

Initial Application Date: 12-30-02

Application # 65-50006163

COUNTY OF HARNETT LAND USE APPLICATION

34 Leonard

Central Permitting 102 E. Front Street, Lillington, NC 27546 Phone: (910) 893-4759 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: Shannon L. Royster
Mike Ray
City: Lillington Angier State: N.C.

Mailing Address: P.O. Box 1204
3412 Spring Hill Church Rd
Phone #: 919-8383
919-244-9069

APPLICANT: _____ Mailing Address: _____
City: _____ State: _____ Zip: _____ Phone #: _____

PROPERTY LOCATION: SR #: _____ SR Name: _____

Parcel: 10-0559-0046-33 PIN: 0559-26-8893

Zoning: RA20R Subdivision: Stockyard Rd. Lot #: 26 Lot Size: .54 AC

Flood Plain: X Panel: 95 Watershed: DV Deed Book/Page: 1706-14 Plat Book/Page: 2002/87

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 401 South 1 mile
Right on Stockyard Rd
1/2 mile on left Lot 26 Leonard Dr

PROPOSED USE:

- Sg. Family Dwelling (Size ___ x ___) # of Bedrooms ___ # Baths ___ Basement (w/wo bath) ___ Garage ___ Deck ___
- Multi-Family Dwelling No. Units ___ No. Bedrooms/Unit ___
- Manufactured Home (Size 14 x 76) # of Bedrooms 3 Garage ___ Deck ___ 2 Baths

- 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 1 Other (specify) Proposed

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>65</u>	Rear	<u>25</u> <u>135</u>
Side	<u>10</u>	<u>12</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u> </u>		

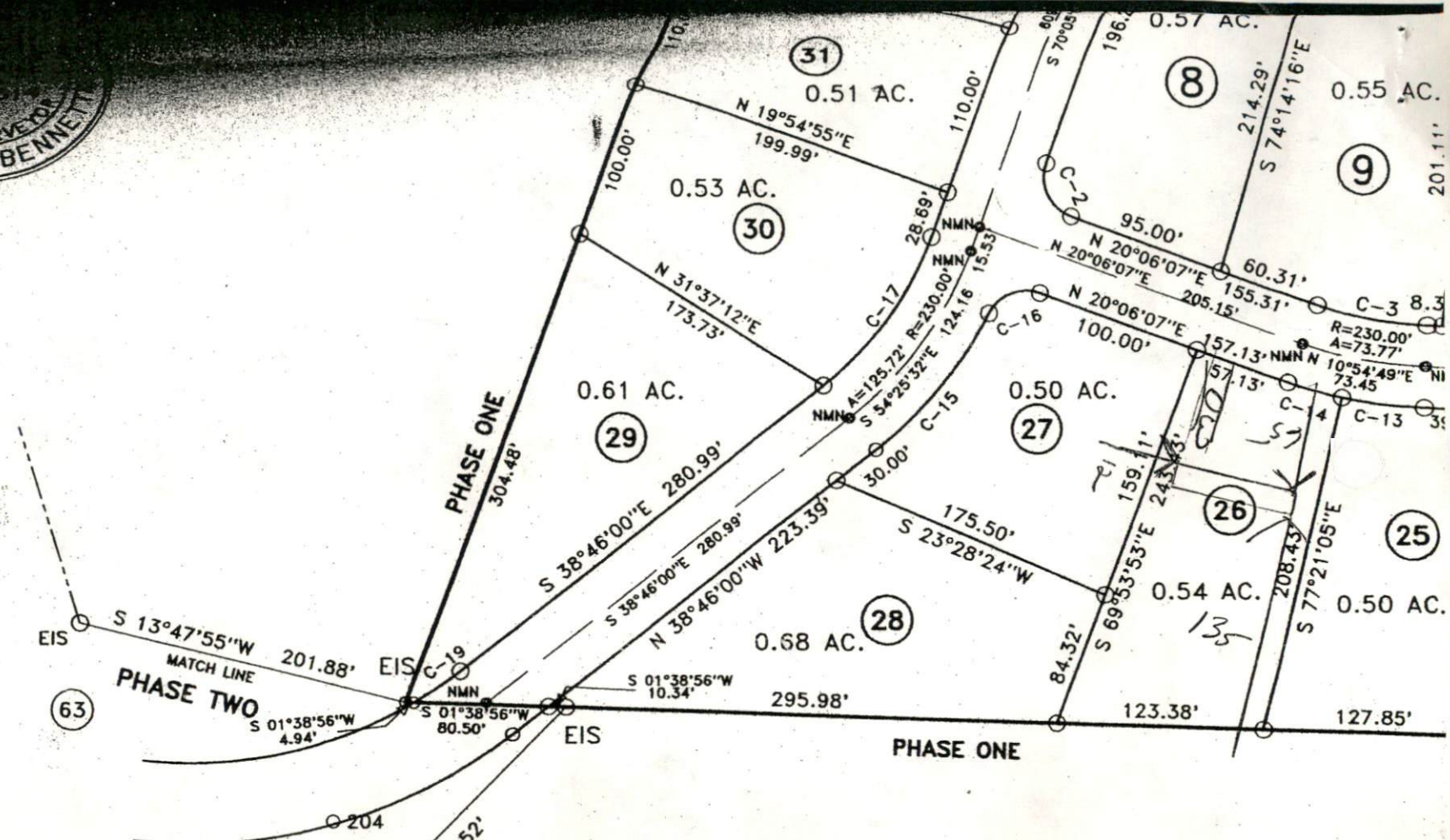
If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Shannon Lafaye Royster
Signature of Owner or Owner's Agent

