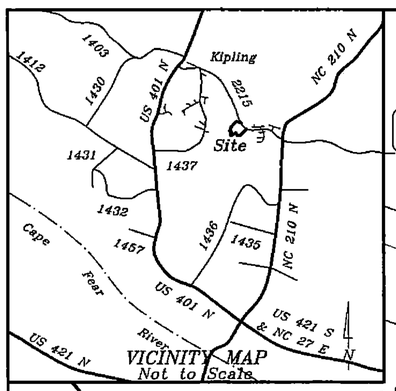
Submitted electronically by "Lester Stancil and Associates, PLS, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.



State of North Carolina
County of Harnett

I, Michele W Temple, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DocuSigned by: Michele W Temple — 0A9E36A07... Review Officer — 1/17/2020 Date

See Sheet Two of Three and Three of Three for additional signatures, cerifications references, seals, notes, call tables statements etc..

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See , Page Ref. , etc.) (other); that the boundaries not surveyed are shown clearly indicated as drawn from information found in references as shown hereon; that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number and seal this the the 20th day of August , A.D. 2018.

NORTH CAROLINA PROFESSIONAL SEAL L-1512 LAND SURVEYOR Thomas Lester Stancil

Surveyor

L-1512
License Number

I hereby certify that this survey creates a subdivision of land within the area of Harnett County, NC, which has an ordinance that regulates parcels of land.

Thomas Lester Stancil, P.L.S.

LEGEND:

Lines Surveyed		FH	Fire Hydrant
Lines Not Surveyed		WM	Water Meter
Tie or Adjoining Lines		WV	Water Valve
Right of Way Lines		Esmt.	Easement
EIP/EIS	Existing Iron Pipe or Stake	R/W	Right-of-Way
ISS	Iron Stake Set	C/L	Centerline
PP	Power Pole	D.B.	Deed Book
OHE	Overhead Electric Lines	PIN	Parcel Identifier
TP	Telephone Pedestal		Number
MH	Manhole	Ac.	Acres
C/O	Sewer Cleanout	Sq. Ft.	square feet
N.C.G.S.	North Carolina Geodetic Survey		
NAD 83	North American Datum of 1983		

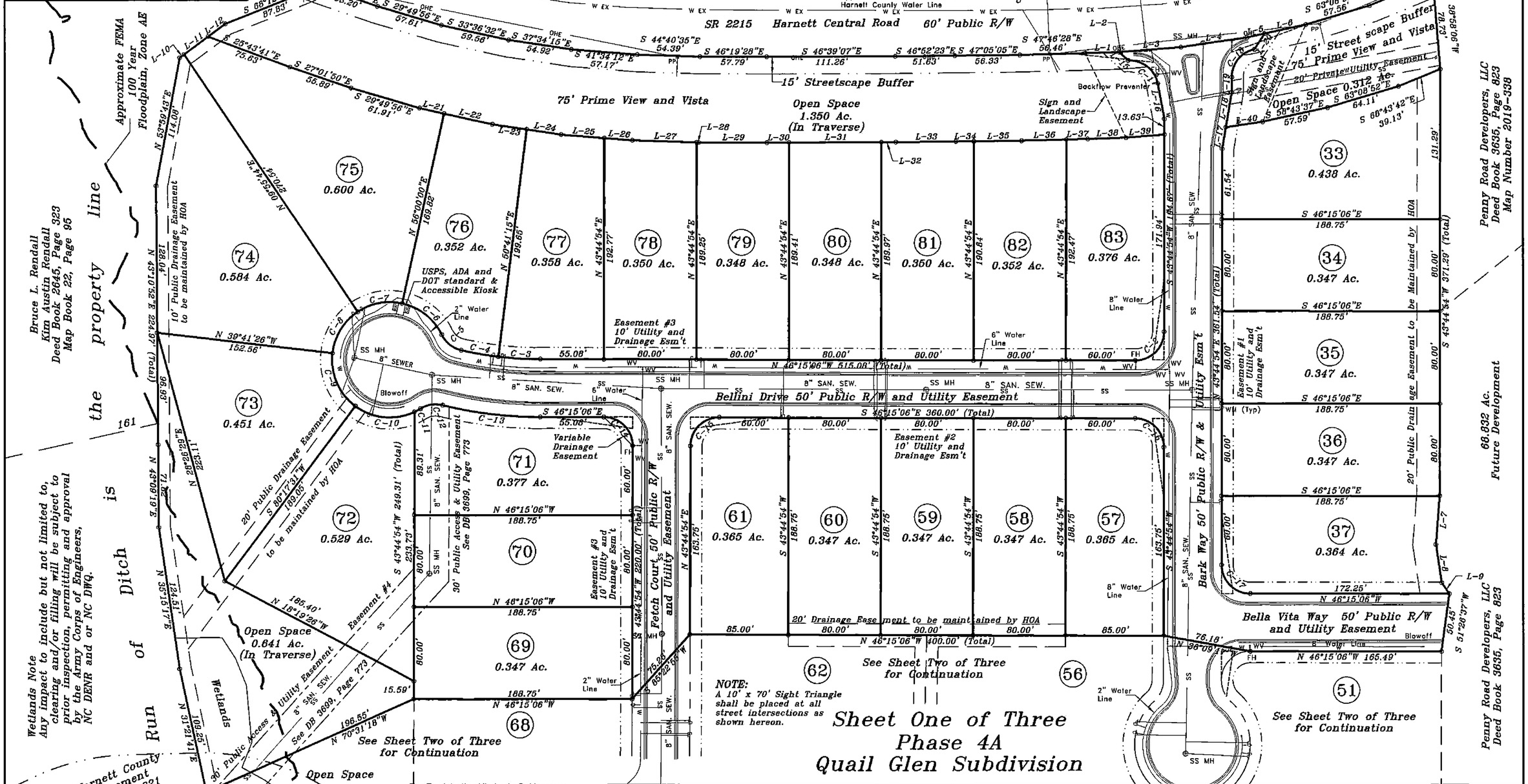
NOTES:
* Iron Stakes set at all property corners unless noted otherwise.
* Areas determined by coordinate method.
* All distances/dimensions are Horizontal ground distances unless otherwise indicated.

