

Initial Application Date: 10/03/18

Application # SFD1810-0023

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: Cumberland Homes, Inc. Mailing Address: P.O. Box 727
City: Dunn State: NC Zip: 28335 Contact No: 910-892-4345 Email: norrisbuildinggroup@optonline.com

APPLICANT*: SAME Mailing Address: _____
City: _____ State: _____ Zip: _____ Contact No: _____ Email: _____
*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: DENNIS NORRIS Phone # 910-985-0448

PROPERTY LOCATION: Subdivision: SOUTH CREEK Lot #: 18 Lot Size: .46
State Road # 1513 State Road Name: Neil's Creek Rd. Map Book & Page: 2017/345
Parcel: _____ PIN: 0601-01-5872-000

Zoning: RA-30 Flood Zone: _____ Watershed: _____ Deed Book & Page: 3552 922 Power Company*: DUKE/PROGRESS
*New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy.

PROPOSED USE:

- SFD: (Size 72' x 60') # Bedrooms: 3 # Baths: 2 Basement(w/wo bath): _____ Garage: Deck: Patio Crawl Space: _____ 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: Manufactured Homes: _____ Other (specify): _____

Required Residential Property Line Setbacks:

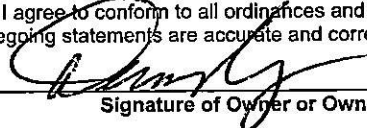
Front	Minimum <u>35'</u>	Actual <u>40'</u>
Rear	<u>25'</u>	<u>100'6"</u>
Closest Side	<u>10'</u>	<u>14'</u>
Sidestreet/corner lot	_____	_____
Nearest Building on same lot	_____	_____

Comments: _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

*From Lillington take Hwy 421 S
towards Buies Creek, TL onto Neil's Creek Rd, go
approx. 2 miles to subdivision on left.*

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

9/13/18

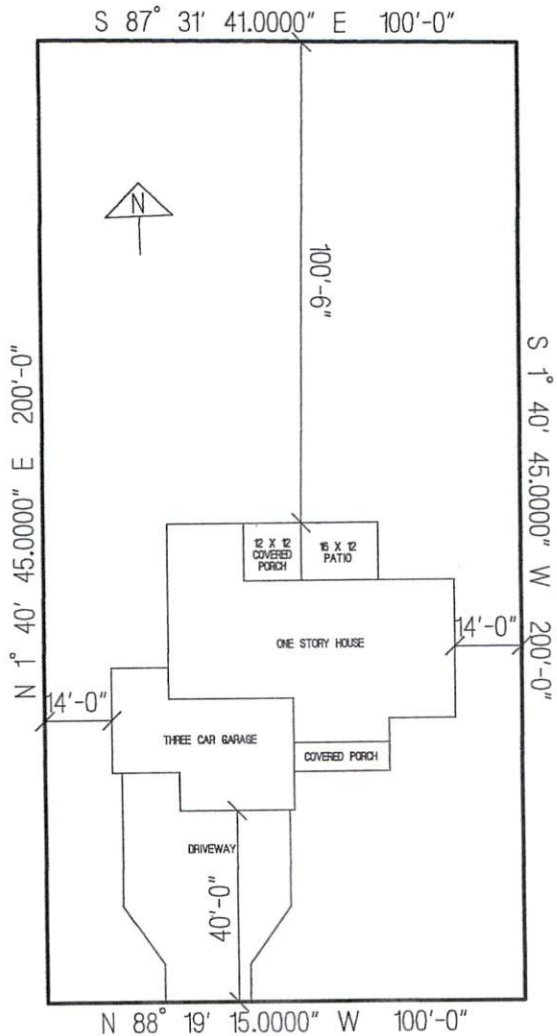
Date

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

SITE PLAN APPROVAL

DISTRICT 10/16/18 USE SFD
#BEDROOMS 3
10/16/18
Date
Zoning Administrator



TREASURE DRIVE

CUMBERLAND HOMES, INC.
THE SALEM IIA W/ 3RD CAR GARAGE
LOT # 18 SOUTH CREEK
SCALE: 1"=40'



08-30-18

REVISIONS

PROJECT NAME
SOUTH CREEK SUBDIVISION MAP

TAX ID# 0661-71-3109.000
 NELLS CREEK ROAD
 NELLS CREEK TOWNSHIP
 NEAR ILLINGTON
 HARNETT COUNTY
 NORTH CAROLINA

CLIENT
401 INVESTORS, LLC

2204 Bayview Drive
 Fayetteville, North Carolina 28305
 Phone: (910) 435-6730
 Fax: (910) 676-6568

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1279

DRAWING SCALE
 HORIZONTAL: 1"=60'

