

Initial Application Date: 8-13-03Application # 02 50007673

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

Mr Patrick Patterson Mailing Address: _____
 City: Holly Springs State: NC Zip: 27540 Phone #: 919 538-9339

Manuel Jackson Ludlum Mailing Address: 143 Yogi Dr
 City: Fuquay Varina State: NC Zip: 27526 Phone #: 919 639-7514

PROPERTY LOCATION: SR #: _____ SR Name: AA NC 42
 Parcel: 05 0015 0042 08 PIN: 0615-90-5454-000
 Zoning: RA30 Subdivision: W. Kins Tatum Lot #: 6 Lot Size: 10.14A
 Flood Plain: X Panel: 10 Watershed: 1A Deed Book/Page: 11685/10863 Plat Book/Page: 2002/11/06

DISTRICT: _____ LOCATION: 401 N to Fuquay 42 W to Clarks Corner
approx. 2 miles past Ball Road on Left Last lot on left
pas cul de sac.

PROPOSED USE:

- ☐ Sg. Family Dwelling (Size 2800) # of Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage _____ Deck _____
☐ Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
☒ Manufactured Home (Size 28 x 80) # of Bedrooms 4 Garage _____ Deck _____ 3 bath
 Comments: _____
☒ Number of persons per household 4
☐ 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 _____) ☐ OtherSewage Supply: ☒ New Septic Tank ☐ Existing Septic Tank ☐ County Sewer ☐ OtherErosion & Sedimentation Control Plan Required? YES ☒ NOStructures on this tract of land: Single family dwellings _____ Manufactured homes 1 proposed Dwnmt 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>108</u>	Rear	<u>25</u>
Side	<u>10</u>	<u>115</u>	Corner	<u>20</u>
Nearest Building	<u>10</u>	<u>11</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.

Manuel Jackson Ludlum
 Signature of Owner's Agent

8-11-03

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

496 8/13 N



REG.

BY: *Wally B. [Signature]*
DEPUTY

REGISTER OF DEEDS
KIMBERLY S. HARGROVE

FILED DATE *9/12/2002*
HARNETT COUNTY, N.C.
D.B. 1071 PG. 145

8:50 a.m.
0002-1175

BENTON W. DEWAR
PROFESSIONAL LAND
SURVEYOR
5920 HONEYCUTT
HOLLY SPRINGS, N.C.
PH. # (919)-552-

GRAPHIC SCALE - 1" = 200'

SCALE: 1" = 200'

PIN # 0615-91-

HARNETT COUNTY

BUCKHORN TOWN

PLAT C.B. C. SI

TRACT 1 J.E. S.

