

Initial Application Date: 6/14/18



Application # 185004427
CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION
Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

****A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION****

LANDOWNER: Cummings Brothers Enterprises Mailing Address: P.O. Box 591
City: Mamers State: NC Zip: 27522 Contact No: _____ Email: _____

APPLICANT*: Tara Rabitz Mailing Address: 3300 Battle ground ave Ste. 101
City: Greensboro State: NC Zip: 27410 Contact No: 919-995-5654 Email: Trabitz@wadejourneyhomes.com
*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Tara Rabitz Phone # 919-995-5654

PROPERTY LOCATION: Subdivision: Summerhill Lot #: 21 Lot Size: 0.47
State Road # 195 State Road Name: Maple Leaf Ct. Map Book & Page: 2007, 10433
Parcel: 130539 0200 28 PIN: 0539-98-5387.000
Zoning: RA-30 Flood Zone: N Watershed: N Deed Book & Page: 3306, 0556 Power Company*: _____

*New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy.

PROPOSED USE:

- SFD: (Size 28 x 33) # Bedrooms: 3 # Baths: 2 Basement(w/wo bath): Garage: Deck: _____ Crawl Space: _____ Slab: _____ Slab: Monolithic Slab:
(Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms))
- Mod: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? () yes () no Any other site built additions? () yes () no)
- Manufactured Home: ___SW ___DW ___TW (Size _____ x _____) # Bedrooms: _____ Garage: _____(site built? _____) Deck: _____(site built? _____)
- Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____
- Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____
- Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? () yes () no

Water Supply: County _____ Existing Well _____ New Well (# of dwellings using well _____) *Must have operable water before final

Sewage Supply: New Septic Tank (Complete Checklist) _____ Existing Septic Tank (Complete Checklist) _____ County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes () no

Does the property contain any easements whether underground or overhead () yes () no

Structures (existing or proposed): Single family dwellings: SFD Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks:

Front	Minimum _____	Actual <u>37.2</u>
Rear	_____	<u>114.4</u>
Closest Side	_____	<u>30.3</u>
Sidestreet/corner lot	_____	---
Nearest Building on same lot	_____	_____

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: Head west on E Front St toward S 1st St


Turn left onto Old US Hwy 421

Slight left onto McDougald Rd

Turn right onto Oak Leaf Dr

Turn right onto Maple Leaf Ct

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.


Signature of Owner or Owner's Agent

Date

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.

****This application expires 6 months from the initial date if permits have not been issued****

* Each section below to be filled out by whomever performing work. Must be owner or licensed contractor. Address, company name & phone must match

Application # _____
Harnett County Central Permitting
PO Box 65 Lillington, NC 27546
910-893-7525 Fax 910-893-2793 www.harnett.org/permits

Application for Residential Building and Trades Permit

Owner's Name: Cummings Brothers Enterprises Date: _____
Site Address: 195 Maple Leaf Ct. Phone: 919-995-5654
Directions to job site from Lillington: Head west on E Front St toward S 1st St Turn left onto Old US Hwy 421
Slight left onto McDougald Rd Turn right onto Oak Leaf Dr Turn right onto Maple Leaf Ct

Subdivision: Summerhill Lot: 21
Description of Proposed Work: SFR # of Bedrooms: 3
Heated SF: 1606 Unheated SF: 401 Finished Bonus Room? No Crawl Space: _____ Slab:

General Contractor Information

Wade Journey Homes 336-282-3606
Building Contractor's Company Name Telephone
3300 Battleground Ave Ste. 101 Trabit@wadejourneyhomes.com
Address Email Address
49262
License #

Electrical Contractor Information

Description of Work Electrical Install Service Size: 200 Amps T-Pole: Yes ___ No
W-3 919-550-7341
Electrical Contractor's Company Name Telephone
308 W. Main St. Clayton, NC, 27520 Ewigly@w3electric.com
Address Email Address
11452U
License #

Mechanical/HVAC Contractor Information

Description of Work Heating & Air
Comfort Air 336-794-9730
Mechanical Contractor's Company Name Telephone
PO Box 527 Clemmons, NC, 27012 Kyaustin@outlook.com
Address Email Address
4218
License #

