

Initial Application Date: 3-21-07

Application # 0750017179

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: Premier Investments LLC Mailing Address: P.O. Box 8466 Johns

City: Rocky Mount State: NC Zip: 27904 Home #: (919) 457-7770 Contact #: (919) 390-9874

Landowner APPLICANT: EM Development Inc Mailing Address: PO Box 326

City: Zebulon State: NC Zip: 27597 Home #: (919) 421-7906 Contact #: _____

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 1229 State Road Name: 45 Patricia Way McDougald

Parcel: 10 0549 0174 19 PIN: 0630-50-3854.000

Zoning: QA30 Subdivision: Ava's Ridge Lot #: 19 Lot Size: .653 ac.

Flood Plain: X Panel: 620 Watershed: NIA Deed Book/Page: 2826/434 Plat Book/Page: 2009/987

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

PROPOSED USE: 47x36 70x36

SFD (Size 71 x 34) # Bedrooms 3 # Baths 2 Basement (w/w/o bath) _____ Garage included 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 1 prop Manufactured Homes _____ Other (specify) _____

Required Residential Property Line Setbacks:	Comments:
Front Minimum <u>35</u> Actual <u>36</u>	<u>3/23 garage wrong shown on site plan, submitted corrected plot</u>
Rear <u>25</u> <u>138' 135</u>	
Side <u>10</u> <u>25/42.1 17</u>	
Sidestreet/corner lot <u>20</u>	
Nearest Building on same lot <u>10</u> <u>0</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.

Aud Ben
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



FOR REGISTRATION REGISTER OF DEEDS
 KIMBERLY B. HERRIGONE
 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#

15-0549-D174-01
-18, -16, -19
3-15-07 BY KLD

Excise Tax \$200.00 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 Davis 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

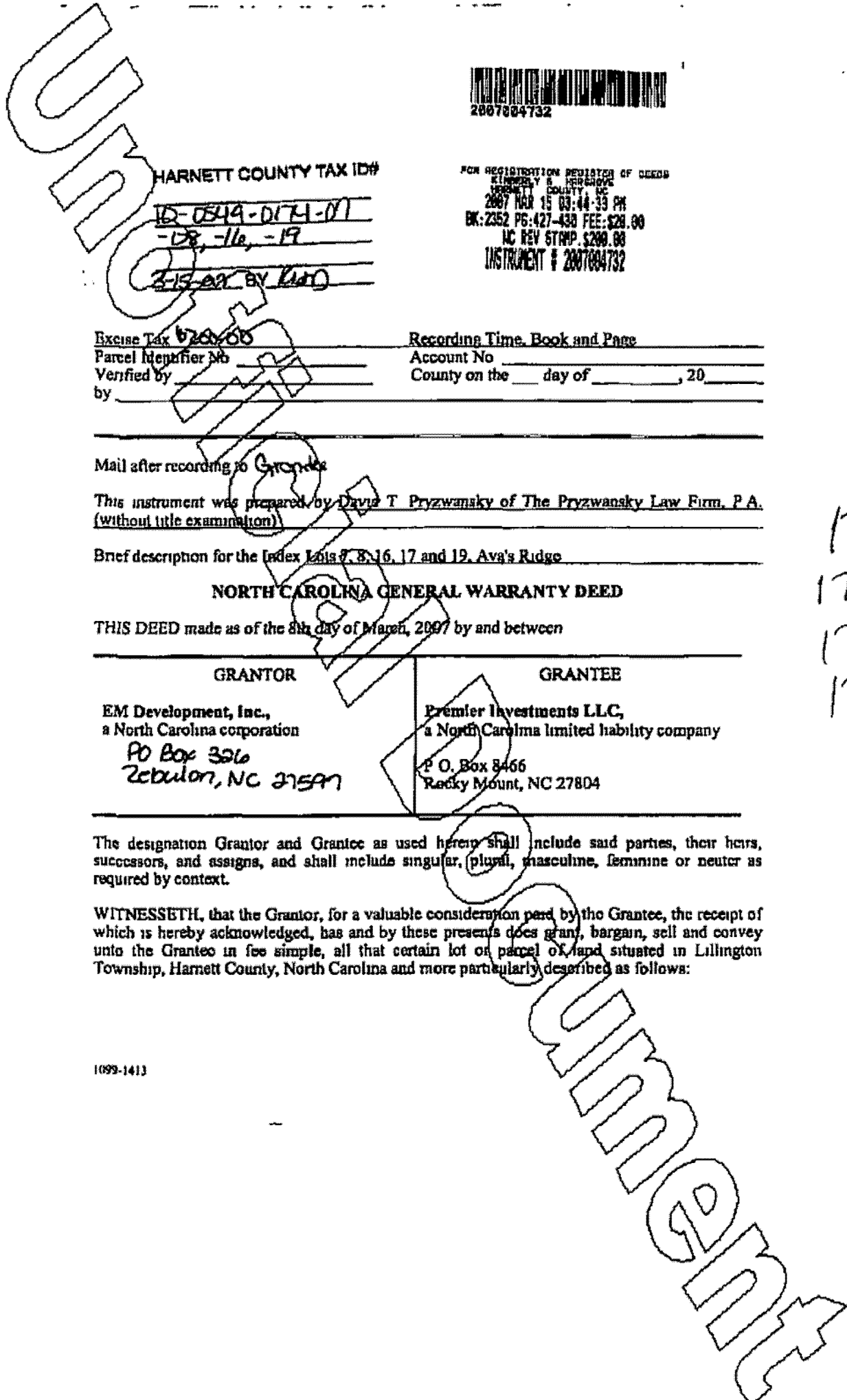
THIS DEED made as of the 8th day of March, 2007 by and between

