

Initial Application Date: 7-1-14

Application # 1450034071

CU# _____

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: WAVERLY DEVELOPMENT CORP Mailing Address: PO BOX 747
City: FUQUAY VARINA State: NC Zip: 27526 Contact No: _____ Email: _____

APPLICANT*: Russell Hart Mailing Address: 19 Parsons Walk
City: Raynham State: MA Zip: 02767 Contact No: 978-821-8511 Email: rhhomes@comcast.net
*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Russell Hart Phone # 978-821-8511

PROPERTY LOCATION: Subdivision: Sherman Pines Lot #: 01 Lot Size: 1.52 AC
State Road # 35 State Road Name: Sherman Pines Dr. Map Book & Page 2006/373
Parcel: 080655 0118 02 PIN: 0655-43-5444.000
Zoning: RA-30 Flood Zone: X Watershed: W Deed Book & Page OTD/ Power Company*: _____

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

PROPOSED USE:

- SFD: (Size 68 x 40) # Bedrooms: 4 # Baths: 3 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: 1-SFD Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks:

Front	Minimum	<u>35</u>	Actual	<u>36.6</u>
Rear		<u>25</u>		<u>137.3</u>
Closest Side		<u>10</u>		<u>50.6</u>
Sidestreet/corner lot				
Nearest Building on same lot				

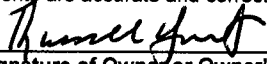
Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: _____

(1) Head northwest on US-401 N/W Cornelius Harnett Blvd toward McKinney Pkwy. Continue to follow US-401 N for 9.4 miles.

(2) Turn left onto Sherman Pines Dr ... destination will be on the left.

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.



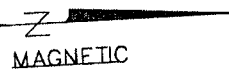
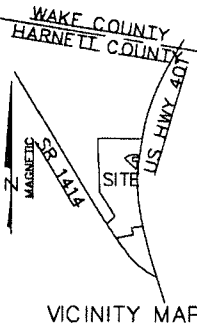
Signature of Owner or Owner's Agent

