

Initial Application Date: 4-7-14

Application # 1150027985R

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: The Harnett Land Group II, Inc Mailing Address: _____

City: _____ State: NC Zip: _____ Contact # _____ Email: _____

APPLICANT*: Deana Manning Realty LLC Mailing Address: 5511 Ramsey St, Suite 100

City: Fayetteville State: NC Zip: 28311 Contact # 910.401.5504 Email: manningrealtyllc@gmail.com

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Chris Manning Phone # 910.401.5504

PROPERTY LOCATION: Subdivision: Summer Hill Lot #: 11 Lot Size: .7 acre

State Road # _____ State Road Name: Oak Leaf Drive Map Book & Page: 2007, 431

Parcel: 130539020018 PIN: 0539-99-1633

Zoning: R330 Flood Zone: X Watershed: NA Deed Book & Page: 2318, 591 Power Company*: _____

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

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: _____

PROPOSED USE:

- SFD: (Size 50 x 50) # Bedrooms: 4 # Baths: 2.5 Basement(w/w/o bath): _____ Garage: X Deck: _____ Crawl Space: _____ Slab: X Monolithic 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/w/o 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: X County _____ Existing Well _____ New Well (# of dwellings using well _____) *MUST have operable water before final

Sewage Supply: X 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): 1 Single family dwellings: _____ Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks: _____ Comments: _____

Front	Minimum	Actual
		<u>35</u>
Rear		<u>127</u>
Closest Side		<u>28</u>
Sidestreet/corner lot		
Nearest Building on same lot		