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>Rocky Mount, NC 27804</u>

17174
 17176
 17178
 17179

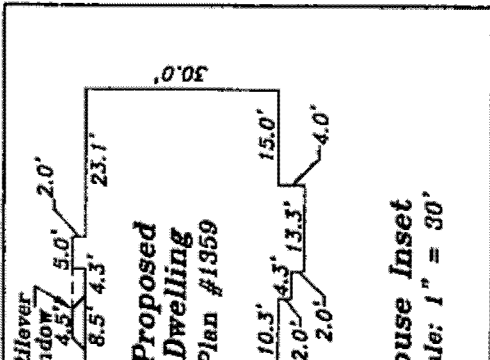
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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:

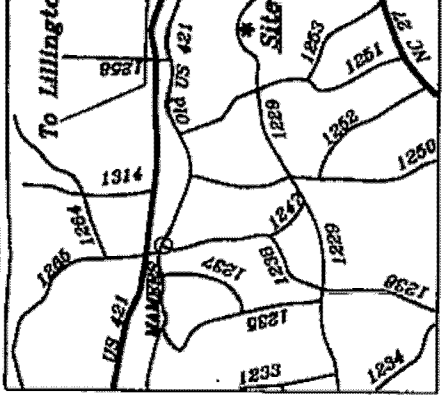
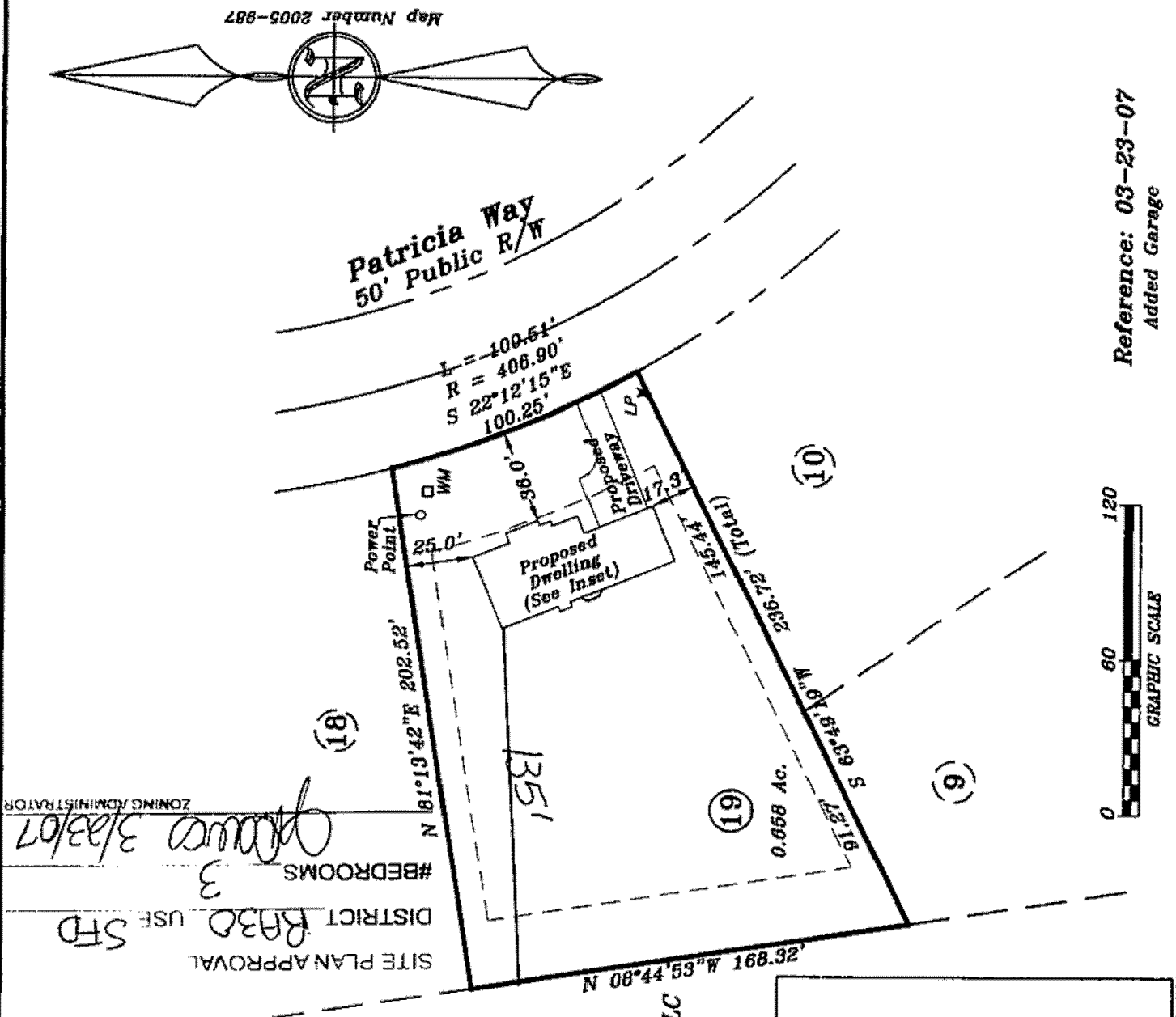


