

Initial Application Date: 2-12-13

#45 Asheford

Application # 13500 30620

Central Permitting 108 E. Front Street, Lillington, NC 27546  
COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION  
Phone: (910) 893-7525 Fax: (910) 893-2793

CU# \_\_\_\_\_  
www.harnett.org/permits

LANDOWNER: Horizon Developers L.L.C. Mailing Address: 2919 Breeze Wood Ave, Suite 202  
City: Fayetteville State: N.C. Zip: 28333 Contact # \_\_\_\_\_ Email: \_\_\_\_\_

APPLICANT: Howard Builders L.L.C. Mailing Address: 1004 Pellerby Cove  
City: Leland State: N.C. Zip: 28451 Contact # 910-237-3426 Email: mjhoward60@hotmail.com  
\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Mike Howard Phone # 910-237-3426

PROPERTY LOCATION: Subdivision: Asheford Lot # 45 Lot Size: .77

State Road # 1111 State Road Name: MARKS RD Map Book & Page: 2008, 504-510

Parcel: 09957504-0185-44 PIN: 9575-50-5274-000

Zoning: RA20R Flood Zone: NO Watershed: NO Deed Book & Page: 02278, 0412 Power Company: Central Electric  
\*New structures with Progress Energy as service provider need to supply premise number \_\_\_\_\_ from Progress Energy.

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Left on 210, Rt on 27 to 87, Left on 87 to 24/27, TAKE 24/27 TOWARDS CAMERON, Approx 1 mile turn Left on Marks Rd. Approx 1/2 mile turn left into Asheford.

PROPOSED USE:

- SFD: (Size 40 x 52) # Bedrooms: 4 # Baths: 2 1/2 Basement (w/wo bath): \_\_\_\_\_ Garage:  Deck:  Crawl Space: \_\_\_\_\_ Slab:  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/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: Proposed Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Required Residential Property Line Setbacks:

	Minimum	Actual	Comments:
Front	_____	_____	_____
Rear	_____	_____	_____
Closest Side	_____	_____	_____
Sidestree/corner lot	_____	_____	_____
Nearest Building on same lot	_____	_____	_____

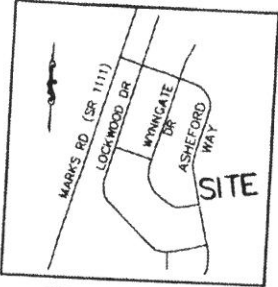
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

Michael Howard  
Signature of Owner or Owner's Agent  
2-12-13  
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