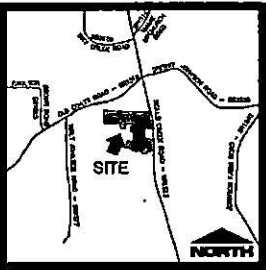
DATE SURVEYED
 AUGUST 23, 2018

SHEET NUMBER

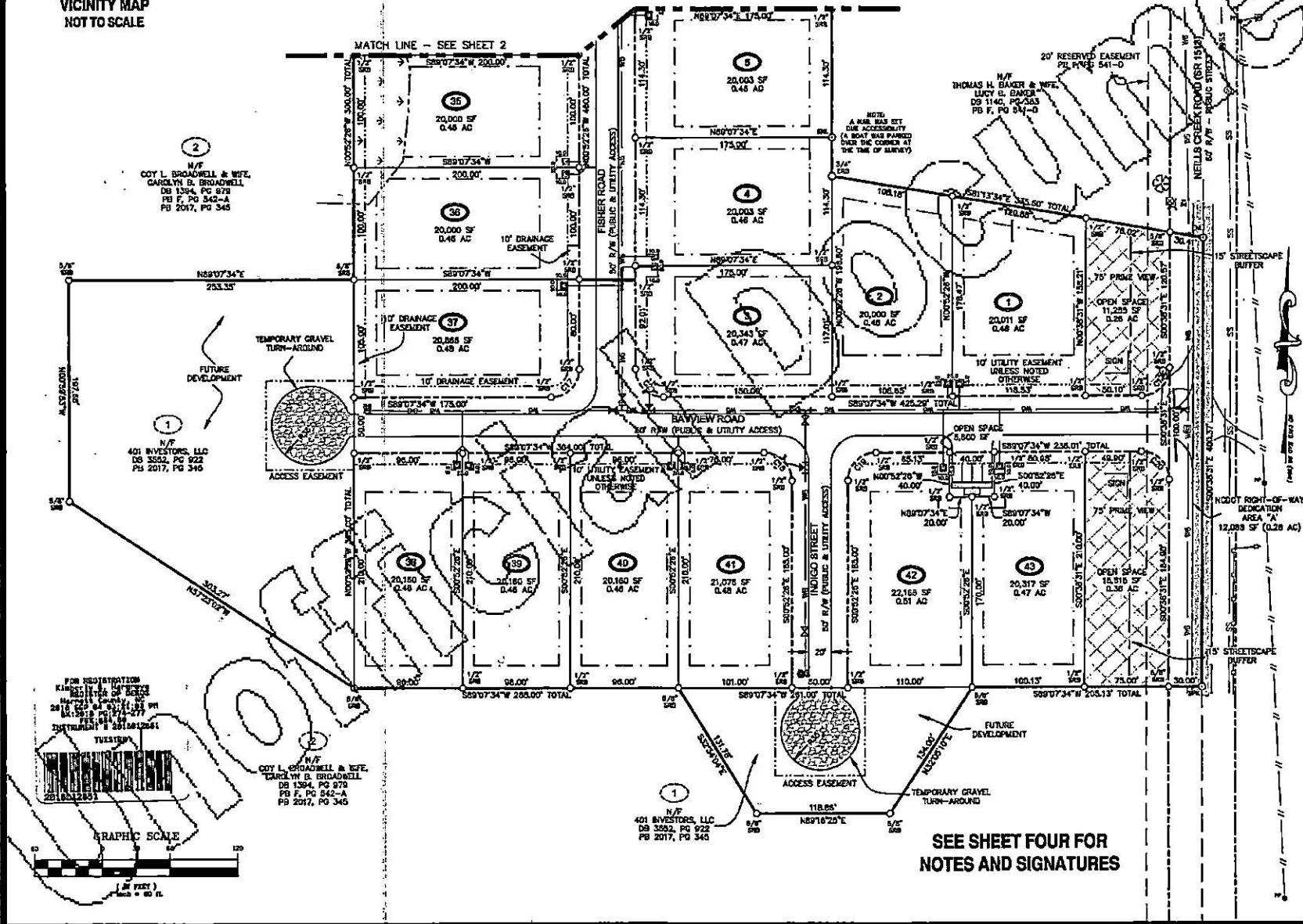
1

OF

4



VICINITY MAP
 NOT TO SCALE

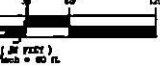


SEE SHEET FOUR FOR
 NOTES AND SIGNATURES

FOR REGISTRATION
 KIMBERLY S. GIBSON
 2811 S. 10TH ST., SUITE 101
 FAYETTEVILLE, NC 28403
 INSTRUMENT # 2018012261

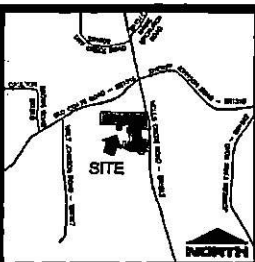
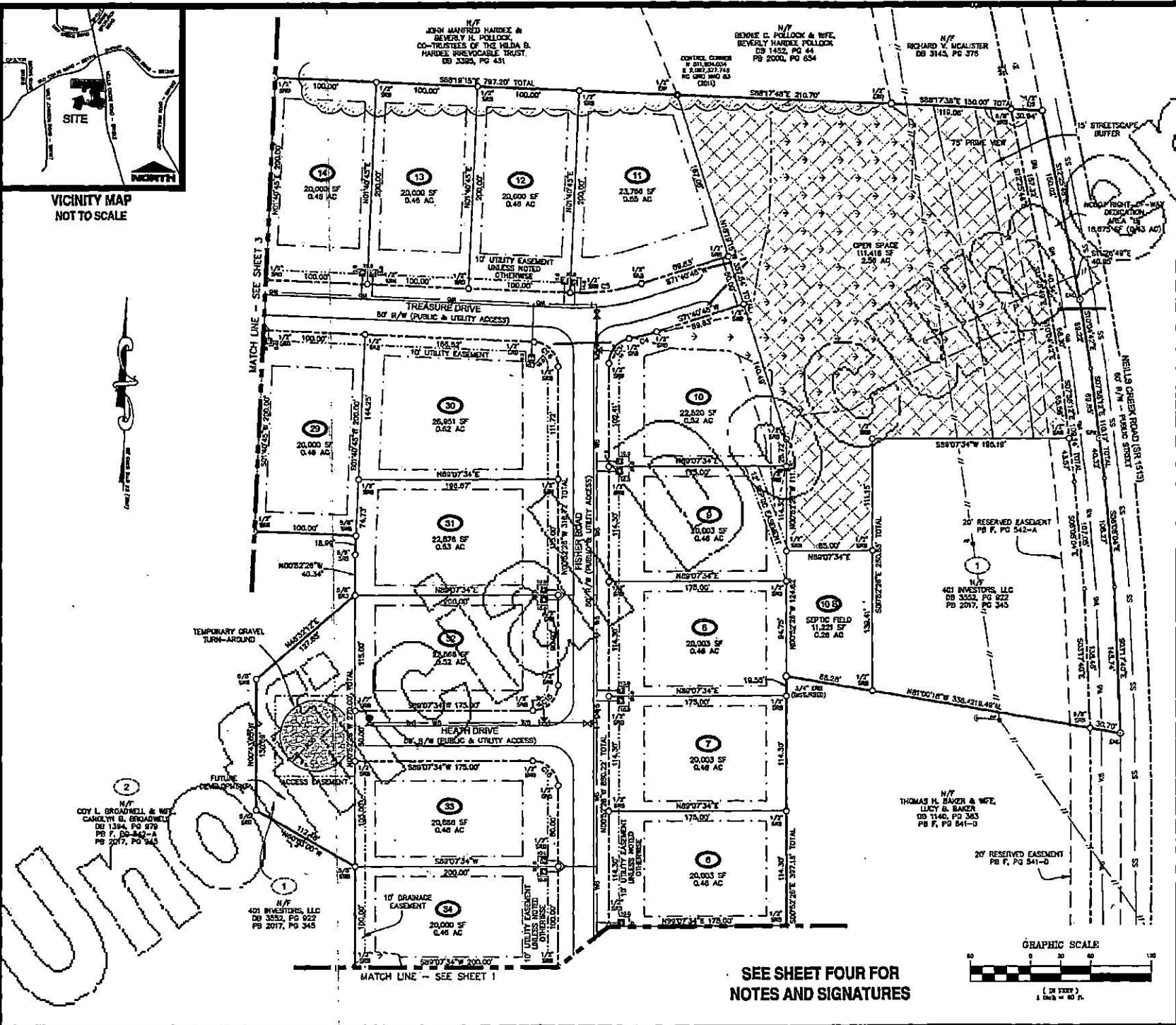


