

Initial Application Date: 11-16-07 2/8/8

Application # 0750018897R

CU _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 188 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: Woodshire Partners LLC Mailing Address: 2818 Raeford Rd.

City: Fayetteville State: NC Zip: 28303 Home #: 481-0503 Contact #:

owner APPLICANT: Business Land Development Mailing Address: 639 executive place Fay, NC 28303

City: Fayetteville State: NC Zip: 28303 Home #: 910-481-0503 Contact #: 910-481-0503

*Please fill out applicant information if different than landowner
CONTACT NAME APPLYING IN OFFICE: Andrea Phone #:

PROPERTY LOCATION: Subdivision: Forest Oaks Pn3 Lot #: 160 Lot Size: 0.611 ac.

State Road #: 496 State Road Name: Valley Oak drive Map Book & Page: 2007, 847

Parcel: 01-0536-08002847 PIN: 0510-05-7987.005

Zoning: RA-20R Flood Zone: X Watershed: N/A Deed Book & Page: 1899, 852 ~~OT 2449/432~~

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 27 W. TURN @ ON NURSERY Rd
TURN @ ON LEMUL BLACK, TURN @ INTO FOREST OAKS

54x33
50x17

- PROPOSED USE: 54x33 (Include Bonus room as a bedroom if it has a closet)
- SFD (Size 70 x 44) # Bedrooms 3 # Baths 2.5 Basement (w/wo bath) N/A Garage Deck N/A Crawl Space
 - Mod (Size x) # Bedrooms # Baths Basement (w/wo bath) Garage Site Built Deck ON Frame / OFF
 - Manufactured Home: SW DW TW (Size x) # Bedrooms Garage (site built?) Deck (site built?)
 - Duplex No. Buildings No. Bedrooms/Unit
 - Home Occupation # Rooms Use Hours of Operation: #Employees
 - Addition/Accessory/Other (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 (Complete **New Tank Checklist**) () Existing Septic Tank () County Sewer

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 (existing or proposed): Single family dwellings 1 prop Manufactured Homes Other (specify)

Comments: 218 change house per EH

Required Residential Property Line Setbacks:

	Minimum	Actual
Front	<u>35</u>	<u>36.5'</u>
Rear	<u>25</u>	<u>62.5 81.5'</u>
Closest Side	<u>10</u>	<u>64.5 51.9'</u>
Sidestreet/corner lot	<u></u>	<u></u>
Nearest Building on same lot	<u></u>	<u></u>

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Signature of Owner or Owner's Agent

Date 10/31/07

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

N.C. GRID NORTH (NAD 83)