Rec'd 2/14/13 2/13/13 S

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

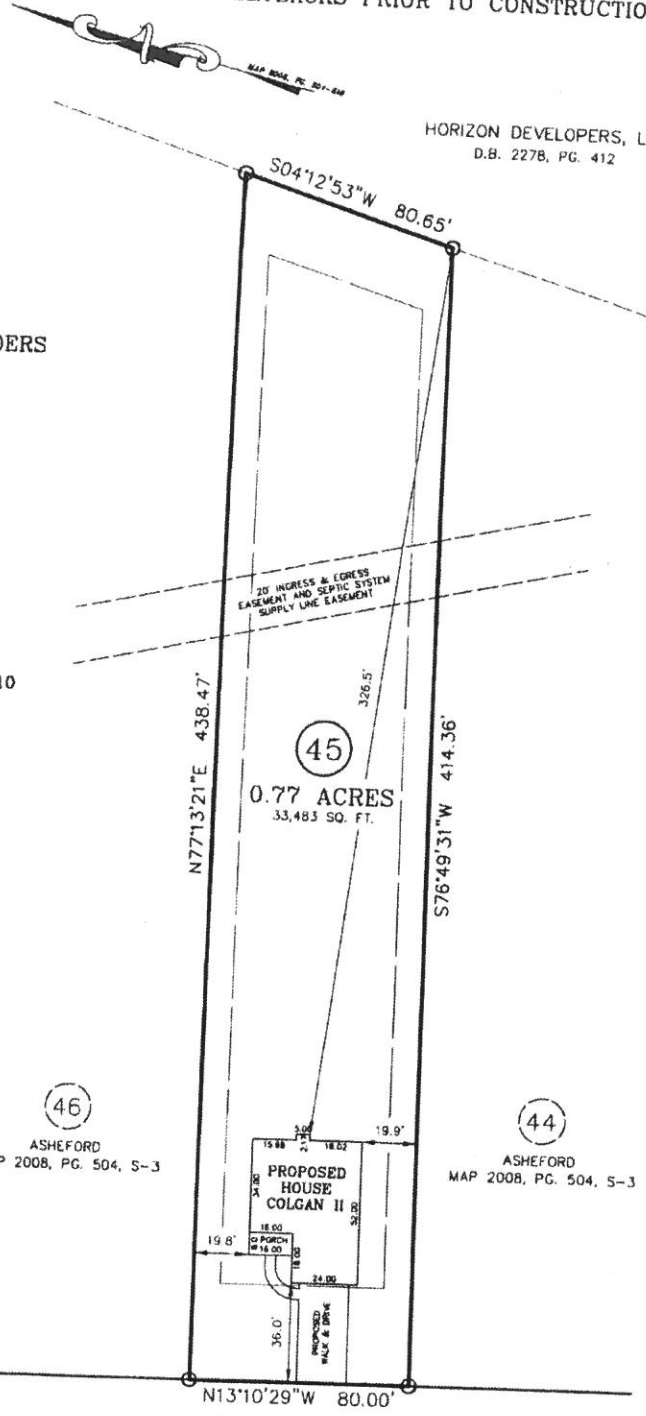


VICINITY MAP  
(NO SCALE)

PLOT PLAN

PROPERTY OF: HOWARD BUILDERS  
 ADDRESS: ASHEFORD WAY  
 CITY OF: SPOUT SPRINGS  
 COUNTY OF: HARNETT  
 TOWNSHIP OF: JOHNSONVILLE  
 DATE: FEBRUARY 7TH, 2013  
 SCALE: 1" = 40'  
 REFERENCE: LOT 45  
 ASHEFORD  
 MAP 2008, PG. 504-510

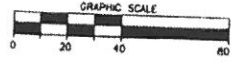
HORIZON DEVELOPERS, LLC.  
 D.B. 2278, PG. 412



I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE RESTRICTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.



*W. Larry King*  
 W. LARRY KING, PLS - L-1339

Larry King & Associates, R.L.S., P.A.  
 P.O. Box 53787  
 1333 Morganton Road, Suite 201  
 Fayetteville, NC 28305  
 Phone: (910)483-4300  
 Fax: (910)483-4052  
 www.lkandA.com  
 NC Firm License C-0887

(46)  
 ASHEFORD  
 MAP 2008, PG. 504, 5-3

(44)  
 ASHEFORD  
 MAP 2008, PG. 504, 5-3

ASHEFORD WAY  
 50' PUBLIC RIGHT OF WAY

K:\5584\07\HOWARD BUILDERS\ASHEFORD LOT 45 PLOT PLAN.dwg, 2/7/2013 10:05:56 AM, HWKZ, 1:40



NAME: Howard Builders

APPLICATION #: 13 500 306 20

**\*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**
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**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?  
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 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.

Michael Howard  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

2-12-13  
DATE

Initial Application Date: 2-12-13

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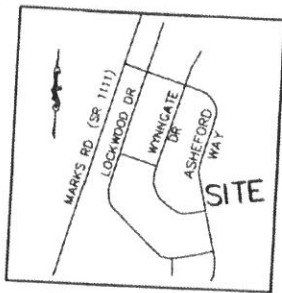
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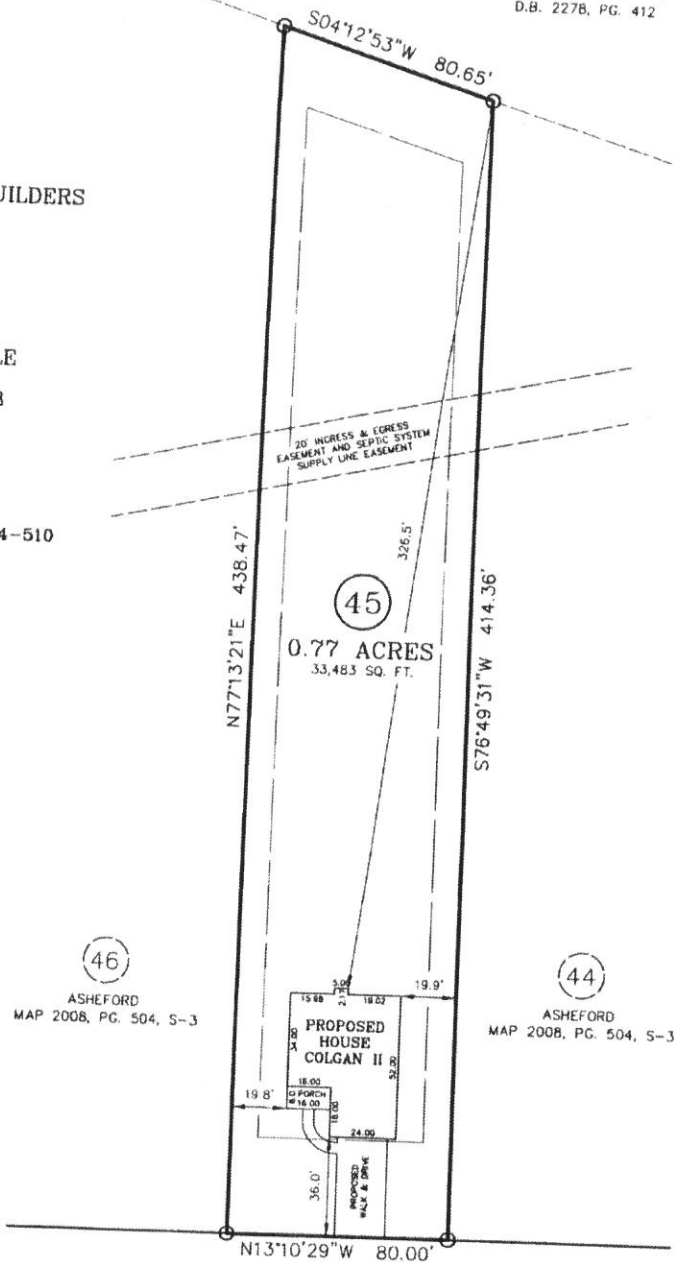
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Larry King & Associates, R.L.S., P.A.  
 P.O. Box 53787  
 1333 Morganton Road, Suite 201  
 Fayetteville, NC 28305  
 Phone: (910) 483-4300  
 Fax: (910) 483-4052  
 www.LKandA.com  
 NC Firm License C-0887