DEED BOOK 946

DIXIE S. TAYLOR

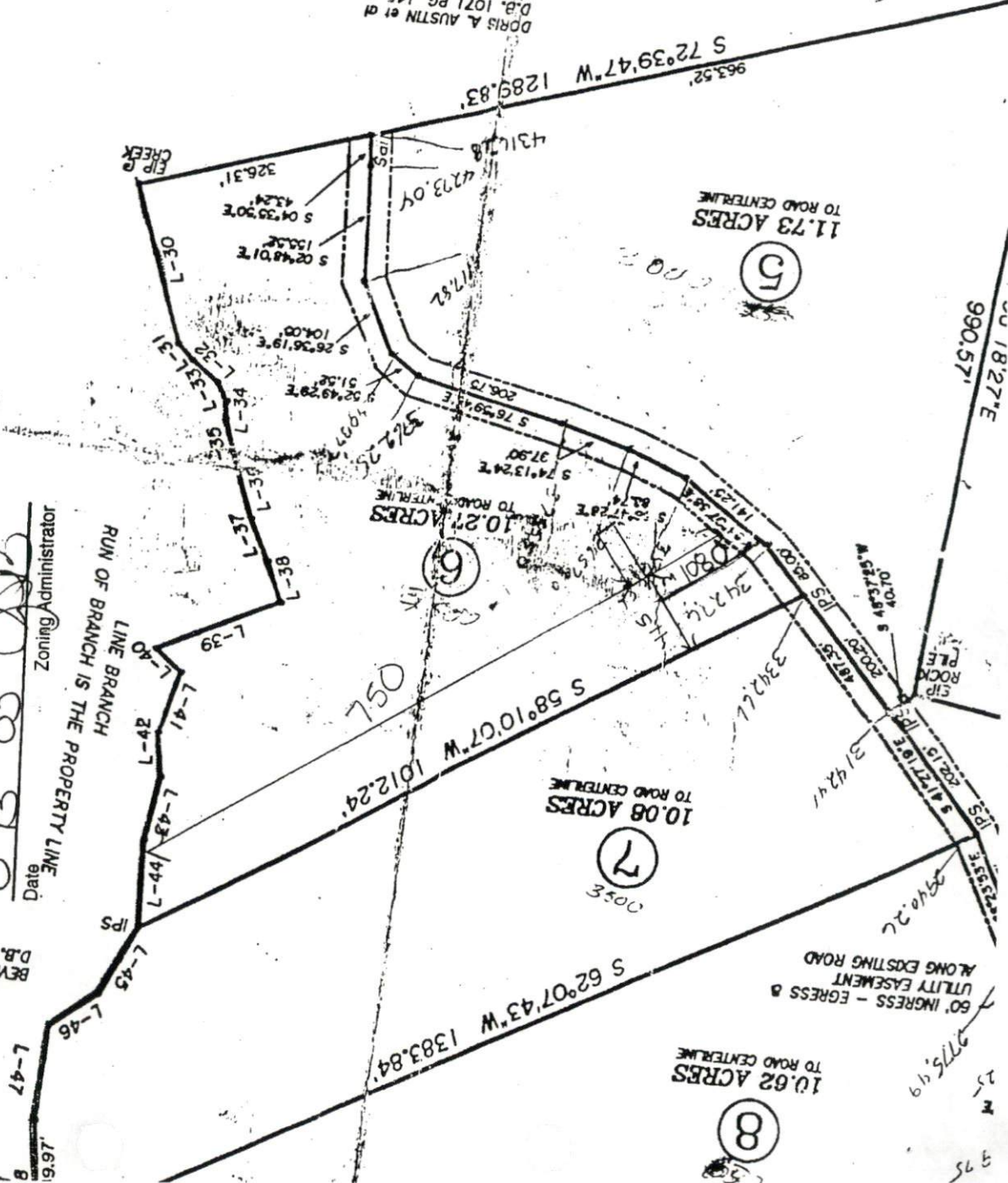
LUCILLE S.

EXEMPT DIVISION

CURVE RADIUS
C-1 150.00'
C-2 150.00'

SITE PLAN APPROVAL
DISTRICT *PA30* USE *RECREATION*
#BEDROOMS *4*
Date *8-13-03*
Zoning Administrator *[Signature]*

BEVERLY A.M. PARKER et al
D.B. 1266 PG. 467



OFFER TO PURCHASE REAL ESTATE

552-9339

BE IT KNOWN, the undersigned,
purchase from KARVEN P. PATTERSON
known as PATRICK T. PATTERSON
City/Town of HOLLY SPRINGS, County of HARNETT
State of N.C. 27540, said property more particularly described as:

(Buyer), offers to
(Owner), real estate

LOT 6 - MAP 2002-1125

and containing _____ square feet of land, more or less.

The purchase price offered is \$ 25,675.00

Deposit herewith paid	\$ _____
Further deposit upon signing sales agreement	\$ _____
Balance at closing	\$ <u>25,675.00</u>
Total:	\$ <u>25,675.00</u>

This offer is conditional upon the following terms:

1. This offer is subject to Buyer obtaining a real estate mortgage for no less than \$ _____ payable over _____ years with interest not to exceed _____ % at customary terms with a firm commitment thereto _____ days from date hereof.
2. This offer is further subject to Buyer obtaining a satisfactory home inspection report and termite/pest report within N/A days from date hereof.
3. Owner shall pay broker N/A, a commission of \$ N/A (N/A %) upon closing.
4. 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.
5. 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.
6. The closing shall occur on or before 7-1-03, 2003, at the public recording office, unless such other time and place shall be agreed upon.
7. Other terms: SUBJECT TO TITLE SEARCH, APPRAISAL AND PERK TEST.