ZONING ADMINISTRATION

JO 2/18/8

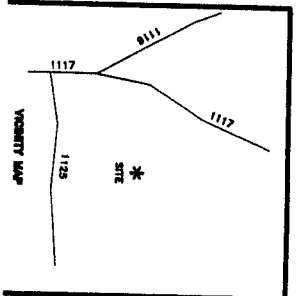
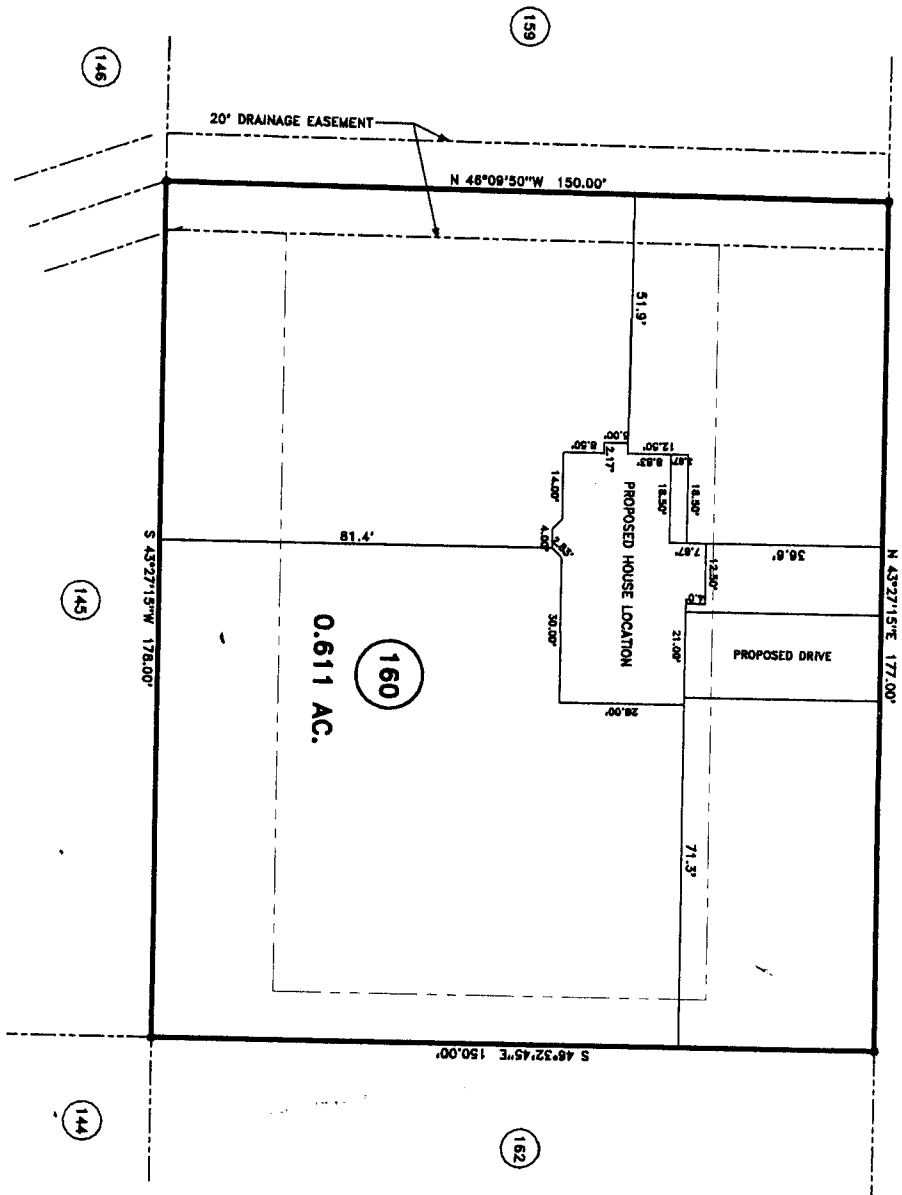
SITE PLAN APPROVAL
DISTRICT RAZOR USESFD

#BEDROOMS 3

MAP REFERENCE: MAP NO. 2007-847

MINIMUM DIMENSIONS SET BACKS
 FRONT YARD 35'
 REAR YARD 25'
 SIDE YARD 10'
 CORNER LOT SIDE YARD 20'
 MAXIMUM HEIGHT 35'

"VALLEY OAK DRIVE" 60' R/W



SURVEY FOR:		TOWNSHIP ANDERSON CREEK		COUNTY HARNETT	
PROPOSED PLOT PLAN - LOT - 160		STATE: NORTH CAROLINA		DATE: OCTOBER 18, 2007	
FOREST OAKS S/D, PHASE - 3		ZONE RA-20R		WATERSHED DISTRICT TAX PARCEL ID#:	
BENNETT SURVEYS, INC.		1682 CLARK RD., LILLINGTON, N.C. 27546		(910) 893-5252	
SCALE: 1" = 40'		DRAWN BY: RVB		CHECKED & CLOSURE BY:	
JOB NO. 07532		SURVEYED BY:		FIELD BOOK	
DRAWING NO		07532			



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2007 NOV 26 02:05:56 PM
BK: 2449 PG: 432-434 FEE: \$17.00
NC REV STAMP: \$924.00
INSTRUMENT # 2007020811

HARNETT COUNTY TAX ID#
01-0526-03 0028

H. 2607 BY SKB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$924.00

Tax Lot No. _____

out of: RLDNP File #07RE-381
Parcel Identifier No. 01053603 0028

Verified by _____ County on the _____ day of _____, 20
by _____

Prepared by/Mail after recording to: Richard M. Lewis, Jr., P.O. Drawer 1358, Fayetteville, NC 28302

Brief Description for the Index: 21 Lots, Forest Oaks

THIS DEED made this 20th day of November, 2007 by and between:

GRANTOR	GRANTEE
WOODSHIRE PARTNERS, LLC, a North Carolina limited liability company <u>2929 Breewood Ave., Ste. 200</u> <u>Fayetteville, NC 28303</u>	CAVINESS LAND DEVELOPMENT, INC. a North Carolina corporation Mailing Address: <u>639 Executive Place, Suite 400</u> <u>Fayetteville, NC 28305</u>

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 or near the Town of Lillington, Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lots 112, 113, 114, 115, 116, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 160, 161, 162, 163 and 164, as shown on that certain survey entitled "FOREST OAKS, PHASE THREE" by Bennett Surveys, Inc., dated June 13, 2007 as recorded in Map Number 2007-847, Harnett County Registry, North Carolina.

