

Initial Application Date: 3/1/07

Application # 0750016996

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: HTB PROPERTIES Mailing Address: 2191 BEITH HILLS RD, LILLINGTON, NC

City: LILLINGTON State: NC Zip: 27546 Home #: 910-893-4240 Contact #: _____

APPLICANT*: TEARONE HOMES, LLC Mailing Address: 1021 HAZELTON LN,

City: FUQUAY-VARINA State: NC Zip: 27526 Home #: 919-567-9904 Contact #: 919-559-1499

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: _____ State Road Name: TRUE LOVE RD.

Parcel: 05 0035 003 11 PIN: 0635-17-0948.000

Zoning: R200M Subdivision: TAYLOR POINTE Lot #: N Lot Size: .89AC

Flood Plain: X Panel: GIS Down Watershed: NA Deed Book/Page: OTP Plat Book/Page: 2005/75

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Hwy 401N TO Hwy 42 W. TO DUNCAN.
LEFT ON TRUE LOVE RD. RT ON SELBY COUNTY.

PROPOSED USE:

- SFD (Size 39 x 34) # Bedrooms 3 # Baths 2 Basement (w/wo bath) NA Garage NA Deck 10x10 Circle: Crawl Space / Slab
- Modular: ___ On frame ___ Off frame (Size ___ x ___) # Bedrooms ___ # Baths ___ Garage ___ (site built? ___) Deck ___ (site built? ___)
- Multi-Family Dwelling No. Units ___ No. Bedrooms/Unit ___
- Manufactured Home: ___ SW ___ DW ___ TW (Size ___ x ___) # Bedrooms ___ Garage ___ (site built? ___) Deck ___ (site built? ___)
- Business Sq. Ft. Retail Space ___ Type ___ # Employees: ___ Hours of Operation: ___
- Industry Sq. Ft. ___ Type ___ # Employees: ___ Hours of Operation: ___
- Church Seating Capacity ___ # Bathrooms ___ Kitchen ___
- Home Occupation (Size ___ x ___) # Rooms ___ Use ___ Hours of Operation: ___
- Accessory/Other (Size ___ x ___) Use ___
- Addition to Existing Building (Size ___ x ___) Use ___ Closets in addition (___)yes (___)no

Water Supply: County (___) Well (No. dwellings ___) (___) Other

Sewage Supply: New Septic Tank (Must fill out New Tank Checklist) (___) Existing Septic Tank (___) County Sewer (___) Other

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 proposed Manufactured Homes ___ Other (specify) ___

Required Residential Property Line Setbacks: Comments: _____

Front	Minimum	<u>35</u>	Actual	<u>90</u>	_____
Rear		<u>25</u>		<u>211</u>	_____
Side		<u>10</u>		<u>10</u>	_____
Sidestreet/corner lot		<u>20</u>			_____
Nearest Building on same lot		<u>10</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 of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.


Signature of Owner or Owner's Agent

3/1/07
Date

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

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

Please use Blue or Black Ink ONLY

BENTON W. DEWAR, PROFESSIONAL SURVEYOR
 NO. 3040, CERTIFY:
 THAT THIS PLAT IS OF A SURVEY THAT CREATES
 SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY
 OR MUNICIPALITY ORDINANCE THAT REGULATES
 PARCELS OF LAND.

SCALE = 1" = 40'

