

4-24-14

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Control Permitting 106 E. Front Street, Lillington, NC 27548 Phone (910) 893-7525 ext 2 Fax: (910) 893-2703 www.harnett.org/permits

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

OWNER: Wynn Construction, Inc. Mailing Address 2550 Capitol Dr. Croodmoor State NC Zip 27522 Contact No 919 603-7965 Email edward@wynnconstruct.com

APPLICANT: Wynn Construction, Inc. Mailing Address 2550 Capitol Dr Suite 105 Croodmoor State NC Zip 27522 Contact No 919 603-7965 Email edward@wynnconstruct.com

CONTACT NAME APPLYING IN OFFICE: J. Edward Avoren Phone # 919 603-7965

PROPERTY LOCATION: Subdivision Trotters Ridge Lot # 48 - Lot Size .46 18 Road # 18 State Road Name 18 Bridle Creek Dr. Map Book & Page 2013, 1303 Parcel # 030507 0200-73 POB 9597-83-0613.000 Flood Zone Y Watershed na Deed Book & Page 2807, 847 Owner Company Progress Energy

PROPOSED USE: SFD (Size 60'x60') Bedrooms 4 Baths 3 Assessment (w/wo bath) Garage Attached Crew Space 8x8 Morality Sub 1

Mod. (Size ) # Bedrooms # Baths Basements (w/wo bath) Garage Site Built Deck On Frame Off Frame

Manufactured Home SW DW TW (Size ) # Bedrooms Garage (site built) Deck (site built)

Duplex (Size ) No. Buildings No. Bedrooms Per Unit

Home Occupation # Rooms Use Hours of Operation Employees

Accessory/Other (Size ) Use Closets in addition? ( ) yes ( ) no

Water Supply County Existing Well New Well (if of dwellings using well) Must have operable water before final

Septic Supply New Septic Tank (Complete Checklist) Existing Septic Tank (Complete Checklist) County Sewer

Is the 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)

Table with 2 columns: Required Residential Property (see setback) and Actual. Rows for Front, Side, and Rear/Corner lot setbacks.

Proposed Comments:

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27 w to Doc's Rd. left on doc's Rd. Subdivision will be on the right.