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2001 NOV 07 01:06:00 PM
BK: 1500 PG: 000-001 FEE: \$12.00
NC REVENUE STAMP: 0047.00
INSTRUMENT # 2001010210

Prepared by: *Senter, Stephenson & Johnson, LLP (without title examination or closing)*

PO Box 446

Fuquay Varina

Tax ID: TATUM/WILKINS LOTS LOT 2 050615 0001 10
NC 27526

LOT 3 050615 0001 11

LOT 5 050615 0001 13

LOT 7 050615 0001 15

SMITH/WILKINS LOTS LOT 1 050615 0001 04

LOT 4 050615 0001 18

LOT 5 050615 0001 19

LOT 6 050615 0001 20

Excise Tax: \$ 587.00

THIS GENERAL WARRANTY DEED, made this OCTOBER 31, 2001, by and between

DIXIE S. TATUM, a tenant in common for Lots 2, 3, 5, 7, and husband,

THOMAS E. TATUM

2303 Alabama Ave.

Durham, NC 27705

and

LUCILLE S. WILKINS, a tenant in common for Lots 2, 3, 5, 7, widow

and

J. EMERY SMITH, a tenant in common for Lots 1, 4, 5, 6 and wife,

BETTY R. SMITH

709 W. Academy St.

Fuquay Varina, NC 27526

and

COLENE S. WILKINS, a tenant in common for Lots 1, 4, 5, 6 and husband,

ERNEST C. WILKINS by Colene S. Wilkins

his POA in Book 1464, page 838 hereinafter called Grantors;

and

KARVEN P. PATTERSON and

PATRICK T. PATTERSON

606 West Academy Street

Fuquay-Varina, NC 27526 hereinafter called Grantees:

WITNESSETH:

The designation Grantor and Grantee used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The grantor, for a valuable consideration paid by the grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land situated in BUCKHORN Township, HARNETT County, NC and more particularly described as follows:

TRACT 1:

BEING all of Lots 2, 3, 5, 7 as shown in Map Number 2001, page 1072, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Deed Reference: Book 1464, page 848.

TRACT 2:

BEING all of Lots 1, 4, 5, 6 as shown in Map Number 2001, page 1078, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Deed Reference: Book 1464, page 863.

ALL LOTS are SUBJECT to the attached covenants shown as Exhibit "A".

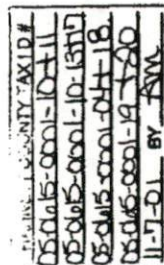
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the grantee, in fee simple.

And the grantor covenants with the grantee that grantor is seized in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all adverse encumbrances, and that the grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for exceptions hereinafter stated.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year first above set forth.

Dixie S. Tatum
DIXIE S. TATUM

(SEAL)



Thomas E. Tatum (SEAL)
THOMAS E. TATUM

Lucille S. Wilkins (SEAL)
LUCILLE S. WILKINS

J. Emery Smith (SEAL)
J. EMERY SMITH

Betty R. Smith (SEAL)
BETTY R. SMITH

Colene S. Wilkins (SEAL)
COLENE S. WILKINS

Ernest C. Wilkins by Colene S. Wilkins (SEAL)
ERNEST C. WILKINS by Colene S. Wilkins his POA
in Book 1464, page 838, Harnett County Registry

NORTH CAROLINA
COUNTY OF WAKE Durham

I, the undersigned, do hereby certify that DIXIE S. TATUM and husband, THOMAS E. TATUM, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notary seal, this the 5 day of November, 2001.

Denise Stinnett Miles
Notary Public



My commission expires: 4/4/06

NORTH CAROLINA
COUNTY OF WAKE Durham

I, the undersigned, do hereby certify that LUCILLE S. WILKINS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notary seal, this the 5 day of November, 2001.

Denise Stinnett Miles
Notary Public



My commission expires: 4/4/06

NORTH CAROLINA
COUNTY OF WAKE Durham

I, the undersigned, do hereby certify that J. EMERY SMITH and wife, BETTY R. SMITH, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notary seal, this the 5 day of November, 2001.