The property hereinabove described was acquired by instrument recorded in Book 2315, Page 105, Harnett County, North Carolina, Registry.

A map showing the above described property is recorded in Map Book #2007-847, Harnett County, North Carolina, Registry.

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 of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, and utility easements, permits, and rights of way as the same may appear of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, effective the day and year first above written.

WOODSHIRE PARTNERS, I.L.C.

BY: [Signature] [SEAL]
D. RALPH HUFF, III

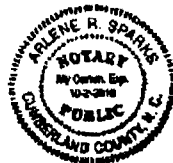
NORTH CAROLINA
CUMBERLAND COUNTY

I, a Notary Public of the County and State aforesaid, certify that ~~FLORIANE BRADFORD~~ ^{D. RALPH HUFF} personally came before me this day and acknowledged that he is a Member/Manager of WOODSHIRE PARTNERS, I.L.C, a North Carolina limited liability company, and he, as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

Witness my hand and notarial seal, this the 20 day of November, 2007.

My commission expires: 10-7-2010

[Signature]
Notary Public Arlene R. Sparks



Woodshire Partners LLC

OWNER NAME: ~~Business Land Development~~

APPLICATION #: 18897

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)

11/2/07
DATE

NORTH CAROLINA

HARNETT COUNTY

CONTRACT TO PURCHASE

This contract, made and entered into this 1st day of October, 2007, by and between Woodshire Partners, LLC as SELLER, and Caviness Land Development, as BUYER.

WITNESSETH

THAT SELLER hereby contracts to sell and convey to BUYER, and BUYER hereby contracts to purchase from SELLER, the following described residential building lot/s, to wit:

Being all of LOT/S 112,113,114,115,116,141,142,143,144,145,146,147,148, 149,150,151,160,161,162,163,164 of the Subdivision known as Forest Oaks Phase III, a map of which is duly recorded in Book of Plats Map 2007 Page _____, Part _____, Harnett County Registry.

Price is \$ 462,000, payable as follows:

Down Payment (payable upon execution of this contract): \$ _____,00

Balance of Sale Price (payable at closing): \$ 462,000.

- 1. The LOT/S shall be conveyed by SELLER to buyer by a General Warranty Deed free of all encumbrances other than taxes for the current year, which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.
2. Buyer acknowledges inspecting the property and that no representations or inducements have been made by SELLER, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
3. Closing (Final Settlement) is to take place not later than: November 1, 2007 at the offices of TBD. Should BUYER fail to close, the SELLER, at his option, may retain the sum paid as a Down Payment upon the Purchase Price as liquidated damages and declare this Contract null and void and may proceed to resell the LOT/S to a subsequent Buyer.
4. Other Conditions:

Restrictive Covenants for subdivision are recorded in the Office of the Register of Deeds for Harnett County in Book _____ Page _____, or _____, a copy of which has been provided to Buyer.

Building side lines shall be per plat unless otherwise controlled by governmental authority. Property has been surveyed by Bennett Surveys Inc.

Buyer must submit house plans to SELLER for architectural conformity and Covenant approval prior to breaking ground.

Additionally: _____

IN WITNESS WHEREOF the parties have executed this contract this 1st day of October, 2007.