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

*J. Edward Barrett*  
Signature of Owner or Owner's Agent

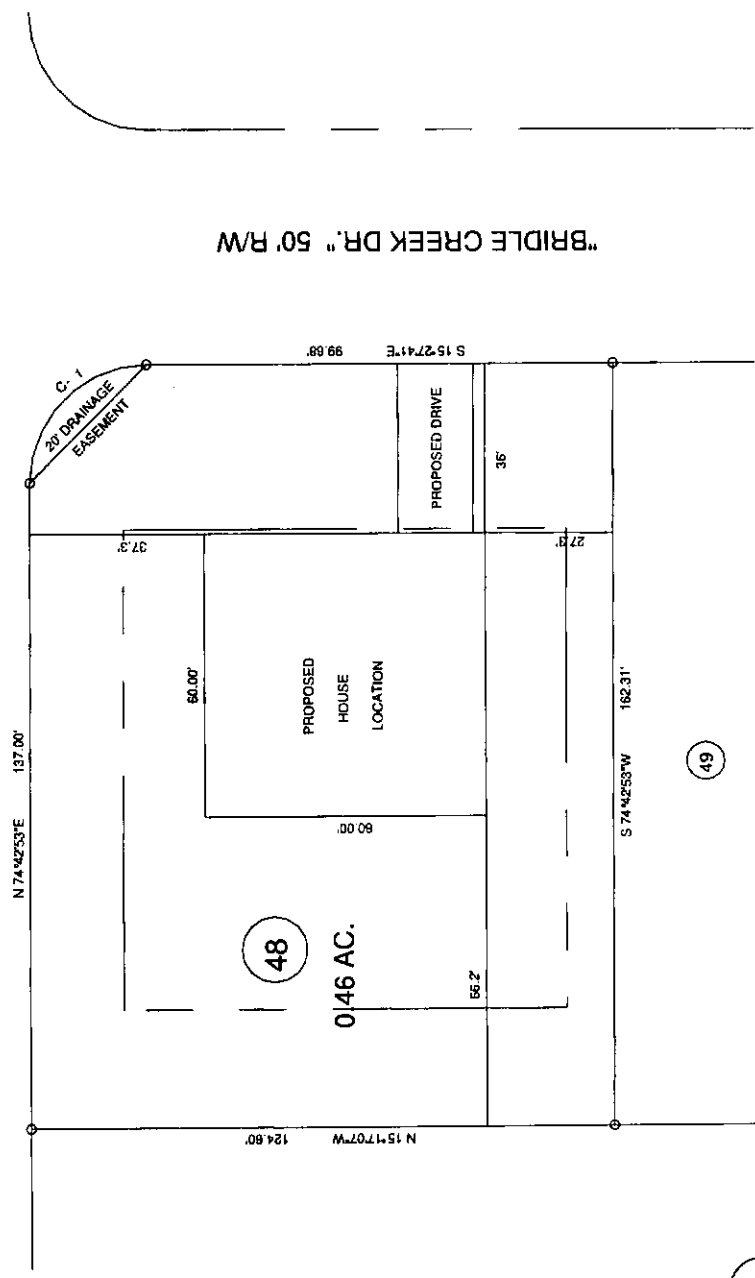
4-23-14  
Date

It is the owner/applicant's 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"

CURVE RADIUS LENGTH CHORD CH BEARING  
 C-1 25.00 39.19' 35.30' S 60°22'51"E

"KENTUCKY DERBY LANE" 60' R/W



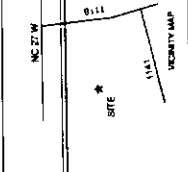
"BRIDLE CREEK DR." 50' R/W

MAP NO. 2013-303

MAP REFERENCE: MAP NO. 2013-303

SITE PLAN APPROVAL  
 DISTRICT BARCEL USE SFD  
 #BEDROCK'S  
 4-24-14  
 ZONING ADMINISTRATOR

MINIMUM BUILDING SET BACKS  
 FRONT YARD — 25'  
 REAR YARD — 25'  
 SIDE YARD — 10'  
 CORNER LOT SIDE YARD — 20'  
 MAXIMUM HEIGHT — 35'



PROPOSED PLOT PLAN - LOT - 48  
 TROTTER'S RIDGE SFD PHASE 2-B

TOWNSHIP BARBEQUE COUNTY HARNETT  
 STATE: NORTH CAROLINA DATE: APRIL 08 2014  
 ZONE RA-20R WATERBURY DISTRICT TAX PFC 0.00

BENNETT SURVEYS F-1304  
 1682 CLARK RD. LILLINGTON, NC 27546  
 (910) 893-0952

20' 0 40' SURVEYED BY:  
 SCALE: 1" = 40' DRAWN BY: RVB  
 CHECKED & CLOSURE BY: 14105

FIELD BOOK  
 DRAWING NO.  
 14105



**LOT PURCHASE AGREEMENT**

THIS LOT PURCHASE AGREEMENT ("Agreement") is made and entered into this 7<sup>th</sup> day of December, 2010 by and between Harnett Developers, LLC, a North Carolina Limited Liability Company ("Seller") and Wym Construction, Inc., a North Carolina corporation ("Purchaser").

**RECITALS**

Trotter's Ridge (formerly Wood Acres), (the "Subdivision") located on Doc's Road in Harnett County, North Carolina as shown on Exhibit "A" (Preliminary plat) attached hereto. Preliminary plat proposes approximately 111 lots on parcel recorded in Plat Book 2005, Page 843, Deed Book 2524 at Page 136.

**STATEMENT OF PURPOSE and AGREEMENT**

Seller desires to sell and Purchaser desires to purchase from Seller all 111 lots in all phases of Trotter's Ridge Subdivision, along with Signature Home Builders and Hugg's Builders, will be the exclusive builder team in Trotter's Ridge Subdivision subject to the terms and conditions hereinafter set forth.