07-01-14
Date

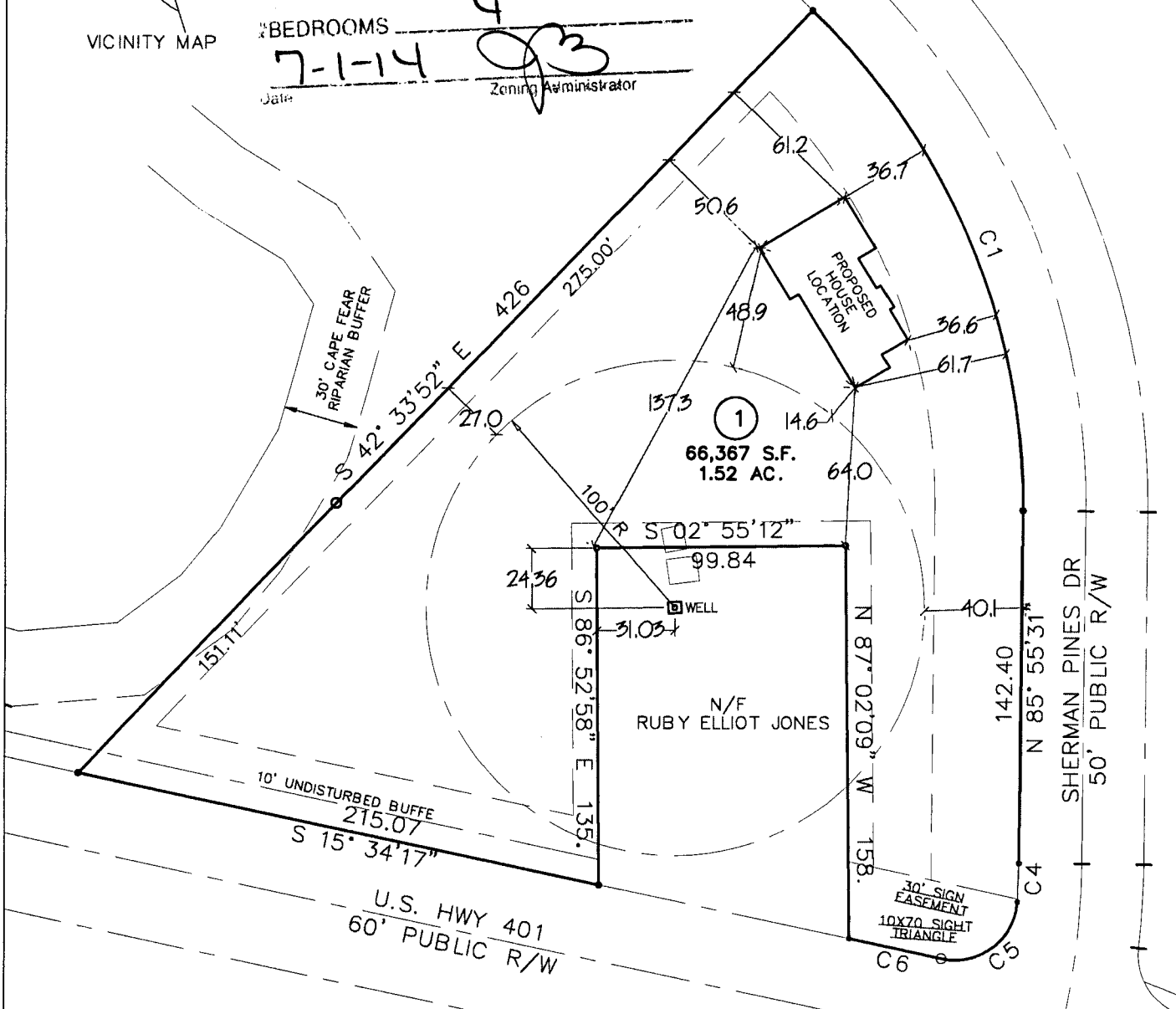
It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or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

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

PROPOSED PLOT PLAN FOR
 R.H. HOMES
 LOT 1, SHERMAN PINES
 PLAT BOOK 2006, PAGE 373
 35 SHERMAN PINES DRIVE
 HECTORS CREEK TWP., HARNETT CO., N.C.



SITE PLAN APPROVAL
 DISTRICT BA30 USE SFD
 #BEDROOMS 4
7-1-14
 Date
[Signature]
 Zoning Administrator



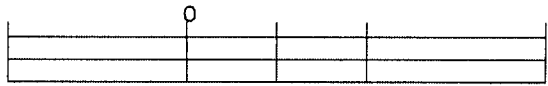
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C4	03° 13' 27"	275.00'	15.47'	N 84° 18' 47" W	15.47'
C5	98° 48' 36"	25.00'	43.11'	N 33° 17' 46" W	37.97'
C6	00° 24' 22"	5298.62'	37.57'	S 15° 54' 21" W	37.57'
C11	46° 38' 21"	275.00'	223.85'	S 70° 45' 19" W	217.72'

PIN NO. 0655-43-5444

THOMPSON and ASSOCIATES, P.A.
 CO. LICENSE NO. C-0343
 1149 EXECUTIVE CIRCLE SUITE D UNIT 2
 CARY, NC 27511
 (919) 465-1566 FAX (919) 465-1585

PRELIMINARY PLAT
 NOT FOR RECORDING, SALES OR CONVEYANCES



DATE 06/12/14	SURVEYED GRW	DRAWN CWR
DWG SHERM.PINES-	JOB NO. 14-071	SCALE 1" = 60'

HAL OWEN & ASSOCIATES, INC.

