

Initial Application Date: 12-23-02 *New*

*Joe*

Application: 03-50000137

Central Permitting

COUNTY OF HARNETT LAND USE APPLICATION

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Chris and April Chambers  
City: Fayetteville State: NC Mailing Address: 4534 Ramsey St.  
Zip: 28311 Phone #: (910) 488-2272

APPLICANT: Homestead Land & Timber Company  
City: Fort Mill State: SC Mailing Address: 104 Stone Village Drive  
Zip: 29708 Phone #: (803) 396-3946

PROPERTY LOCATION: SR #: 1125 SR Name: Lemuel Black Rd. (Senter Lane)  
Parcel: 01-0535-01-0100-07 PIN: 0516-02-2459  
Zoning: RA20B Subdivision: Senter Hills sect #1 Lot #: 738 Lot Size: 2.00 AC  
Flood Plain: X Panel: 155 Watershed: NA Deed Book/Page: 1160/996 Plat Book/Page: OTP

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: South Hwy 210 to SR 2064 take right  
then take right on SR 1125 "Lemuel Black Rd" go 3 miles property on  
left "Senter Hills"

PROPOSED USE:  
 Sg. Family Dwelling (Size 50 x 50) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) na Garage yes Deck na  
 Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
 Manufactured Home (Size \_\_\_\_\_ x \_\_\_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_  
Comments: \_\_\_\_\_  
Number of persons per household 2

Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_  
Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_  
Home Occupation (Size \_\_\_\_\_ x \_\_\_\_\_) # Rooms \_\_\_\_\_ Use Revised Luf (Cfu)  
Accessory Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_  
Addition to Existing Building (Size \_\_\_\_\_ x \_\_\_\_\_) Use \_\_\_\_\_  
Other \_\_\_\_\_

Water Supply:  County  Well (No. dwellings \_\_\_\_\_)  Other \_\_\_\_\_  
Sewage Supply:  New Septic Tank  Existing Septic Tank  County Sewer  Other \_\_\_\_\_  
Erosion & Sedimentation Control Plan Required? YES  NO   
Structures on this tract of land: Single family dwellings 1 proposed SFD Manufactured homes \_\_\_\_\_ Other (specify) \_\_\_\_\_  
Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES  NO

Required Property Line Setbacks:

	Minimum	Actual		Minimum	Actual
Front	<u>35</u>	<u>50</u>	Rear	<u>25</u>	<u>200</u>
Side	<u>10</u>	<u>40</u>	Corner	<u>20</u>	<u>105</u>
Nearest Building	<u>10</u>	<u>---</u>			

*Called on 1-6-03*

Permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I do hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

[Signature]  
Signature of Applicant

12-23-02  
Date

\*\*This application expires 6 months from the date issued if no permits have been issued\*\*

947 12/30 S

# SITE/SOIL EVALUATION FOR ON-SITE WASTEWATER

FACTORS		PROFILES												
		1	2	3	4	5	6	7	8	9	10			
LANDSCAPE POSITION	.1940													
SLOPE (%)	.1940													
HORIZON 1 DEPTH														
TEXTURE GROUP	.1941(A)(1)													
CONSISTENCE	.1941													
STRUCTURE	.1941(A)(2)													
MINERALOGY	.1941(A)(3)													
HORIZON 2 DEPTH														
TEXTURE GROUP	.1941(A)(1)													
CONSISTENCE	.1941													
STRUCTURE	.1941(A)(2)													
MINERALOGY	.1941(A)(3)													
HORIZON 3 DEPTH														
TEXTURE GROUP	.1941(A)(1)													
CONSISTENCE	.1941													
STRUCTURE	.1941(A)(2)													
MINERALOGY	.1941(A)(3)													
HORIZON 4 DEPTH														
TEXTURE GROUP	.1941(A)(1)													
CONSISTENCE	.1941													
STRUCTURE	.1941(A)(2)													
MINERALOGY	.1941(A)(3)													
SOIL WETNESS	.1942													
RESTRICTIVE HORIZON	.1944													
SAPROLITE	.1943/.1956													
CLASSIFICATION	.1948													
LONG TERM ACCEPTANCE RANGE	.1955													

New Repair Area

7/12/2011 Bon

0-12 LS, G VFR NS NP  
 12-24 SBK DCI F SSSP BS.4

environmental & engineering 2000-334

Pipe or is level as in can't interfere with flow.