Wym shall close on the purchase of 15 lots within 30 days after final recording of Phase 1 and 1A, of which 1 lot out of these 15 will be subordinated by Seller for the purpose of a model home.

Seller shall keep 1 lot subordinated throughout the entire 111 lots for the purpose of a model home.

Wym shall close on the purchase of an additional lot within 14 days of a closed sale of a Wym spec home in Trotter's Ridge subdivision.

Wym along with the aforementioned builder team shall close on all 45 lots in Phase 1 and 1A within 15 months of the initial lot closing and on all remaining lots in Trotter's Ridge within 48 months of the initial lot closing.

Purchaser and Seller acknowledge that all 111 lots are under contract by Wym Construction, however, Wym assigns the rights to Signature Home Builders Inc. and Hugg's Builders to purchase lots for the purpose of building homes for sale in Trotter's Ridge Subdivision through their respective building companies.

Purchaser and Seller further acknowledge that as long as all terms and conditions of this contract are met then the above mentioned builders will remain as the sole purchasers of lots and exclusive builders in Trotter's Ridge Subdivision.

1. PURCHASE PRICE: The purchase price of each of the lots shall be \$ 200,000

2. SELLER'S IMPROVEMENTS: Seller warrants that the Subdivision will be developed and the improvements constructed according to subdivision improvement plans submitted to and approved by Harney County. Seller warrants that the Lots will be part of a subdivision plan flooding on paved public streets. Seller further warrants that underground electrical, telephone, and county water will be available to serve the Lots. Seller further warrants that all lots are suitable for a 3-bedroom conventional septic system. If a Lot fails to secure a 3-bedroom conventional septic system permit from Harney County (including conventional pump systems), Purchaser shall trade the Lot for another available Lot of the same price. Seller is responsible for all easements and fees associated with developing the Lots into building lots and any outstanding special easements. Seller shall cause all private improvements to be accepted by the Homeowners Association, if any; and if there are public improvements, Seller shall cause all public improvements to be dedicated and accepted to the appropriate public entity.

3. LOT STAKING. The initial staking of the Lot corners has been completed (which staking may or may not be the final one for staking). Purchaser shall be responsible for all re-staking of a Lot following closing or following any commencement of any construction activities (which includes delivery of materials) on a lot prior to closing.

4. TITLE. At the time of Closing of any Lot purchased under this Agreement, marketable title shall be conveyed by General Warranty Deed and shall be free, clear, and unencumbered except as and subject to the following:

- a. Taxes due and a lien on the lots but not yet due and payable.
- b. Easements and restrictions of record which do not prevent use of the lots for residential purposes and which are reasonably acceptable to Purchaser.
- c. Protective covenants as established by Seller provided such do not prevent the use of the Lots for residential purposes.

5. DEFAULT: If Purchaser defaults on any obligation under this Agreement, Seller may terminate the Agreement as null and void and sell to other buyers. If Seller defaults on any obligation under this Agreement, then Buyer shall have such rights and remedies as may be afforded to it by law, including but not limited to, the right of specific performance. Both Seller and Purchaser must give the other party written notice ten (10) days in advance of exercising any remedy by default, in which ten (10) day period the defaulting party shall be entitled to cure such default.

6. MISCELLANEOUS:

a. This is of the essence of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

\_\_\_\_\_ Date: 12/17/10  
 \_\_\_\_\_ Title: *Buyer*  
 \_\_\_\_\_ By: *[Signature]*  
 \_\_\_\_\_ HomeLife Insurance, LLC  
 SELLER

\_\_\_\_\_ Date: 12/17/10  
 \_\_\_\_\_ Title: *Buyer*  
 \_\_\_\_\_ By: *[Signature]*  
 \_\_\_\_\_ Wynn Construction, Inc.  
 PURCHASER

