

Initial Application Date: 5/31/07

Application # 07-50017975

OWNER - Ballard Woods L.L.C

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

ADD: LANDOWNER: Oak City Homes Mailing Address: P.O. Box 6127

City: Raleigh State: NC Zip: 27628 Home # 919-833-5526 Contact #: 11 11

APPLICANT: 11 11 Mailing Address: 11 11

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home #: \_\_\_\_\_ Contact #: \_\_\_\_\_

\*Please fill out applicant information if different than landowner

PROPERTY LOCATION: Subdivision: Ballard woods Phs 2 Lot #: 80 Lot Size: 1AC

Parcel: 08 0054 0292 75 PIN: 0651-49-1403.000

Zoning: R430 Flood Plain: X Panel: 0040 Watershed: IV Deed Book&Page: OTF ap Book&Page: 2004/1226

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: \_\_\_\_\_

401 N - Rt onto Ballard Rd  
Rt onto Joseph Alexander  
left onto Ruth Circle

PROPOSED USE:

- SFD (Size 60 x 60) # Bedrooms 3 # Baths 3 Basement (w/wo bath) \_\_\_\_\_ Garage  Deck  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 \_\_\_\_\_) **MUST** have operable water before final

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:

	Minimum	Actual	Comments:
Front	35	45	
Rear	25	225	
Side	10	30	
Sidestreet/corner lot	20	11	
Nearest Building on same lot	6	11	

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.

Noel Mendoza  
Signature of Owner or Owner's Agent

5/30/07  
Date

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

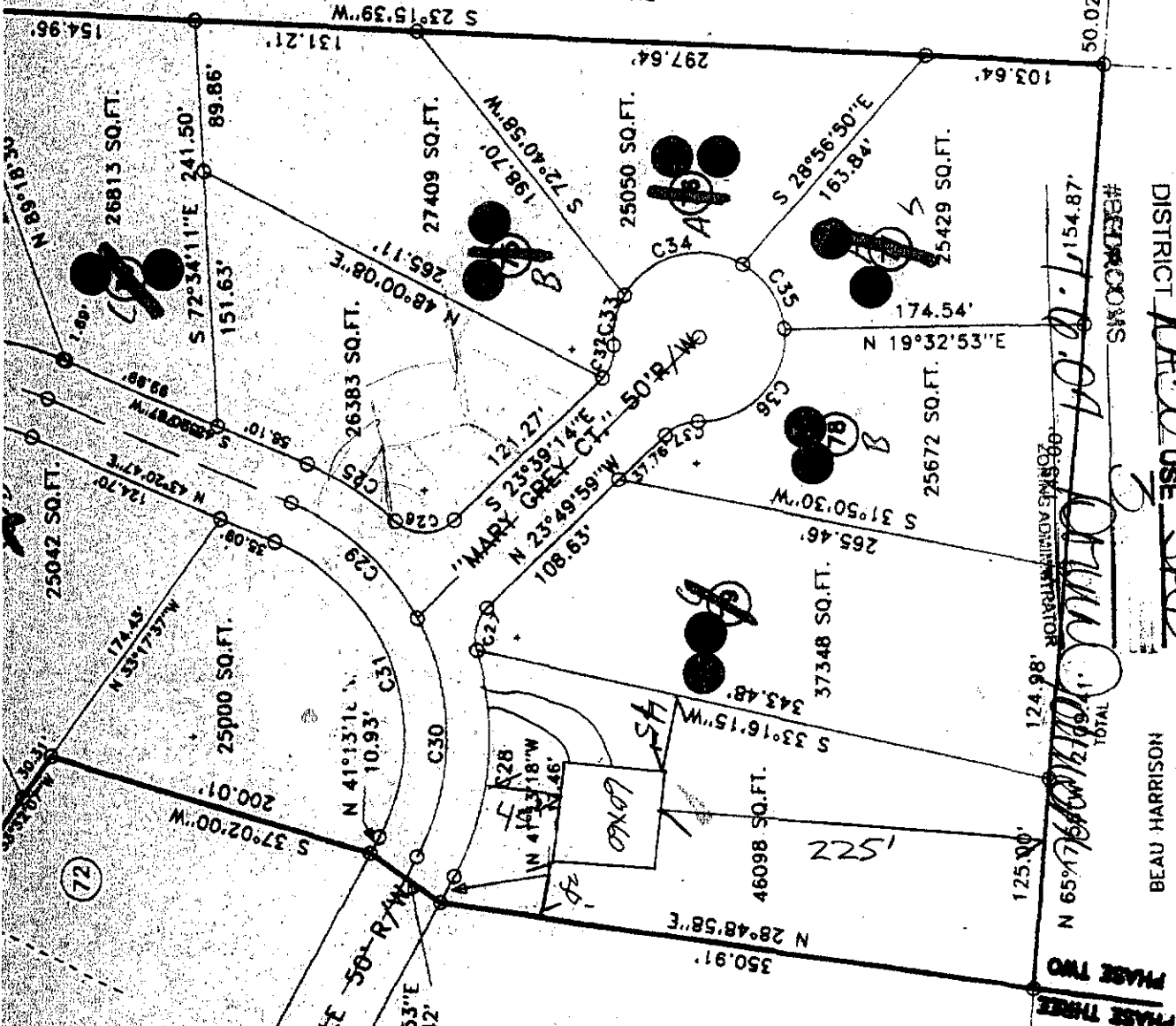
A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