GRAPHIC SCALE



N/F
 COY L. BROADWELL & WIFE,
 CAROLYN B. BROADWELL
 DB 1394, PG 878
 PB F, PG 842-A
 PD 2017, PG 346

N/F
 401 INVESTORS, LLC
 DB 3552, PG 922
 PB F, PG 842-A
 PD 2017, PG 340



REVISIONS

PROJECT NAME
**SOUTH CREEK
SUBDIVISION
MAP**

TAX ID# 0651-71-3103.000
NELLS CREEK ROAD
NELLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT
**401 INVESTORS,
LLC**

2204 Bayview Drive
Fayetteville, North Carolina 28305
Phone: (910) 485-6790
Fax: (910) 485-6993

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1278

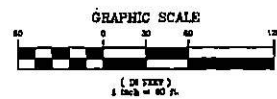
DRAWING SCALE
HORIZONTAL: 1"=60'

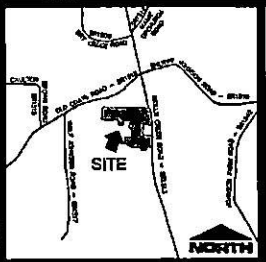
DATE SURVEYED
AUGUST 29, 2018

SHEET NUMBER

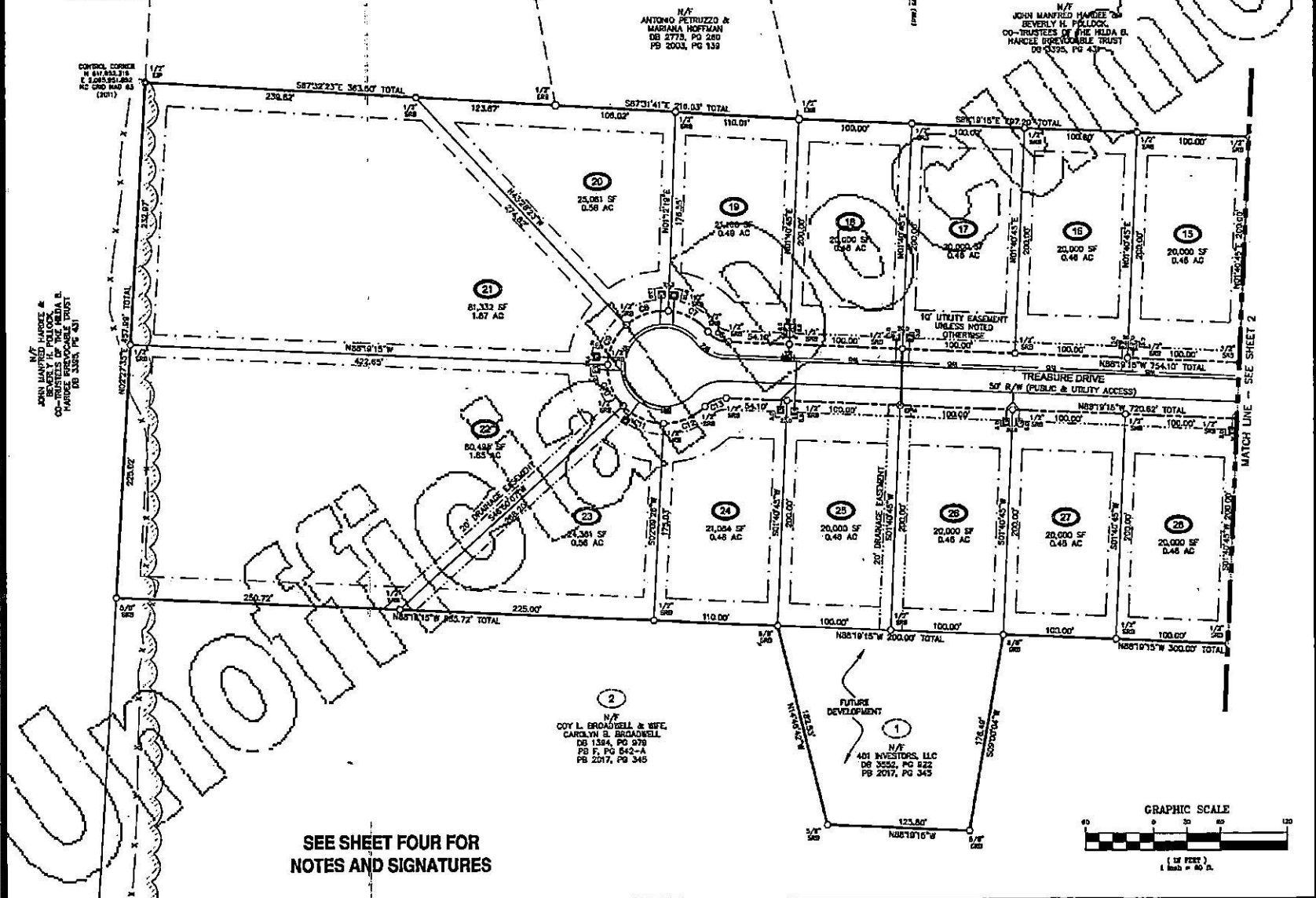
2
OF 4

SEE SHEET FOUR FOR
NOTES AND SIGNATURES

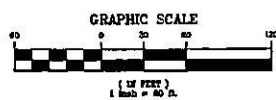




VICINITY MAP
NOT TO SCALE



SEE SHEET FOUR FOR
NOTES AND SIGNATURES



REVISIONS

PROJECT NAME
**SOUTH CREEK
SUBDIVISION
MAP**

TAX ID# 0661-71-3109.000
NELLS CREEK ROAD
NELLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT
**401 INVESTORS,
LLC**

2204 Bayview Drive
Fayetteville, North Carolina 28306
Phone: (910) 485-6780
Fax: (910) 678-9988

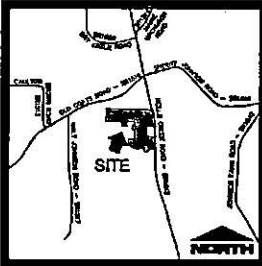
PROJECT INFORMATION

SURVEYED BY:	MOKE
DRAWN BY:	SEAN
CHECKED BY:	JUDY
PROJECT NUMBER:	1270

DRAWING SCALE
HORIZONTAL: 1"=60'

DATE SURVEYED
AUGUST 29, 2018

SHEET NUMBER
3
OF 4



VICINITY MAP
NOT TO SCALE

LEGEND:

- CDM - CASTING CONCRETE MONUMENT
- DP - EXISTING IRON PIPE
- DS - EXISTING IRON STAKE
- DNL - EXISTING NAIL
- DPK - EXISTING PK NAIL
- SD - SET NAIL
- SPK - SET PK NAIL
- SPW - SET PLUNCH MARK
- SR - SET REBAR
- CP - COMPUTED POINT
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- STORM DRAINAGE
- WATER LINE
- OVERHEAD UTILITY
- WETLANDS
- PERMANENT EASEMENT
- FENCE LINE
- WOODEN FENCE
- TREE LINE
- SUITABLE SOILS
- MAILBOX
- UTILITY POLE
- CUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- HARDWOOD TREE
- ASPHALT
- WETLANDS

I, HEREBY CERTIFY THAT THE DEVELOPMENT DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD TO THE REGULATIONS SET FORTH BY LOCAL ORDINANCES ENVIRONMENTAL HEALTH, FIRE MARSHAL, PLANNING AND PUBLIC UTILITIES OF HARNETT COUNTY, NORTH CAROLINA, SUBJECT TO RECORDATION IN THE HARNETT COUNTY OFFICE OF REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

APPROVED: [Signature] DATE: 9-4-18
DEVELOPMENT REVIEW CHAIRMAN

CERTIFICATE OF IMPROVEMENTS MAINTENANCE

I HEREBY CERTIFY THAT I ASSUME ALL FINANCIAL AND LEGAL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP OF ALL STREETS AND OTHER REQUIRED IMPROVEMENTS IN THE SOUTH CREEK SUBDIVISION UNTIL SUCH TIME THAT THEY ARE ACCEPTED FOR MAINTENANCE BY THE MCDOT.

