

Initial Application Date: 9/19/17

Application # 1750042297
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: Martin Baker Inv. Mailing Address: _____

City: _____ State: _____ Zip: _____ Contact No: _____ Email: _____

APPLICANT: WJH, LLC Mailing Address: 3300 Battleground AVE Ste 230

City: Carrlesboro State: NC Zip: 27410 Contact No: 919-995-5654 Email: Trabit@WadeTurner.com
*Please fill out applicant information if different than landowner WOMES.com

CONTACT NAME APPLYING IN OFFICE: Tara Rabitz Phone # 919-995-5654

PROPERTY LOCATION: Subdivision: Cottleston Lot #: 16 Lot Size: 0.58

State Road # 39 State Road Name: Modlin Ct. Map Book & Page: 2001/412

Parcel: 0058900220 PIN: 0589-88-2456

Zoning: RA40 Flood Zone: N Watershed: IV Deed Book & Page: 1944 / 0915 Power Company*: SOUTH PLAINS EMC

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

PROPOSED USE:

SFD: (Size 30 x 43) # Bedrooms: 4 # Baths: 2.5 Basement(w/wo bath): _____ Garage: 1 Deck: N Crawl Space: _____ Slab: _____ Monolithic Slab: X
(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: X 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) X 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 (X) no

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

Structures (existing or proposed): Single family dwellings: 1 Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks:

Front Minimum 35 Actual 36
Rear 25 100.7
Closest Side 10 52.7
Sidestreet/corner lot 20 _____
Nearest Building on same lot _____

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take NC Hwy 2105 Take
Left onto S. main st Then Turn R onto E Front St.

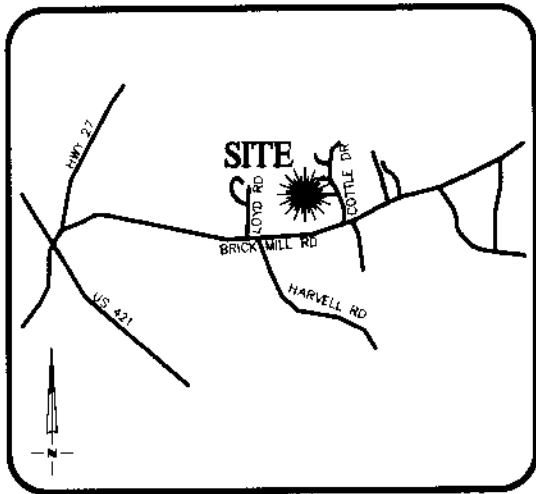
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

Taukabit
Signature of Owner or Owner's Agent

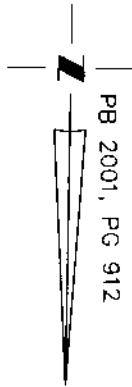
9/11/17
Date

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



VICINITY MAP
Not To Scale



APPROVAL FOR STAKING:
THIS PLOT PLAN AS PREPARED BY RESIDENTIAL LAND SERVICES, IS CORRECT AND IS HEREBY APPROVED FOR STAKING ON THE DATE SHOWN BELOW.

WADE JOURNEY HOMES REPRESENTATIVE _____ DATE _____

NOTE:
ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDERING. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS. PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL.

CUSTOMER _____ DATE _____

CUSTOMER _____ DATE _____

WADE JOURNEY REPRESENTATIVE _____ DATE _____

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	1,290 S.F.
DECK/PATIO/HVAC	18 S.F.
DRIVEWAY & WALKS	626 S.F.
TOTAL (PROPOSED)=	1,934 S.F.
LOT AREA =	25,234 S.F.
% IMPERVIOUS AREA	=7.7%