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

The terms, conditions, and covenants contained in this Agreement shall survive the Closings and delivery of deeds. If the deeds and this Agreement are inconsistent, the provisions of this Agreement shall control.  
 Any notices to be given under this Agreement shall be in writing and may be faxed, personally delivered or sent by regular mail to the addresses set forth above, or at such other addresses as the parties may specify by written notice to each other. All notices shall be deemed given when received or mailed as provided in this Paragraph.  
 This agreement contains the entire understanding between the parties and may be amended only by written agreement signed by both Seller and Purchaser.  
 The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provisions, all of which shall be valid and enforceable to the fullest extent permitted by law.  
 The waiver of any party of a breach of any provision of this Agreement shall not be considered a waiver of any other breach of such provision or any other provision of this Agreement.  
 The parties acknowledge that no realtor or broker represented the interest of either party, and that no commissions are due to anyone as a result of the purchase and sale of the Lot.  
 At all times, the parties will operate in good faith in carrying out the terms of this Agreement.  
 Seller warrants to the Purchaser that Seller has the full power and authority to enter into this Agreement and carry out its provisions.  
 This Agreement shall be binding upon and inure to the benefit of the Seller and the Buyer and their respective successors and assigns. This Agreement may be assigned by Buyer with the prior written consent of Seller which shall not be unreasonably withheld.

Entry Number: 121658

Filed by: wynnhomes

Payment Amount: \$25.00

Filing Date: 04/10/2014

Designated Lien Agent

Investors Title Insurance Company

Online: [www.liensnc.com](http://www.liensnc.com)

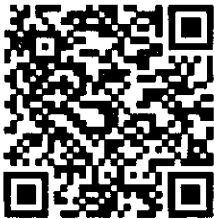
Address: 19 W Hargett St, Suite 507 / Raleigh, NC 27601

Email: [support@liensnc.com](mailto:support@liensnc.com)

Fax: (919) 489-5231

Technical

Support Hotline: (888) 690-7384



### Owner Information

wynn construction inc

2550 capitol dr, suite 105

creedmoor

United States

[nancy@wynnconstruct.com](mailto:nancy@wynnconstruct.com)

### Project Property

troters ridge subdivision lot 48

18 bridle court

illington

Property Type:

1-2 Family Dwelling

Date First Furnished:

NC

27546



33488

Application for Residential Building and Trade Permit

Date: 4-23-14

Phone: 919-603-7965

Site Address: 18 Bridge Creek Dr. Left on Docs Rd. Right on Kentucky Derby Lane

Directions to job site from Lillington: 27 W to Docs Rd. Left on Docs Rd. Right on Kentucky Derby Lane

Subdivision: Trotters Ridge Lot: 48

Description of Proposed Work: New Construction # of Bedrooms: 4

Heated SF: 3129 Unheated SF: 1011 Insured Bonus Room?  Cream Space:  Sub:

Building Contractor's Company Name: ~~Wynn Construction, Inc~~ Telephone: 919-603-7965

Address: 46295 Email Address: ~~edwards@wynnconstruction.com~~

Description of Work: New Construction Service Size: 200 Amps T-Pole:  No  Yes

Electrical Contractor's Company Name: E.A. Jackson Telephone: 919-780-1251

Address: 9261 Raleigh Road Beavon, NC 2704

Description of Work: New Construction Licensed:  License # 21144

Mechanical Contractor's Company Name: Lettified Heat & Air Telephone: 910-858-0000

Address: 779 Sunset Lake Rd Lumber Bridge, NC 28357

Description of Work: New Construction # Baths: 4

Plumbing Contractor's Company Name: Thornton's Plumbing Telephone: 919-661-0999

Address: 3160A Oak Rd Clayton NC License # 22152

Insulation Contractor's Company Name & Address: Tatum Insulation Telephone: 919-661-0999

NOTE: General Contractor must fill out and sign the second page of this application.

Each section below to be filled out by someone performing work. If not the owner of contract. Contractor, address, company name & phone must match.