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

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

1 inch = 50 ft

SITE PLAN APPROVAL

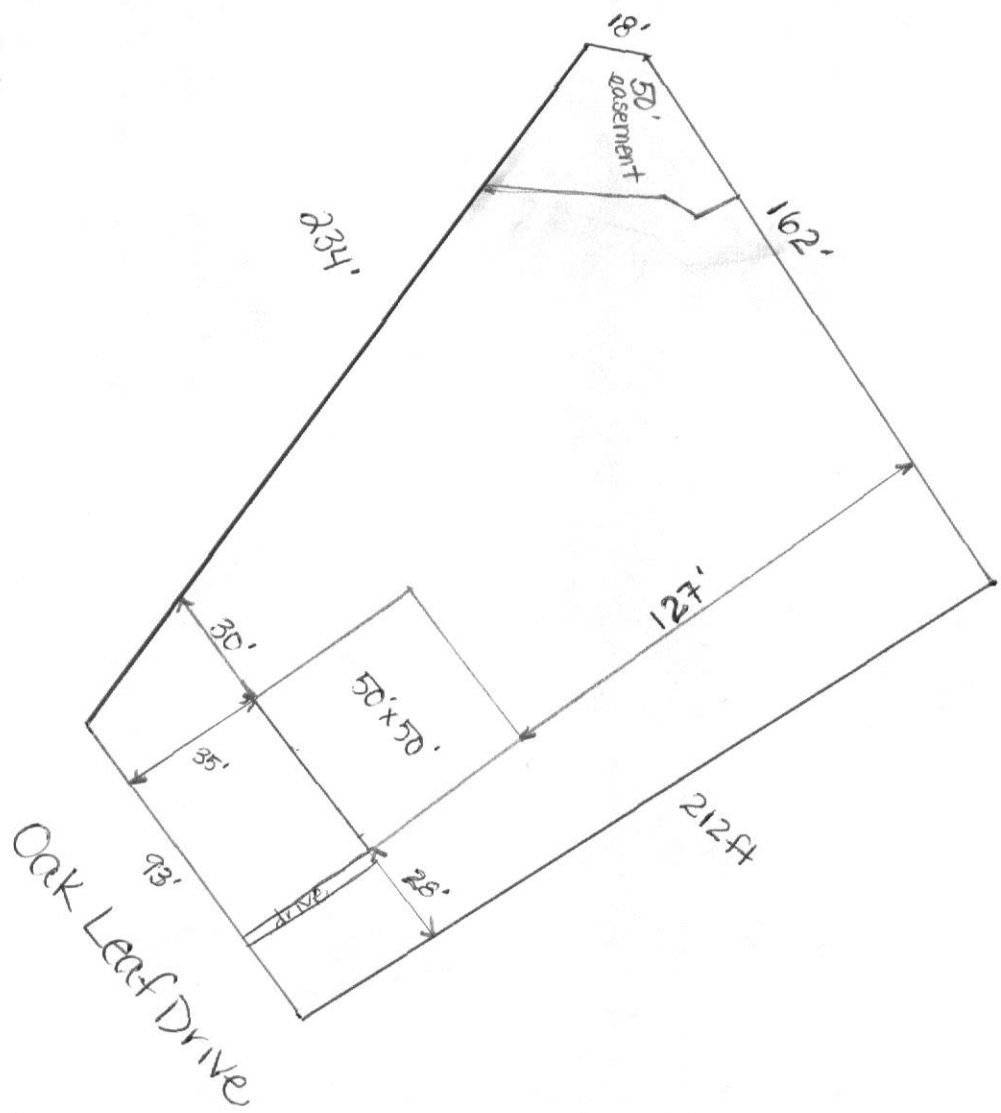
DISTRICT RA30 USE SFD

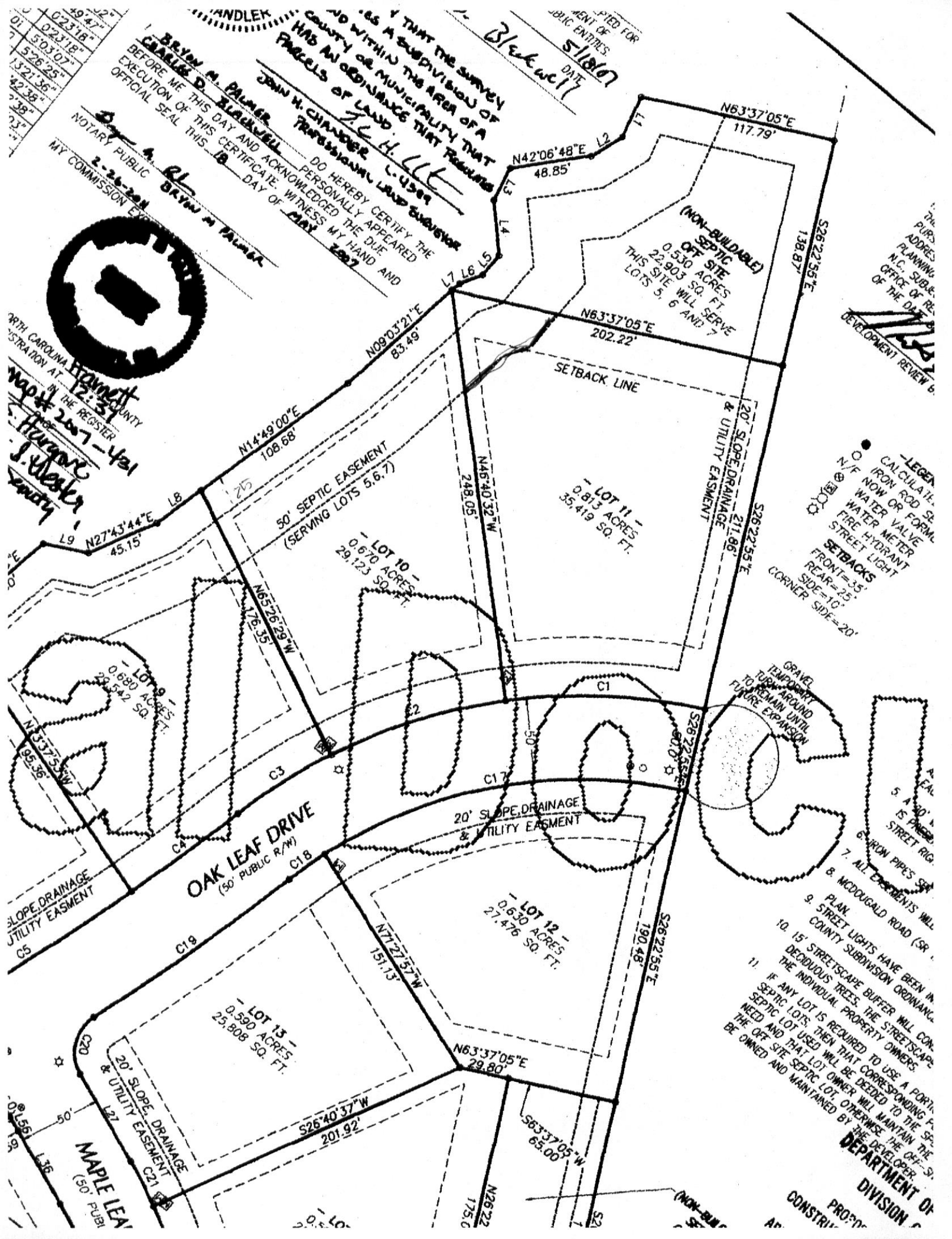
#BEDROOMS 4

Date 4-7-14 Zoning Administrator [Signature]

Summer Hill
Lot 11
PIN: 0539-99-1633
.7 acres

Debra Manning Realty LLC





I HEREBY CERTIFY THAT THE SURVEY IS A SUBDIVISION OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

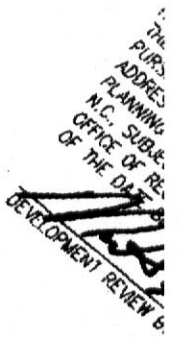
JOHN H. CHAMBERLAIN, REGISTRAR OF DEEDS

I, CHARLES D. BLACKWELL, DO HEREBY CERTIFY THAT I AM A SURVEYOR AND PERSONALLY APPEARED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF MAY 2007.

BRYAN M. PALMER, NOTARY PUBLIC

2-26-2008

MY COMMISSION EXPIRES ON 12-31-2011



- LEGEND**
- CALCULA ILL. SE.
 - N/F IRON ROD FORM.
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - STREET LIGHT
- SETBACKS**
- FRONT=25'
 - REAR=10'
 - SIDE=10'
 - CORNER SIDE=20'