**Plan Only
& Survey**

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



use Inset
 Scale: 1" = 30'



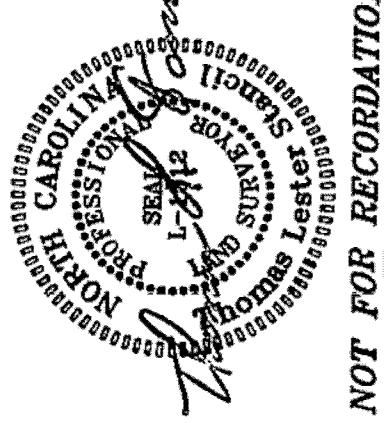
Survey For:
**Premier Investments
 Properties, LLC**

UpperLittleRiverTwp. Harnett

Scale: 1" = 60' Date: 03-

**Surveyed & Mapped By
 STANCIL & ASSOCIATES**

**Professional Land Surveyor
 P.O.Box 730, Angier, N.C. 27501
 919-639-2133 919-639-2800**



NOT FOR RECORDATION

OWNER NAME: Premier Investments LLC

APPLICATION #: 0750017179

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)

3/21/07
DATE

conf # _____

Application Number: 0250017174 #7

Harnett County Central Permitting Department

PO Box 65, Lillington, NC 27546
910-893-7525

0250017176 #8
0250017177 #16
0250017178 #17
0250017179 #19

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

Ant Bon

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 18/19 (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

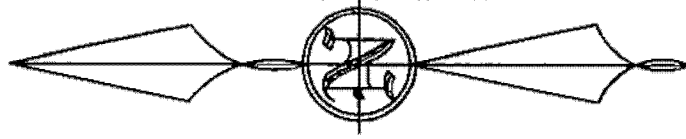
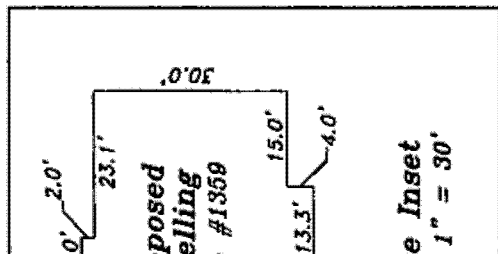
PURCHASER:

