

Initial Application Date: 3/12/08

Application # 0850019640

CU \_\_\_\_\_

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: R.B. Lemmond, Jr Mailing Address: 315 N. Moore St  
City: Carrboro State: NC Zip: 27513 Home #: 919-778-4929 Contact #:

APPLICANT: Matthew Leach Mailing Address: 170 Pattie Ln  
City: Cameron State: NC Zip: 28326 Home #: 499-1773 Contact #: 919-221-4857

\*Please fill out applicant information if different than landowner  
CONTACT NAME APPLYING IN OFFICE: Sherry Arnold Phone #: 919-353-2838

PROPERTY LOCATION: Subdivision: Johnsonville Township Lot #: Tract #2 Lot Size: 35.36 ac  
State Road #: 1200 State Road Name: NC SRX / Dove Rd Map Book & Page: GIS1

Parcel: 0995460042 PIN: 9546-167-5227.000

Zoning: RADOR Flood Zone: X/AE Watershed:  Deed Book & Page: 9741267 Power Company: Central Electric

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:  
 Hwy 27W over Hwy 87, Rt onto Hwy 244 (Just past water tower) Right onto Dove Rd, approx 1 mile on Right just before County Line

- PROPOSED USE: (Include Bonus room as a bedroom if it has a closet) Detached  included  Circle:
- SFD (Size: 48x50) # Bedrooms 5 # Baths 3 Basement (w/wo bath) W Garage  Deck  Crawl Space / Slab
  - 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 (Size x) 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     Manufactured Homes     Other (specify) 1 Det Garage

Required Residential Property Line Setbacks:

Front	Minimum	<u>35</u>	Actual	<u>200</u> ✓
Rear		<u>25</u>		<u>2040</u> ✓
Closest Side		<u>10</u>		<u>200</u> ✓
Sidestreet/corner lot		<u>20</u>		<u>   </u>
Nearest Building on same lot		<u>10</u>		<u>20</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.

R.B. Lemmond, Jr  
Key Sherry Arnold agent 3/12/08  
Signature of Owner or Owner's Agent RE/MAX Real Estate Service 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

3/20/08 2/08  
S

17h.689

Moore County Line

2354.04

646.50

2316.50

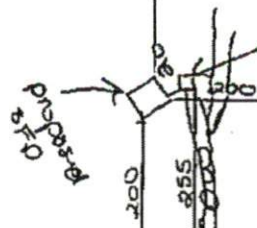
SITE PLAN APPROVAL

DISTRICT BA20R USE SFD

#BEDROOMS 5

Date 3/12/08 [Signature]  
Zoning Administrator

[Signature]