SOIL & ENVIRONMENTAL SCIENTISTS

P.O. Box 400, Lillington, NC 27546-0400
Phone (910) 893-8743 / Fax (910) 893-3594
www.halowensoil.com

30 April 2014

Mr. David Carroll
PO Box 2236
Lillington, NC 27546

Reference: Preliminary Soil Investigation
Waverly Development Corp Property (1.45 acres); PIN 0655-43-5444.000

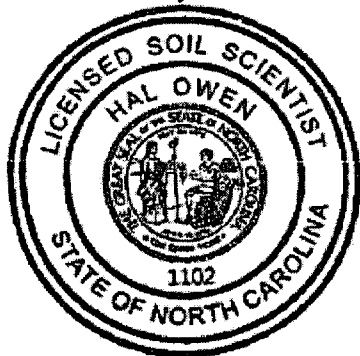
Dear Mr. Carroll,

A site investigation has been conducted for the above referenced property, located on the southern side of Sherman Pines Drive and the western side of US 401 N in Harnett County, North Carolina. The purpose of this investigation was to determine the site's ability to support a subsurface sewage waste disposal system and repair area for your proposed three-bedroom homes. All sewage disposal ratings and determinations were made in accordance with "Laws and Rules for Sewage Treatment and Disposal Systems, 15A NCAC 18A .1900". This report represents my professional opinion as a Licensed Soil Scientist but does not guarantee or represent permit approval for any lot by the local Health Department. An improvement permit for all residences will need to be obtained from the Health Department that specifies the proposed home size and location, and the design and location of the septic system to be installed.

This property is composed of a mixture of soils that range from provisionally suitable to unsuitable for subsurface sewage waste disposal (see attached map). The soils shown as provisionally suitable soils were observed to be friable to firm sandy clay loams to greater than 30 inches and appear adequate to support long term acceptance rates of 0.4 to 0.5 gal/day/sqft. You should expect that 80 - 100 feet of conventional drainline would be required for the initial system per bedroom in the home. The soils on this lot appear adequate to support the initial septic system and a repair system for your proposed three-bedroom home. Based on our discussions at the site and the location proposed for the home, it appears that you will be able to utilize a gravity driven conventional type septic system for both the initial system and the repair system, while maintaining all regulatory setback requirements.

The unsuitable soil area is so rated due to excessive soil wetness and poor landscape position. The ability to utilize alternative systems or make modifications to this area to allow for septic systems is minimal.

I appreciate the opportunity to provide this service and trust that you will feel free to call on me again in the future. If you have any questions or need additional information, please contact me at your convenience.