NC Grid North (NAD 83) Map Number 2011-69

Harnett County Minimum Building Setback Requirements

FRONT: 30 feet
REAR: 20 feet
SIDE: 10 feet
CORNER LOT SIDE: 20 feet

FEMA FLOOD HAZARD STATEMENT
A portion of Lots shown on this plat are located within the FEMA 100 year Zone "AE", Flood Hazard Area as shown on FEMA map No. 3720064200J Effective date: 10/03/06



For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jan 17 09:46 AM NC Rev Stamp: $ 0.00
Book: 2020 Page: 21 - 23 Fee: $ 63.00
Instrument Number: 2020000880

Revisions:
Stake Lots 10-7-10-10-19
RW & Entrance 10-16-19
DRB Comments 10-16-19
Add Esm'ts 12-11-19
DOT Comments 12-30-19

30 0 60
Horizontal Scale

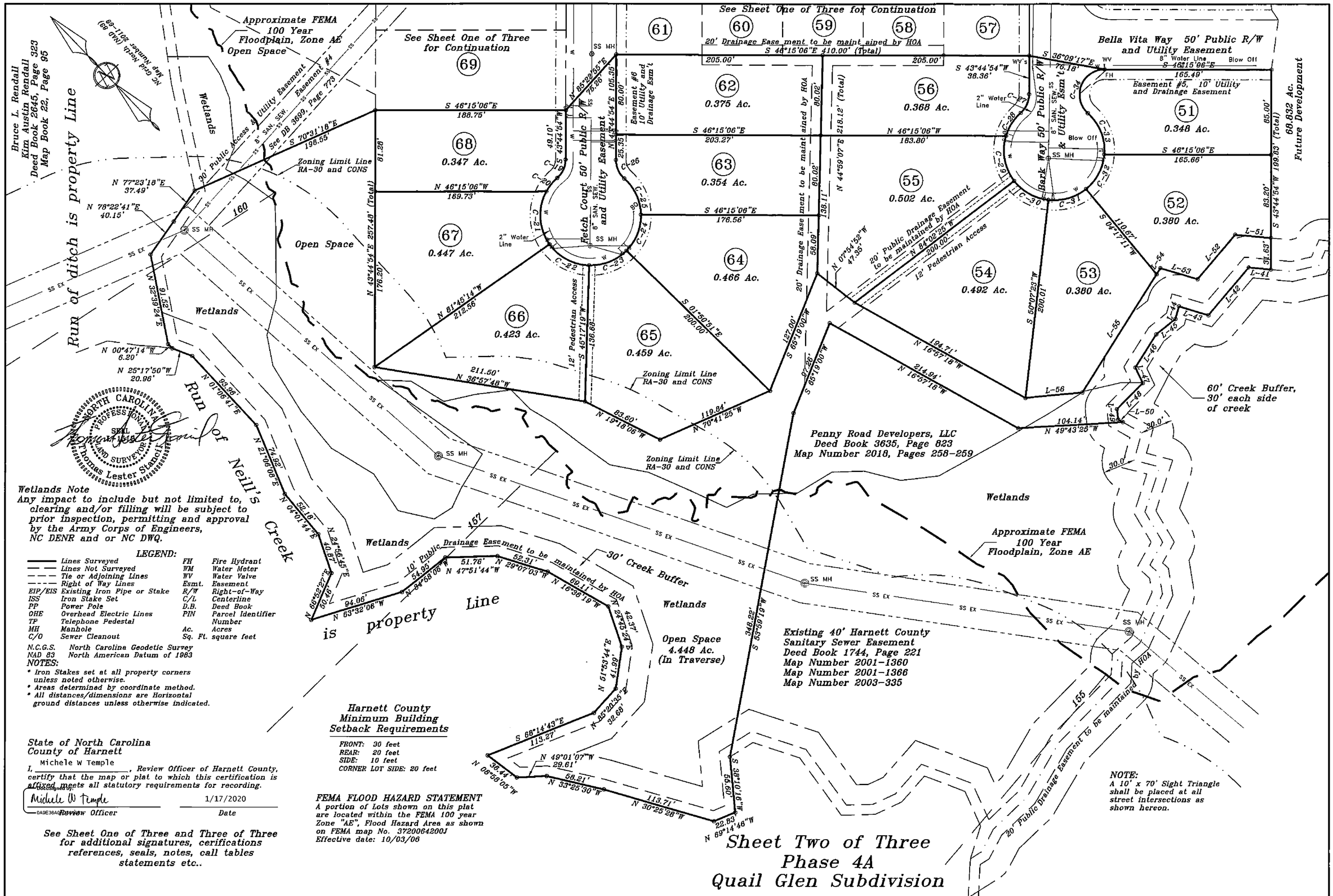
Owned by, Surveyed and Mapped for:
Penny Road Developers, LLC
10305 Penny Road Raleigh, NC 27606 919-362-7336