Harnett County Central Permitting PO Box 66 Lillington, NC 27546 910-653-7525 Fax 910-653-2753 www.harnett.org/permits

**Homeowners Applying to Build Their Own Home**  
 Please answer the following questions then see a Permit Technician to determine if you qualify for permit under Owners Exemption  
 Questionnaire per G.S. 87-14 Regulations as to issue of Building Permits (Memo available upon request)

1. Do you own the land on which this building will be constructed?  
 Yes  No
2. Have you hired or intend to hire an individual to superintend and manage construction of the project?  
 Yes  No
3. Do you intend to directly control & supervise construction activities?  
 Yes  No
4. Do you intend to schedule, contract, or directly pay for all phases of construction work to be done?  
 Yes  No
5. Do you intend to personally occupy the building for at least 12 consecutive months following completion of construction and do you understand that if you do not do so, it creates the presumption under law that you fraudulently secured the permit?  
 Yes  No

I hereby certify that I have the authority to make necessary application, that the application is correct and that the construction will conform to the regulations in the Building, Electrical, Plumbing and Mechanical codes, and the Hamlet County Zoning Ordinance. I state the information on the above application is correct as known to me and that any changes occur including lead contractors, site plan, number of bedrooms, building and trade plans, Environmental Health permit changes or proposed use changes, I certify it is my responsibility to notify the Hamlet County Central Permitting Department or any and all changes.

**EXPIRED PERMIT FEES** - 6 Months to 2 years permit re-issue fee is \$150.00. After 2 years re-issue fee is as per current schedule.

The undersigned applicant being the:  
 General Contractor \_\_\_\_\_ Owner \_\_\_\_\_ Officer/Agent of the Contractor or Owner \_\_\_\_\_  
 Do hereby confirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:  
 Has three (3) or more employees and has obtained workers' compensation insurance to cover them.  
 Has one (1) or more subcontractors and has obtained workers' compensation insurance to cover them.  
 Has one (1) or more subcontractor(s) who has their own policy of workers' compensation insurance covering themselves.  
 Has no more than two (2) employees and no subcontractors.

**Affidavit for Worker's Compensation N.C.G.S. 87-14**  
 The undersigned applicant being the:  
 General Contractor \_\_\_\_\_ Owner \_\_\_\_\_ Officer/Agent of the Contractor or Owner \_\_\_\_\_  
 Do hereby confirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:  
 Has three (3) or more employees and has obtained workers' compensation insurance to cover them.  
 Has one (1) or more subcontractors and has obtained workers' compensation insurance to cover them.  
 Has one (1) or more subcontractor(s) who has their own policy of workers' compensation insurance covering themselves.  
 Has no more than two (2) employees and no subcontractors.

While working on the project for which this permit is sought it is understood that the Central Permitting Department issuing the permit may require certificates of coverage of worker's compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Company or Name: W. J. Clark Construction, Inc.  
 Sign w/ Title: \_\_\_\_\_  
 Date: 4-23-14

Plan Box # B7

Date 4.24.14

Job Name Wynn

App # 1450033488

Valuation \$235203

Heated SQ Feet 3129

Garage 491

3620

Inspections for SFD/SFA

Crawl       

Slab       

Mono   ✓  

Basement       

Footing	Footing	Plum Under Slab	Footing
Foundation	Foundation	Ele. Under Slab	Foundation
Address	Address	Address	Waterproofing
Open Floor	Slab	Mono Slab	Plum Under slab
Rough In	Rough In	Rough In	Address
Insulation	Insulation	Insulation	Slab
Final	Final	Final	Open Floor
			Rough In
			Insulation
			Final

Foundation Survey   ✓  

Envir. Health new

Other       

Additions / Other

Footing       

Foundation       

Slab       

Mono       

Open Floor       

Rough In       

Insulation       

Final

HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

Bldg Insp scheduled before 2pm available next business day.