12-30-02
Date

948 12/31/5

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

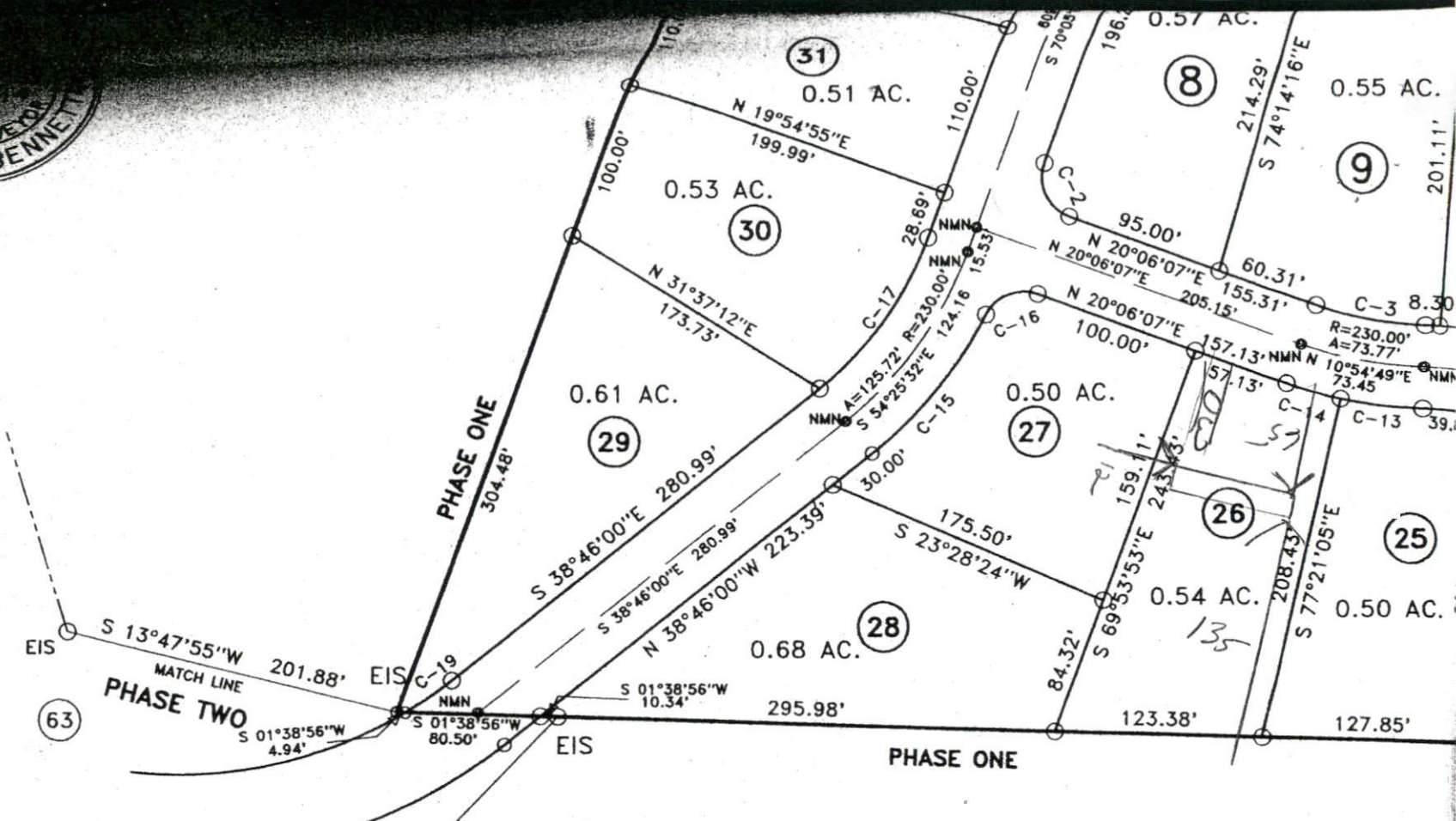


CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	25.00'	35.84'	32.85'	N 29°00'58"W
C-2	25.00'	39.19'	35.30'	S 65°00'31"W
C-3	205.00'	65.75'	65.47'	S 10°54'49"W
C-4	549.22'	97.06'	96.93'	N 72°24'23"E
C-5	549.22'	138.71'	138.34'	N 84°42'14"E
C-6	25.00'	21.03'	20.41'	S 22°22'10"E
C-7	50.00'	52.62'	50.22'	S 16°19'02"E
C-8	50.00'	41.15'	40.00'	S 37°24'30"W
C-9	50.00'	41.15'	40.00'	S 84°33'53"W
C-10	50.00'	41.15'	40.00'	N 48°16'44"W
C-11	50.00'	65.11'	60.61'	N 12°36'25"E
C-12	25.00'	21.03'	20.41'	N 25°49'12"E
C-13	255.00'	48.78'	48.70'	S 07°12'19"W
C-14	255.00'	33.01'	32.99'	S 16°23'37"W
C-15	255.00'	107.77'	106.97'	N 50°52'25"W
C-16	25.00'	36.25'	33.16'	N 21°26'21"W
C-17	205.00'	112.05'	110.66'	S 54°25'32"E
C-18	25.00'	42.70'	37.70'	N 60°59'02"E
C-19	260.37'	33.78'	33.75'	S 35°03'01"E

Zoning Administrator
 Date 12-30-02
 BEDROOMS 3
 DISTRICT RA20R USE
 SWM#
 SITE PLAN APPROVAL
 EIS

NOTE: NEW IRON CORNERS UNLESS NOTED OTHERWISE
 NMN -- NEW MAG NAILS

1001



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Date: 12-30-03
 Planning Administrator: [Signature]
 BEEDOMS
 3
 DISTRICT RAADOR USE
 SITE PLAN APPROVAL
 SUM#

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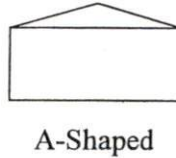
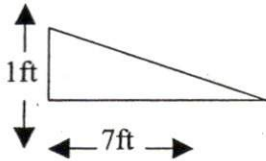
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RA-20R Criteria Certification

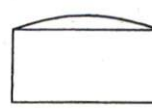
I, Shannon LeGaye Royster, understand that because I'm located in a RA-20R
(Print Name)

Zoning District and wish to place a manufactured home in this district I must meet the following criteria before I will be issued a certificate of occupancy for this home.

1. The home must have a pitched roof, for a manufactured home, whether A-shaped or rounded, which has a minimum rise of twelve (12) inches for every seven (7) feet of width. (See diagram)



A-Shaped



Rounded

Note: Most
Rounded Roofs
will not meet this