MAP 2000-334

64 1.5' 20'

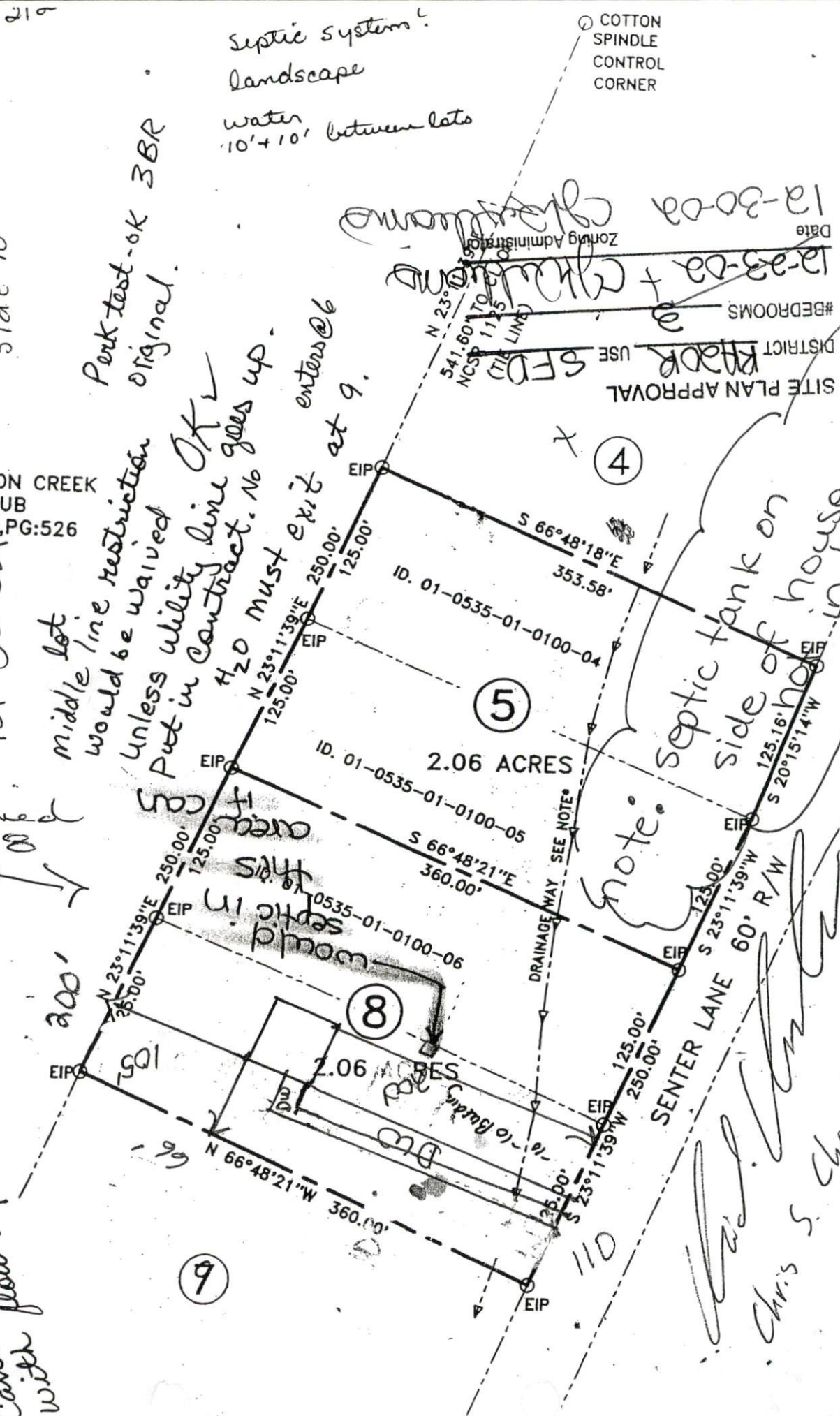
Review 12-30-02

Minimums Front 35' all lots Back 25' side 10'

Perk test - OK 3BR original. Middle lot would be waived unless utility line goes up. H2O must exit at 9.

Septic system? landscape water 10'+10' between lots

COTTON SPINDLE CONTROL CORNER



403-396-3971

THEI

# IMPROVEMENT PERMIT

Be it ordained by the Harnett County Board of Health as follows: Section III, Item B. "No Person shall begin construction of any building at which a septic tank system is to be used for disposal of sewage without first obtaining a written permit from the Harnett County Health Department."

Name: (owner) Homesite Land & Timber Tim Smith  New Installation  Septic Tank  
Property Location: SR# 1125 General Black Pt  Repairs  Nitrification Line

Subdivision Senter Hills Sec. 1 Lot # 7

Tax ID # \_\_\_\_\_ Quadrant # \_\_\_\_\_

Number of Bedrooms Proposed: 3 Lot Size: 1.03 AC

Basement with Plumbing:  Garage:   
Water Supply:  Well  Public  Community  
Distance From Well: 500 ft.

Following is the minimum specifications for sewage disposal system on above captioned property. Subject to final approval.

Type of system:  Conventional  Other Pump to Conventional

Size of tank: Septic Tank: 1000 gallons Pump Tank: 1000 gallons

Subsurface Drainage Field No. of ditches 3 exact length of each ditch 100 ft. width of ditches 3 ft. depth of ditches 18 1/4 in.