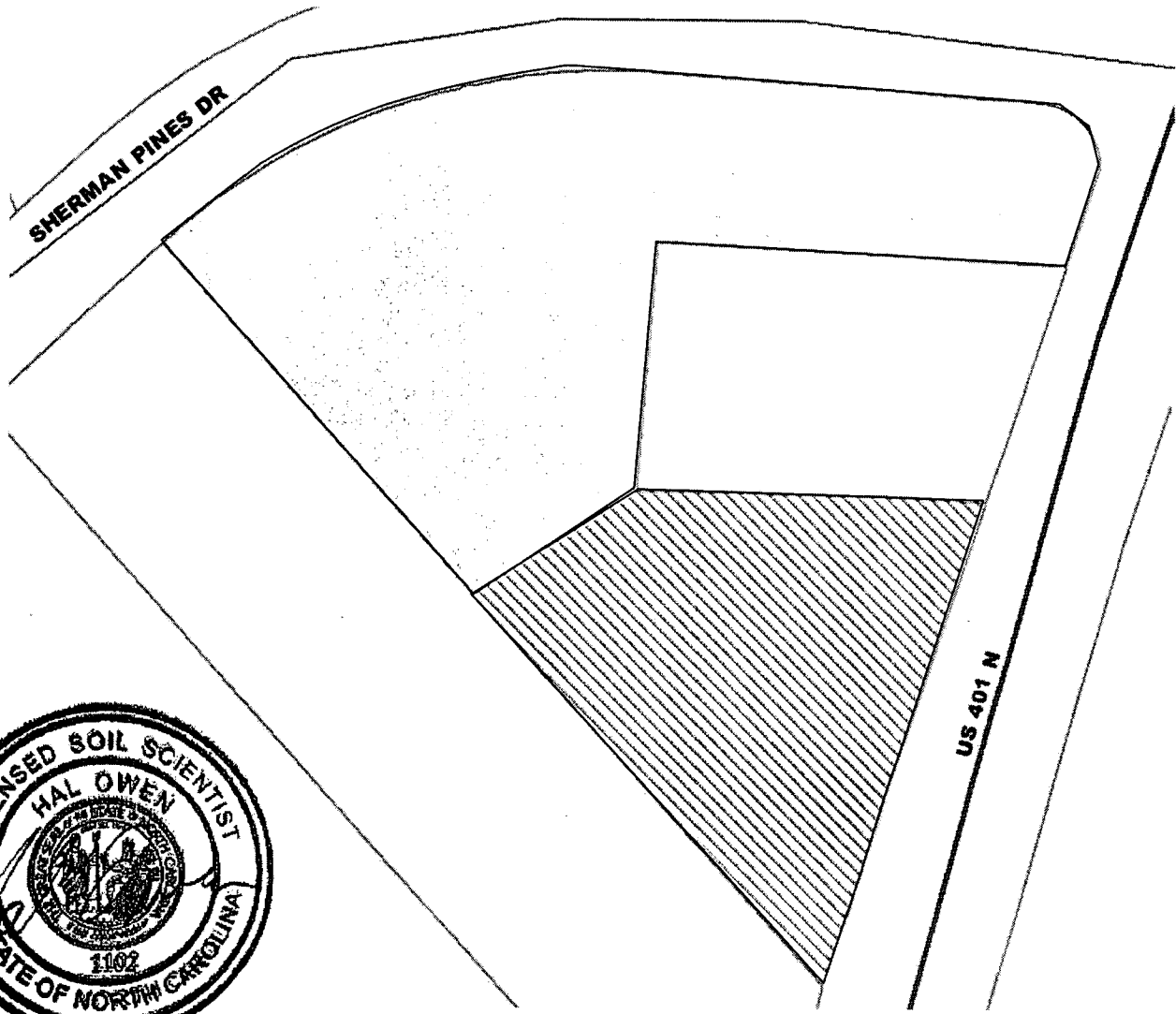


Sincerely,



A handwritten signature in black ink that reads "Hal Owen". The signature is written in a cursive, flowing style.

Hal Owen
Licensed Soil Scientist

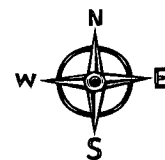

Preliminary Soil Investigation
Waverly Development Corp Property (1.45 acres); PIN 0655-43-5444.000
28 April 2014



Soil Map Legend

	Provisionally Suitable Soils
	Unsuitable Soils

Scale 1 inch = 100 feet



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": Waverly Development Corp

(b) "Buyer": Russell R. Hart

(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: 35 Sherman Pines Drive

City: Fuquay-Varina Zip: 27526

County: Wake, 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 1, Block/Section _____, Subdivision/Condominium Sherman Pines

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

The PIN/PID or other identification number of the Property is: 0655-43-5444.000

Other description: Lot 1 Sherman Pines

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

(d) "Purchase Price":

\$ 21,750.00

\$ 250.00

\$ _____

\$ _____

\$ _____

\$ _____

\$ 21,500.00

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 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 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 RH Seller initials JA

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: 6/2/2014
DocuSigned by:
Buyer Russell Hart (SEAL)
Russell R. Hart

Date: 6/3/2014
DocuSigned by:
Seller John Alkins (SEAL)
Waverly Development Corp

Date: _____
Buyer _____ (SEAL)

Date: _____
Seller _____ (SEAL)

Date: _____
Buyer _____ (SEAL)

Date: _____
Seller _____ (SEAL)