requirement!

2. The home must be underpinned, the underpinning must be installed in good workmanship-like manner along the entire base of a manufactured home, except for ventilation and crawl space requirements, and consisting of the following: metal with a baked -on finish of uniform color; a uniform design and color vinyl; or brick, cinder block, and stone masonry as well as artificial stone masonry.
3. The homes moving apparatus removed, underpinned or landscaped.

Shannon LeGaye Royster 12-30-02
Signature of Property Owner Date

Procedures and Guidelines for Manufactured Home Inspections

1. All pertinent applications and information must be filled out completely at central permitting in order to start the process, this includes the following:
 - County of Harnett Land Use & Environmental Health Application
 - Site Plan (must be to scale)
2. Then you must call Environmental Health (910-893-7547) to receive a confirmation number in order to set up environmental inspection. (This is a 7-10 day process)
3. After the environmental inspection takes place then you must call central permitting (910-893-4759) to ensure that the environmental health permit has been issued.
4. Then you must return to central permitting to purchase manufactured home set-up permit and land use permit. (See Harnett County fee schedule for all applicable fees.)
5. After the Manufactured Home is installed in accordance with the State of North Carolina Regulations for Manufactured/Mobile Homes, 1995 Edition, the applicant must call the Harnett County Inspections Department (910-893-7527) for set-up inspection. This will be the first of two separate inspections.
Note: Do not install underpinning until this inspection is complete!
6. Complete all zoning requirements listed above and call the Harnett County Planning Department for final inspection (910-893-7525). Once this inspection is completed and all zoning requirements have been met, a final Certificate of Occupancy will be issued for the home and the power may be turned on.

