00	C37	45.5012	325.00
C18	77.4013	5289.62	408.68	S 0°56'20" W	408.68	C38	45.5012	325.00
C19	61.4103	5289.62	279.86	S 0°28'57" W	279.86	C39	54.1853	325.00
C20	61.2803	5289.62	294.86	S 0°28'57" W	294.86			

**APPROVED**  
 HARRIETT COUNTY, NC  
 REGISTERED PROFESSIONAL SURVEYOR  
 JOHN A. BURNETT  
 No. 573  
 State of North Carolina  
 Commission Expires 12/31/2008

RECORDED IN HARRIETT COUNTY MAP NUMBER 52-06 DATE 5-2-06

RECORDED IN HARRIETT COUNTY MAP NUMBER 52-06 DATE 5-2-06

**SHERMAN PINES**  
 SHERMAN LAKES PHASE 1  
 HARRIETT COUNTY, NC  
 REGISTERED PROFESSIONAL SURVEYOR  
 JOHN A. BURNETT  
 No. 573  
 State of North Carolina  
 Commission Expires 12/31/2008

Map 52-06-573