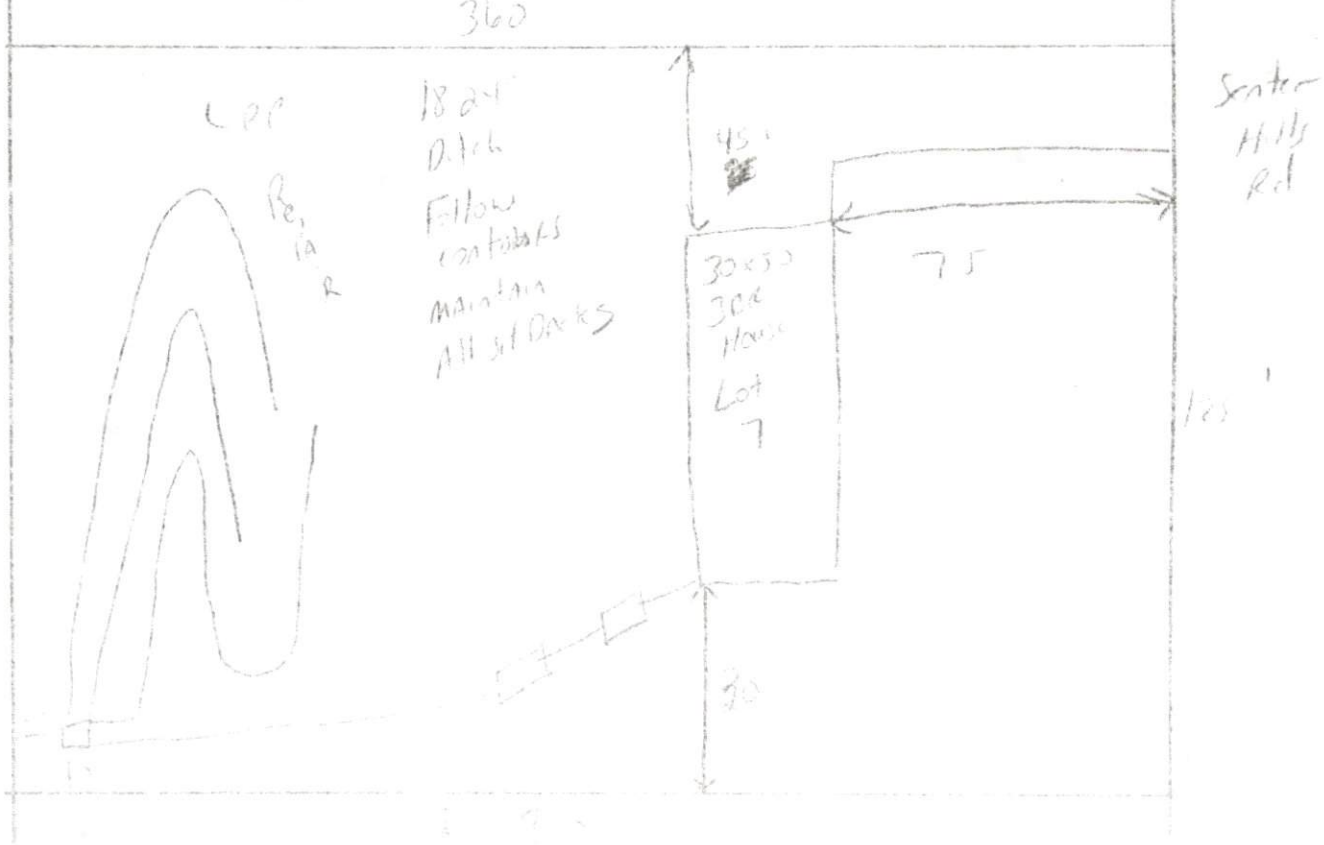
French Drain Required: \_\_\_\_\_ Linear feet

Date: 10-20-96

This permit is subject to revocation if site plans or intended use change.

Signed: J. W. ARI  
Environmental Health Specialist

**VOID AFTER 5 YEARS**



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Be it ordained by the Harnett County Board of Health as follows: Section III, Item B. "No Person shall begin construction of any building at which a septic tank system is to be used for disposal of sewage without first obtaining a written permit from the Harnett County Health Department."

Name: (owner) Homestead Land & Timber Tim Smith  New Installation  Septic Tank  
Property Location: SR# 1125  Repairs  Nitrification Line

Subdivision Senter Hills Sec. 1 Lot # 8

Tax ID # \_\_\_\_\_ Quadrant # \_\_\_\_\_

Number of Bedrooms Proposed: 3 Lot Size: 1.03 ac

Basement with Plumbing:  Garage:   
Water Supply:  Well  Public  Community  
Distance From Well: 50 min ft.

Following is the minimum specifications for sewage disposal system on above captioned property. Subject to final approval.

Type of system:  Conventional  Other Pump to Conventional

Size of tank: Septic Tank: 1000 gallons Pump Tank: 1000 gallons

Subsurface Drainage Field No. of ditches 4 exact length of each ditch 100 ft. width of ditches 3 ft. depth of ditches 18-24 in.