Denise Stinnett Miles
Notary Public



My commission expires: 4/4/06

NORTH CAROLINA
COUNTY OF WAKE Durham

I, the undersigned notary public, do hereby certify that COLENE S. WILKINS, (A) acting as an individual and (B) acting as attorney in fact for ERNEST C. WILKINS, (hereinafter called Principal) personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the Principal and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the above referenced county in Book 1464, page 838, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Attorney in Fact acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said Principal herein set out.

Witness my hand and notary seal, this the 5 day of November, 2001

Denise Stinnett Miles
Notary Public



My commission expires: 4/4/06

EXHIBIT "A"

RESTRICTIVE COVENANTS for the Property of Gertrude Smith Estate

Any conveyance of the property herein described is Subject to the following covenants which shall be binding on all successors, heirs and assigns:

- (1) Said land shall be used only for single family residential purposes.
- (2) No dwelling shall be permitted on any lot which has a ground floor heated area basement square footage excluded of less than 1,200 square feet except that any dwelling which is built with an attached carport or garage may contain only 1,030 square feet of heated area on the ground floor, provided that two-story dwellings or split level dwellings shall have a minimum of 1,200 square feet of heated area.
- (3) No outbuilding or storage building shall be placed nearer than 50 feet to the front lot line.
- (4) No noxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- (5) No structure of a temporary character, trailer, mobile home, manufactured home, basement tent, shack, garage, barn or other outbuilding shall be used on any portion of the above described property at any time as a residence, either temporarily or permanently. Modular homes are acceptable. All structures must have a minimum 5/12 roof pitch.
- (6) No pigs, swine, mules, cows, chickens or other animals or fowl shall be kept upon any portion of the above described property for commercial or breeding purposes, and any keeping of the same shall never be offensive nor noxious.
- (7) None of said land shall be used or maintained as a dumping ground for rubbish and no junk automobiles shall be allowed upon said property.
- (8) These covenants do not supersede Harnett County Zoning Ordinances or any applicable state and federal regulations, but are: in addition to any such ordinances and state and federal regulations.
- (9) Endorsement of these covenants may be by proceedings at law or equity against my person, firm or corporation violating or attempting to violate any covenant either to restrain violation or to recover damages.
- (10) Invalidation of any one of these covenants or any part thereof by judgement or Court order shall in no way affect any of the other provisions which shall remain in full force and effect and the failure of any person, firm or corporation to take action to enforce the violation of any of these covenants and restrictions shall not be construed as a waiver of any enforcement rights and shall not prevent the enforcement of such covenant or covenants in the future.

Farmett County Planning Department
Central Permitting
PO Box 65, Lillington, NC 27546
910-893-4759

7673

In order to provide the best customer service, Central Permitting staff compiled a list of procedures that helps to ensure successful permitting processes. Please follow steps necessary to expedite your plans.

☒ Environmental Health New Septic Systems Test

- Place "property flags" in each corner of lot. All property lines must be clearly flagged approximately every ~~100~~ feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- After preparing proposed site telephone Environmental Health @ 893-7547 for questions on soil evaluation and confirmation number. Environmental Health will not begin soil evaluations until you call for confirmation number. Environmental Health is the source for all matters concerning testing and scheduling once application is completed at Central Permitting.

☐ Environmental Health Existing Tank Inspections

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover.
- After preparing trapdoor call Environmental Health @ 893-7547 for confirmation number. Please be prepared to answer the following - The applicant's name, physical property location and the last four digits of your application number.

☐ Fire Marshal Inspections

- Call Fire Marshal's office @ 893-7580 for all inspections.
- Prior to requesting final Building Inspection call Fire Marshal's office @ 893-7580 for inspection.
- Pick up Fire Marshal's letter and place on job site until work is completed.

☐ Public Utilities

- Please stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

☐ Building Inspections

- Call Building Inspections @ 893-7527 to request any inspection.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.

☐ E911 Addressing

- Address numbers must be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day.
- At entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Call E911 Addressing @ 814-2038 for any questions.

Applicant Name: (Please Print) MANUEL JACKSON LUDLOW

Applicant Signature: Manuel Jackson Ludlow

Date 8.13-03