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

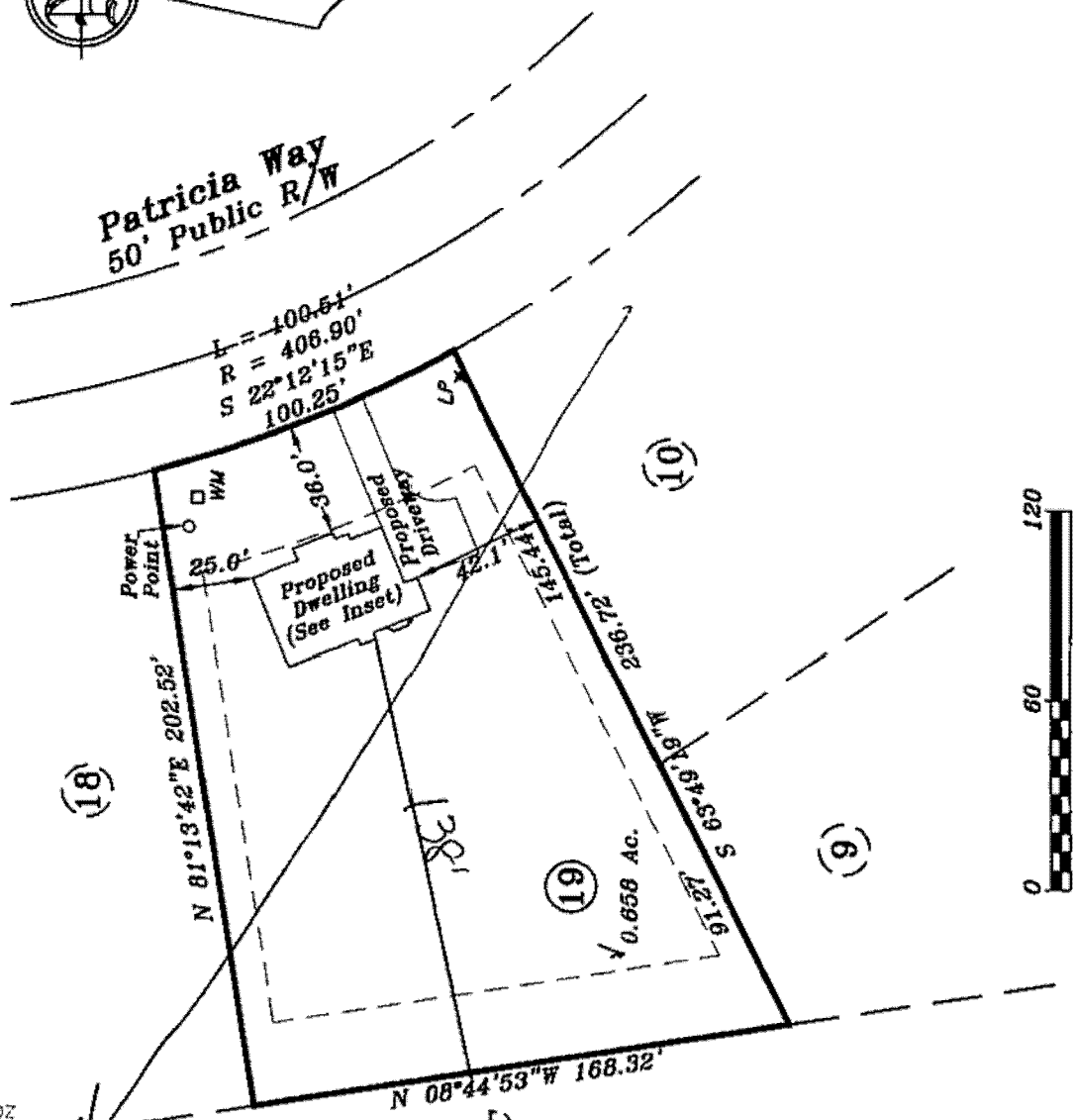
Plan Only
a Survey

SEAL OF APPROVAL
DISTRICT USE: *RH30*
#BEDROOMS: 3
3/20/20

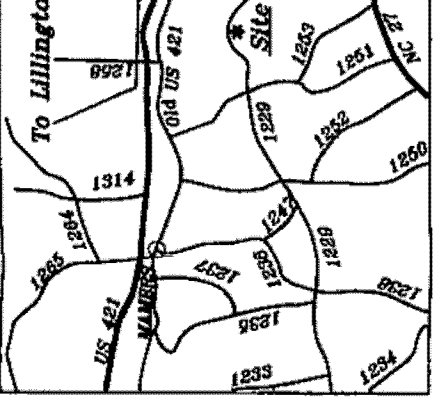
Family Real Estate, LLC
Book 1876, Page 256
Number 2003-349



Map Number 2005-887



GRAPHIC SCALE



VICINITY MAP

45 Patricia Way
Lot 19 - Ava's Ridge Subdivision
Deed Book 2026, Page 434 & Map Number
PIN #0630-50-3854-000

Survey For:

Premier Investments,
Properties, LLC

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

Surveyed & Mapped By
STANCIL & ASSOCIATES
Professional Land Surveyor
P.O. Box 730, Angier, N.C. 28501
919-639-2133 919-639-2600



NOT FOR RECORDATIO

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