

Initial Application Date: 5-6-03

Application # 03-S-7018

COUNTY OF HARNETT LAND USE APPLICATION

40 Adams Pointe CT

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Keith Bullock Builders Inc Mailing Address: 72 Overlook Ct  
City: Angier State: NC Zip: 27501 Phone #: 919-639-7424

APPLICANT: Keith Bullock Builders, Inc Mailing Address: 72 Overlook Ct.  
City: Angier State: NC Zip: 27501 Phone #: 919-639-7424  
427-4628

PROPERTY LOCATION: SR #: 1439 SR Name: Wed Denning Rd  
Parcel: 04-0663-0008-0913 PIN: 0663-60-6880 9445  
Zoning: RA 30 Subdivision: Adams Point Lot #: 14 Lot Size: .796 ACS  
Flood Plain: X Panel: 0050 Watershed: IV Deed Book/Page: OTP Plat Book/Page: 2001-1160

If located with a Watershed indicate the % of Imperious Surface: \_\_\_\_\_  
DIRECTIONS TO THE PROPERTY FROM LILLINGTON: NC 210N - Left on James Norris Rd. - Left on  
Wed Denning Rd. - 1st Right on Adams Point Ct - Lot on Right.

PROPOSED USE:

- Sg. Family Dwelling (Size 60 x 60) # of Bedrooms 3 # Baths 2 Basement (w/wo bath) \_\_\_\_\_ Garage incl. Deck incl.
- Multi-Family Dwelling No. Units \_\_\_\_\_ No. Bedrooms/Unit \_\_\_\_\_
- Manufactured Home (Size x) # of Bedrooms \_\_\_\_\_ Garage \_\_\_\_\_ Deck \_\_\_\_\_
- Comments: \_\_\_\_\_
- Number of persons per household \_\_\_\_\_
- Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_
- Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_
- Home Occupation (Size x) # Rooms \_\_\_\_\_ Use \_\_\_\_\_
- 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 \_\_\_\_\_ 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>60</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>40</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>/</u>		

If 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 Owner or Owner's Agent

5-6-03  
Date

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

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

311 5/7 N

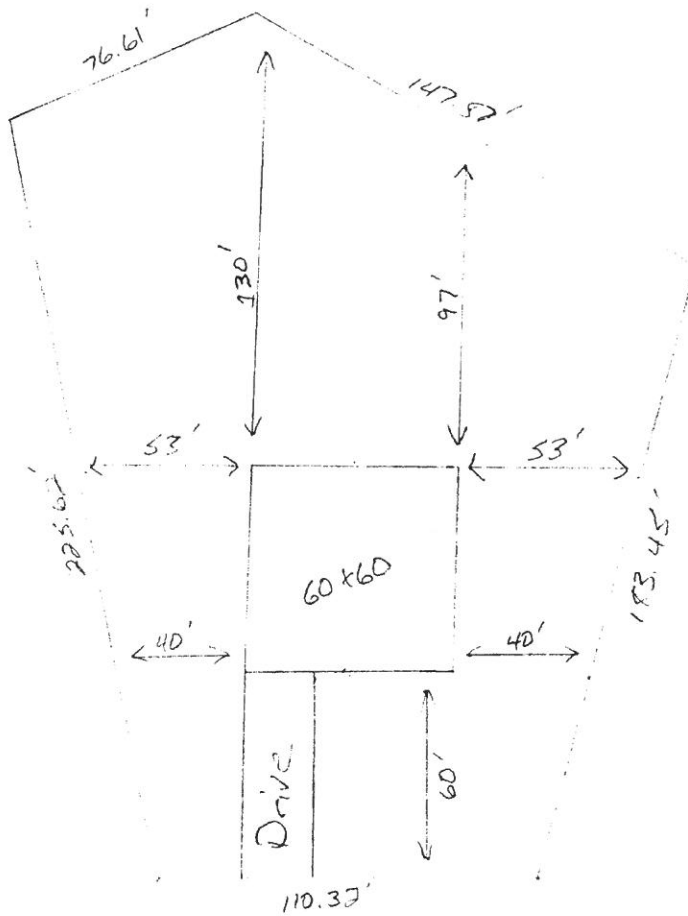
Lot 14 Adams Point Sub. - , 796 ACS.