8/30/18 DATE: [Signature] OWNER

NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. CORNERED SCALE FACTOR: 0.99987724
LOCALIZATION POINTS: 011.034582 E, 2.007763 868
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODESIC SURVEY VERTICAL REFERENCE SYSTEM.
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODESIC VERTICAL REFERENCE SYSTEM.
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
5. NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION SHOWN HERE ON. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH COULD AFFECT THIS PROPERTY, NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN OR REFERENCED HERE ON, SUCH AS BUT NOT LIMITED TO HAZARDOUS WASTE MATERIALS, EASEMENTS, DEEDS, AND FLOOD AREAS.
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 372006000J OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.
8. MAINTENANCE OF DRAINAGE EASEMENTS WILL BE BY THE HOMEOWNERS THAT ARE AFFECTED BY THE EASEMENT.
9. STREETSCAPE BUFFER SHALL CONFORM WITH ARTICLE VI SECTION 6.3 OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.
10. OPEN SPACE AND STREETSCAPE BUFFER AREAS ARE OWNED AND MAINTAINED BY THE HOA.
11. THIS DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY AGRICULTURE DISTRICT. THE PROPERTY LIES WITHIN WATER SUPPLY WATERSHED IV AND THE IMPERVIOUS AREA IS LIMITED TO 30%.
12. LAND USE CLASSIFICATION IS MEDIUM DENSITY RESIDENTIAL.
13. THE STREET LIGHTING WILL COMPLY WITH ARTICLE VI SECTION 7.3 OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.
14. FIRE HYDRANTS WILL BE PRESENT IN ACCORDANCE WITH ARTICLE VI SECTION 6.2 OF THE HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE.
15. SUBDIVISION INTERIOR ROADS ARE 20' FROM EDGE OF PAVEMENT TO EDGE OF ROAD.
16. ROAD NAME: LOGGON
17. REAR AND SIDE YARD SETBACKS UNLESS OTHERWISE NOTED.
18. THE LINEAR FEET OF ROADS IS AS FOLLOWS:
ROAD NAME: LOGGON
BATHY ROAD: 720 FT
INDIGO STREET: 235 FT
FERNER ROAD: 975 FT
HEATH DRIVE: 850 FT
TREASURE DRIVE: 850 FT
TOTAL: 3140 FT
19. ALL SIGNAGE SHALL BE A MINIMUM OF 10' FROM ANY STREET RIGHT OF WAY.
20. TOTAL LOTS: 44
21. TOTAL IMPERVIOUS AREA = 318,847 SF
22. TOTAL IMPERVIOUS ALLOWED PER LOT = 7,247 SF
23. THERE SHALL BE NO DISTURBANCE WITHIN THE WETLANDS.
24. THE NEW LOTS OF THIS DEVELOPMENT ARE ALSO SUBJECT TO THE SUBDIVISION ORDINANCES SET FORTH IN DEED BOOK PAGE 3890.
25. ALL NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED, STRIPABLES ARE TO BE CONSTRUCTED ON THE PUBLIC RIGHT OF WAY.
26. ALL DRAINAGE DITCHES ARE DESIGNATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ITS RESPECTIVE DRAINAGE.