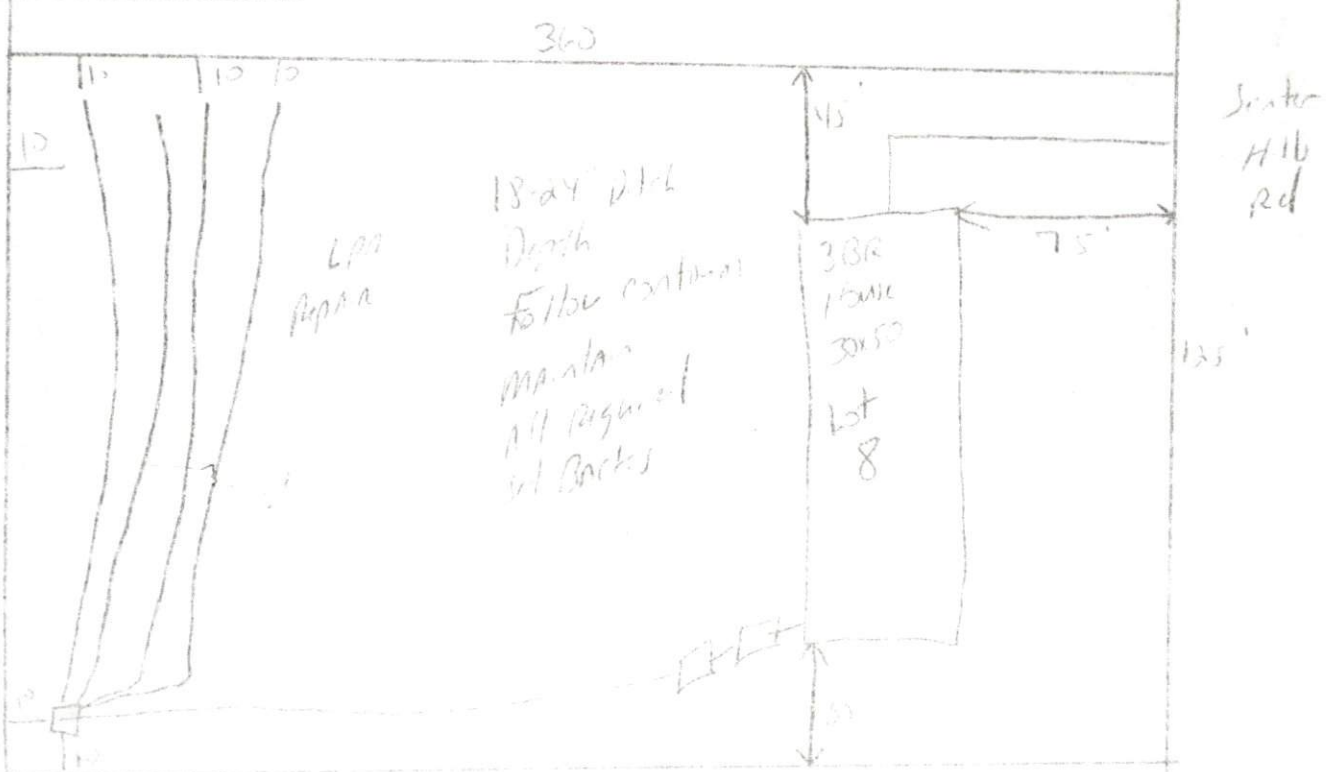
French Drain Required: \_\_\_\_\_ Linear feet