SITE PLAN APPROVAL

DISTRICT RA30 USE SFD

#BEDROOMS 3

Date 5/6/03 Zoning Administrator [Signature]



Adams Point Ct.

1" = 50'

**CERTIFICATION OF ADDRESS REGULATORY AND JURISDICTION**  
 I, the undersigned, certify that I am duly qualified and authorized to perform the duties of the position of Surveyor and to certify the correctness of the plat of subdivision herein and that I have duly complied with the provisions of the laws of North Carolina relating to the subdivision of land and that I have duly complied with the provisions of the laws of North Carolina relating to the subdivision of land and that I have duly complied with the provisions of the laws of North Carolina relating to the subdivision of land.

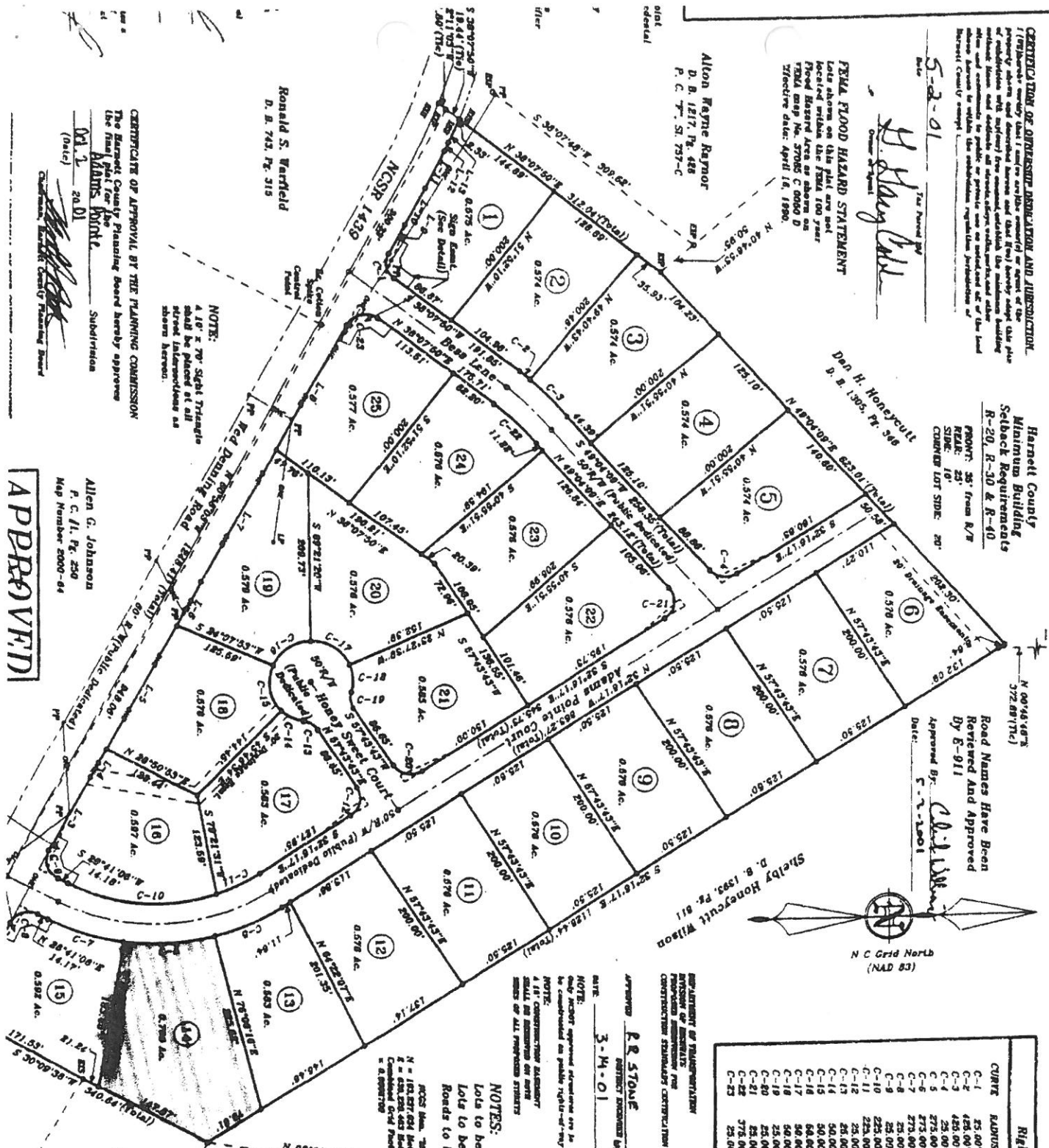
5-2-01  
*H. H. H. H.*  
 Surveyor

**FLOOD HAZARD STATEMENT**  
 Data shown on this plat are based on Flood Hazard Area as shown on FEMA map No. 37005 C 0000 D effective date: April 16, 1990.

Alton Rayne Raynor  
 D. B. 1217, Pg. 488  
 P. C. T., St. 757-C

Harnett County  
 Minimum Building  
 Setback Requirements  
 R-20, R-30 & R-40  
 FRONT: 30' from R/W  
 SIDE: 10'  
 CORNER LOT SIDE: 20'

Revised Names Have Been  
 Returned And Approved  
 By E-911  
 Approved By: *C. L. Stone*  
 Date: 5-1-2001



**Right-of-way Curve Data**

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	33.00'	33.37'	32.46'	S 70°32'44"W
C-2	425.00'	16.23'	16.23'	S 30°13'34"W
C-3	425.00'	16.83'	16.83'	S 44°41'43"W
C-4	225.00'	35.58'	32.50'	S 00°23'05"W
C-5	275.00'	110.32'	109.50'	N 02°04'00"W
C-6	275.00'	93.83'	92.48'	N 18°24'14"W
C-7	275.00'	35.58'	35.58'	S 71°10'38"W
C-8	225.00'	182.07'	177.15'	S 02°30'10"W
