

Initial Application Date: ~~3/7/07~~ 4/2/07

Application # 0750017009R

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

applicant LANDOWNER: HomeTown Developers LLC Mailing Address: 7112 N. blick ct

City: Fuquay State: NC Zip: 27526 Home #: 919-906-5854 Contact #: William E Voss

APPLICANT*: Waverly Development Mailing Address: PO Box 747

Owner City: Fuquay Varina State: NC Zip: 27526 Home #: Contact #:

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 401 State Road Name: 401 (Highway)

Parcel: 08 0655 018 51 PIN: 0655-33-9497.000

Zoning: RABD Subdivision: Sherman Pines Lot #: 15 Lot Size: .71

Flood Plain: X Panel: Unknown Watershed: IV Deed Book/Page: DTP Plat Book/Page: 20001373

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 North To Sherman pines dr on left then to lot 15 on right

PROPOSED USE: SFD (Size 41' x 30') # Bedrooms 3 # Baths 3.5 Basement (w/wo bath) N/A Garage 648 sqft Deck 520 sqft (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 Closets in addition () yes () no

Addition to Existing Building (Size x) Use Closets in addition () yes () no

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

Sewage Supply: (X) 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 (X) NO

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

Required Residential Property Line Setbacks: Comments: 412 minus 1 bedroom per EH, no charge per Graham

Front Minimum 35 Actual 45

Rear 25 90'

Side 10 34'

Sidestreet/corner lot 20 N/A

Nearest Building on same lot 10 N/A

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

Date 3/7/07

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

OWNER NAME: Home town Developers LLC

APPLICATION #: 07-50017059

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.

Home town developers LLC by [Signature]
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

3/7/07
DATE

Harnett County Central Permitting Department

PO Box 65, Lillington, NC 27546

910-893-7525

1

Environmental Health New Septic Systems Test

Environmental Health Code 800

notification permit

- 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.*
- Call No Cuts to locate utility lines prior to scheduling inspection. 800-632-4949 (This is a free service)
- 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.

2

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.

3

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. Check Click2Gov for results and address.

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

Applicant/Owner Signature

Date

3/7/07



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2007 MAR 27 03:28:17 PM
BK. 2358 PG. 915-917 FEE: \$17.00
NC REV STAMP: \$96.00
INSTRUMENT # 2007005494

HARNETT COUNTY TAX ID#

080655-0118.51

3/27/07 BY KCW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 96.00

Tax Identification Number: 080655 0118 51

Hometown Developers, Inc

Hold/Mail after recording to: 7112 Niblick Ct., Fuquay Varina, NC 27526

This instrument was prepared by: Cumalander, Adcock & McCraw, LLP
John B. Adcock, P.A., a licensed North Carolina attorney without search or
closing or tax advice. Delinquent taxes, if any to be paid by the closing
attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index

Lot 15 Sherman Pines

THIS DEED made this 7TH day of MARCH, 2007, by and between

GRANTOR

GRANTEE

WAVERLY DEVELOPMENT CORPORATION
(A NC Corporation)
PO Box 747
Fuquay Varina, NC 27526

HOMETOWN DEVELOPERS, LLC
(a NC Limited Liability Company)
PO Box 150
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 Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 15 SHERMAN PINES SUBDIVISION, as shown in Map Number 2006, page 373, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2089, page 125, Harnett County Registry.

A map showing the above described property is recorded in Book 2006, Page 373.

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).

Home Town Developers, 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, Virginia, County of Farmington, State of North Carolina, being known as and more particularly described as:
 Street Address 144 Sherman Pine Drive
 Subdivision Name Sherman Pines Drive Zip 27526
 Plat Reference: Lot # 15, 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 \$ 48,000.00 and shall be paid as follows:
 (a) \$ 48,000.00 EARNEST MONEY DEPOSIT with this offer by cash personal check bank check

certified check other: _____ to be deposited and held in escrow by Chim & 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) \$ 47,000.00 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: _____ 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 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 WJ Seller Initials [Signature]