

Initial Application Date: 10/2/12

Application # 1250029878

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

"A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION"

LANDOWNER: ALLIED INVESTORS Mailing Address: 350 WAGONER Rd.  
City: FAYETTEVILLE State NC Zip 28303 Contact No 9104330888 Email: \_\_\_\_\_

APPLICANT\*: STANCIL BUILDERS Mailing Address: 46 STANCIL Rd.  
City: ANGIER State NC Zip 27501 Contact No 919-639-2013 Email: \_\_\_\_\_  
\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Richard DELWING Phone # 919-291-6240

PROPERTY LOCATION: Subdivision: Sunset Ridge Sec. 1 Lot #: 3 Lot Size: 18179SF  
State Road # 1139 State Road Name: Tindgen Road Map Book & Page: E 265B

Parcel: 3958701002003 PIN: 9596-08-8326.000

Zoning: RA20R Flood Zone: X Watershed: AA Deed Book & Page: 01145/0347 Power Company: CENTRAL Electric

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

PROPOSED USE:

SFD: (Size 61 x 42) # Bedrooms: 3 # Baths: 2 Basement(w/wo bath):  Garage:  Deck:  Crawl Space:  Slab: \_\_\_\_\_ 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

Does the property contain any easements whether underground or overhead ( ) yes (  ) no

Structures (existing or proposed): Single family dwellings:  Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Required Residential Property Line Setbacks:

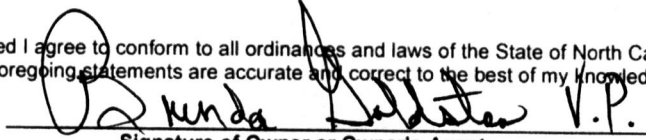
	Minimum	Actual
Front	<u>35</u>	<u>40</u>
Rear	<u>25</u>	<u>75</u>
Closest Side	<u>10</u>	<u>22</u>
Sidestreet/corner lot	_____	_____
Nearest Building on same lot	_____	_____

Comments: \_\_\_\_\_

SPECIFIC DIRECTIONS TO THE PROPERTY FROM WILMINGTON:

TAKE HWY 27 WEST, PAST  
WESTERN HARNETT High school, turn left on TILGENT Rd.  
GO APPROX. 1-1/2 mile - PAST ALPINE Rd. ON RIGHT  
3RD Lot ON Right.

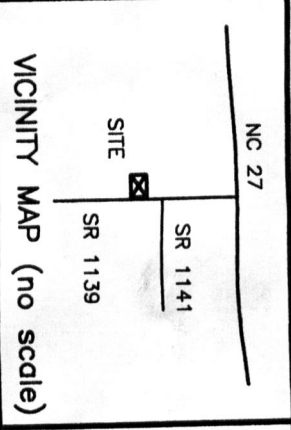
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

  
Signature of Owner or Owner's Agent

10-2-12  
Date

\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\*

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



NOTES

AREA PER PLAT CAB. F SLIDE 2658B.

NOT AN ACTUAL SURVEY.

THIS LOT IS NOT LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. FEMA MAP # 3710958600J;

ZONE X; EFF. DATE 10/3/2006.

LEGEND

R/W - RIGHT OF WAY

S.F. - SQUARE FEET

P.C. - PLAT CABINET

SETBACKS

FRONT - 35'

