

Initial Application Date: 3-21-07 6/5/07

Application # 07500171TR

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: Premier Investments LLC Mailing Address: PO Box 8466 Johnny

City: Rocky Mount State: NC Zip: 27804 Home #: (919) 497-7770 Contact #: (919) 390-9874

Applicant: EM Development Mailing Address: _____

City: _____ State: _____ Zip: _____ Home #: _____ Contact #: _____

*Please fill out applicant information if different than landowner
PROPERTY LOCATION: State Road #: 1229 State Road Name: IS Patricia Way McDougald

Parcel: 10 0549 0174 16 PIN: 0630-51-2283.000

Zoning: RA30 Subdivision: Ava's Ridge Lot #: 16 Lot Size: .986 ac

Flood Plain: X Panel: 620 Watershed: DIA Deed Book/Page: 2026/434 Plat Book/Page: 2005/987

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: North 421, Left on Old 45 421
Left on McDougald Rd, 2 miles Ava's Ridge on Left

- PROPOSED USE: 50x44 70x44 included
- SFD (Size 28'4" x 33'-5") # Bedrooms 3 # Baths 2 Basement (w/w/o bath) _____ Garage Deck 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 4 prop Manufactured Homes _____ Other (specify) _____

Required Residential Property Line Setbacks: Comments: _____

Front	Minimum	35	Actual	<u>40.7</u>	<u>3/23 garage w/ front addition on site plan</u> <u>615 flip & move house per EHP (910)</u>
Rear	25		<u>28' / 20'</u>		
Side	10		<u>11 / 31.7</u>		
Sidestreet/corner lot	20				
Nearest Building on same lot	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 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.

Art Bon
Signature of Owner or Owner's Agent

3/21/07
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

**Plot Plan Only
Not a Story**

S.R. 1229 - McDougald Rd.
60' Public R/W
S 78°40'38"E 160.34'

S 88°33'24"E 102.82'
N 06°44'53"W 94.05'
Woven Wire Fence Encroachment

(16)
0.986 Ac.

20' Drainage Easement

20' Drainage Easement
N 54°21'02"W 261.45'

PERMITTING (16)

Proposed Dwelling

WM

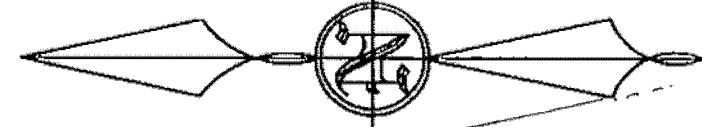
Proposed Driveway

APPROVAL #1330 USE STD
ZONING APPROVAL
DATE 1/15/07

Patricia Way
50' Public R/W

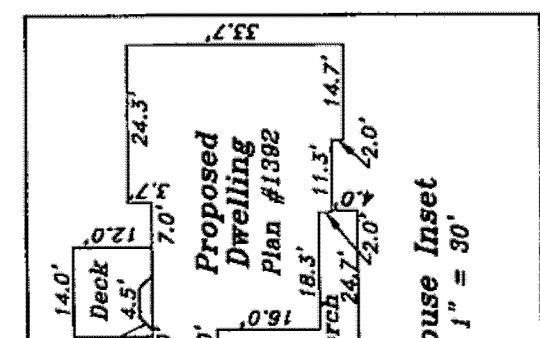
Power Point

S 80°39'44"W 48.79'
T B = 50.00'
S 88°05'58.00" E 185.58'

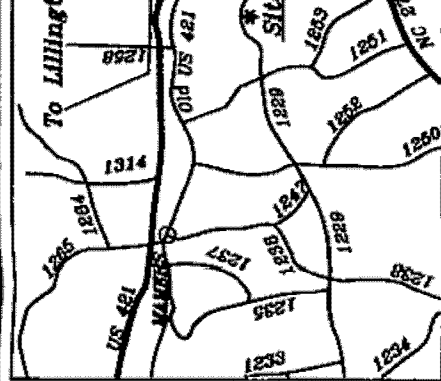


Map Number 2005-987

Revision: 05-31-07
Moved House Forward and Flipped
Revision: 05-01-07
Set House Back
Revision: 03-23-07
Added Garage