PUBLIC PLAT DECLARATION

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS, I, AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE ANY STREETS ON THIS PLAT ARE ADDED INTO THE NORTH CAROLINA STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE N.C. DEPARTMENT OF TRANSPORTATION ACCEPT MAINTENANCE RESPONSIBILITY FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE TIME THAT THE COUNTY HAS ISSUED BUILDING PERMITS FOR SEVENTY-FIVE PERCENT (75%) OF THE LOTS SHOWN ON THE RECORD PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE BUILDING PERMITS UNTIL THE DISTRICT ENGINEER MAKES SUCH A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

I HEREBY CERTIFY THAT STORMWATER CONVEYANCE AND CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS TO THE BEST OF OUR ABILITIES. DUE CARE AND DILIGENCE WERE USED IN OBSERVATION AND CONSTRUCTION SUCH THAT CONSTRUCTION WAS OBSERVED TO BE BUILT WITHIN SUBSTANTIAL COMPLIANCE OF THE PERMIT AND OTHER SUPPORTING MATERIALS.

8/30/18 DATE: [Signature] OWNER'S SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF HARNETT COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY FREE CONSENT, ESTABLISHING PERMANENT SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS-PATHS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED FURTHERMORE, I HEREBY INDICATE ALL WATER LINES TO THE COUNTY OF HARNETT.

8/30/18 DATE: [Signature] OWNER'S SIGNATURE

I, [Signature] A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP AND SEAL THIS DAY OF August, 2018.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES October 6, 2020



STATE OF NORTH CAROLINA
COUNTY OF HARNETT

[Signature] REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature] REVIEW OFFICER
DATE: 9-4-18

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 14th DAY OF SEPTEMBER 2018 BY [Signature] REGISTERED DEEDS OF HARNETT COUNTY

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: [Signature] DISTRICT ENGINEER
DATE: August 30, 2018

ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS
BY: [Signature] DISTRICT ENGINEER
DATE: August 30, 2018

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.17	25.00	H44°14'32"W	33.20
C2	39.27	25.00	S45°32'29"W	35.36
C3	34.41	25.00	S38°33'27"W	31.78
C4	28.08	255.00	N74°50'03"E	28.07
C5	71.58	208.00	N81°40'45"E	71.20
C6	21.03	25.00	S64°13'33"E	20.41
C7	40.59	50.00	N53°23'22"W	36.49
C8	40.00	50.00	S70°28'03"W	36.94
C9	40.00	50.00	S24°38'51"W	36.94
C10	40.00	50.00	S21°42'12"E	36.94
C11	40.00	50.00	S87°04'33"E	36.94
C12	40.59	50.00	N56°44'52"E	36.49
C13	21.03	25.00	S87°38'04"W	20.41
C14	38.18	25.00	N44°33'50"W	34.56
C15	39.27	25.00	N44°07'34"E	35.36
C16	39.27	25.00	N45°32'25"W	35.36
C17	39.27	25.00	N44°07'34"E	35.36
C18	39.27	25.00	N45°32'25"W	35.36
C19	39.27	25.00	S44°07'34"W	35.36
C20	39.27	25.00	N45°43'28"W	35.43

TOTAL AREA: (BY COORDINATE COMPUTATION)
1,565,710 SF (35.21 AC)

ENR NO. 0681-71-3109.000
ZENITH RA-30 SOURCE OF TITLE
35' FRONT DB 3582; PG 822
10' SIDE PG 2017; PG 345
20' CORNER SIDE HARNETT COUNTY
20' REAR REGISTER OF DEEDS

TO VERIFY SETBACK INFORMATION CONTACT THE HARNETT COUNTY PLANNING DEPARTMENT 910-893-7528

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION-DEED BOOK SHOWN PAGE-SECTION OR OTHER REFERENCE SOURCE) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED PAGE OR OTHER REFERENCE SOURCE.
THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:100000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 17-30.45-AMENDED, WITNESS MY HAND AND SEAL THIS 20th DAY OF AUGUST, 2018.

[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO GROUND POINTS OPERATIONS RTK GPS WITH WIDE FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE CORNER SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON JUNE 21, 2017 USING TWO TRIMBLE 5700 RECEIVERS.

[Signature]
PROFESSIONAL LAND SURVEYOR - L-4571



08-30-18



REVISIONS

PROJECT NAME
SOUTH CREEK SUBDIVISION MAP

TAX ID# 0661-71-3109.000
NELLS CREEK ROAD
NELLS CREEK TOWNSHIP
NEAR LILLINGTON
HARNETT COUNTY
NORTH CAROLINA

CLIENT
401 INVESTORS, LLC

2204 Bayview Drive
Fayetteville, North Carolina 28405
Phone: (910) 485-5730
Fax: (910) 678-9908

PROJECT INFORMATION

SURVEYED BY:	MDE
DRAWN BY:	SEAN
CHECKED BY:	JAMM
PROJECT NUMBER:	1270

DRAWING SCALE
HORIZONTAL: 1"=50'

DATE SURVEYED
AUGUST 29, 2018

SHEET NUMBER

4
OF 4

NAME: Cumberland Homes, Inc.