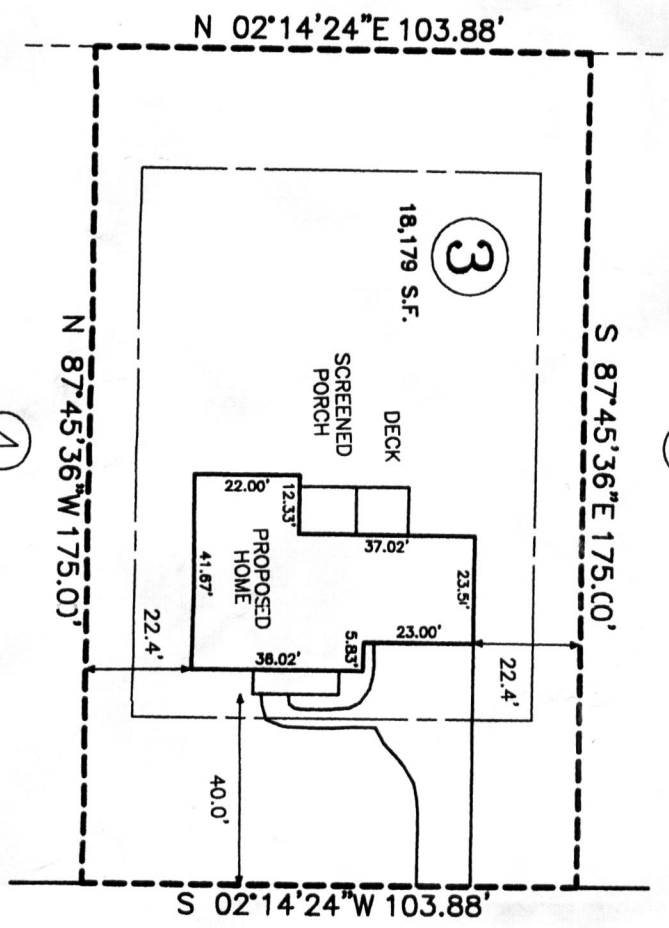
SIDE - 10'

REAR - 25'

CORNER SIDE - 20'

SUNSET RIDGE SECT. 2

P.C. F SLIDE 418A



P.C. F SLIDE 2658B

2

P.C. F SLIDE 2658B

4

180

12-179S

2SUNSET\12\600

TINGEN ROAD

NCSR # 1139

60' PUBLIC R/W

233' TO INTX.

WITH SR 1141

PROPOSED PLAN FOR

STANCL BUILDERS, INC

1612 TINGEN ROAD, BROADWAY, NC 27505

LOT 3 SUNSET RIDGE SECT. 1

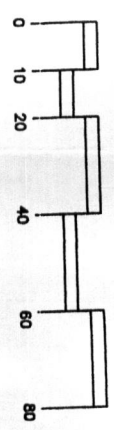
PLAT CAB. F SLIDE 2658

PIN # 9596-08-8326.000

BARBECUE TOWNSHIP

HARNETT COUNTY - NORTH CAROLINA

SCALE : 1" = 40' - SEPT. 4, 2012



BENTON DEWAR & ASSOCIATES

PROFESSIONAL LAND SURVEYOR

5920 HONEYCUTT ROAD

HOLLY SPRINGS, NC 27540

(919)-552-9813



I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE RATIO OF PRECISION IS 1: 1/4 INCHES THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2658 THAT THIS PLAT DOES NOT MEET SIZE REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS. PER G.S. 47-30 AS AMENDED. LICENSE NUMBER AND SEAL THIS 4-DAY OF SEPT. 20 12

*Benton W. Dewar*

PROFESSIONAL LAND SURVEYOR L-3040

THIS PLAT IS OF A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND THAT IS REGULATED BY A COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

NAME: STANCO BUILDERS, Inc.

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

- **All property irons must be made visible.** 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.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- 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 **outlet end** of tank as diagram indicates, and lift lid straight up (if possible) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** 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.

[Signature]  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

10-2-12  
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. 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--New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

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": ALLIED INVESTORS, INC.

(b) "Buyer": STANCIL BUILDERS, INC.

(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: LOTS 1-5 & 7-11 TINGEN RD  
City: BROADWAY Zip: 27505  
County: HARNETT, North Carolina  
(NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.)