Senter Family Real Estate, LLC
Deed Book 1878, Page 256
Map Number 2003-349



VICINITY MAP

75 Patricia Way
Lot 16 - Ava's Ridge Subdivision
Deed Book 2028, Page 434 & Map Number
PIN #0630-61-2283.000

Survey For:
**Premier Investm
Properties, LL**

UpperLittleRiverTwp. Harnett
Scale: 1" = 60' Date: 03

Surveyed & Mapped By
STANCIL & ASSOCI
Professional Land Surveyo
P.O. Box 730, Angier, N.C.
919-639-2133 919-639-26



NOT FOR RECORDATI



FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY S. HERRICK
 HARNETT COUNTY, NC
 2007 MAR 15 03:44:33 PM
 BK:2352 PG:427-430 FEE:\$20.00
 NC REV STAMP \$200.00
 INSTRUMENT # 2007004732

HARNETT COUNTY TAX ID#
10-0549-0174-01
-18, -16, -19
3-15-07 BY KUD

Excise Tax 620.00 Recording Time, Book and Page _____
 Parcel Identifier No _____ Account No _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to Grantee
 This instrument was prepared by David T Pryzwansky of The Pryzwansky Law Firm, P.A.
(without title examination)
 Brief description for the Index Lots 7, 8, 16, 17 and 19, Ava's Ridge

NORTH CAROLINA GENERAL WARRANTY DEED

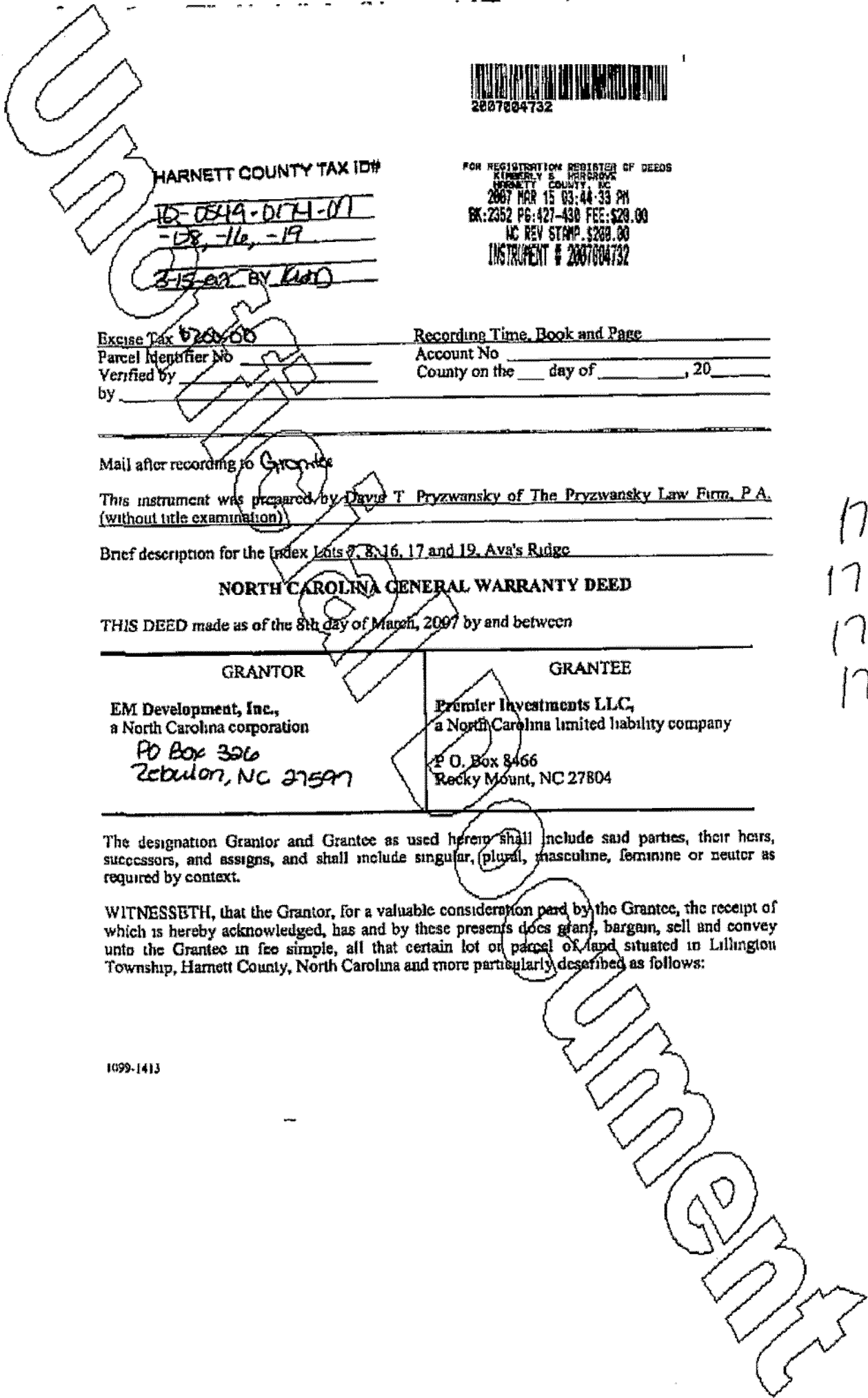
THIS DEED made as of the 8th day of March, 2007 by and between