HORIZON DEVELOPERS, LLC.  
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ASHEFORD WAY  
 50' PUBLIC RIGHT OF WAY

K:\2013\LOT45\HOWARD BUILDERS\ASHEFORD\LOT 45 PLOT PLAN.dwg, 2/7/2013 10:05:56 AM, HWKZ, 1-40

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Michael J Howard  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

2-12-13  
DATE

NORTH CAROLINA

HARNETT COUNTY

CONTRACT TO PURCHASE

This contract made and entered into this 23rd day of January, 2013, by and between Horizon Developers, LLC. as SELLER, and Howard Builders, LLC., 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 44 & 45 of the Subdivision known as Asheford Subdivision a map of which is duly recorded in Book of Plats Map 2008 Page 813-814 Part \_\_\_\_\_, Harnett County Registry.

Price is \$ 26,000 each, payable as follows:

Down Payment (payable upon execution of this contract): \$ -0-

Balance of Sale Price (payable at closing): \$52,000

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 taxes 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: February 28, 2013 at the offices of TBA. 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 2522 Page 975-983, 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 Enoch Engineers, Inc.

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

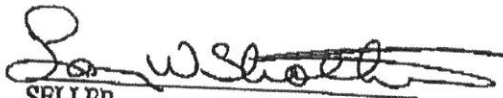


If the buyer of this transaction elects not the build on said lot(s) and decides to sale the purchased lots instead, Horizon Developers, LLC. have the first right of refusal to purchase the said lot(s) back from the buyer Howard Builders, LLC.

Buyer and Seller and/or their assignees agree that the exclusive marketing for houses built on the above lots will be through ERA Strother Real Estate/LWS Homes/Larry W. Strother. It is intended by this provision that ERA Strother Real Estate/LWS Homes/Larry W. Strother is to be a third party beneficiary of this contract. BUYER covenants and agrees that, should it in turn sell any or all of the lots purchased hereunder to a third party builder, then, and in that event, BUYER covenants to include in its contract to sell such lots that ERA Strother Real Estate/LWS Homes/Larry Strother shall be the exclusive marketing agent therefore and a third party beneficiary under such contract. BUYER'S failure to include such a binding provision in its contract of sale for such lot(s) to a third party builder, as is set forth herein above, shall result in the accrual of liquidated damages payable by BUYER to ERA Strother Real Estate/LWS Homes/Larry Strother in an amount equivalent to twice the amount BUYER originally paid SELLER for such lot(s). BUYER agrees that this liquidated damages clause is not to be construed as a penalty and that same represents a fair estimate of SELLER'S future damages for the breach of this paragraph, which damages would otherwise not be susceptible of accurate calculation.

Additionally: Horizon Developers will provide off site septic line with stub outs at both the lot and at the drain field.

IN WITNESS WHEREOF the parties have executed this contract this 23rd day of January, 2013.



SELLER  
Larry Strother  
Horizon Developers, LLC.



BUYER  
Michael Howard  
Howard Builders, LLC.