Legal Description: (Complete ALL applicable)  
Plat Reference: Lot/Unit 10 LOTS, Block/Section SEC 1, Subdivision/Condominium SUNSET RIDGE, as shown on Plat Book/Slide F at Page(s) 265B  
The PIN/PID or other identification number of the Property is: SEE ATTACHMENT "A"  
Other description: SEE ATTACHMENT "A"  
Some or all of the Property may be described in Deed Book 1145 at Page 347

(d) "Purchase Price":  
\$ 112,500.00  
\$ 10,000.00  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ 102,500.00

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 2A3-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 good funds to the payee. In the event Buyer does not timely deliver good 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 7/2012  
© 7/2012

Buyer initials [Signature] Seller initials [Signature]

19. EXECUTION: This Contract may be signed in multiple originals or counterparts, all of which together constitute one and the same instrument, and the parties adopt as their seals the word "SEAL" beside their signatures below.

20. COMPUTATION OF DAYS: Unless otherwise provided, for purposes of this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract was required to be performed or made.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION, IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

This offer shall become a binding contract on the Effective Date.

Date: 8-22-12  
Buyer: [Signature] (SEAL)  
STANCIU BUILDERS, INC.

Date: 9-4-12  
Seller: [Signature] (SEAL)  
ALLIED INVESTORS, INC.

Date: \_\_\_\_\_  
Buyer \_\_\_\_\_ (SEAL)

Date: \_\_\_\_\_  
Seller \_\_\_\_\_ (SEAL)

Date: \_\_\_\_\_  
Buyer \_\_\_\_\_ (SEAL)

Date: \_\_\_\_\_  
Seller \_\_\_\_\_ (SEAL)

**NOTICE INFORMATION**

(NOTE: INSERT THE ADDRESS AND/OR ELECTRONIC DELIVERY ADDRESS EACH PARTY AND AGENT APPROVES FOR THE RECEIPT OF ANY NOTICE CONTEMPLATED BY THIS CONTRACT. INSERT "N/A" FOR ANY WHICH ARE NOT APPROVED.)

**BUYER NOTICE ADDRESS:**

Mailing Address: 466 STANCIL RD., ANGIER, NC 27501

Buyer Fax#: (919) 639-8841

Buyer E-mail: FLSTANCIL@EMBARQMAIL.COM

**SELLING AGENT NOTICE ADDRESS:**

Firm Name: COLDWELL BANKER ADVANTAGE

Acting as  Buyer's Agent  Seller's (sub) Agent  Dual Agent

Mailing Address: 169 MITTIE HADDOCK DR., CAMERON, NC 28326

Individual Selling Agent: RONALD E. GEARING

Acting as a Designated Dual Agent (check only if applicable)

License #: 213416

Selling Agent Phone#: (910) 273-9662

Selling Agent Fax#: (866) 295-0564

Selling Agent E-mail: REGGEARING@AOL.COM

**SELLER NOTICE ADDRESS:**

Mailing Address: 350 WAGONER DR., FAYETTEVILLE, NC 28303

Seller Fax#: \_\_\_\_\_

Seller E-mail: UCPEFW2128AOL.COM

**LISTING AGENT NOTICE ADDRESS:**

Firm Name: \_\_\_\_\_

Acting as  Seller's Agent  Dual Agent

Mailing Address: \_\_\_\_\_

Individual Listing Agent: N/A

Acting as a Designated Dual Agent (check only if applicable)

License #: \_\_\_\_\_

Listing Agent Phone#: \_\_\_\_\_

Listing Agent Fax#: \_\_\_\_\_

Listing Agent E-mail: \_\_\_\_\_

**ESCROW ACKNOWLEDGMENT OF INITIAL EARNEST MONEY DEPOSIT**

Property: LOTS 1-5 & 7-11 TINGEN RD, BROADWAY, 27505

Seller: ALLIED INVESTORS, INC.

Buyer: STANCIL BUILDERS, INC.

Escrow Agent acknowledges receipt of the Initial Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms hereof.