GRANTOR	GRANTEE
EM Development, Inc., a North Carolina corporation <u>PO Box 326</u> <u>Zebulon, NC 27597</u>	Premier Investments LLC, a North Carolina limited liability company <u>P O. Box 8466</u> <u>Recky Mount, NC 27804</u>

17174
 17176
 17178
 17179

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 Lillington Township, Harnett County, North Carolina and more particularly described as follows:



OWNER NAME: Premier Investments LLC

APPLICATION #: 0750017177

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.

Art Lan
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

3/21/07
DATE

conf # _____
Application Number: 0750017174 #7
0750017176 #8
0750017177 #16
0750017178 #17
0750017179 #19
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.*
- 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.

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. 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

Art Pan

Date

3/22/07

Pandora Pearson

From: <ARTBARNES@aol.com>
 To: <pandora@pandorapearson.com>
 Cc: <pearson2105@earthlink.net>
 Sent: Tuesday, February 27, 2007 9:09 PM
 Subject: Avis Ridge (New Contract)

RESIDENTIAL LOT SALE AGREEMENT

THIS RESIDENTIAL LOT SALE AGREEMENT ("Agreement") is made and entered into as of the 21st day of February, 2007 ("Effective Date"), by and between EM DEVELOPMENT, INC., a North Carolina corporation (hereinafter referred to as "Seller") and ~~A & A Development Group Inc.~~ (hereinafter referred to as "Purchaser");
 Premier Investments LLC

WITNESSETH:

WHEREAS, Seller has agreed to sell and convey to Purchaser, and Purchaser has agreed to purchase, for valuable consideration and subject to all of the terms and conditions contained herein, lots 7,8,16,17 and 18 (hereinafter referred to individually as a Lot and collectively as the "Lots") in that certain subdivision known as AVA'S RIDGE Subdivision (the "Subdivision"), located in or near the Town of LILLINGTON, HARNETT County, North Carolina as more particularly shown on that plat attached hereto as **Exhibit A** and incorporated herein by reference ("Subdivision Map");

NOW, THEREFORE, Seller and Purchaser agree as follows:

