

Initial Application Date: 5-8-03

Application # 1-5-7037

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

✓ LANDOWNER: Larry Allen Mailing Address: 4469 Ponderosa rd.
City: Sanford State: NC Zip: 27330 Phone #: 491-4363

✓ APPLICANT: Jacob G. Mundy Mailing Address: 75 Gibchrist rd.
City: Cameron State: NC Zip: 27332 Phone #: 498-3896 H
910-483-1234 W

Split Outlot

PROPERTY LOCATION: SR #: 1201 SR Name: Ponderosa Rd.
Parcel: 09-9568-0003-01 PIN: 9568-31-0430
Zoning: RA20R Subdivision: _____ Lot #: 2 Lot Size: 1.05 Aci
Flood Plain: X Panel: 75 Watershed: IV Deed Book/Page: 01P Plat Book/Page: 2003-425

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Take 27 to intersection of 24/27
take right. About 1/8 of a mile take left onto Ponderosa
go about 3 miles; lot is on left across from small
subdivisions beyond intersection

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 27 x 76) # of Bedrooms 4 Garage _____ Deck 8x16 porch front
12x16 Deck Back 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 charged 150.00
- 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>89</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>30</u>	Corner	<u>---</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.

✓ Jeff C. Edrington
Signature of Owner or Owner's Agent

5-8-03
Date

*Carld
net
fund-*

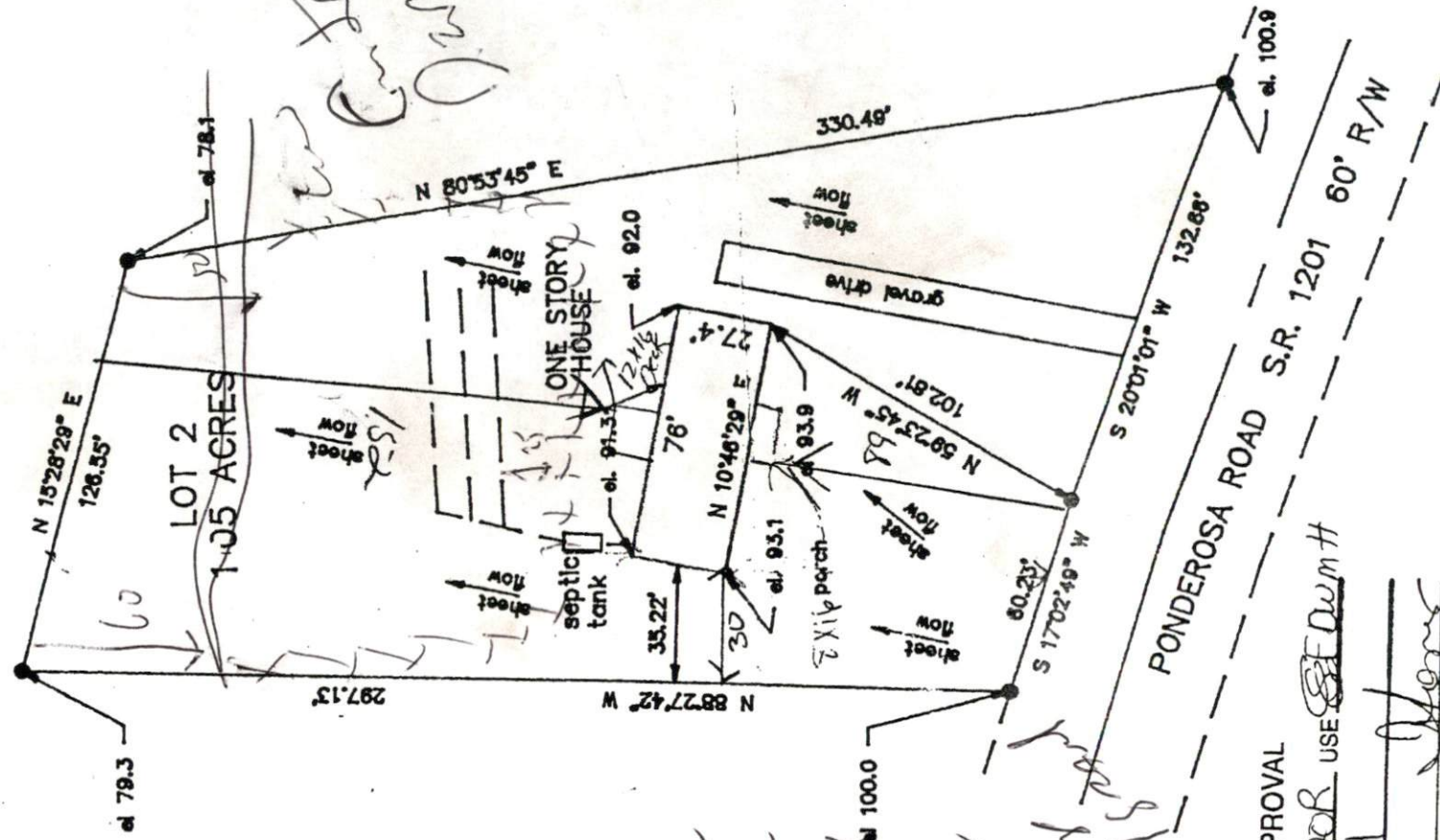
This application expires 6 months from the date issued if no permits have been issued