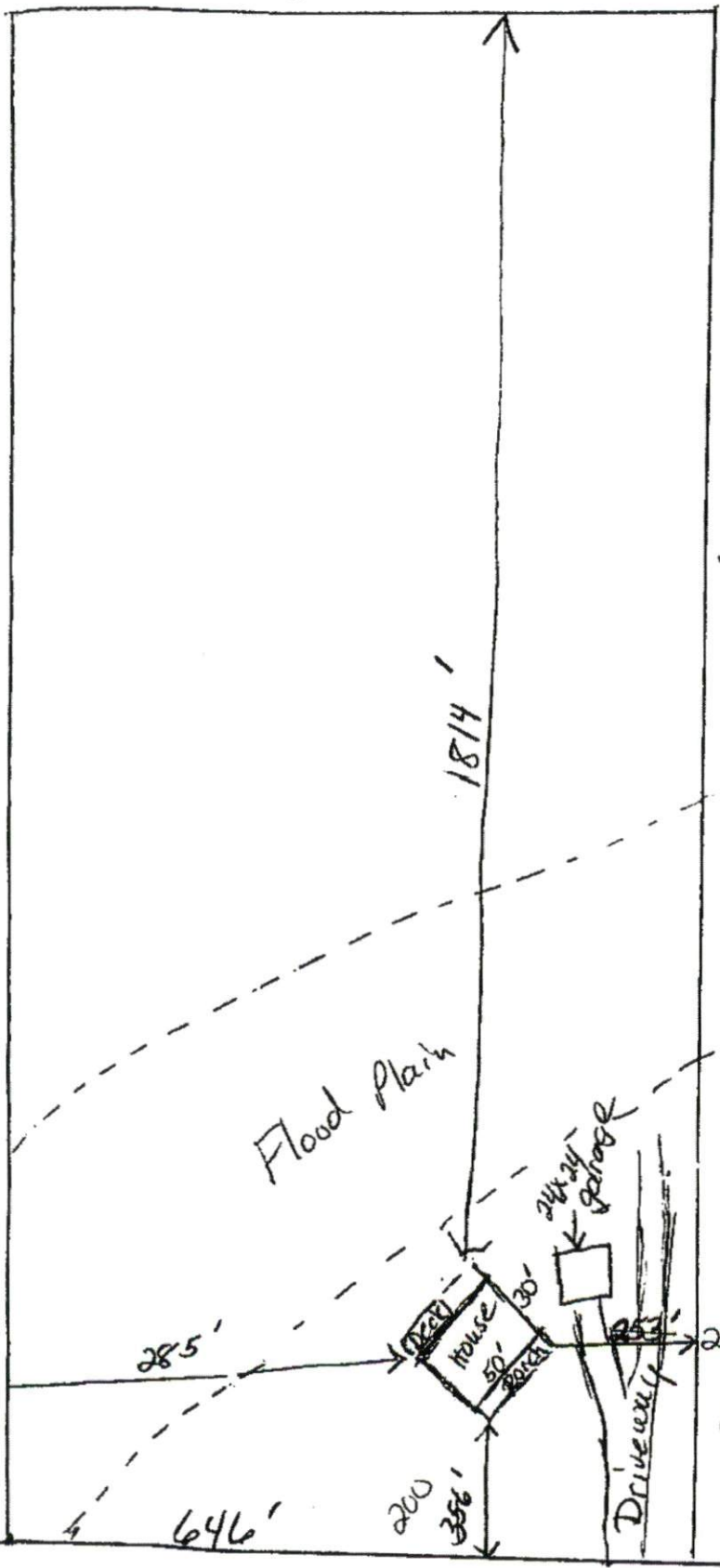
24x24  
Det (Future)  
Garage

646.50

Dave Rci

SR# 1200

689'



2316'

Flood Plain

1 1/2 story House  
 w/ Basement (on slope)  
 30' x 50' House  
 6' x 50' porch  
 12' x 50' Deck  
 5 Bedroom  
 3 Bath  
 Approx 2500 sq ft  
 Garage 24 x 24

Dove Rd

OWNER NAME: R.B. Lemmond, Jr

APPLICATION #: 19040

**\*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 - 5 Bdrm 3 Baths approx 2500 sq ft
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

775-552  
772-4029 5/11

**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?

Partial Conservation zoning + flood area, however homesite will not be in this area

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.

R.B. Lemmond, Jr.

2-20-08

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

DATE

RE/MAX  
1740 S. Horner Blvd.  
Sanford, NC, 27330  
Phone: 919-708-5980, Fax: 919-708-5979

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).

Matthew Leach

as Buyer, hereby offers to purchase and

R. B. Lemmond Jr

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 Cameron, County of Harnett, State of North Carolina, being known as and more particularly described as:

Street Address 0 Dove Rd, 1200 NC SR X, 35.36 AC Tract #2 Johnsonville Township Zip 28326

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Subdivision Name \_\_\_\_\_

Plat Reference: Lot \_\_\_\_\_, Block or Section \_\_\_\_\_, as shown on Plat Book or Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_ (Property acquired by Seller in Deed Book 974 at Page 267).

All  A portion of the property in Deed Reference: Book 974 Page No. 267, Harnett 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. If the Property is subject to regulation by an owners' association, it is recommended that Buyer obtain a copy of a completed Owners' Association Disclosure Addendum (standard form 2A12-T) prior to signing this Offer to Purchase and Contract, and include it as an addendum hereto.


~~40,720.00~~ 70,720.00 RBL 2-16-08

2. PURCHASE PRICE: The purchase price is \$ 52,500.00 and shall be paid in U.S. Dollars. Should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver good funds to the payee. In the event Buyer does not timely deliver good funds, the Seller shall have the right to terminate this contract upon written notice to the Buyer. The purchase price shall be paid as follows:

(a) \$ 300.00 EARNEST MONEY DEPOSIT with this offer by  cash  personal check  bank check  certified check  other: n/a to be deposited and held in escrow by Broadway Realty ("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, a licensed real estate broker ("Broker") is required by state law (and Escrow Agent, if not a Broker, hereby agrees) to retain said earnest money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a Broker is holding the Earnest Money, the Broker may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

(CHECK IF APPLICABLE) THE PARTIES AGREE THAT A REAL ESTATE BROKERAGE FIRM ACTING AS

 This form jointly approved by: North Carolina Bar Association, North Carolina Association of REALTORS®, Inc.  
PREPARED BY: cherry arnold, Broker Associate

STANDARD FORM 12-T Revised 7/2007 & 7/2007

RealFAST-9 Software, #7008, Version 8.17 Beta. Software Registered to: Office Manager, RE/MAX