1. Seller hereby agrees to sell and convey to Purchaser, and Purchaser agrees to purchase, subject to all of the terms and conditions hereof, the Lots.
2. The purchase price ("Purchase Price") is \$100,000.00 and No/100 Dollars (\$ 20,000.00) per Lot. In addition, Purchaser shall reimburse Seller for all governmental fees paid by Seller prior to Closing associated with the creation of each Lot, including, but not limited to, impact fees, water fees and tap fees ("Governmental Fees"). Purchaser shall be responsible for all Governmental Fees arising after Closing.
3. The closing of the Lots shall occur pursuant to the following schedule:
 - A. Purchaser shall close on the purchase of Lots 7,8,16,17,and 18 by February 28, 2007.
 - B. Seller shall, at each closing, subject to the terms and conditions of this Agreement, convey to Purchaser good, marketable, insurable, indefeasible fee simple title to the Lots by General Warranty Deeds, free and clear of all monetary liens and encumbrances, but subject to the following exceptions to title: restrictive covenants, easements, rights-of-way and other encumbrances of record, provided such exceptions shall not adversely impact the Purchaser's use of the Lots for single family homes; all zoning and other governmental ordinances, laws or

SELLER:
EM DEVELOPMENT, INC.

By: Ken McNeil
Ken McNeil, Vice-President
PO Box 326
Zebulon, NC 27597

PURCHASER:

By: Arthur Barnes
Name: Arthur Barnes
Title: President
Address: PO Box 8466
Rocky MT NC 27804

Plot Plan Only
Not a Story

S.R. 1229 - McDougald Rd.
60' Public R/W
S 78°40'38" E 169.34'

S 88°33'24" E 102.82'
N 08°44'53" W 94.05'
Woven Wire Fence Encroachment

(16)

0.986 Ac.

20' Drainage Easement

20' Drainage Easement
N 54°21'02" W 281.45'

(15)

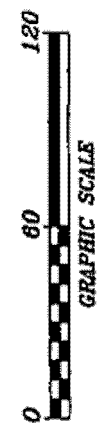
S 00°08'13" E 185.58'

Proposed Driveway
Power Point

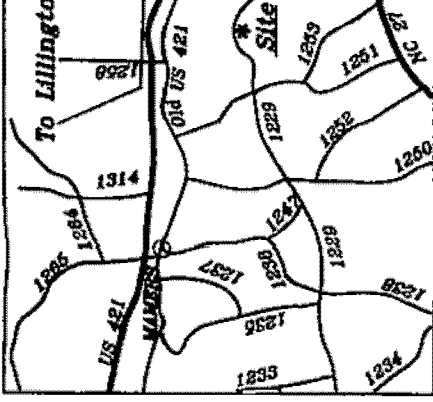
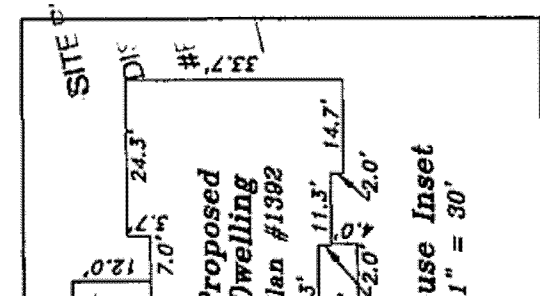
Patricia Way
50' Public R/W

S 60°39'44" W 48.79'
S 60°05'59" E 50.00'

APR 30 USE 17
ZONING
[Signature]



Senter Family Real Estate, LLC
Deed Book 1876, Page 256
2003-349



VICINITY MAP

75 Patricia Way
Lot 16 - Ava's Ridge Subdivision
Deed Book 2028, Page 434 & Map Number
PIN #0630-51-2289,000

Survey For:

Premier Investments
Properties, LLC

Upper Little River Twp. Harnett
Scale: 1" = 60' Date: 03-

Surveyed & Mapped By
STANCIL & ASSOCIATES
Professional Land Surveyor
P.O. Box 730, Angier, N.C. 28502
919-639-2133 919-639-2600



NOT FOR RECORDATION

Map Number 2005-987



Plot Plan Only
Not a Story

S.R. 1229 - McDougald Rd.
60' Public R/W
S 78°40'38"E 169.34'

S 88°33'24"E 102.82'
N 08°44'53"W 94.05'
Woven Wire Fence Encroachment

(16)
0.986 Ac.