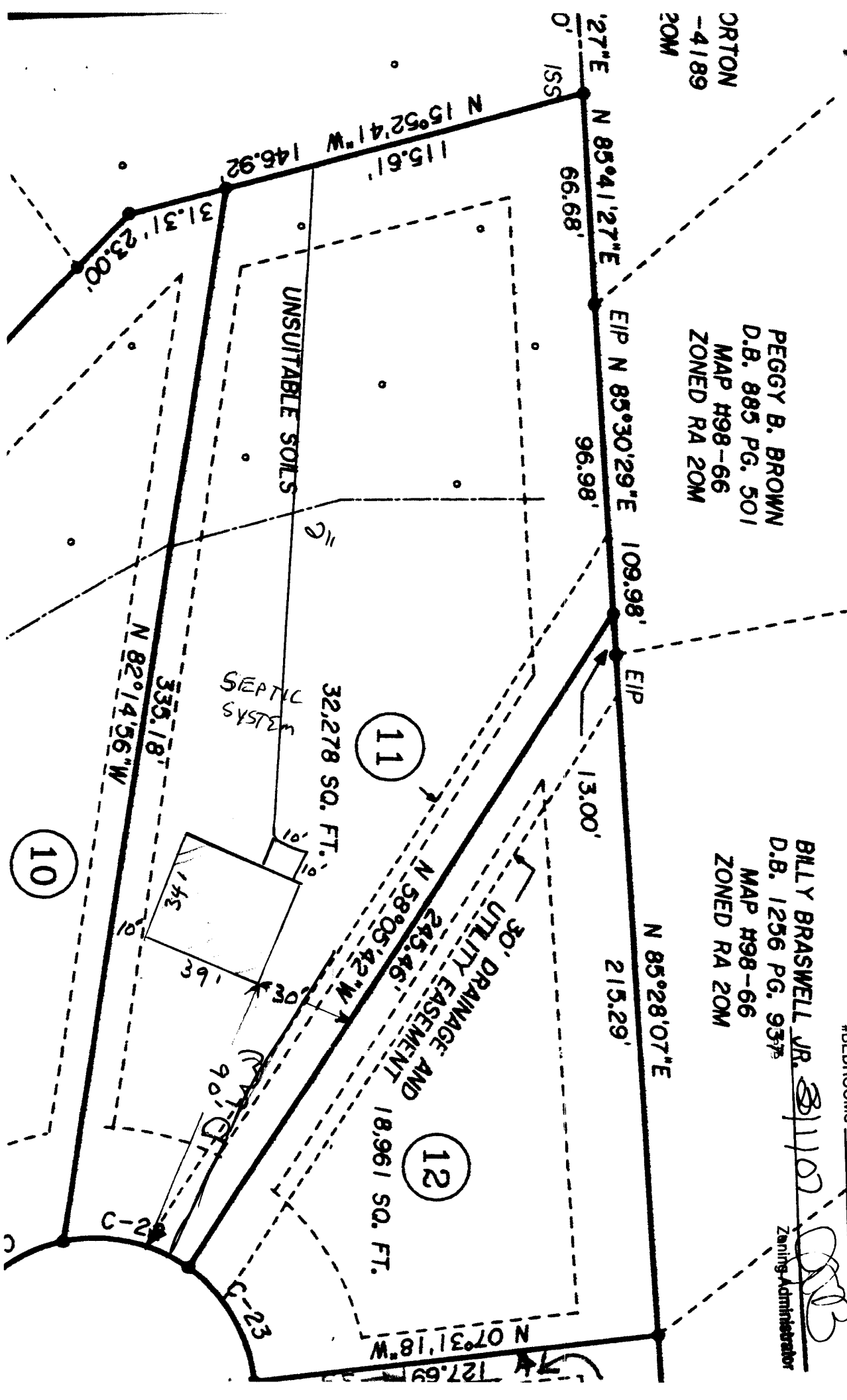
SITE PLAN APPROVAL
 DISTRICT RA200P USE SED

#BEDROOMS 3

PEGGY B. BROWN
 D.B. 885 PG. 501
 MAP #98-66
 ZONED RA 20M

BILLY BRASWELL JR. 81107
 D.B. 1256 PG. 937
 MAP #98-66
 ZONED RA 20M

Zoning Administrator



OWNER NAME: Terhune Homes LLC APPLICATION #: 16996

This application to be filled out only when applying for a new septic system.

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

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR 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)

DEVELOPMENT INFORMATION

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

WATER SUPPLY

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property?

yes no unknown

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

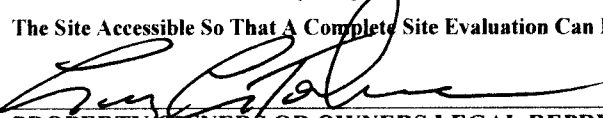
- Accepted Innovative
- Alternative Other
- Conventional Any

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 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?
- YES NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

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.


PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

3/1/07
DATE

Harnett County Central Permitting Department
PO Box 65, Lillington, NC 27546
910-893-7525

Environmental Health New Septic Systems Test
Environmental Health Code 800

- Place "property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- 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.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- After preparing proposed site call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. 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. Follow above instructions for placing flags on property.
- 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 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

Health and Sanitation Inspections

- After submitting plans for food and lodging to Central Permitting, please allow approximately 7-10 working days for plan status. Use Click2Gov or IVR to hear results.
- Once **all** plans are approved, proceed to Central Permitting for remaining permits.

Fire Marshal Inspections

- After submitting plans for Fire Marshal review to Central Permitting, please allow approximately 7-10 working days for approval. Use Click2Gov or IVR to hear results. Once **all** plans are approved, proceed to Central Permitting for permits.
- Fire Marshal's letter must be placed 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

- After submitting plans for Building Inspections, please allow approximately 3 working days for review. Use Click2Gov or IVR to hear results. Once **all** plans are approved, proceed to Central Permitting for permits.
- For new housing/set up permits must meet E 911 / Addressing guidelines **prior** to scheduling final inspection.
- Use Click2Gov or IVR to hear results.

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 910-893-7525 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation.

• Inspection results can be viewed online at <http://www.harnett.org/services-213.asp> then select **Click2Gov**

Applicant/Owner Signature  Date 3/1/07

C-21 Becky Medlin Realty
407 N. Judd Parkway NE
Fuquay-Varina, NC 27526

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, 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 (Form 2-T) with the New Construction Addendum (Form 2A3-T).

Terrence Bechtel

as Buyer, hereby offers to purchase and

HTB Properties

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 F.V., County of Hornell, State of North Carolina, being known as and more particularly described as:

Street Address _____ Zip _____

Subdivision Name Taylor Pointe

Plat Reference: Lot 21, Block or Section _____ as shown on

Plat Book or Slide _____ at Page(s) _____ (Property acquired by Seller in Deed

Book 2005 at Page 75).

All A portion of the property in Deed Reference: Book 2005 Page No. 75, Hornell County

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 \$ 24,000 and shall be paid as follows:

(a) \$ 0, EARNEST MONEY DEPOSIT with this offer by cash personal check bank check certified check other: _____ 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 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) \$ 24,000, 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: _____ 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 _____ % per annum, with mortgage loan discount points not to exceed _____ % of the loan amount. Buyer shall apply for said loan within _____ 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 _____ and to satisfy all terms and conditions of the loan commitment letter by Closing. After the





FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2007 MAR 09 02:37:40 PM
BK: 2350 PG: 212-214 FEE: \$17.00
NC REV STAMP: \$48.00
INSTRUMENT # 2007004314

HARNETT COUNTY TAX ID#
05-0035-0103-11

2/9/07 BY SKB

Prepared by: Seneca Stephenson & Johnson, P.A.
114 Raleigh Street, Fuquay-Varina, NC 27526-0446

Tax ID: 050635 0103 11
Excise Tax: \$ 48.00

THIS GENERAL WARRANTY DEED, made this 9TH day of March, 2007, by and between:

HTB PROPERTIES, INC.,
a North Carolina Corporation
2191 Keith Hills Road
Lillington, NC 27546

..... hereinafter called Grantors;

to:

TERHUNE HOMES, LLC,
a North Carolina Limited Liability Company
1021 Hazelton Lane
Fuquay-Varina, NC 27526

..... hereinafter called Grantees:

WITNESSETH:

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

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 Buckhorn Township, Harnett County, NC and more particularly described as follows:

All of Lot #11 of Taylor Pointe Subdivision as shown on that map entitled "Map of Correction: TAYLOR POINTE," revised April 12, 2006 and recorded as Map #2006-298, Harnett County Registry.

SUBJECT TO RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED in Book 2046, pages 61-68 and as corrected in Book 2057, Pages 815-824, and as corrected in Book 2061, Pages 955-966, Harnett County Registry.

SUBJECT TO ALL easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1910, pages 775-777.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the grantee, in fee simple.

And the grantor covenants with the grantee that grantor is seized in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all adverse encumbrances, and that the grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for exceptions hereinafter stated.