APPLICATION #: _____

This application to be filled out when applying for a septic system inspection.

County Health Department Application for Improvement Permit and/or Authorization to Construct
IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

910-893-7525 option 1

CONFIRMATION # _____

Environmental Health New Septic System Code 800

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- 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. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- After preparing proposed site call the voice permitting system at 910-893-7525 option 1 to schedule and use code **800** (after selecting notification permit if multiple permits exist) for Environmental Health inspection. Please note confirmation number given at end of recording for proof of request.
- Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.

Environmental Health Existing Tank Inspections Code 800

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (if possible) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** call the voice permitting system at 910-893-7525 option 1 & select notification permit if multiple permits, then use code **800** for Environmental Health inspection. Please note confirmation number given at end of recording for proof of request.
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted Innovative Conventional Any
 Alternative Other _____

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- YES NO Does the site contain any Jurisdictional Wetlands?
 YES NO Do you plan to have an irrigation system now or in the future?
 YES NO Does or will the building contain any drains? Please explain. _____
 YES NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
 YES NO Is any wastewater going to be generated on the site other than domestic sewage?
 YES NO Is the site subject to approval by any other Public Agency?
 YES NO Are there any Easements or Right of Ways on this property?
 YES NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules.

I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

Dennis Thomas
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

9/13/18
DATE

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
 [Consult "Guidelines" (form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract—New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

- (a) "Seller": 401 Investors, LLC
- (b) "Buyer": Cumberland Homes Inc.
- (c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: LTS 3, 4, 18, 19, 20, 23, 24, 25, 36, 37, 43 Zip: 27546
 City: Lillington, North Carolina
 County: Harnett

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)
 Plat Reference: Lot/Unit _____, Block/Section _____, Subdivision/Condominium South Creek
Subdivision, as shown on Plat Book/Slide _____ at Page(s) _____
 The PIN/PID or other identification number of the Property is: 0661-71-3109.000
 Other description: Lots 3, 4, 18, 19, 20, 23, 24, 25, 36, 37, 43 South Creek
 Some or all of the Property may be described in Deed Book 3552 at Page 0922

- (d) "Purchase Price":

\$ <u>440,000.00</u>	paid in U.S. Dollars upon the following terms:
\$ <u>n/a</u>	BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.
\$ <u>n/a</u>	BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by <input type="checkbox"/> cash <input type="checkbox"/> personal check <input type="checkbox"/> official bank check <input type="checkbox"/> wire transfer, <input type="checkbox"/> electronic transfer, EITHER <input type="checkbox"/> with this offer OR <input type="checkbox"/> within five (5) days of the Effective Date of this Contract.
\$ <u>n/a</u>	BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire transfer or electronic transfer no later than 5 p.m. on _____, TIME BEING OF THE ESSENCE.
\$ <u>n/a</u>	BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).
\$ <u>n/a</u>	BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).
\$ <u>440,000.00</u>	BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).



This form jointly approved by:
 North Carolina Bar Association
 North Carolina Association of REALTORS®, Inc.



STANDARD FORM 12-T
 Revised 7/2018
 © 7/2018

Buyer initials [Signature] Seller initials [Signature]

(k) "Settlement": The proper execution and delivery to the closing attorney of all documents necessary to complete the transaction contemplated by this Contract, including the deed, settlement statement, deed of trust and other loan or conveyance documents, and the closing attorney's receipt of all funds necessary to complete such transaction.

(l) "Settlement Date": The parties agree that Settlement will take place on September 28, 2018 (the "Settlement Date"), unless otherwise agreed in writing, at a time and place designated by Buyer.

(m) "Closing": The completion of the legal process which results in the transfer of title to the Property from Seller to Buyer, which includes the following steps: (1) the Settlement (defined above); (2) the completion of a satisfactory title update to the Property following the Settlement; (3) the closing attorney's receipt of authorization to disburse all necessary funds; and (4) recordation in the appropriate county registry of the deed(s) and deed(s) of trust, if any, which shall take place as soon as reasonably possible for the closing attorney after Settlement. Upon Closing, the proceeds of sale shall be disbursed by the closing attorney in accordance with the settlement statement and the provisions of Chapter 45A of the North Carolina General Statutes. If the title update should reveal unexpected liens, encumbrances or other title defects, or if the closing attorney is not authorized to disburse all necessary funds, then the Closing shall be suspended and the Settlement deemed delayed under Paragraph 10 (Delay in Settlement/Closing).

WARNING: The North Carolina State Bar has determined that the performance of most acts and services required for a closing constitutes the practice of law and must be performed only by an attorney licensed to practice law in North Carolina. State law prohibits unlicensed individuals or firms from rendering legal services or advice. Although non-attorney settlement agents may perform limited services in connection with a closing, they may not perform all the acts and services required to complete a closing. A closing involves significant legal issues that should be handled by an attorney. Accordingly it is the position of the North Carolina Bar Association and the North Carolina Association of REALTORS® that all buyers should hire an attorney licensed in North Carolina to perform a closing.

(n) "Special Assessments": A charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property. A Special Assessment may be either proposed or confirmed.

"Proposed Special Assessment": A Special Assessment that is under formal consideration but which has not been approved prior to Settlement.

"Confirmed Special Assessment": A Special Assessment that has been approved prior to Settlement whether payable in a lump sum or future installments.

NOTE: Any Proposed and Confirmed Special Assessments must be identified by Seller in paragraph 5(b), and Buyer's and Seller's respective responsibilities for Proposed and Confirmed Special Assessments are addressed in paragraphs 4(a) and 6(k).