C-9	225.00'	57.30'	55.36'	S 77°16'17"W
C-10	225.00'	21.03'	20.41'	N 33°28'01"E
C-11	225.00'	21.03'	20.41'	N 29°02'53"E
C-12	50.00'	57.29'	57.29'	N 79°10'29"E
C-13	50.00'	54.06'	53.09'	S 23°12'24"E
C-14	50.00'	54.06'	53.09'	S 32°56'51"W
C-15	50.00'	33.60'	33.60'	S 08°12'43"W
C-16	50.00'	21.03'	20.41'	S 61°48'24"W
C-17	50.00'	39.27'	37.80'	S 17°43'43"W
C-18	25.00'	71.58'	71.40'	S 81°28'04"E
C-19	25.00'	43.00'	43.00'	S 43°28'00"E
C-20	25.00'	71.58'	71.40'	N 43°28'00"E
C-21	25.00'	30.07'	30.07'	N 11°27'14"W
C-22	25.00'	43.27'	43.27'	N 11°27'14"W
C-23	25.00'	43.27'	43.27'	N 11°27'14"W

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROJECT NO. 3-M-01  
 CONTRACT NO. 3-M-01  
 DATE: 3-14-01

**Right-of-way Courses**

COURSE	BEARING	DISTANCE
L-1	N 61°14'34"W	28.67'
L-2	N 61°18'10"W	80.61'
L-3	N 61°18'10"W	101.01'
L-4	N 60°54'50"W	30.79'
L-5	N 61°09'50"W	173.65'
L-6	N 61°25'11"W	61.23'
L-7	N 60°54'50"W	167.68'
L-8	N 61°11'16"W	173.39'
L-9	N 61°08'18"W	50.29'
L-10	N 61°41'06"W	50.65'
L-11	N 61°29'23"W	51.23'
L-12	N 60°24'02"W	11.10'
L-13	N 60°24'02"W	30.09'

**NOTES:**  
 Lots to be served by county water.  
 Lots to be served by individual septic system.  
 Roads to be built to NC DOT standards.

**Typical Sign Easement**  
 No Scale  
 NOTE: 10' x 70' Right Tri. When precedences taken pursuant to Sign Easement.

**APPROVED**  
 Allen G. Johnson  
 P. C. T. Pg. 250  
 Map Number: 2000-64

**NOTES:**  
 4.10' x 70' Right Triangles shall be placed at all street intersections as shown herein.

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 1. 10' x 70' Right Triangles shall be placed at all street intersections as shown herein.