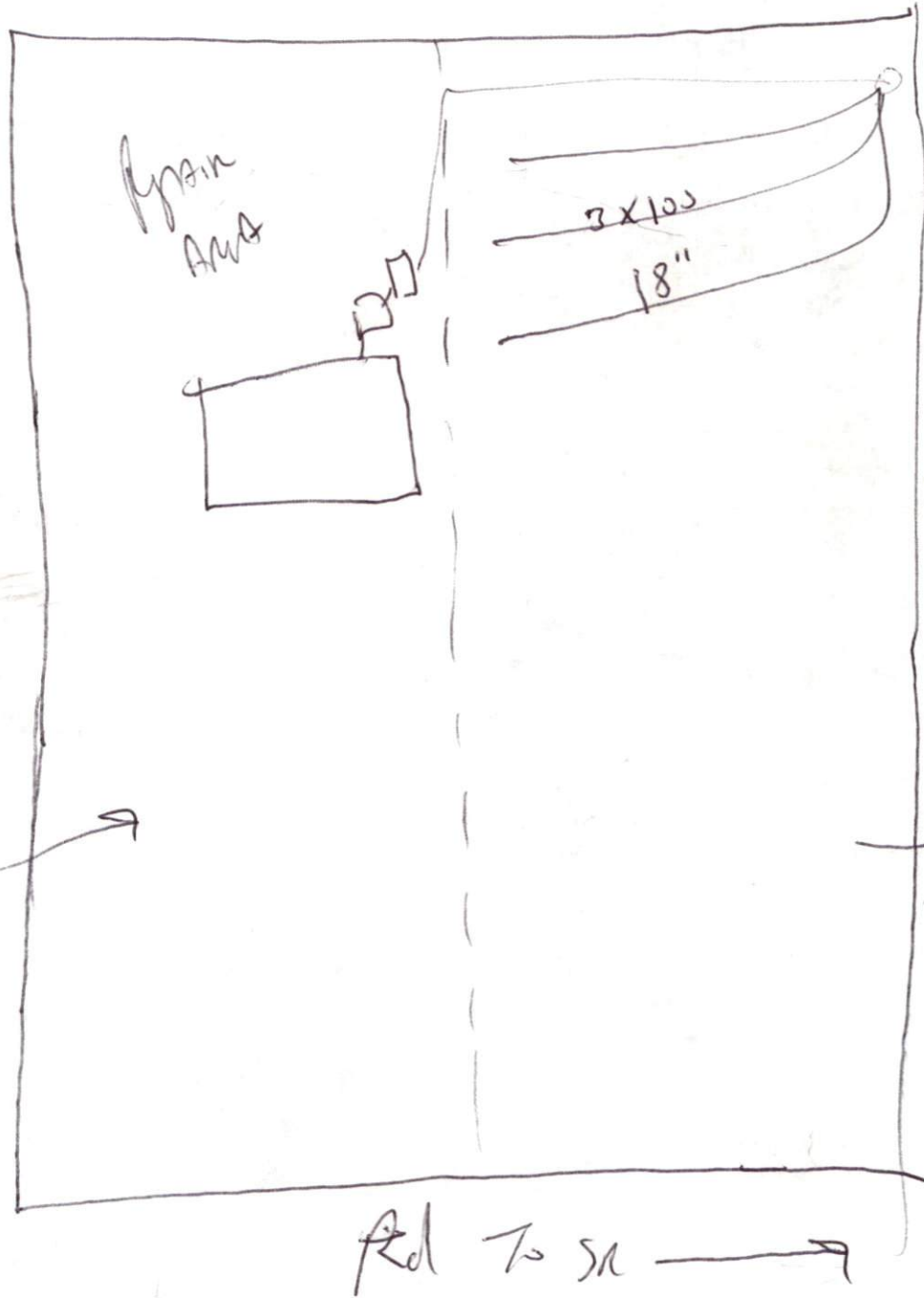
Date: 10-20-96

This permit is subject to revocation if site plans or intended use change.

Signed: Jon W. [Signature]  
Environmental Health Specialist

**VOID AFTER 5 YEARS**





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Application # 23-50000137

COUNTY OF HARNETT LAND USE APPLICATION

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

12-30-02  
Fax: (910) 893-2793

Central Permitting

*Revised*  
*(CJP)*

LANDOWNER: Chris and April Chambers  
City: Fayetteville State: NC Zip: 28311  
Mailing Address: 4534 Ramsey st. Phone #: (910) 488-2272

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then take right on SR 1125 "Lemuel Black Rd" go 3 miles property on  
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PROPOSED USE:

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 Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_  
 Manufactured Home (Size \_\_\_ x \_\_\_) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_

Comments: \_\_\_\_\_  
 Number of persons per household 2  
 Business Sq. Ft. Retail Space \_\_\_\_\_  
 Industry Sq. Ft. \_\_\_\_\_  
 Home Occupation (Size \_\_\_ x \_\_\_) # Rooms \_\_\_\_\_ Type \_\_\_\_\_  
 Accessory Building (Size \_\_\_ x \_\_\_) Use \_\_\_\_\_ Type \_\_\_\_\_  
 Addition to Existing Building (Size \_\_\_ x \_\_\_) Use \_\_\_\_\_  
 Other \_\_\_\_\_

*Revised by (CJP)*  
*12-30-02*

Water Supply:  County  Well (No. dwellings \_\_\_\_\_)  Other \_\_\_\_\_  
Sewage Supply:  New Septic Tank  Existing Septic Tank  County Sewer  Other \_\_\_\_\_

Erosion & Sedimentation Control Plan Required? YES  NO   
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Side	<u>10</u>	<u>40</u>	<u>66</u>	<u>20</u>		
Nearest Building	<u>10</u>	<u>—</u>	<u>—</u>	<u>—</u>		

Permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

[Signature]  
Signature of Applicant

12-23-02  
Date

9/17/12/30  
S

\*\*This application expires 6 months from the date issued if no permits have been issued\*\*





212

ic system?  
landscape  
water  
10'+10' between lots

COTTON  
SF E  
CL...L  
CORNER

MINIMUMS  
Front 35'  
Back 25'  
side 10'  
all lots

Perk test - OK 3BR  
original.