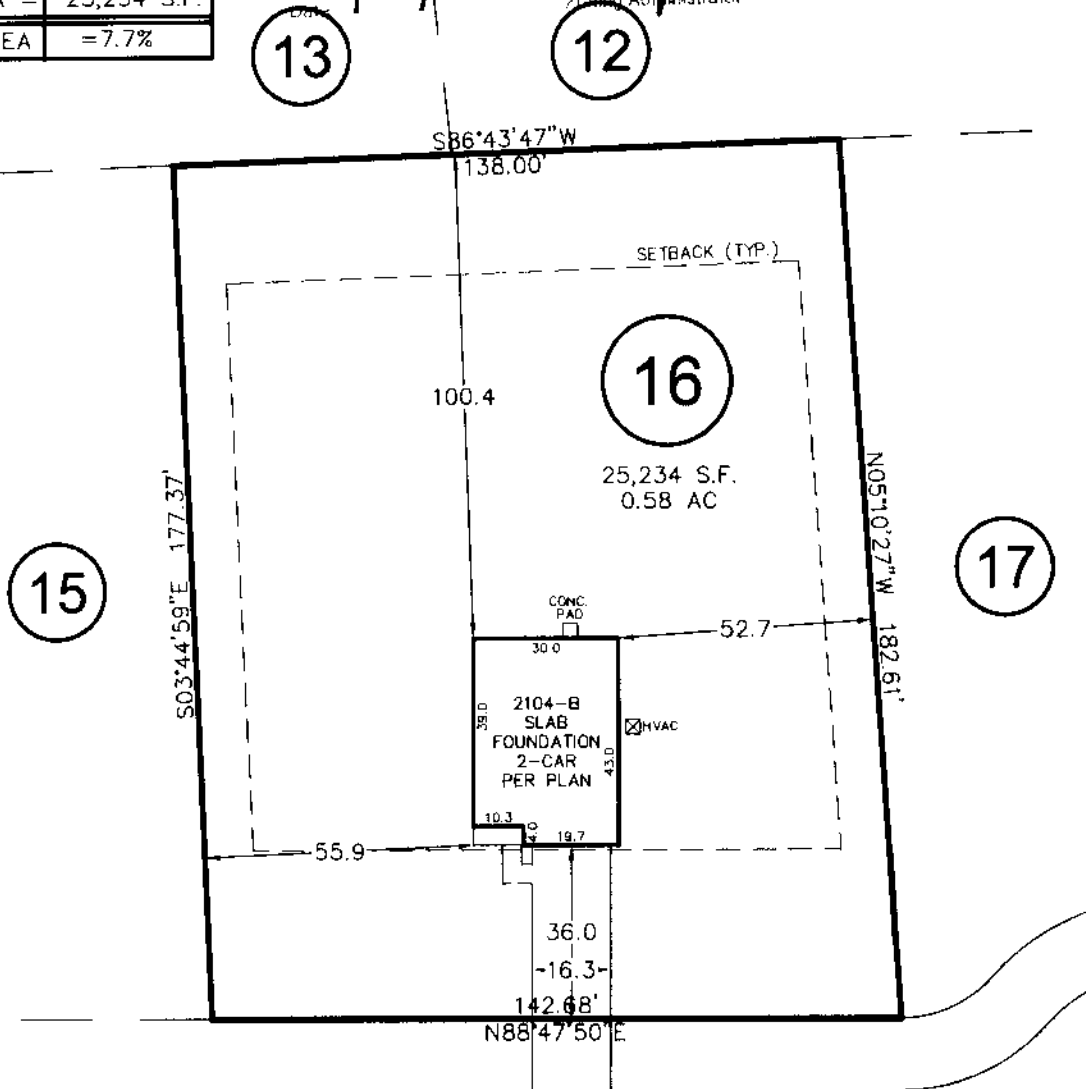
SITE PLAN APPROVAL

DISTRICT: RAYD USE SFD

#BEDROOMS: 4

9/19/17 ops
City Administrator

SETBACKS:
FRONT - 35'
REAR - 25'
SIDE - 10'
CORNER SIDE - 20'



MODLIN COURT

NAME: Wade Jurney

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 8 00**
 - **All property irons must be made visible.** Place "pink p roperty 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 **over outlet end** as diagram indicates, and lift lid straight up (if possible) and then close back down. (Unless inspection is for a septic tank in a mobile home park)
 - 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.

Taralabib
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9/13/17
DATE

AGREEMENT TO PURCHASE AND SELL LOT(S) OR VACANT LAND

THIS AGREEMENT TO PURCHASE AND SELL LOT(S) OR VACANT LAND (the "Agreement") is made this 5th day of June, 2017, by and between WJH LLC, a Delaware limited liability company (hereinafter, "WJH"), and Mastin Baker Investments, LLC (hereinafter, the "Seller").

WITNESSETH:

WHEREAS, Seller is the owner of certain real property commonly known as Cottlestone Estates, and more particularly described on Exhibit "A", which is attached hereto and incorporated by reference (the "Property", or each individual lot being referred to as a "Lot");

WHEREAS, WJH is engaged in the business of building and selling residential real properties in the southeastern United States, among other places, and acquires vacant lots or land from time to time in furtherance of that business; and

WHEREAS, WJH desires to purchase the Property from Seller, and Seller desires to sell the Property to WJH.