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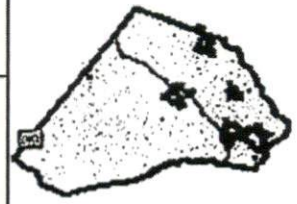
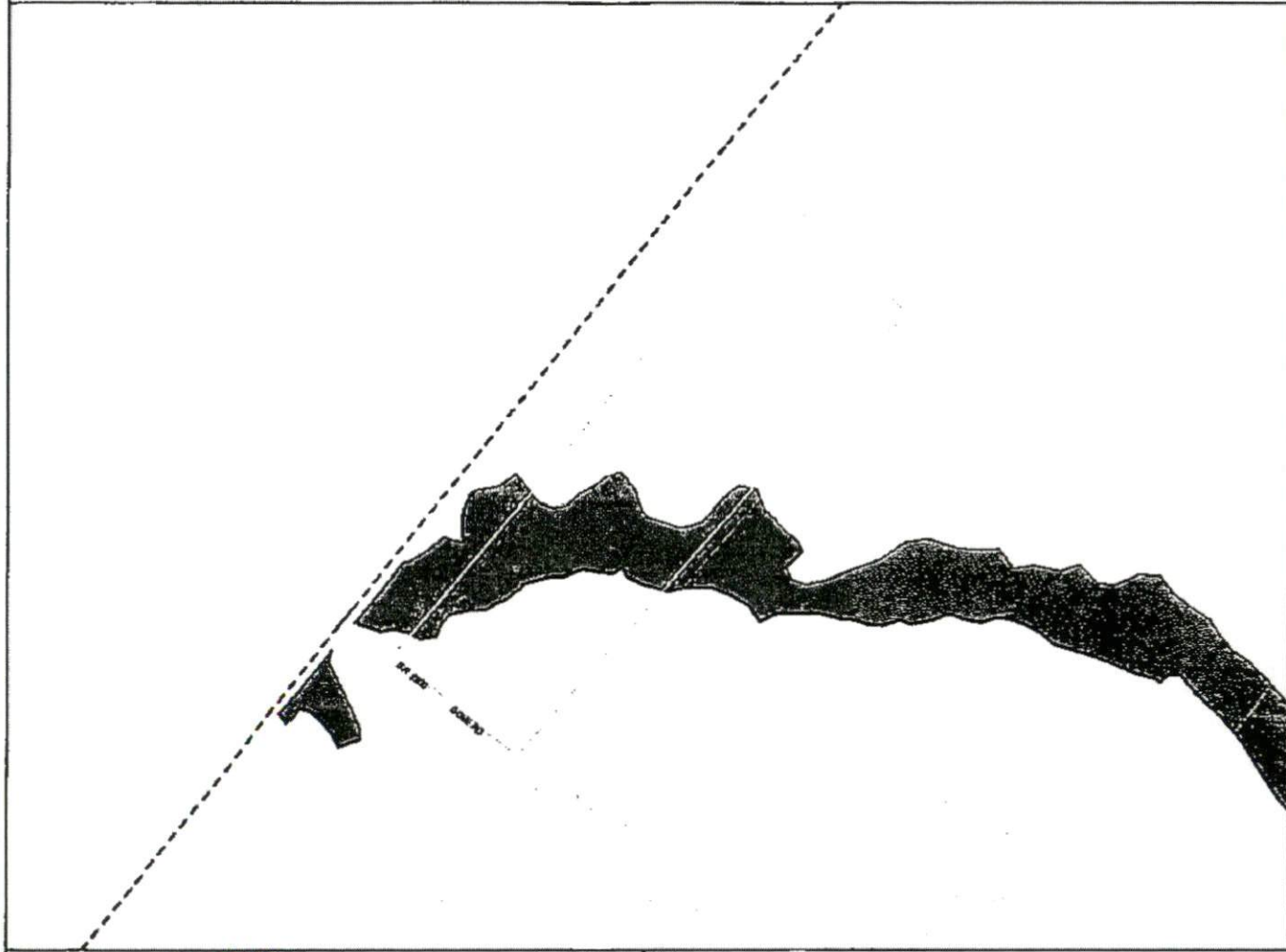











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Seller initials \_\_\_\_\_

RBL 2-16-08

Buyer initials RL

**HARNETT COUNTY, NORTH CAROLINA GIS/LAND RECORDS**



-  S\_FIRM\_Pan
-  Boundary(City & County)
-  ctiv roads
-  Centerline Parcels
-  floodareas
-  Major Roads
- FEMA Flood Zones 2005**
-  AE
-  AFDW
-  SHADED X

Harnett County GIS  
 305 W Cornelius Harnett Blvd, Suite 100  
 Lillington, NC 27546  
 Phone: 910-893-7523      [WWW.HARNETT.ORG](http://WWW.HARNETT.ORG)

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