2. BUYER'S DUE DILIGENCE PROCESS:

WARNING: BUYER IS STRONGLY ENCOURAGED TO CONDUCT DUE DILIGENCE DURING THE DUE DILIGENCE PERIOD. If Buyer is not satisfied with the results or progress of Buyer's Due Diligence, Buyer should terminate this Contract, *prior to the expiration of the Due Diligence Period*, unless Buyer can obtain a written extension from Seller. SELLER IS NOT OBLIGATED TO GRANT AN EXTENSION. Although Buyer may continue to investigate the Property following the expiration of the Due Diligence Period, Buyer's failure to deliver a Termination Notice to Seller prior to the expiration of the Due Diligence Period will constitute a waiver by Buyer of any right to terminate this Contract based on any matter relating to Buyer's Due Diligence. Provided however, following the Due Diligence Period, Buyer may still exercise a right to terminate if Seller fails to materially comply with any of Seller's obligations under paragraph 6 of this Contract or for any other reason permitted under the terms of this Contract or North Carolina law.

(a) **Loan:** Buyer, at Buyer's expense, shall be entitled to pursue qualification for and approval of the Loan if any.

NOTE: Buyer's obligation to purchase the Property is not contingent on obtaining a Loan. Therefore, Buyer is advised to consult with Buyer's lender prior to signing this offer to assure that the Due Diligence Period allows sufficient time for the appraisal to be completed and for Buyer's lender to provide Buyer sufficient information to decide whether to proceed with or terminate the transaction.

(b) **Property Investigation:** Buyer or Buyer's agents or representatives, at Buyer's expense, shall be entitled to conduct all desired tests, surveys, appraisals, investigations, examinations and inspections of the Property as Buyer deems appropriate, including but NOT limited to the following:

Buyer initials [Signature] Seller initials [Signature]

Fixed Rate Adjustable Rate in the principal amount of _____ for a term of _____ year(s), at an initial interest rate not to exceed _____ % per annum (the "Loan").

NOTE: Buyer's obligations under this Contract are not conditioned upon obtaining or closing any loan.

NOTE: If Buyer does not intend to obtain a new loan, Seller is advised, prior to signing this offer, to obtain documentation from Buyer which demonstrates that Buyer will be able to close on the Property without the necessity of obtaining a new loan.

(b) **Other Property:** Buyer does does not have to sell or lease other real property in order to qualify for a new loan or to complete purchase.

NOTE: If Buyer does have to sell, Buyer and Seller should consider including a Contingent Sale Addendum (Standard Form 2A2-T) with this offer.

(c) **Performance of Buyer's Financial Obligations:** To the best of Buyer's knowledge, there are no other circumstances or conditions existing as of the date of this offer that would prohibit Buyer from performing Buyer's financial obligations in accordance with this Contract, except as may be specifically set forth herein.

4. BUYER OBLIGATIONS:

(a) **Responsibility for Proposed Special Assessments:** Buyer shall take title subject to all Proposed Special Assessments.

(b) **Responsibility for Certain Costs:** Buyer shall be responsible for all costs with respect to:

- (i) any loan obtained by Buyer, including charges by an owners association and/or management company as agent of an owners' association for providing information required by Buyer's lender;
- (ii) charges required by an owners' association declaration to be paid by Buyer for Buyer's future use and enjoyment of the Property, including, without limitation, working capital contributions, membership fees, or charges for Buyer's use of the common elements and/or services provided to Buyer, such as "move-in fees";
- (iii) determining restrictive covenant compliance;
- (iv) appraisal;
- (v) title search;
- (vi) title insurance;
- (vii) any fees charged by the closing attorney for the preparation of the Closing Disclosure, Seller Disclosure and any other settlement statement;
- (viii) recording the deed; and
- (ix) preparation and recording of all instruments required to secure the balance of the Purchase Price unpaid at Settlement.

(c) **Authorization to Disclose Information:** Buyer authorizes the Buyer's lender(s), the parties' real estate agent(s) and closing attorney: (1) to provide this Contract to any appraiser employed by Buyer or by Buyer's lender(s); and (2) to release and disclose any buyer's closing disclosure, settlement statement and/or disbursement summary, or any information therein, to the parties to this transaction, their real estate agent(s) and Buyer's lender(s).

5. SELLER REPRESENTATIONS:

(a) **Ownership:** Seller represents that Seller:

- has owned the Property for at least one year.
- has owned the Property for less than one year.
- does not yet own the Property.

(b) **Assessments:** To the best of Seller's knowledge there are are not any Proposed Special Assessments. If any Proposed Special Assessments, identify: none known

Seller warrants that there are are not any Confirmed Special Assessments. If any Confirmed Special Assessments, identify: none known

NOTE: Buyer's and Seller's respective responsibilities for Proposed and Confirmed Special Assessments are addressed in paragraphs 4(a) and 6(k).

(c) **Owners' Association(s) and Dues:** To best of Seller's knowledge, ownership of the Property subjects does not subject Buyer to regulation by one or more owners' association(s) and governing documents, which impose various mandatory covenants, conditions and restrictions upon the Property and Buyer's enjoyment thereof, including but not limited to obligations to pay regular assessments (dues) and Special Assessments. If there is an owners' association, then an Owners' Association Disclosure and

the Property, except: ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and such other liens, encumbrances or defects as may be assumed or specifically approved by Buyer in writing. The Property must have legal access to a public right of way.

NOTE: Buyer's failure to conduct a survey or examine title of the Property prior to the expiration of the Due Diligence Period does not relieve the Seller of their obligation to deliver good title under this paragraph.

NOTE: If any sale of the Property may be a "short sale," consideration should be given to attaching a Short Sale Addendum (Standard Form 2A14-T) as an addendum to this Contract.

(h) **Deed, Taxes, and Fees:** Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Contract, and for state and county excise taxes, and any deferred, discounted or rollback taxes, and local conveyance fees required by law. The deed is to be made to: Cumberland Homes Inc.