-----

Application Number . . . . .	14-50033488	Date	6/10/14
Property Address . . . . .	18 BRIDLE CREEK DR		
PARCEL NUMBER . . . . .	03-0507- - -0200- -73-		
Application type description	CP NEW RESIDENTIAL (SFD)		
Subdivision Name . . . . .	TROTTER'S RIDGE PH2B 23LOTS		
Property Zoning . . . . .	RES/AGRI DIST - RA-20R		

Owner

-----

WYNN CONSTRUCTION #48  
 2550 CAPITOL DR  
 SUITE 105  
 CREEDMOOR NC 27522  
 (919) 603-7965

Contractor

-----

WYNN CONSTRUCTION, INC.  
 1696 HAYES RD  
 CREEDMOOR NC 27522  
 (919) 528-1347

--- Structure Information 000 000 60X60 4 BR ATT GARAGE, PATION MONO

Flood Zone . . . . .	FLOOD ZONE X	
Other struct info . . . . .	# BEDROOMS	4.00
	PROPOSED USE	SFD
	SEPTIC - EXISTING?	NEW
	WATER SUPPLY	COUNTY

-----

Permit . . . . . BLDG, MECH, ELEC, PLB, INSU PERMIT

Additional desc . . .

Phone Access Code . . . 1039262

Issue Date . . . . . 6/10/14

Expiration Date . . . 6/10/15

Valuation . . . . . 0

-----  
Special Notes and Comments

T/S: 04/24/2014 11:56 AM DJOHNSON --  
TROTTERS RIDGE PHS 2 LOT 48

18 BRIDLE CREEK

XX

PERMIT INCLUDES BLDG, ELEC, MECH, PLUMB  
INSULATION AND LAND USE.

XX

Work must conform and comply with the  
STATE BUILDING CODE and all other State  
and local laws, ordinances & regulations

-----

\_\_\_\_\_

\_\_\_\_\_

HARNETT COUNTY CENTRAL PERMITTING

P.O. BOX 65

LILLINGTON, NC 27546

For Inspections Call: (910) 893-7525 Fax: (910) 893-2793

Bldg Insp scheduled before 2pm available next business day.

Application Number . . . . .	14-50033488	Page	2
Property Address . . . . .	18 BRIDLE CREEK DR	Date	6/10/14
PARCEL NUMBER . . . . .	03-0507- - -0200- -73-		
Application description . . . .	CP NEW RESIDENTIAL (SFD)		
Subdivision Name . . . . .	TROTTER'S RIDGE PH2B 23LOTS		
Property Zoning . . . . .	RES/AGRI DIST - RA-20R		
Permit . . . . .	BLDG, MECH, ELEC, PLB, INSU PERMIT		
Additional desc . . . . .			
Phone Access Code . . . . .	1039262		

Required Inspections

Seq	Phone Insp#	Insp Code	Description	Initials	Date
10-30	814	A814	ADDRESS CONFIRMATION	_____	___/___/___
10-999	309	P309	R*PLUMB UNDER SLAB	_____	___/___/___
20-999	114	B114	R*BLDG MONO SLAB/TEMP SVC POLE	_____	___/___/___
20	104	B104	R*FOUND & SETBACK VERIF SURVEY	_____	___/___/___
30-50	129	I129	R*INSULATION INSPECTION	_____	___/___/___
30-60	425	R425	FOUR TRADE ROUGH IN	_____	___/___/___
30-60	125	R125	ONE TRADE ROUGH IN	_____	___/___/___
30-60	325	R325	THREE TRADE ROUGH IN	_____	___/___/___
30-60	225	R225	TWO TRADE ROUGH IN	_____	___/___/___
40-60	429	R429	FOUR TRADE FINAL	_____	___/___/___
40-60	131	R131	ONE TRADE FINAL	_____	___/___/___
40-60	329	R329	THREE TRADE FINAL	_____	___/___/___
40-60	229	R229	TWO TRADE FINAL	_____	___/___/___
999		H824	ENVIR. OPERATIONS PERMIT	_____	___/___/___