SITE PLAN APPROVAL  
DISTRICT USE  
#BEDROOMS  
Date  
12-23-02 + [unclear]  
Zoning Administration

403-396-3971

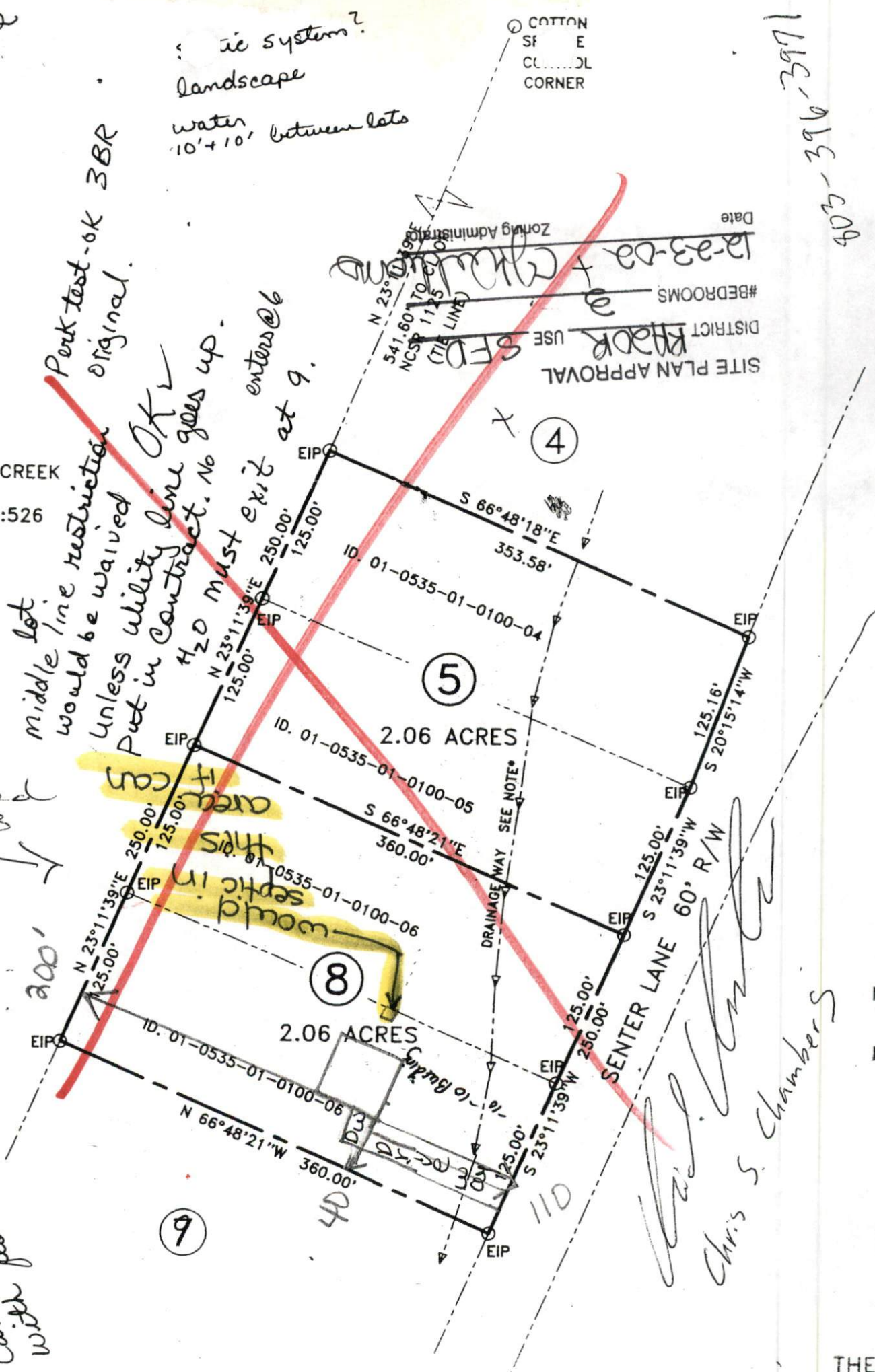
ANDERSON CREEK  
GOLF CLUB  
DB:1388,PG:526

Middle lot  
would be waived  
unless utility line goes up.  
Put in Contract. No goes up.  
H2O must exit enters @ 6  
at 9.

Combined  
lot 7E, 8

would in this area  
this area  
500 ft

environmental & engineering - 334  
MAP 2000-334  
Pipe or is  
beaul-Tenper  
Cant interper  
with flow.



Chris S. Chambers

THIS OFFER TO PURCHASE AND CONTRACT is made this 18 day of December, 19 2002 by and between:

Christopher S. Chambers and April Barnes Chambers ("Buyer");

Address: 4534 Ramsey St., Fayetteville, NC, 28311;

Telephone number: \_\_\_\_\_; and HOMESTEAD LAND & TIMBER COMPANY, a North Carolina corporation with offices located in Charlotte, North Carolina ("Seller").