Plumbing Contractor Information

Description of Work Plumbing Install # Baths 2.5
Thornton Plumbing 919-550-4833
Plumbing Contractor's Company Name Telephone
3160 A Vinson Rd. Clayton, NC, 27520 Thorntonsplumbing@embarqmail.co
Address Email Address
22152
License #

Insulation Contractor Information

Builders Insulation 919-788-9806
Insulation Contractor's Company Name & Address Telephone

***NOTE: General Contractor must fill out and sign the second page of this application.**

Homeowners Applying to Build Their Own Home

Please answer the following questions then see a Permit Technician to determine if you qualify for permit under Owners Exemption. Questionnaire per G.S. 87-14 Regulations as to Issue of Building Permits (Memo available upon request)

1. Do you own the land on which this building will be constructed? ___ Yes No
2. Have you hired or intend to hire an individual to superintend and manage construction of the project? Yes ___ No
3. Do you intend to directly control & supervise construction activities? Yes ___ No
4. Do you intend to schedule, contract, or directly pay for all phases of construction work to be done? Yes ___ No
5. Do you intend to personally occupy the building for at least 12 consecutive months following completion of construction and do you understand that if you do not do so, it creates the presumption under law that you fraudulently secured the permit? ___ Yes No

I hereby certify that I have the authority to make necessary application, that the application is correct and that the construction will conform to the regulations in the Building, Electrical, Plumbing and Mechanical codes, and the Harnett County Zoning Ordinance. I state the information on the above contractors is correct as known to me and that **I affirm that I have obtained all listed contractors permission to obtain these permits** and if **any** changes occur including listed contractors, site plan, number of bedrooms, building and trade plans, Environmental Health permit changes or proposed use changes, I certify it is my responsibility to notify the Harnett County Central Permitting Department of any and all changes.

EXPIRED PERMIT FEES - 6 Months to 2 years permit re-issue fee is \$150.00. After 2 years re-issue fee is as per current fee schedule.

Tara Labatz
Signature of Owner/Contractor/Officer(s) of Corporation

4/11/18
Date

Affidavit for Worker's Compensation N.C.G.S. 87-14

The undersigned applicant being the:

___ General Contractor ___ Owner Officer/Agent of the Contractor or Owner

Do hereby confirm under penalties of perjury that the person(s), firm(s) or corporation(s) performing the work set forth in the permit:

Has three (3) or more employees and has obtained workers' compensation insurance to cover them.

___ Has one (1) or more subcontractors(s) and has obtained workers' compensation insurance to cover them.

___ Has one (1) or more subcontractors(s) who has their own policy of workers' compensation insurance covering themselves.

___ Has no more than two (2) employees and no subcontractors.

While working on the project for which this permit is sought it is understood that the Central Permitting Department issuing the permit may require certificates of coverage of worker's compensation insurance prior to issuance of the permit and at any time during the permitted work from any person, firm or corporation carrying out the work.

Company or Name: Wade Journey Homes, LLC

Sign w/Title: Tara Labatz Date: 4/11/18

DO NOT REMOVE!

Details: Appointment of Lien Agent

Entry #: 861034

Filed on: 05/31/2018

Initially filed by: wjh2013

Designated Lien Agent

Investors Title Insurance Company

Online: www.liensnc.com (<http://www.liensnc.com>)

Address: 19 W. Hargett St., Suite 507 / Raleigh, NC
27601

Phone: 888-690-7384

Fax: 913-489-5231

Email: support@liensnc.com ([make support@liensnc.com](mailto:support@liensnc.com))

Project Property

SUM 21
195 Maple Leaf Ct
Lillington, NC 27521
Harnett County

Property Type

1-2 Family Dwelling

Print & Post



Contractors:

Please post this notice on the Job Site.

Suppliers and Subcontractors:

Scan this image with your smart phone to view this filing. You can then file a Notice to Lien Agent for this project.

Owner Information

WJH,LLC

3300 Battleground Ave Ste. 101

Greensboro, NC 27410

United States

Email: trabit2@wadejurneyhomes.com

Phone: 336-282-3606

View Comments (0)

Technical Support Hotline: (888) 690-7384

AGREEMENT TO PURCHASE AND SELL LOT(S) OR VACANT LAND

THIS AGREEMENT TO PURCHASE AND SELL LOT(S) OR VACANT LAND (the "Agreement") is made and entered into as of the latest date on which it is signed by either party (the "Effective Date"), by and between **WJH LLC**, a Delaware limited liability company (hereinafter, "WJH"), and **Cummings Brothers Enterprises** (hereinafter, the "Seller").