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

3385/2/S

SCALE 1" = 50'

8003
485



Morley Farm

*Plot 2
Morley Farm
1.05 Acres
49' 11\"/>*

SITE PLAN APPROVAL

DISTRICT RAZOR USE SEDMH

#BEDROOMS 4

S-803
Zoning Administrator

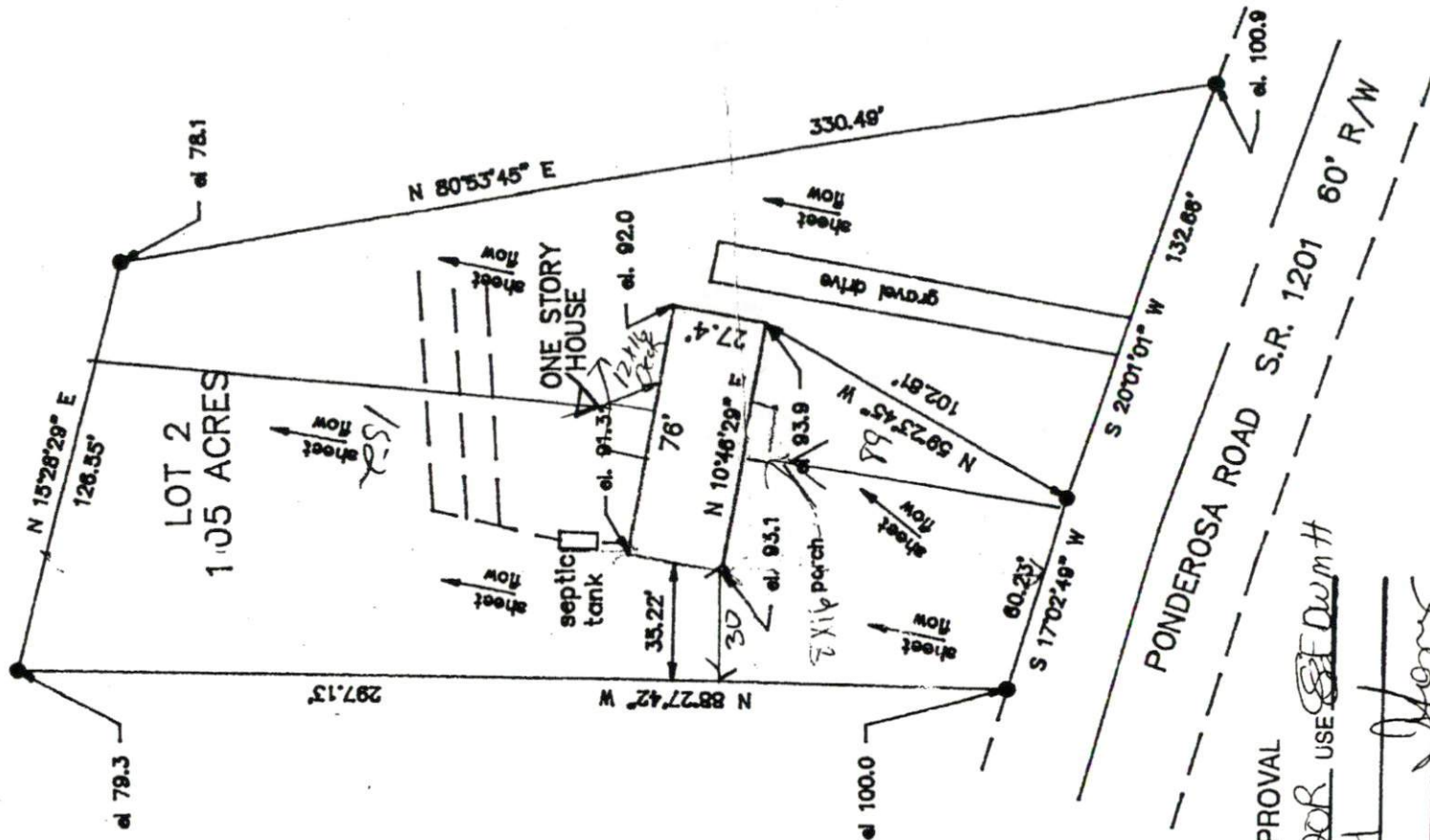
SURVEY BY
LARRY K. ALLEN, R.L.S. #2454
4489 PONDEROSA ROAD
SANFORD, N.C. 27330 (919) 499-4363

OWNER
JACOB MUNDY
PONDEROSA ROAD
SANFORD, N.C. 27330

SITE PLAN FOR:
LOT 2, MORLEY FARM SUE
JOHNSONVILLE TWP. - HARNET

SCALE 1" = 50'