Please use Blue or Black Ink ONLY

NORFOLK SOUTHERN RAILROAD 100' R/

JOB NO. 04462  
REF 01292Y

RIGHT OF WAY RAILROAD IS PROPERTY LINE



SITE PLAN APPROVAL  
DISTRICT RA30 USE SEF  
#BEDROOMS 3

*[Signature]*  
Zoning Administrator

BEAU HARRISON  
GREY WILSON  
DB:1896,PG:998

PHASE TWO  
PHASE THREE

SITE PLAN APPROVAL  
DISTRICT RA30 USE SEF  
#BEDROOMS 3  
*[Signature]*  
Zoning Administrator

VE BEEN EVALUATED BY A PRIVATE REVIEW, IT APPEARS THAT LOT(S) DATE REGULATION. NOTE THAT IT REQUIRES ISSUANCE OF THE HEALTH DEPARTMENT AND SITING IN ACCORDANCE AT THE TIME OF PERMITTING. REPRESENT APPROVAL OR A

VIROMENTAL HEALTH

VISION

NTY  
2.38

1-893-5252

*Lot 80*

Unrecorded

HARNETT COUNTY TAX I.D.#  
08-0654-0292-38  
11-22-02 BY SEB

FOR REGISTRATION REGISTER OF DEEDS  
RIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2002 NOV 22 02:54:26 PM  
BK: 1891 PG: 945-947 FEE: \$17.00  
INSTRUMENT # 2002021060

Recording Time, Book and Page  
Tax Lot No. Parcel Identifier No. 08-0654-0292  
Verified by County on the day of  
by  
Mail after recording to Ray McLean, P.O. Drawer 668, Coats, NC 27521  
This instrument was prepared by Ray McLean, Attorney  
Brief description for the Index 78.09 acres

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 18 day of April, 2002, by and between

GRANTOR	GRANTEE
Wilshar, LLC P.O. Box 6127 Raleigh, NC 27628	Ballard Woods, LLC P.O. Box 6127 Raleigh, NC 27628

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.  
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 the City of Township,

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

BEING Tract 2, containing 79.58 acres gross (78.09 net acres, less the right-of-way) as shown on map recorded in Map #2001-149 of the Harnett County Registry.

