

Initial Application Date: 2-19-03

Application #01- 03-50006514

CO Y OF HARNETT LAND USE APPLICATIO

Planning Department

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: Jimmy Byrd Address: 3546 Spring Hill Ch. Rd.  
City: Lillington State: NC Zip: 27546 Phone #: H-893-8604  
C-499-8424

APPLICANT: Bobby Ray Pleasant Address: PO Box 2231  
City: Lillington State: NC Zip: 27546 Phone #: 893-9612

PROPERTY LOCATION: SR #: 2035 SR Name: Ray Byrd Dr off Stockyard Rd (#2035)  
Parcel: 110-0559-0045-25 PIN: 0559-39-0595  
Zoning: RA-20R Subdivision: Stockyard Estates II Lot #: 61 Lot Size: .73 acres  
Flood Plain: X Parcel: 95 Watershed: N Deed Book/Page: 1451 p. 947 Plat Book/Page: offer to purchase p. 944

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: From Lillington take Hwy 401 South, Turn right onto Stockyard rd. Go approximately 1/2 mile, turn left onto Ray Byrd Dr. Lot # 61 will be on right after curve.

PROPOSED USE:

- Sg. Family Dwelling (Size     x    ) # of Bedrooms     Basement     Garage     Deck
- Multi-Family Dwelling No. Units     No. Bedrooms/Unit
- Manufactured Home (Size 24x56) # of Bedrooms 3 Garage na Deck na

Comments:    

- Number of persons per household 2
- 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

Sewer:  Septic Tank/Existing: YES  NO  County  Other

Erosion & Sedimentation Control Plan Required? YES  NO 1 proposed dwmh

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>145</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>20/30</u>	Corner	<u>20</u>
Nearest Building	<u>   </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 of Applicant [Signature]  
Agent

2-19-03  
Date

945 2/26 S



OFFER TO PURCHASE REAL ESTATE

Bobby Ray Pleasant

BE IT KNOWN, THE UNDERSIGNED, OFFERS TO PURCHASE

FROM Jimmy Byrd, REAL ESTATE KNOWN AS Lot # 61

Stockyard Rd Estates II, COUNTY OF HANCOCK

STATE OF NORTH CAROLINA, SAID PROPERTY MORE PARTICULARLY DESCRIBED AS:

296 Bay Byrd Rd, Lillington, NC 27546

AND CONTAINING 73 acres SQUARE FEET OF LAND, MORE OR LESS.

THE PURCHASE PRICE OFFERED IS \$18,500.00

DEPOSIT HEREWITH PAID \$500.00

FURTHER DEPOSIT UPON SIGNING SALES AGREEMENT \$18,000.00

BALANCE AT CLOSING \$18,500.00

TOTAL \$18,500.00

THIS OFFER IS CONDITIONAL UPON THE FOLLOWING TERMS:

1. THIS OFFER IS SUBJECT TO BUYER OBTAINING A REAL ESTATE MORTGAGE FOR NO LESS THAN \$15,500 PAYABLE IN 90 days
2. SAID PROPERTY IS TO BE SOLD FREE AND CLEAR OF ALL ENCUMBRANCES, BY GOOD AND MARKETABLE TITLE, WITH FULL POSSESSION TO SAID PROPERTY AVAILABLE TO BUYER AT DATE OF CLOSING
3. THE PARTIES AGREE TO EXECUTE A STANDARD PURCHASE AND SALES AGREEMENT ACCORDING TO THE TERMS OF THIS AGREEMENT WITHIN 90 DAYS OF ACCEPTANCE OF THIS OFFER
4. THE CLOSING SHALL OCCUR ON OR BEFORE MAY 14<sup>th</sup>, 2003, AT THE PUBLIC RECORDING OFFICE, UNLESS SUCH OTHER TIME AND PLACE SHALL BE AGREED UPON
5. OTHER TERMS: N/A
6. THIS OFFER SHALL REMAIN OPEN UNTIL MAY 14<sup>th</sup>, 2003 AND IF NOT ACCEPTED BY SAID TIME THIS OFFER SHALL BE VOID

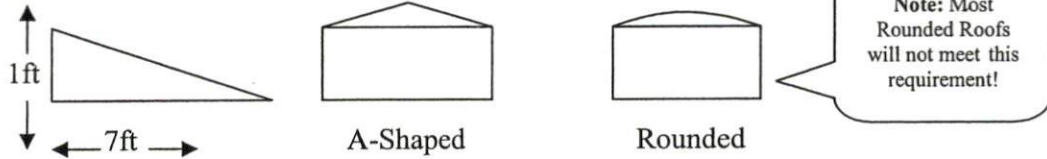
BUYER: G. H. R. Pleasant DATE: 2-13-03  
 OWNER: Jimmy Byrd DATE: 2-13-03

## RA-20R Criteria Certification

I, Jimmy Byrd, understand that because I'm located in a RA-20R  
Jimmy Byrd  
(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)



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.