2003
425



PONDEROSA ROAD S.R. 1201 60' R/W

SITE PLAN APPROVAL

DISTRICT BA08 USE SE Dw m H

#BEDROOMS 4

S-803
Zoning Administrator

SITE PLAN FOR:
 LOT 2, MORLEY FARM SUE
 JOHNSONVILLE TWP. - HARNET

SURVEY BY
 LARRY K. ALLEN, R.L.S. #2454
 4469 PONDEROSA ROAD
 SANFORD, N.C. 27330 (919) 499-4363

OWNER
 JACOB MUNDY
 PONDEROSA ROAD
 SANFORD, N.C. 27330

OFFER TO PURCHASE AND CONTRACT

_____ as Buyer,
_____ as Seller,
hereby offers to purchase and _____

upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such personal property as is listed below (the real and personal property are collectively referred to as "the Property"), in accordance with the Standard Provisions on the REVERSE SIDE HEREOF and upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of _____, County of HARNETT, State of North Carolina, being known as and more particularly described as:

Street Address PONDEROSA ROAD Zip 27332
Legal Description LOT #2 OF SURVEY FOR MELISSA ALLEN SHOOK
CONTAINING 100 AC.

2. PERSONAL PROPERTY: N/A

3. PURCHASE PRICE: The purchase price is \$ 16,000 and shall be paid as follows:
(a) \$ 0 in earnest money paid by _____ (cash; bank, certified, or personal check) _____ as agent,

with the delivery of this contract, to be held in escrow by _____ until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated and it is disbursed in accordance with the Standard Provisions on the REVERSE SIDE HEREOF;

(b) \$ _____ by assumption of the unpaid principal balance and all obligations of Seller on the existing loan secured by a deed of trust on the Property;

(c) \$ _____ by a promissory note secured by a purchase money deed of trust on the Property with interest prior to default at the rate of _____ % per annum payable as follows: _____

Prepayment restrictions and/or penalties, if any, shall be: _____

Assumption or transfer rights, if any, shall be: _____

(d) \$ 16,000 the balance of the purchase price in cash at closing.

4. CONDITIONS: (State N/A in each blank of paragraph 4(a) and 4(b) that is not a condition to this contract.)

(a) The Buyer must be able to obtain a firm commitment on or before JUNE 30, 2003, effective through the date of closing, for a N/A loan in the principal amount of \$ N/A for a term of N/A year(s), at an interest rate not to exceed N/A % per annum, with mortgage loan discount points not to exceed N/A % of the loan amount. Buyer agrees to use his best efforts to secure such commitment and to advise Seller immediately upon receipt of the lender's decision. If Seller is to pay any loan closing costs, those costs are as follows: NORMAL CLOSING COSTS

(b) The Buyer must be able to assume the unpaid principal balance of the existing loan described in paragraph 3(b) above for the remainder of the loan term, at an interest rate not to exceed N/A % per annum fixed (or describe type of loan) N/A with mortgage loan assumption and/or discount points not to exceed N/A % of the loan balance. (See Standard Provision No. 2). If such assumption requires the lender's approval, approval must be granted on or before N/A. Buyer agrees to use his best efforts to secure such approval and to advise Seller immediately upon his receipt of the lender's decision. If Seller is to pay any loan assumption costs, those costs are as follows: N/A

(c) There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the real property for RESIDENTIAL purposes.

5. ASSESSMENTS: Seller warrants that there are no special assessments, either pending or confirmed, for sidewalk, paving, water, sewer or other improvements on or adjoining the Property, except as follows: NONE (Insert "None" or the identification of such assessments, if any. The agreement

for payment or proration of any assessments indicated is to be set forth in paragraph 6 below.)

6. OTHER PROVISIONS AND CONDITIONS:

(a) All of the Standard Provisions on the REVERSE SIDE HEREOF are understood and shall apply to this instrument, except the following numbered Standard Provisions shall be deleted: (If none are to be deleted, state "None".) NONE

IF THERE ARE ANY ADDENDA TO THIS CONTRACT, INDICATE ABOVE AND ATTACH HERETO.

7. CLOSING: All parties agree to execute any and all documents and papers necessary in connection with closing and transfer of title on or before JULY 30, 2003, at a place designated by BUYER. The deed is to be made to JACOB GLENN MUNDY

8. POSSESSION: Possession shall be delivered AT CLOSING. In the event that Buyer has agreed that possession is not delivered at closing, then Seller agrees to pay to Buyer the sum of \$ N/A per day from and including the date of closing to and including the date that possession is to be delivered as above set forth.

9. COUNTERPARTS: This offer shall become a binding contract when signed by both Buyer and Seller. It is to be signed in 2 counterparts with a signed counterpart being retained by each party hereto and the escrow agent, if any.

Date of Offer: 3/25/03 Date of Acceptance: 3/24/03

Buyer Jacob Glenn Mundy (SFAL) Seller Larry K. Allen (SEAL)