

SCANNED
6-16-10
DATE

Initial Application Date: 6-15-11

Application # 10 500 24630A

8-13-10

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.hamett.org/permits

LANDOWNER: Stonecross LLC Mailing Address: 125 Whispering Pines Dr

City: Spring Lake State: NC Zip: 28390 Contact # 910-814-2633 Email: jbmangum@andersoncrackclub.com

APPLICANT: Charneley Creek Homes LLC Mailing Address: 1011 Lake Royale

City: Louisburg State: NC Zip: 27541 Contact # Email:

*Please fill out applicant information if different than landowner
CONTACT NAME APPLYING IN OFFICE: BRET MANGUM Phone # 919-422-4714

PROPERTY LOCATION: Subdivision: Stonecross Lot #: 47R Lot Size: .803 ac

State Road # 1120 State Road Name: Overhill Rd Map Book & Page: 2010/ 407

Parcel: 8 01 05-35-02 - 0100-17-00 PIN: 0515-31-3240.000

Zoning: RA-20R Flood Zone: X Watershed: NA Deed Book & Page: 1435, 490-492 Power Company*: SREMC

*New structures with Progress Energy as service provider need to supply premise number from Progress Energy.

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 210 South Right on Ray Rd
Right on Overhills Rd Left on Stonecross Dr
Lot 47R on Right

PROPOSED USE: 50 x 50
 SFD: (Size 40 x 60) # Bedrooms: 3 # Baths: 2 Basement (w/wo bath): Garage: Deck: Crawl Space: Slab:
(Is the bonus room finished? yes no w/ a closet? yes no (if yes add in with # bedrooms)
 Mod: (Size x) # Bedrooms # Baths Basement (w/wo bath) Garage: Site Built Deck: On Frame Off Frame
(Is the second floor finished? yes no Any other site built additions? yes no
 Manufactured Home: SW DW TW (Size x) # Bedrooms: Garage: (site built?) Deck: (site built?)
 Duplex: (Size x) No. Buildings: No. Bedrooms Per Unit:
 Home Occupation: # Rooms: Use: Hours of Operation: #Employees:
 Addition/Accessory/Other: (Size x) Use: Closets in addition? yes no

Water Supply: County Existing Well New Well (# of dwellings using well) *MUST have operable water before final
Sewage Supply: New Septic Tank (Complete Checklist) Existing Septic Tank (Complete Checklist) County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? yes no
Structures (existing or proposed): Single family dwellings: 1 Manufactured Homes: Other (specify):

Required Residential Property Line Setbacks: Comments:

Front	Minimum	35	Actual	50' 40	Lot Record 46 + 47 See Map 2010-407
Rear	25	85' 85			to form 47R
Closest Side	10	70' 34			8-13-10
Sidestreet/corner lot					Return Trip Fee and Customer
Nearest Building on same lot					has moved house and changed size

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.

Bret Mangum
Signature of Owner or Owner's Agent
6/15/10
Date

This application expires 6 months from the initial date if permits have not been issued

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

LOT- 47- R- STONECROSS

100' = 200'

100'

6LD-47

OLD-46

85

47-5

56'

D R I V E

HOUSE.

50'

34

90' MIN

40' MIN SEPTIC AREA

SEPTIC REPAIR

100' = 200'

100'

175'

175'

SITE PLAN APPROVAL

DISTRICT RA20B USE SFO

#BEDROOMS 3

8-13-10

Zoning Administrator

SCALE
30 = 10'

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: CHAR 31 74R			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
1.0 398 (CHAR 31 74R, PFD) (CHAR 31 74R, 6)

D. NAME AND ADDRESS OF BUYER: Charnetzky Custom Homes, LLC	E. NAME AND ADDRESS OF SELLER: Stone Cross, LLC	F. NAME AND ADDRESS OF LENDER: (Empty)
G. PROPERTY LOCATION: Lots 31 and 47R, Stone Cross Spring Lake, NC Harnett County, North Carolina	H. SETTLEMENT AGENT: 20-0467819 Sanford Holshouser LLP PLACE OF SETTLEMENT P O Box 1227 Pinehurst, NC 28370	I. SETTLEMENT DATE: August 17, 2010

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	56,000.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	565.00
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/town Taxes to	
107. County Taxes 08/17/10 to 01/01/11	211.55
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	56,776.55
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	22,400.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/town Taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	22,400.00
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	56,776.55
302. Less Amount Paid By/For Buyer (Line 220)	(22,400.00)
303. CASH (X FROM) (TO) BUYER	34,376.55

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	56,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	56,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	412.00
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506. Deposit retained by seller	22,400.00
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/town Taxes to	
511. County Taxes 01/01/10 to 08/17/10	352.08
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	23,164.08
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	56,000.00
602. Less Reductions Due Seller (Line 520)	(23,164.08)
603. CASH (X TO) (FROM) SELLER	32,835.92

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer Charnetzky Custom Homes, LLC

BY: Tom Charnetzky


Seller Stone Cross, LLC

By: Anderson Creek, Inc., Manager
 BY: Joe Hall
 President

L. SETTLEMENT CHARGES				PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price					
Division of Commission (line 700) as Follows:					
701. \$	to	@	%		
702. \$	to				
703. Commission Paid at Settlement					
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Document Fee		to			
806. Administration Fee		to			
807. Flood Certification Fee		to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@	\$	/day (days %)
902. Mortgage Insurance Premium for	months to				
903. Hazard Insurance Premium for	1.0 years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @	\$		per month	
1002. Mortgage Insurance	months @	\$		per month	
1003. City/Town Taxes	months @	\$		per month	
1004. County Taxes	months @	\$		per month	
1005. Assessments	months @	\$		per month	
1006.	months @	\$		per month	
1007.	months @	\$		per month	
1008.	months @	\$		per month	
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to				
1102. Abstract or Title Search	to				
1103. Title Examination	to				
1104. Title Insurance Binder	to				
1105. Document Preparation	to	Sanford Holshouser LLP			300.00
1106. Notary Fees	to				
1107. Attorney's Fees	to	Sanford Holshouser LLP		400.00	
<i>(includes above item numbers: 1101, 1103)</i>					
1108. Title Insurance	to	Title Company of North Carolina, Inc.		140.00	
<i>(includes above item numbers:)</i>					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$	56,000.00			
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$	25.00; Mortgage \$			Releases \$	25.00
1202. City/County Tax/Stamps: Deed				Mortgage	
1203. State Tax/Stamps: Revenue Stamps		112.00; Mortgage			112.00
1204.					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				565.00	412.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy


 Sanford Holshouser LLP
 Settlement Agent