1. ALL EASEMENTS WILL BE SHOWN ON THIS PLAN.
2. MCDUGGALD ROAD (SR 150) IS PRESENTLY A 40' WIDE STREET RIGHT-OF-WAY.
3. ALL EASEMENTS WILL BE SHOWN ON THIS PLAN.
4. COUNTY LIGHTS HAVE BEEN IN PLACE ON THIS SUBDIVISION SINCE 1998.
5. DECIDUOUS TREES WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
6. IF ANY LOT IS REQUIRED TO USE A PORTABLE SEPTIC TANK, THE OFF-SITE SEPTIC TANK WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.
7. ALL EASEMENTS WILL BE SHOWN ON THIS PLAN.
8. MCDUGGALD ROAD (SR 150) IS PRESENTLY A 40' WIDE STREET RIGHT-OF-WAY.
9. COUNTY LIGHTS HAVE BEEN IN PLACE ON THIS SUBDIVISION SINCE 1998.
10. DECIDUOUS TREES WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
11. IF ANY LOT IS REQUIRED TO USE A PORTABLE SEPTIC TANK, THE OFF-SITE SEPTIC TANK WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

NORTH CAROLINA REGISTERED PLANNING AND COMMUNITY DEVELOPMENT

REGISTRATION AT 12:31

MAP # 2007-431

J. W. WALKER

SLOPE DRAINAGE & UTILITY EASEMENT

C5

OAK LEAF DRIVE
 (50' PUBLIC R/W)