Date \_\_\_\_\_

Firm: ADAM'S & HOWELL, PA

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print name)

**ATTACHMENT "A"**  
**TINGEN RD LOTS - SUNSET RIDGE SEC 1**

<u>Lot #</u>	<u>PIN</u>	<u>REID #</u>	<u>Physical Address</u>	<u>City</u>	<u>Zip Code</u>	<u>Legal Description</u>
1	9596-08-8529.000	40471	1572 Tingen Rd	Broadway	27505	LOT #1 SUNSET RIDGE S/D SEC#1 F-265B
2	9596-08-8427.000	40472	1588 Tingen Rd	Broadway	27505	LOT #2 SUNSET RIDGE S/D SEC#1 F-265B
3	9596-08-8326.000	40473	1612 Tingen Rd	Broadway	27505	LOT #3 SUNSET RIDGE S/D SEC#1 F-265B
4	9596-08-8225.000	40474	1632 Tingen Rd	Broadway	27505	LOT #4 SUNSET RIDGE S/D SEC#1 F-265B
5	9596-08-8125.000	40475	1652 Tingen Rd	Broadway	27505	LOT #5 SUNSET RIDGE S/D SEC#1 F-265B
7	9596-07-8924.000	40477	1692 Tingen Rd	Broadway	27505	LOT #7 SUNSET RIDGE S/D SEC#1 F-265B
8	9596-07-8814.000	40478	1712 Tingen Rd	Broadway	27505	LOT #8 SUNSET RIDGE S/D SEC#1 F-265B
9	9596-07-8713.000	40479	1732 Tingen Rd	Broadway	27505	LOT #9 SUNSET RIDGE S/D SEC#1 F-265B
10	9596-07-8613.000	40480	1752 Tingen Rd	Broadway	27505	LOT #10 SUNSET RIDGE S/D SEC#1 F-265B
11	9596-07-8512.000	40481	1772 Tingen Rd	Broadway	27505	LOT #11 SUNSET RIDGE S/D SEC#1 F-265B



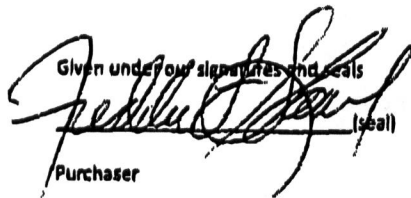


### ADDENDUM TO OFFER TO PURCHASE and CONTRACT

TODAY'S DATE: August 21, 2012

This addendum to the agreement of sale dated August 22, 2012 between STANCIL BUILDERS, INC. (Purchaser) and ALLIED INVESTORS, INC. (Seller) for the property located at Lots 1-5 & 7-11 Tingen Rd., Broadway, NC 27505, has other additions and/or changes as follows:

1. **DUE DILIGENCE PERIOD LOTS 1-5:** Buyer will start clearing lots 1-5 within 30 business days after September 3, 2012, so they can be evaluated by Harnett Co. Health Dept. for issuance of septic permits.
2. Once Harnett Co. Health Dept. issues septic permits for lots 1-5, buyer will close on these lots within 30 days of issuance but not later than October 31, 2012.
3. **DUE DILIGENCE PERIOD LOTS 7-11:** Once septic permits are issued on lots 1-5, buyer will start clearing lots 7-11 to be evaluated by Harnett Co. Health Dept. for septic permits.
4. Once Harnett Co. Health Dept. issues septic permits for lots 7-11, buyer will close on these lots within 30 days of issuance but not later than December 10, 2012.
5. Seller agrees that Buyer will not be obligated to close any lot(s) that cannot be permitted for septic by Harnett Co. Health Dept.
6. Seller requires Lien Waiver from buyer on any lot(s) where lot clearing or any other land disturbance has been done.
7. Seller to provide letter of authorization for buyer to use split face block for foundations on proposed new construction homes.

Given under our signatures and seals  
  
 Purchaser

9-4-12  9-4-12  
 Date Seller

\_\_\_\_\_  
 Purchaser

\_\_\_\_\_  
 Date Seller Date

By RONALD E. GEARING  
 Sales Agent

9-4-12 By \_\_\_\_\_  
 Date Listing Agent Date