20' Drainage Easement

(15)

S 00°08'13"E 185.59'

Proposed Driveway
Power Point

Patricia Way
50' Public R/W

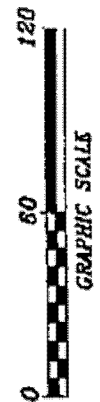
S 30°06'19"E 38.79'
S 60°00'44"E 50.00'
W 86°30'08"E 30.00'

(17)

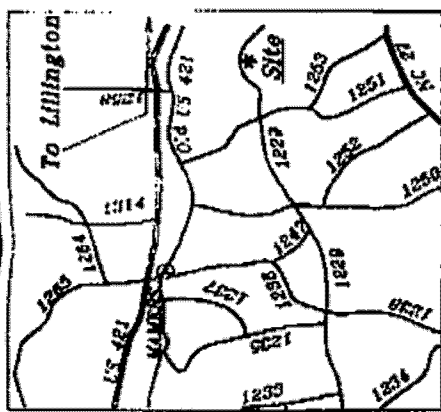
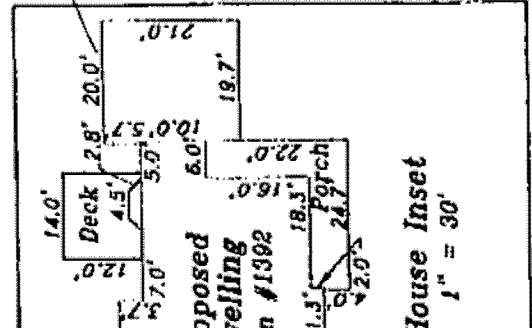
27.3'

20' Drainage Easement
N 54°21'02"W 261.45'

Proposed Dwelling



Senter Family Real Estate, LLC
Deed Book 1876, Page 256
Number 2003-349



VICINITY MAP

75 Patricia Way
Lot 16 - Ava's Ridge Subdivision
Deed Book 2028, Page 434 & Map Number 2005-987
PIN #0830-51-2283.000

Survey For:

Premier Investmen
Properties, LLC

UpperLittleRiverTwp. Harnett Co
Scale: 1" = 60' Date: 03-13-

Surveyed & Mapped By
STANCIL & ASSOCIAT
Professional Land Surveyor, P.A.
P.O. Box 730, Angier, N.C. 27515
919-639-2133 919-639-2602 (



NOT FOR RECORDATION

Revision: 03-23-07
Added Garage



Harnett County Government Complex
307 Cornelius Harnett Boulevard
Lillington, NC 27546

ph: 910-893-7550

fax: 910-893-9429

April 27, 2007

Premier Investments, LLC
P O Box 8466
Rocky Mount, NC 27804

**Re: Status of Improvement Permit Application #07-5-17177
Lt. 16 Ava's Ridge**

To Whom It May Concern,

On April 27, 2007, an Environmental Health Specialist from the Harnett County Health Department attempted to evaluate your property for the purpose of issuing an Improvement Permit. This individual was unable to evaluate your property for one or more of the following reasons.

- 1. Property lines/corners not marked or labeled
- 2. House corners not marked or labeled
- 3. Directions not clear to property
- 4. Property needs brush or vegetation removed
- 5. Backhoe pits required
- 6. Other – Move house as shown on the attached sheet. Submit new plot plan to Central Permitting and reconfirm your revision.

When you have completed this, please call 910-893-7547 to confirm that the items mentioned have been corrected, we will then reschedule your property for evaluation.

Sincerely,

Joe West, R. S.
Environmental Health Specialist
Harnett County Department of Public Health

JW/sgs

Copy: Central Permitting

07-50017177

Lot #16 Avon Ridge
Premier Investment
NTS

NOTE DRIVE MUST
be along edge of 10'
Easement - The
Drive cannot extend
beyond 20' from that
Property Line