33488

MAP NO. 2013-303

MAP REFERENCE: MAP NO. 2015-303

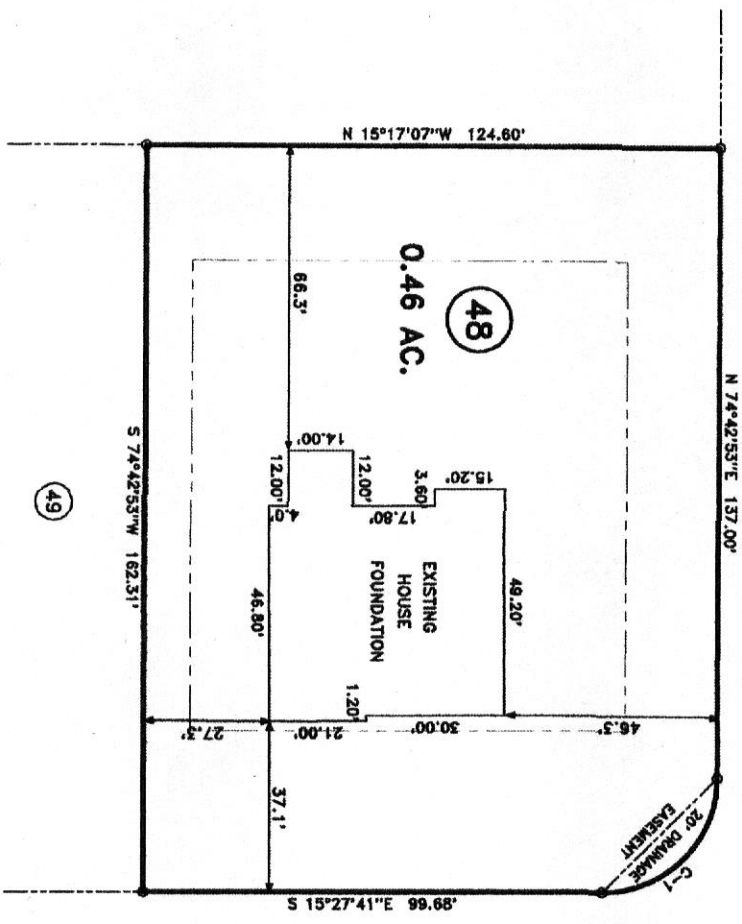


*M.R. Bennett*  
MICHAEL R. BENNETT  
L-1814

NORTH CAROLINA, HARRITT COUNTY  
I, Michael R. Bennett, do certify that this plot was drawn under my supervision and description recorded in Book SEE, Page SEE, etc; that the boundaries not surveyed or clearly indicated as drawn from information found in Book SEE, Page SEE, that the ratio of precision as indicated is 1:10000. Witness my original signature, registration number and seal this 2nd day of July, A.D. 2014.

MINIMUM BUILDING SET BACKS  
FRONT YARD \_\_\_\_\_ 30'  
REAR YARD \_\_\_\_\_ 20'  
SIDE YARD \_\_\_\_\_ 10'  
CORNER LOT SIDE YARD \_\_\_\_\_ 20'  
MAXIMUM HEIGHT \_\_\_\_\_ 35'

"KENTUCKY DERBY LANE" 60' R/W



"BRIDLE CREEK DR." 50' R/W

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	25.00'	39.19'	35.30'	S 60°22'51"E



SURVEY FOR:	
EXISTING FOUNDATION SURVEY - LOT - 48	
TROTTER'S RIDGE S/D, PHASE - 2-B	
TOWNSHIP	BARBECUE
COUNTY	HARRITT
STATE: NORTH CAROLINA	DATE: JULY 02, 2014
ZONE: RA-208	WATERSHED DISTRICT: PH 8
TAX PARCEL ID#:	

BENNETT SURVEYS		F-1304
1662 CLARK RD., LILLINGTON, N.C. 27346		
(910) 985-9252		
SCALE: 1" = 40'	SURVEYED BY: RVB	FIELD BOOK
CHECKED & CLOSED BY: MMB	DRAWN BY: RVB	FILE
		DRAWING NO
		14215