**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 Noel mendoza Date \_\_\_\_\_

OWNER NAME: Ballard Woods

APPLICATION #: 07-50017975

**\*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.

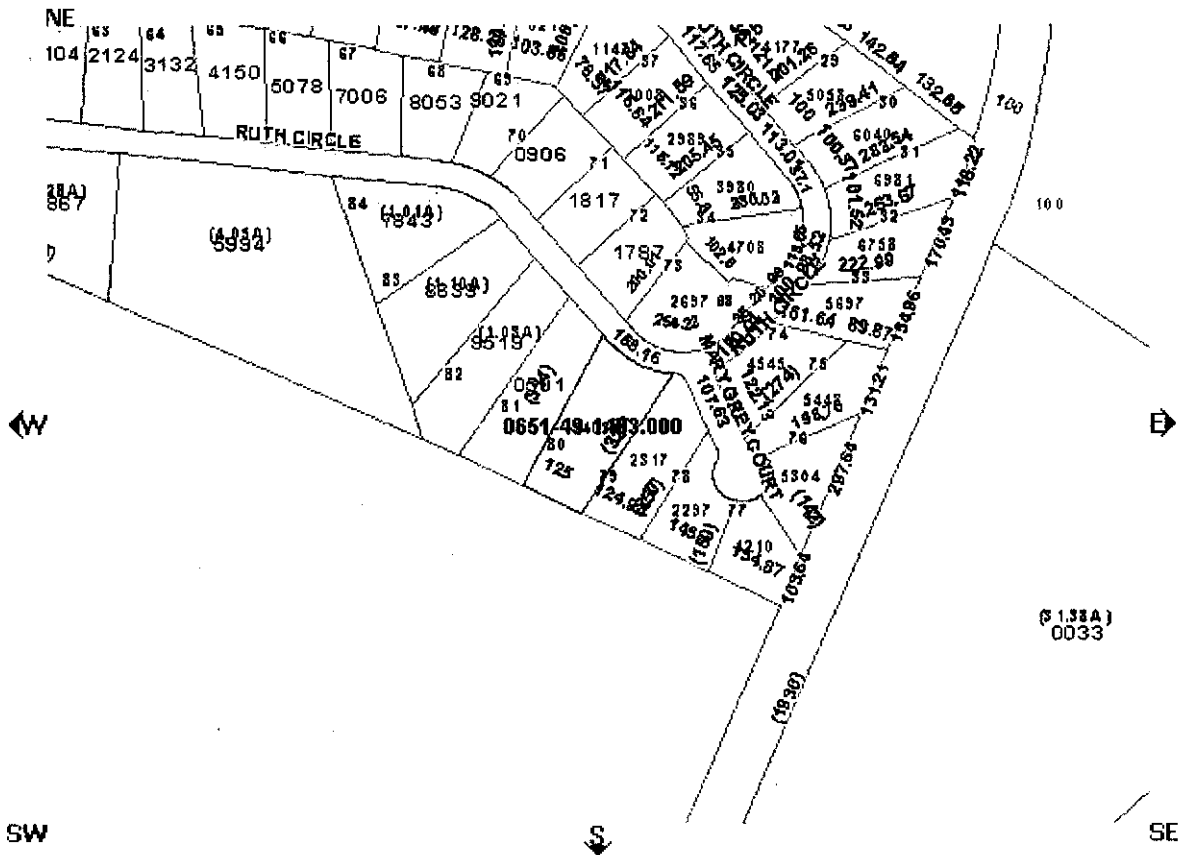
- YES  NO Does the site contain any Jurisdictional Wetlands?
- YES  NO Does the site contain any existing Wastewater Systems?
- YES  NO Is any wastewater going to be generated on the site other than domestic sewage?
- YES  NO Is the site subject to approval by any other Public Agency?
- YES  NO Are there 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.

Nord Mendoza  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

5/30/09  
DATE



**Parcel Data**

Find Adjoining Parcels

<ul style="list-style-type: none"> <li>● Account Number:001400009024</li> <li>● Owner Name: BALLARD WOODS LLC</li> <li>● Owner/Address 1:</li> <li>● Owner/Address 2:</li> <li>● Owner/Address 3: PO BOX 6127</li> <li>● City, State Zip: RALEIGH ,NC 276280000</li> <li>● Commissioners District: 4</li> <li>● Voting Precinct: 801</li> <li>● Census Tract: 801</li> <li>● <u>Determine Flood Zone(s)</u></li> <li>● In Town:</li> <li>● Fire Ins. District: Summerville</li> <li>● School District: 4</li> <li>● Zoning Code: RA-30</li> </ul>	<ul style="list-style-type: none"> <li>● PIN: 0651-49-1403.000</li> <li>● REID: 60715</li> <li>● Parcel ID: 080654 0292 75</li> <li>● Legal 1:LT#80 BALLARD WOODS PH2</li> <li>● Legal 2:MAP#2004-1226</li> <li>● Property Address: RUTH CR 000545 X</li> <li>● Assessed Acres: 1.00LT</li> <li>● Calculated Acres: 1.01</li> <li>● Deed Book/Page: 01691/0945</li> <li>● Deed Date: 2002/11/22</li> <li>● Sale Price: \$0.00</li> <li>● Revenue Stamps: \$ . 0</li> <li>● Year Built: 1000</li> <li>● Heated Sq. Ft.:</li> <li>● Building Value: \$0.00</li> <li>● Land Value: \$22,000.00</li> <li>● Assessed Value: \$22,000.00</li> <li>● Neighborhood Code: 00828</li> </ul>
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**Oak City Real Estate Services**  
**2110 Bernard Street**  
**Raleigh, NC 27628**  
**Phone: 919-833-5526, Fax: 919-828-7136**

**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).

**Oak City Homes, LLC.**  
as Buyer, hereby offers to purchase and

**Ballard Woods, LLC.**  
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 Fuquay Varina, County of Harnett, State of North Carolina, being known as and more particularly described as:  
Street Address 545 Ruth Circle, Subdivision Name Ballard Woods, Zip 27526  
Plat Reference: Lot 80, Block or Section \_\_\_\_\_ as shown on  
Plat Book or Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_ (Property acquired by Seller in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_).

All  A portion of the property in Deed Reference: Book 1691 Page No. 945, \_\_\_\_\_ 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 \$ 30,000 and shall be paid as follows:

(a) \$ \_\_\_\_\_, 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) \$ \_\_\_\_\_, 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

 This form jointly approved by: North Carolina Bar Association, North Carolina Association of REALTORS®, Inc.  
**PREPARED BY: Holly M Bowers, Broker**  
Standard Form 12-T. North Carolina Association of REALTORS®, Inc.

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