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 1. 10' x 70' Right Triangles shall be placed at all street intersections as shown herein.

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**  
 The Board of Planning and Zoning for the Harnett County Planning Board hereby approves  
 the final plat for the  
**Adams Pointe**  
 Subdivision  
 On this 2nd day of May, 2001  
 Subdivision

Alton G. Johnson  
 P. C. T. Pg. 250  
 Map Number: 2000-64

**APPROVED**

VACANT LOT OFFER TO PURCHASE AND CONTRACT

NOTE: This contract is intended for use only for lots which have been developed pursuant to a Subdivision Ordinance adopted by a City or County and for which a plat has been recorded in the Office of the Register of Deeds in the county in which the property is located. 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 (Form 2) with the New Construction Addendum (Form 2A3).

Keith Bullock Builders, Inc. as Buyer.  
 hereby offers to purchase and David M. Cobb (Power of Attorney - Adams Pointe ST) Seller.  
 upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY Located in the City of N/A County of Harnett  
 Street Address Angier, NC State of North Carolina, being known as and more particularly described as:  
 Subdivision Name Adams Pointe Zip 27501  
 Plat Reference: Lot 10 and 24 Block or Section \_\_\_\_\_ as shown on  
 Plat Book or Slide 2001 at Page(s) 1160

NOTE: Prior to signing this Vacant Lot Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents applicable.

2. PURCHASE PRICE: The purchase price is \$ 144,000 and shall be paid as follows:

(a) \$ \_\_\_\_\_ this offer by  cash  personal check  
 bank check  certified check  other: \_\_\_\_\_  
 and held in escrow by William Page - Attorney Todd Adams - Attorney (Escrow Agent) until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest monies shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction.

- (b) \$ N/A ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than \_\_\_\_\_ TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.
- (c) \$ N/A 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.
- (d) \$ N/A BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.
- (e) \_\_\_\_\_ BALANCE of the purchase price in cash at Closing.

3. CONDITIONS (in each blank that is not a condition to this contract.)  
 (a) Buyer must be able to obtain a  FHA  VA (attach FHA/VA Financing Addendum)  Conventional  Other: Construction loan at a  Fixed Rate  Adjustable Rate in the principal amount of 100% of contract price plus any financed VA Funding Fee or FHA MIP) for a term of 1 year(s), at an initial interest rate not to exceed prime % per annum, with mortgage loan discount points not to exceed 0 % of the loan amount. Buyer shall apply for said loan within 7 days of the Effective Date of this contract. Buyer shall use Buyer's best efforts to secure the lender's customary loan commitment letter on or before April 24, 2003 and to satisfy all terms and conditions of the loan commitment letter by Closing. After the above letter due, Seller may request in writing from Buyer a copy



This form jointly approved by:  
 North Carolina Bar Association  
 North Carolina Association of REALTORS®, Inc.



STANDARD FORM 12 - T  
 © 7/2002

Buyer Initials KB Seller Initials Dmc

20. NOTICE AND EXECUTION: Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party and each REALTOR or broker hereto, and the parties adopt the word "SEAL" beside their signatures below

Buyer acknowledges having made an on-site personal examination of the Property prior to the making of this offer.

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.

Date: 3-26-03  
Buyer [Signature] (SEAL)  
Date: \_\_\_\_\_  
Buyer \_\_\_\_\_ (SEAL)

Date: 3-26-03  
Seller David M. Gohly (SEAL)  
Date: as Power of Attorney  
Seller for Adams Points (SEAL)

Escrow Agent acknowledges receipt of the earnest money and agrees to hold and disburse the same in accordance with the terms hereof.

Date: \_\_\_\_\_ Firm: \_\_\_\_\_  
By: [Signature]  
(Signature)

Selling Agent/Firm/Phone: N/A  
Acting as  Buyer's Agent  Seller's (sub)Agent  Dual Agent

Listing Agent/Firm/Phone: N/A  
Acting as  Seller's (sub)Agent  Dual Agent