1. Buyer agrees to purchase and Seller agrees to sell and convey all of that tract or parcel of land described as follows: Tract 8; Section 1 of SENTER HILLS, as shown on a map thereof recorded in Map Book 2000, Page 334, Harnett County Public Registry.

2. The Purchase Price is which shall be paid as follows: \$ 9,900<sup>00</sup>

a. deposit herewith to be held in escrow by \_\_\_\_\_: \$ 500<sup>00</sup>

b. remainder of downpayment due by \_\_\_\_\_: \$ \_\_\_\_\_

c. balance of purchase price to be paid at closing: \$ 9,400<sup>00</sup>

3. If checked here \_\_\_\_\_, subject to the approval of Buyer's credit, Seller agrees to finance the balance of the purchase price set out in paragraph 2.c. above upon the following terms:

a. Does Buyer elect to make loan payments by way of automatic drafts to Buyer's checking account?    No    Yes; if YES, please execute attached PAC form and affix a voided check from the proper account.

b. APR \_\_\_\_\_ % c. Number of monthly payments: \_\_\_\_\_ d. Monthly payment amount \$ \_\_\_\_\_

4. Closing shall be held on or before 1-15, 2003; the precise date, time and place of closing shall be communicated to Buyer by Seller. Real property taxes for the calendar year in which closing occurs shall be prorated as of the date of closing. Seller shall pay the cost of deed preparation and deed stamps. Buyer shall pay all other closing costs, including a mortgagee title insurance policy, courier fees and other loan closing costs. If not otherwise required by the lender, Buyer agrees to obtain and pay for a policy of title insurance or an attorney's option of title setting forth the status of title to the Tract and listing all exceptions to such title.

5. Seller shall deliver to Buyer at closing a recordable general warranty deed conveying marketable title to the tract, subject only to easements, reservations and restrictions of record, including the Declaration of Restrictive Covenants for the subdivision, a copy of which has been furnished to Buyer and applicable governmental regulations and restrictions. In the event such title shall not prove to be marketable, and Seller shall not perfect the same within a reasonable time, Buyer's deposit(s) shall be returned and this agreement shall terminate. If paragraph 3 above is checked, Buyer agrees to sign a Note, Mortgage (including Deed of Trust and Security Deed) and other loan documents requested by Seller. The Note shall contain no pre-payment fees or penalties and shall be assignable by Seller.

6. In the event Buyer shall fail to pay the balance of the purchase price or complete this purchase as herein provided, the amounts paid hereon shall be retained by Seller as liquidated and agreed damages.

7. Water and Sewer service to this tract will be provided by means of private well and septic tank. Buyer will be responsible for providing these facilities.

8. Buyer understands that Seller is a principal, acting through its officers and employees, and not a broker.

9. If the tract is not suitable for the installation of a septic tank system, this contract shall terminate and Buyer shall recover all deposits made hereunder. Seller makes no warranty or representation regarding the suitability of the tract for any particular type of septic system, of the suitability of any particular location on the tract for a septic system, or as to any other matter relating to the property's suitability for a septic system.

10. Other:

BUYER (OR BUYER'S SPOUSE) AND EACH BUYER, IF MORE THAN ONE, ACKNOWLEDGES THAT HE HAS MADE A PERSONAL ON SITE INSPECTION BEFORE SIGNING THIS CONTRACT. BUYER FURTHER ACKNOWLEDGES THAT HE HAS NOT RECEIVED OR RELIED UPON ANY STATEMENTS OR REPRESENTATIONS BY ANY OF SELLER'S EMPLOYEES OR OFFICERS WHICH ARE NOT EXPRESSED HEREIN. THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT OF THE PARTIES AND THERE ARE NO REPRESENTATIONS, INDUCEMENTS OR OTHER PROVISIONS OTHER THAN THOSE EXPRESSED AND CONTAINED HEREIN. SELLER EXPRESSLY EXCLUDES AND DISCLAIMS ANY AND ALL WARRANTIES OR REPRESENTATIONS REGARDING THIS TRACT, EITHER EXPRESSED OR IMPLIED, NOT CONTAINED HEREIN. ALL CHANGES, ADDITIONS, OR DELETIONS TO THIS CONTRACT MUST BE IN WRITING AND SIGNED BY ALL PARTIES.

YOU HAVE THE RIGHT TO REVOKE THIS CONTRACT UNTIL MIDNIGHT OF THE SEVENTH (7TH) CALENDAR DAY FOLLOWING THE DATE YOU SIGNED THIS CONTRACT. NOTICE OF SUCH REVOCATION MUST BE DELIVERED OR COMMUNICATED TO SELLER.