Jimmy Byrd  
Signature of Property Owner      Date

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### Procedures and Guidelines for Manufactured Home Inspections

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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 on the lot in accordance with N.C. regulations for Manufactured Homes, 1995 edition, the applicant must make sure the following items will be installed: Footing, Blocking, Anchor & Tie Down straps, marriage connected at floor and roof (for Doublewides), a licensed plumber shall provide a *drain and water supply test* as set forth by the 2002 N.C. plumbing code. At time of inspection a card of approval or violation notice will be left at job site. The items above shall be completed on the first inspection. Call the Harnett County Inspections Department (910-893-7527) for first inspection. This will be the first of **three** separate inspections.

Highway 401 South • P. O. Box 1328  
 LILLINGTON, NORTH CAROLINA 27546  
 (910) 893-5222

BUYER(S) Bobby Ray Pleasant PHONE 910 893-9612 DATE 2-13-03  
 ADDRESS PO Box 2231 Lillington, NC 27546 SALESPERSON Chris Tacia  
 DELIVERY ADDRESS 296 Ray Byrd Rd Lillington, NC 27546  
 MAKE & MODEL Clayton YEAR 2000 BD. ROOMS 3 FLOOR SIZE 52' x 24' HITCH SIZE 56" W 24" STOCK NUMBER  
 SERIAL NUMBER 0HC010156 NC AB  NEW  USED COLOR White PROPOSED DELIVERY DATE TBD KEY NUMBERS

LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION
CEILING			
EXTERIOR			
FLOORS			

BASE PRICE OF UNIT		\$ 30,050.00
OPTIONAL EQUIPMENT		20,150.00
<u>Land</u>		18,500.00
SUB-TOTAL		\$ 68,700.00
SALES TAX		N/A
NON-TAXABLE ITEMS		N/A
VARIOUS FEES AND INSURANCE		N/A
1. CASH PURCHASE PRICE		\$ 68,700.00
TRADE-IN ALLOWANCE	\$	
LESS BAL. DUE on above	\$	
NET ALLOWANCE	\$	
CASH DOWN PAYMENT	\$ 3,435.00	
CASH AS AGREED SEE REMARKS	\$	
2. LESS TOTAL CREDITS		\$ 3,435.00
SUB-TOTAL		\$ 65,265.00
SALES TAX (If Not Included Above)		
3. Unpaid Balance of Cash Sale Price		\$ 65,265.00

THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR, SECTION 460.16.

**OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES**

Deliver & setup home to county codes.  
Connect water & sewage lines if at perimeter of home when delivered.  
Remove wheels & axles, return to dealer.  
Home bought AS-IS; NO WARRANTY.  
Will include the following:  
 - 12 seer heat pump  
 - brick underpinning  
 - steps (2 each)  
 - Electrical hookup  
 - Closing costs  
 - septic tank  
 - Driveway (Crush-n-run)

Land \$ 18,500.00  
 - Also a front patio approximately 10' x 18'.  
 Brick and concrete top.  
 will pay for permits.

Customer will be responsible for all wrecker, engineering, & dozer fees.

BUYER UNDERSTANDS THAT BUYER HAS THE RIGHT TO CANCEL THIS PURCHASE BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE THAT BUYER HAS SIGNED THIS AGREEMENT. BUYER UNDERSTANDS THAT THIS CANCELLATION MUST BE IN WRITING. IF BUYER CANCELS THE PURCHASE AFTER THE THREE DAY PERIOD, BUYER UNDERSTANDS THAT THE DEALER MAY NOT HAVE ANY OBLIGATION TO GIVE BUYER BACK ALL OF THE MONEY THAT BUYER PAID THE DEALER.

ESTIMATED RATE OF FINANCING 6.5 %  
 NUMBER OF YEARS 30 yrs. (20 yrs.) / 15  
P + I only  
 ESTIMATED MONTHLY PAYMENTS \$ 412.47 (~~\$ 486.8~~)  
15 yrs = 568.46

**NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE**

DESCRIPTION OF TRADE-IN	YEAR	SIZE
MAKE	MODEL	BEDROOMS
TITLE NO.	SERIAL NO.	COLOR
AMOUNT OWING TO WHOM		
ANY DEBT BUYER OWES ON TRADE-IN IS TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> BUYER		

Dealer and Buyer certify that the additional terms and conditions printed on the other side of this contract are agreed to as a part of this agreement, the same as if printed above the signatures. Buyer is purchasing the above described trailer, manufactured home or vehicle; the optional equipment and accessories, the insurance as described has been voluntary; that Buyer's trade-in is free from all claims whatsoever, except as noted.

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT.  
 BUYER(S) ACKNOWLEDGES RECEIPT OF A COPY OF THIS ORDER AND THAT BUYER(S) HAS READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.

COUNTRY FAIR HOMES  
 Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent  
 By [Signature] Approved  
 DEALER  
 SIGNED X [Signature] BUYER  
 SOCIAL SECURITY NO. 244 186 7094  
 SIGNED X \_\_\_\_\_ BUYER  
 SOCIAL SECURITY NO. \_\_\_\_\_