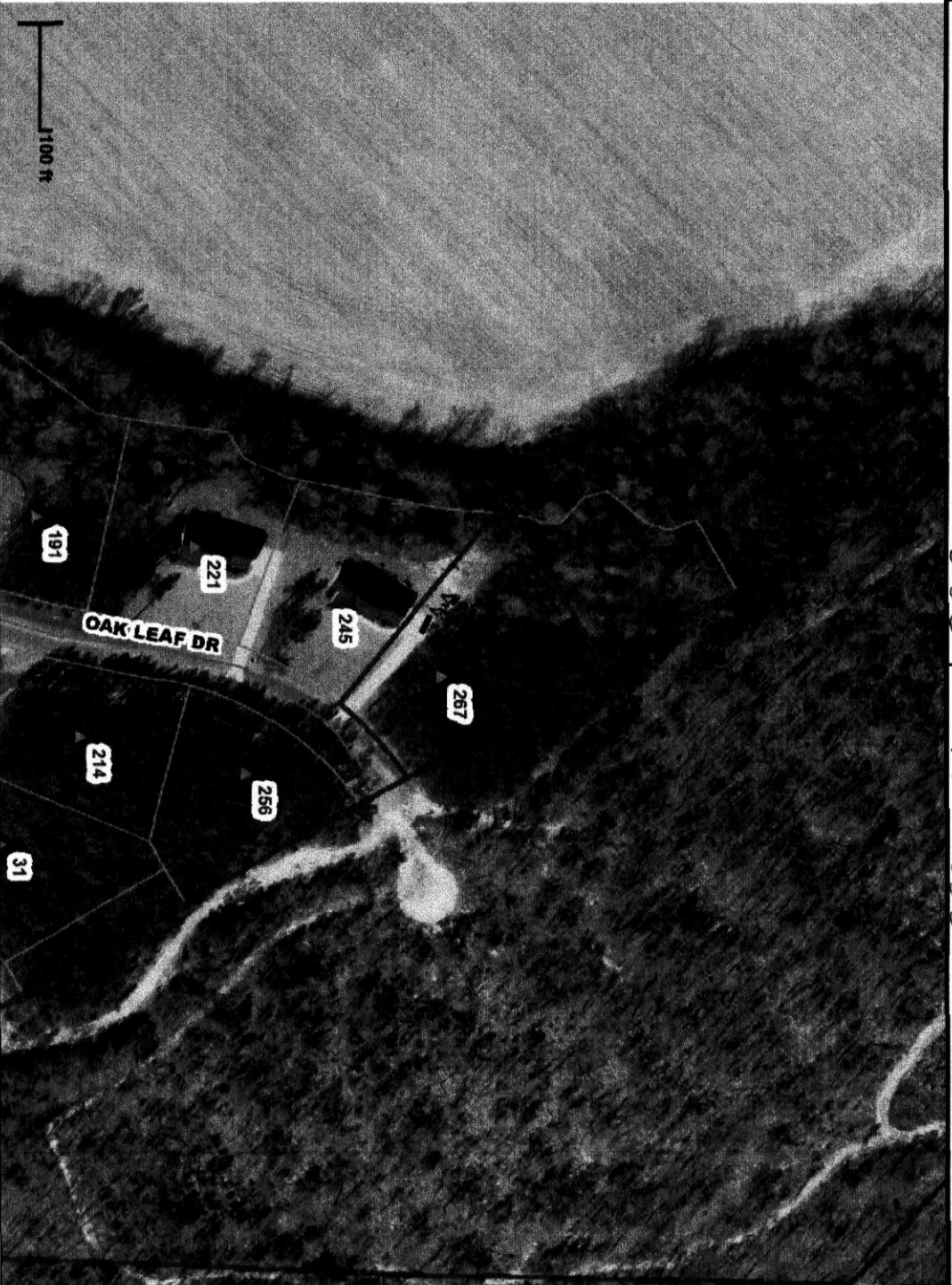
MAPLE LEAF DRIVE
 (50' PUBLIC R/W)