Woodshire Partners, LLC
Seller signature

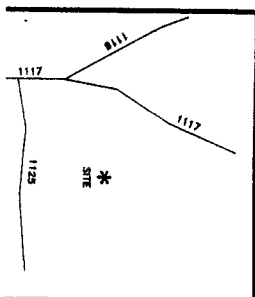
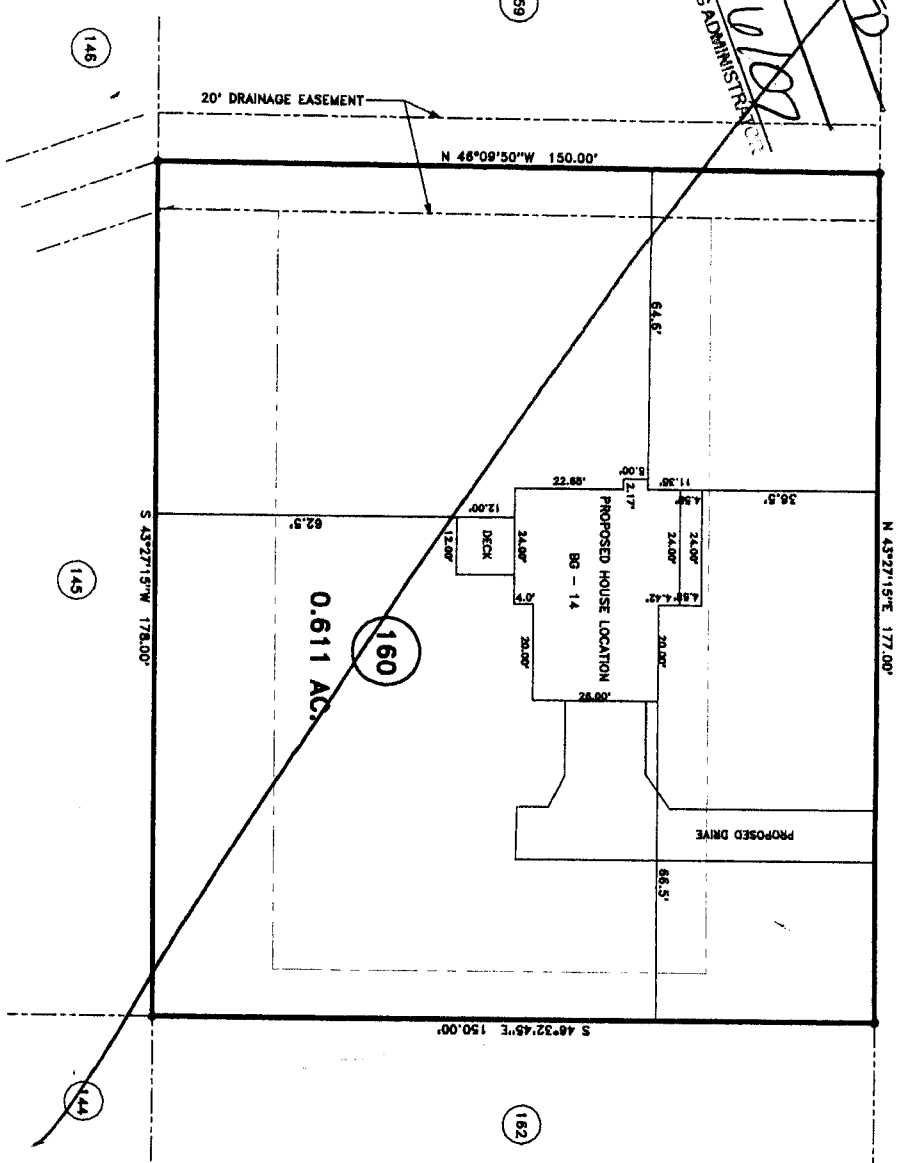
BUYER

N.C. GRID NORTH (NAD 83)

THE PLAN APPROVAL
DISTRICT RAZOR USE SED
#BEDROOMS
11/10/07
ZONING ADMINISTRATOR

MAP REFERENCE: MAP NO. 2007-847

"VALLEY OAK DRIVE" 60' R/W



MINIMUM BUILDING SET BACKS

FRONT YARD ——— 35'

REAR YARD ——— 35'

SIDE YARD ——— 10'

CORNER LOT SIDE YARD — 20'

MAXIMUM HEIGHT ——— 35'

SURVEY FOR:

PROPOSED PLOT PLAN - LOT - 160

FOREST OAKS S/D, PHASE - 3

TOWNSHIP ANDERSON CREEK COUNTY HARNETT

STATE: NORTH CAROLINA DATE: OCTOBER-18, 2007

SCALE: 1" = 40'

DRAWN BY: RVB

FIELD BC

DRAWING

JOB NO. 07532

BENNETT SURVEYS, INC.

1662 CLARK RD., LILLINGTON, N. C. 27546

(910) 893-5252