WITNESSETH:

WHEREAS, Seller is the owner of certain real property commonly known as **SUMMERHILL**, and more particularly described on Exhibit "A", which is attached hereto and incorporated by reference (the "Property", or each individual lot being referred to as a "Lot");

WHEREAS, WJH is engaged in the business of building and selling residential real properties in the southeastern United States, among other places, and acquires vacant lots or land from time to time in furtherance of that business; and

WHEREAS, WJH desires to purchase the Property from Seller, and Seller desires to sell the Property to WJH.

NOW THEREFORE, in and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby acknowledge, agree and covenant as follows:

1. **DEFINITIONS.** The following defined terms shall have the meanings set forth below:

- a. "Seller": Cummings Brothers Enterprises
- b. "Purchaser" or "WJH": WJH LLC, a Delaware limited liability company, and/or any of its successors or assigns;
- c. "Purchase Price": Thirteen Thousand Dollars (\$13,000.00) per lot with a Total Purchase Price of Fifty-Two Thousand Dollars (\$52,000.00).
- d. "Earnest Money": One Thousand Dollars (\$1,000.00), to be deposited in accordance Section 4, below.
- e. "Escrow Agent": Black, Slaughter, & Black, PA
3623 N. Elm Street, Suite 200
Greensboro, NC 27455
- f. "Effective Date": The date on which this Agreement is executed by the latter to sign of Purchaser or Seller, as indicated on the signature page of this Agreement.

Seller JAM

WJH ^{DS} RT

EXHIBIT "A"

SUMMERHILL, LILLINGTON, HARNETT COUNTY, NORTH CAROLINA
(4 LOTS)

Lot #	Legal Description	Address	City, State
19	SUMMERHILL S/D 0.73AC MAP#2007-433	137 MAPLE LEAF CT	LILLINGTON, NC 27546
20	SUMMERHILL S/D 0.59 MAP#2007-433	165 MAPLE LEAF CT	LILLINGTON, NC 27546
21	SUMMERHILL S/D 0.58AC MAP#2007-435	195 MAPLE LEAF CT	LILLINGTON, NC 27546
22	SUMMERHILL S/D 0.67AC MAP#2007-435	205 MAPLE LEAF CT	LILLINGTON, NC 27546

Seller *JW*

WJH ^{DS} RT

ADDENDUM TO PURCHASE AND SELL LOT(S) OR VACANT LAND

By this Addendum to Agreement to Purchase and Sell Lot(s) or Vacant Land (the "Addendum"), Seller represents, in good faith, it is the record owner of the Property described in the Agreement to Purchase and Sell Lot(s) or Vacant Land. In the event it is later discovered, whether by inadvertence or other mistake of fact, that Seller is not the record owner of the Property, the Agreement to Purchase and Sell Lot(s) or Vacant Land is voidable at the sole and exclusive discretion of WJH LLC. If the Agreement to Purchase and Sell Lot(s) or Vacant Land is voided by WJH LLC pursuant to the provisions of this Addendum, WJH LLC shall be refunded any earnest deposit money and any extension monies, within five (5) days from such demand, even if such demand is made after the expiration of the Due Diligence Period. WJH shall also be entitled to recover the actual, out-of-pocket fees, costs and expenses incurred by WJH as a result of Sellers failure to be able to convey good and marketable title to the Property. Upon being refunded, WJH LLC and Seller shall have no further obligations or liability to one another. Any capitalized terms used in this Addendum shall have the same meaning as used in the Agreement. Unless otherwise modified by this Addendum, all other terms, conditions and covenants contained in the Purchase Agreement shall remain unchanged.

WJH LLC

DocuSigned by:
Rich Taylor (SEAL)
By: Richard D. Taylor
Director of Lot Acquisition
Date: 2/28/2018

Jerry Cummings (SEAL)
Seller: Cummings Brothers Enterprises
By: Jerry Cummings
Title: Partner
Date: 3-14-18

Seller: _____ (SEAL)
Title:
Date:

Seller [Signature]

WJH ^{DS} [RT]