NOW THEREFORE, in and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby acknowledge, agree and covenant as follows:

1. **DEFINITIONS.** The following defined terms shall have the meanings set forth below:

- a. "Seller": Mastin Baker Investments, LLC
- b. "Purchaser" or "WJH": WJH LLC, a Delaware limited liability company, and/or any of its successors or assigns;
- c. "Purchase Price": (\$224,000)
- d. "Earnest Money": (\$4,000), to be deposited in accordance Section 4, below.
- e. "Escrow Agent": Black, Slaughter, & Black, PA
3623 N. Elm Street, Suite 200
Greensboro, NC 27455
- f. "Effective Date": The date on which this Agreement is executed by the latter to sign of Purchaser or Seller, as indicated on the


Seller 

WJH 

EXHIBIT "A"

Lot #	Address	Street	City	State	Zip
2	45	Cottle Lake Dr	Coats	NC	27521
7	71	Gillis Ct	Coats	NC	27521
13	50	Gillis Ct	Coats	NC	27521
16	39	Modlin Ct	Coats	NC	27521
21	40	Modlin Ct	Coats	NC	27521
30	78	Vic McLoud Ct	Coats	NC	27521
35	385	Cottle Lake Dr	Coats	NC	27521
41	366	Cottle Lake Dr	Coats	NC	27521

Seller 

WJH 

CONFIRMATION OF AGENCY RELATIONSHIP, APPOINTMENT & COMPENSATION
NOTE: When working with an Unrepresented Seller (For Sale By Owner) you should use Form 150. See Guidelines (Standard Form 220G) on proper use of this form.

TO LISTING AGENT: Lucrecia Jackson

FIRM NAME: Ann Gurkin Realty, Inc

FAX#: _____ Email: lucreciajackson@yahoo.com

FROM SELLING AGENT: Jeremy Carroll

FIRM NAME: Treeline Properties & Realty

FAX#: _____ Email: jcarrollstiprealty.com

Thank you for checking with your seller and permitting me to show your listing as a buyer agent subagent of seller.

PROPERTY DESCRIPTION: Cottleston Estates (Lots listed on Exhibit A) - Coats, NC 27521

NAME OF BUYER: WJH LLC

APPOINTMENT DATE: _____ TIME: _____

FEE ARRANGEMENT:
(a) You hereby confirm that your offer of compensation to my firm regarding any sale of the Property to Buyer shall be as follows: 3.5% of purchase price

I understand that my firm's entitlement to the compensation set forth above will be determined by my performance as the procuring cause of any sale of the Property to Buyer. Your signature on this document does not constitute an acknowledgment that I am the procuring cause of any such sale.

(b) If I have received or am to receive any other fee(s) in connection with the sale of the Property, I hereby confirm that such fee(s) are as follows: _____

Please sign below and fax or email this Confirmation back to me at your earliest convenience. Please call me at my office: _____ or at: _____ if there are any further instructions or communications prior to the showing. Thank you for your cooperation.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Lucrecia Jackson
Listing Agent Lucrecia Jackson

6-1-17
Date

Jeremy Carroll
Selling Agent Jeremy Carroll

May 31, 2017
Date

Buyer agent Subagent of Seller

ACKNOWLEDGEMENT BY BUYER AND/OR SELLER (Optional—see Guidelines)

Seller hereby acknowledges receipt of a copy of this form and consents to the fee arrangements set forth herein.

Buyer hereby acknowledges receipt of a copy of this form and consents to the fee arrangements set forth herein.

Seller: _____
Date: 6-1-17

Buyer: _____
Date: _____

Seller: _____
Date: _____

Buyer: _____
Date: _____

Entity Seller: Martin Baker Investments LLC
(Name of LLC/Corporation/Partnership/Trust/etc.)

Entity Buyer: _____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 714332

Filed on: 09/01/2017

Initially filed by: wjh2013

Designated Lien Agent

Investors Title Insurance Company

Online: www.lientnc.com

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

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@lientnc.com

Project Property

CSF 16
39 Modlin Ct
Coats, NC 27521
Harnett County

Property Type

1-2 Family Dwelling

Print & Post



Contractors:

Please post this notice on the Job Site.

Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

Owner Information

WJH, LLC
3300 Battleground Ave Suite 230
Greensboro, NC 27410
United States
Email: trabit@wadejourneyhomes.com
Phone: 919-995-5654

View Comments (0)

Technical Support Hotline: (888) 690-7384