**SIGN HERE**

**DISCLOSURE TO BUYER  
FROM SELLER'S AGENT OR SUBAGENT**

*Note: This form must be used by real estate agents working with buyers as agents or subagents of the seller.  
[N.C. Real Estate Commission Rule 21 NCAC 58A .0113(e), eff. 7/1/95].*

Firm Name: Homestead Land & Timber Agent Name: Treva McCain

**AGENCY DISCLOSURE**

When showing you property and assisting you in the purchase of a property, the above-referenced agent and firm will be representing the interests of the SELLER. As such, the firm and its agents must work to obtain for the seller the best price and terms possible. The firm and its agents must also furnish the seller any information obtained from you or any other source which is material to the transaction or which might influence the seller's decision to sell. Therefore, as a buyer, you should not give the seller's agent any information that you do not want the seller to know.

**ACKNOWLEDGEMENT**

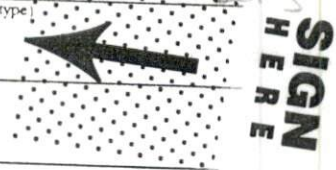
(DO NOT SIGN THIS FORM UNTIL YOU HAVE READ BOTH SIDES.)

By signing below, I acknowledge that I have received a completed copy of this form.

Christopher S. Chambers  
Buyer's Name (Print or type)



Treva S. Chambers  
Buyer's Name (Print or type)



\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**INSTRUCTIONS TO AGENTS**

1. Review the "Description of Agent Duties and Relationships" on the reverse side of this form with the buyer(s) at the time of your first substantial contact with the buyer(s).
2. Explain the type(s) of agency (seller agency, buyer agency, dual agency) your firm offers.
3. Enter your name and the firm name at the top of this form and review the Agency Disclosure with the buyer(s).
4. Have the buyer(s) complete the ACKNOWLEDGEMENT above.
5. Give the buyer(s) a copy of this form, and retain the signed original for your files.

*NOTE: If your firm will act as a buyer's agent, do not use this form. Enter into a buyer agency agreement with the buyer.*

(over)

## LOT INFORMATION SHEET

This offering statement contains information regarding the Senter Hills Subdivision and the tracts being offered for sale by the Developer, Homestead Land & Timber Company.

- DEVELOPER:** Homestead Land & Timber Company  
3400 International Airport Drive, Ste 800  
Charlotte, North Carolina 28208
- SUBDIVISION:** Senter Hills is located in Harnett County, North Carolina.
- LIENS:** There are no liens.
- RESERVATIONS:** Each tract in this subdivision is subject to an easement for the installation and maintenance of utilities. This easement is 20 feet along each right of way and 10 feet along all other property lines and any other easements as shown on the recorded plat and any subsequent revisions.
- TAXES:** The 1998 tax rate in Harnett County is 0.80 per \$100.00 of valuation. At present, the tract taxes are estimated to be \$116.00 per year based on a lot value at \$14,500.00.
- ASSESSMENTS:** There are currently no assessments charged other than taxes and utilities which are discussed elsewhere in this statement; however, provision is made in the Restrictive Covenants to charge an assessment to pay for the cost of maintaining common areas, which will include the entrance landscaping, lighting, pond, dam, and driveway to pond.
- RESTRICTIONS:** A copy of the Restrictive Covenants is attached.
- UTILITY COST ESTIMATES:**
- Water:** There is county water serviced by Harnett County as of February, 1998. There is a \$50.00 meter fee, \$10.00 application fee and a \$10.00 deposit as of February, 1998. The \$300.00 tap fee has been paid by Homestead.
- Sewer:** No public sewer system is available. The Purchaser is responsible for the cost of installing a septic system on each tract. The approximate cost for installing a 1,000 gallon tank septic system with 200 lineal feet of drain field is \$1,000.00. Should a pump to conventional system be required a separate 1000 gallon tank and pump is approximately \$2,900. These cost estimates are as of February, 1998.
- Electricity:** Electricity is supplied by South River Electric Membership Corp, whose local office is located in Dunn, North Carolina. There is a \$125.00 deposit, \$5.00 membership fee with established credit as of February, 1998.
- Gas:** No natural gas is available.
- Telephone:** The telephone company serving this subdivision is Sprint Carolina Telephone Company located in Clinton, North Carolina. There is an \$29.28 hook-up fee and a \$75.00 security deposit as of February, 1998.

I affirm that to the best of my knowledge the above information is accurate and complete.

HOMESTEAD LAND & TIMBER COMPANY

HARNETT COUNTY CASH RECEIPTS

\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: CJWILLIA      Type: CP      Drawer: 1  
Date: 12/23/02 00      Receipt no: 121342

Description	Qty	Amount
2003 50006137		
B4 BP - ENV HEALTH NEW TANK	1	\$150.00

Tender detail		
CK CHECK PAY	2594	\$150.00
Total tendered		\$150.00
Total payment		\$150.00

Trans date: 12/23/02      Time: 13:55:31

\*\* THANK YOU FOR YOUR PAYMENT \*\*