(i) **Agreement to Pay Buyer Expenses:** Seller shall pay at Settlement \$ n/a toward any of Buyer's expenses associated with the purchase of the Property, at the discretion of Buyer and/or lender, if any, including any FHA/VA lender and inspection costs that Buyer is not permitted to pay.

(j) **Owners' Association Fees/Charges:** Seller shall pay: (i) any fees required for confirming Seller's account payment information on owners' association dues or assessments for payment or proration; (ii) any fees imposed by an owners' association and/or a management company as agent of the owners' association in connection with the transaction contemplated by this Contract other than those fees required to be paid by Buyer under paragraph 4(b) above; and (iii) fees incurred by Seller in completing the Residential Property and Owners' Association Disclosure Statement, and resale or other certificates related to a proposed sale of the Property.

(k) **Payment of Confirmed Special Assessments:** Seller shall pay, in full at Settlement, all Confirmed Special Assessments, whether payable in a lump sum or future installments, provided that the amount thereof can be reasonably determined or estimated. The payment of such estimated amount shall be the final payment between the Parties.

(l) **Late Listing Penalties:** All property tax late listing penalties, if any, shall be paid by Seller.

(m) **Owners' Association Disclosure and Condominium Resale Statement Addendum (Standard Form 2A12-T):** If applicable, Seller shall provide the completed Owners' Association Disclosure and Condominium Resale Statement Addendum to Buyer on or before the Effective Date.

(n) **Seller's Failure to Comply or Breach:** If Seller fails to materially comply with any of Seller's obligations under this Paragraph 6 or Seller materially breaches this Contract, and Buyer elects to terminate this Contract as a result of such failure or breach, then the Earnest Money Deposit and the Due Diligence Fee shall be refunded to Buyer and Seller shall reimburse to Buyer the reasonable costs actually incurred by Buyer in connection with Buyer's Due Diligence without affecting any other remedies. If legal proceedings are brought by Buyer against the Seller to recover the Earnest Money Deposit, the Due Diligence Fee and/or the reasonable costs actually incurred by Buyer in connection with Buyer's Due Diligence, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney fees and court costs incurred in connection with the proceeding.

7. **PRORATIONS AND ADJUSTMENTS:** Unless otherwise provided, the following items shall be prorated through the date of Settlement and either adjusted between the parties or paid at Settlement:

- (a) **Taxes on Real Property:** Ad valorem taxes and recurring governmental service fees levied with such taxes on real property shall be prorated on a calendar year basis;
- (b) **Rents:** Rents, if any, for the Property;
- (c) **Dues:** Owners' association regular assessments (dues) and other like charges.

8. **CONDITION OF PROPERTY AT CLOSING:** Buyer's obligation to complete the transaction contemplated by this Contract shall be contingent upon the Property being in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

9. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller. If the improvements on the Property are destroyed or materially damaged prior to Closing, Buyer may terminate this Contract by written notice delivered to Seller or Seller's agent and the Earnest Money Deposit and any Due Diligence Fee shall be refunded to Buyer. In the event Buyer does

communication given in connection with this Contract. Any written notice or communication may be transmitted to any mailing address, e-mail address or fax number set forth in the "Notice Information" section below. Any notice or communication to be given to a party herein, any any fee, deposit of other payment to be delivered to a party herein, may be given to the party or to such party's agent. Seller and Buyer agree that the "Notice Information" and "Acknowledgment of Receipt of Monies" sections below shall not constitute a material part of this Contract, and that the addition or modification of any information therein shall not constitute a rejection of an offer or the creation of a counteroffer.

19. **EXECUTION:** This Contract may be signed in multiple originals or counterparts, all of which together constitute one and the same instrument.

20. **COMPUTATION OF DAYS/TIME OF DAY:** Unless otherwise provided, for purposes of this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract was required to be performed or made. Any reference to a date or time of day shall refer to the date and/or time of day in the State of North Carolina.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

This offer shall become a binding contract on the Effective Date. Unless specifically provided otherwise, Buyer's failure to timely deliver any fee, deposit or other payment provided for herein shall not prevent this offer from becoming a binding contract, provided that any such failure shall give Seller certain rights to terminate the contract as described herein or as otherwise permitted by law.

Date: 8/28/18

Buyer: [Signature]
Cumberland Homes Inc.

Date: _____

Buyer: _____

Entity Buyer: Cumberland Homes Inc.
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: [Signature]

Name: Matthew H. Norris

Title: President

Date: _____

Date: _____

Seller: _____
401 Investors, LLC

Date: _____

Seller: _____

Entity Seller: 401 Investors, LLC
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: [Signature]

Name: David Brian Raynor

Title: Manager

Date: _____

ACKNOWLEDGMENT OF RECEIPT OF MONIES

Seller: 401 Investors, LLC ("Seller")

Buyer: Cumberland Homes Inc. ("Buyer")

Property Address: LTS 3, 4, 18, 19, 20, 23, 24, 25, 36, 37, 43, Lillington, 27546 ("Property")

LISTING AGENT ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$ _____, receipt of which Listing Agent hereby acknowledges.

Date: _____ Firm: _____

By: _____

(Signature)

(Print name)

SELLER ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$ _____, receipt of which Seller hereby acknowledges.

Date: _____ Seller: _____

(Signature)
401 Investors, LLC

Date: _____ Seller: _____

(Signature)

ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF INITIAL EARNEST MONEY DEPOSIT

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an Initial Earnest Money Deposit in the amount of \$ _____. Escrow Agent as identified in Paragraph 1(f) of the Offer to Purchase and Contract hereby acknowledges receipt of the Initial Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: _____ Firm: _____ N/A

By: _____

(Signature)

(Print name)

ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF (ADDITIONAL) EARNEST MONEY DEPOSIT

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an (Additional) Earnest Money Deposit in the amount of \$ _____. Escrow Agent as identified in Paragraph 1(f) of the Offer to Purchase and Contract hereby acknowledges receipt of the (Additional) Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: _____ Firm: _____ N/A

Time: _____ AM PM

By: _____

(Signature)

(Print name)