All reinspections may subject you to reinspection fees!

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2002 DEC 30 03:22:20 PM
BK:1706 PG:1-4 FEE:\$20.00
INSTRUMENT # 2002023274

NORTH CAROLINA
HARNETT COUNTY

CONTRACT FOR DEED

This contract made and entered into this 30 day of Dec 2002 by Mike and Shelia Ray, hereinafter referred to as Seller, and, Shanon Royster hereinafter referred as Buyer:

S.S. 237-57-6257

WITNESSETH:

THAT subject to the terms and conditions hereinafter set forth, Seller has contracted to sell to Buyer and Buyer has contracted to purchase from said Seller a certain tract of land situated in the Country of Harnett, State of North Carolina in Upper Little River Township and More particularly described and bonded as follows:

BEING all lot # 26 of Stockyard Rd. Subdivision, map recorded in the Harnett County Register of Deeds, Map Number _____.

The terms and conditions above referred to are as follows:

1. The agreed purchase price is \$ 18,500.00 + Driveway 1000.00 + Septic 2200.00
Said purchase price is to paid as follows:
2. \$ 2000, upon the execution of this contract, the receipt of which is hereby acknowledged, and \$ _____ on _____, for a total down payment of \$ 2000.00. The balance of the purchase price will be paid by 300 monthly installments beginning Feb 1, 03, with a per annum interest rate of 14.5. The monthly payment will be \$ 244.71 all continue until the purchase is paid in full or hereinafter stated.
3. At such time as the purchase price paid in full, the Seller shall issue and deliver to the Buyer a General Warranty Deed, free and clear of encumbrances to said property except for restrictions and usual rights of way and easements of record: or upon the request of the Buyer after a minimum of \$ 10000.00, has been paid toward the purchase price, the Seller will issue a or deliver a General Warranty Deed as aforesaid for said property, secured by a purchased money note and deed of trust, financing the remaining balance due on the purchase price at an interest rate of _____ % per annum requiring payments in the amount of \$ _____ due on the first day of each calendar month thereafter, said note and deed of trust to be payable over the remaining period of time. Buyer will be responsible for all costs involved in the closing except for the preparation of deed and revenue of stamps.

4. Taxes in said land for the year 2002 are to be paid by the Seller, thereafter, said property is to be listed for taxation by the Seller but the taxes paid by the Buyer will be responsible to listing and paying taxes.
5. So long as the contract remains in full force and effect, Buyer may have use of said lands.
6. It is however, understood and agreed that if any one of said monthly payments remains overdue and unpaid for thirty (30) days of any taxes, which is under this contract are to be paid by the Buyer, be not paid in sixty (60) days after the same are legally due this in either of said events, the Seller at its option, may declare this contract in default and that all payments heretofore made hereunder shall be considered Rent and any improvements made to said real property shall vest in and be the property and to benefit of the Sellers and the Buyer shall forthwith upon written notice by the Seller remove themselves from the said property or be evicted by the Seller. Notice of default shall be in writing. Furthermore, failure to correct any violations of the restrictive covenants, after 15 days written notice from the developer shall constitute default of this contract.
7. In the event the property reverts back to the Sellers herein, the Buyer shall return same to Sellers in the same condition as at the signing of this contract, reasonable wear and tear expected and to the extent that improvements have been made thereon same shall revenue and be property of the Seller.
8. This contract shall be binding and enforceable upon the heirs, successors, assigns, executors and administrators of the parties said.
9. A \$15.00 late fee shall be due on any payments received 5 days after the due date. Any returned check will be charged a \$20.00 fee.
10. Buyer agrees to pay all costs associated with legal proceedings and/or county or city fines and assessments to enforce any violation and will be added to any money owed on said lot.
11. Buyer in no way represents any future going regulations themselves, and is not to be held responsible for any future restrictions placed by any government authority.
12. The Buyer agrees to abide by the restrictive covenants recorded in the Harnett Count Register of Deed Book _____ Page _____ copy attached.
13. Counterpart: This offer shall become a biading contract when signed by Buyer and Seller. It is to be signed in _____ counterparts with a signed counterpart being retained by each party hereto and the escrow agent, if any.

Date of offer 12-30-02 Date of Acceptance 12-30-02
 Buyer Nannas D. Rapt Seller Michael R. [Signature]
 Buyer _____ Seller David D. Rapt by Michael [Signature]

I hereby acknowledge receipt of the earnest money herein set forth and agree to hold and disburse the same in accordance with the terms hereof. R.D.A.

Date _____ Firm _____
 By _____

Mail Payments to
 Mike Ray
 3417 Spring Hill Rd/ Lillington, NC 27546