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

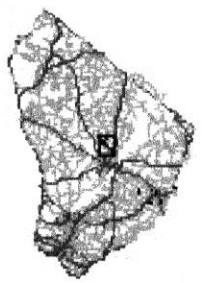
0539 - 99 - 1033 = .7 acres

Lot #11



Harnett County GIS
305 W Cornelius Harnett Blvd, Suite 100
Lillington NC 27546
Phone: 910-893-7523
www.harnett.org

Any use of this map shall be at the sole risk of the user of this map. Although, all effort has been taken to insure accuracy in the data presented, Harnett County makes no warranty, expressed or implied, as to the accuracy of this information represented herein. Any user of this product shall hold harmless Harnett County, its elected officials, employees and agents from and against any claim, damage, loss, action, cause of action, or liability arising from the use of this GIS product.



- Address Points
- Road Centerlines
- Major Roads
- Rivers
- Parcels
- County Boundary
- City Limits
- Fort_Bragg_Camp_McCa
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Harnett_sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3



NAME: _____

APPLICATION #: _____

This application to be filled out when applying for a septic system inspection.

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)

910-893-7525 option 1

CONFIRMATION # _____

- Environmental Health New Septic System** Code 800
 - Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
 - Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
 - Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
 - 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. **Do not grade property.**
 - 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 option 1 to schedule and use code **800** (after selecting notification permit if multiple permits exist) for Environmental Health inspection. **Please note confirmation number given at end of recording for proof of request.**
 - Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.
- Environmental Health Existing Tank Inspections** Code 800
 - Follow above instructions for placing flags and card 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 option 1 & select notification permit if multiple permits, then use code **800** for Environmental Health inspection. **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.

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 Conventional Any
 Alternative Other _____

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 Do you plan to have an irrigation system now or in the future?
 YES NO Does or will the building contain any drains? Please explain. _____
 YES NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
 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)

4/17/14
DATE

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (Form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract.

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": THE HARNETT LAND GROUP II, LLC

(b) "Buyer": Chris Manning and/or Assigns

(c) "Property": The Property shall include all that real estate described below (together with all appurtenances thereto including the improvements located thereon. NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: RawLand-McDougal Rd;267&75 OakLeaf

City: Lillington

Zip: 27546

County: Harnett

North Carolina

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

Legal Description: (Complete ILL applicable)

Plat Reference: Lot/Unit Block/Section Subdivision/Condominium Summer Hill

as shown on Plat Book/Slide at Page(s)

The PIN/PID or other identification number of the Property is: 0630-90-0490; 0539-88-7547; 0539-99-1633

(Other description: Raw Land - TR#2Harnett Land Group Map#2006-1060; Lot#3; Lot# 11

Some or all of the Property may be described in Deed Book at Page

(d) "Purchase Price":

\$ 135,000.00

\$ 8,000.00

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$ 127,000.00

paid in U.S. Dollars upon the following terms:

BY DUE DILIGENCE FEE made payable to Seller by the Effective Date.

BY INITIAL EARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) with this offer OR delivered within five (5) days of the Effective Date of this Contract by cash personal check official bank check wire transfer.

BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) by cash or immediately available funds such as official bank check or wire transfer to be delivered to Escrow Agent no later than

TIME BEING OF THE ESSENCE with

regard to said date.

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 (Standard Form 2A6-T).

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or 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 cash or immediately available funds to the payee. In the event Buyer does not timely deliver cash or immediately available funds, Seller shall have the right to terminate this Contract upon written notice to Buyer.



This form jointly approved by: North Carolina Bar Association, North Carolina Association of REALTORS, Inc.



STANDARD FORM 12-T Revised 7/2013 c 7/2013

Buyer initials

Seller initials

JWL