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-2602

TOWNSHIP: BLACK RIVER	COUNTY: HARNETT	DATE: 10-10-19	SURVEYED BY: AKN
STATE: NORTH CAROLINA	PID: 110662 0022 & 110662 0022 36	SCALE: 1" = 60'	DRAWN BY: PAN
ZONE: RA-30 & CONS	PIN: 0652-93-2092.000 & 0652-83-6751.000	CHECKED & CLOSURE BY:	

FIELD BOOK LHBR909.cgr
DRAWING FILE NO. LHBR-909W

DocuSign Envelope ID: C7B2988E-132D-4BB0-B8A4-8835EA6E38AF



Wetlands Note
Any impact to include but not limited to, clearing and/or filling will be subject to prior inspection, permitting and approval by the Army Corps of Engineers, NC DENR and or NC DWQ.

LEGEND:

———	Lines Surveyed	FH	Fire Hydrant
— —	Lines Not Surveyed	WM	Water Meter
- - -	Tie or Adjoining Lines	WV	Water Valve
- - - -	Right of Way Lines	Esmt.	Easement
EIP/EIS	Existing Iron Pipe or Stake	R/W	Right-of-Way
ISS	Iron Stake Set	C/L	Centerline
PP	Power Pole	D.B.	Deed Book
OHE	Overhead Electric Lines	PIN	Parcel Identifier Number
TP	Telephone Pedestal		
MH	Manhole	Ac.	Acres
C/O	Sewer Cleanout	Sq. Ft.	square feet

N.C.G.S. North Carolina Geodetic Survey
NAD 83 North American Datum of 1983

NOTES:
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REAR: 20 feet
SIDE: 10 feet
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State of North Carolina
County of Harnett

I, Michele W Temple, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.

DocuSigned by: Michele W Temple — 1/17/2020
DA9E36A0... Review Officer — Date

See Sheet One of Three and Three of Three for additional signatures, cerifications references, seals, notes, call tables statements etc..

NOTE:
A 10' x 70' Sight Triangle shall be placed at all street intersections as shown hereon.

Sheet Two of Three
Phase 4A
Quail Glen Subdivision

RECORDED IN HARNETT COUNTY, MAP NUMBER 2020 - _____

Revisions:
Stake Lots 10-7-10-10-19
DRB Comments 10-17-19
Add Esm'ts 12-11-19
DOT Comments 12-30-19

30 0 60
Horizontal Scale

Owned by, Surveyed and Mapped for:
Penny Road Developers, LLC
10305 Penny Road Raleigh, NC 27606 919-362-7336

TOWNSHIP: BLACK RIVER | COUNTY: HARNETT
STATE: NORTH CAROLINA | PID: 110662 0022 & 110662 0022 36
ZONE: RA-30 & CONS | PIN: 0652-93-2092.000 & 0652-83-6751.000

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-2602

DATE:	SURVEYED BY: AKN	FIELD BOOK LHBR909.cgr
SCALE: 1" = 60'	DRAWN BY: PAN	DRAWING FILE NO.
CHECKED & CLOSURE BY:		LHBR-909X

DocuSign Envelope ID: C7B2988E-132D-4BB0-B8A4-8835EA6E38AF

Course	Bearing	Distance
L-1	S 48°22'12" E	29.58'
L-2	S 48°22'12" E	1.45'
L-3	S 50°58'12" E	52.18'
L-4	S 54°47'12" E	67.76'
L-5	S 58°43'36" E	15.64'
L-6	S 58°43'36" E	36.47'
L-7	S 47°59'06" W	42.25'
L-8	S 35°05'37" W	33.63'
L-9	S 09°27'49" W	11.65'
L-10	S 83°14'07" E	4.76'
L-11	S 83°14'07" E	26.08'
L-12	S 83°14'07" E	18.60'
L-13	S 32°33'28" W	10.25'
L-14	N 55°58'10" E	41.61'
L-15	S 03°33'29" E	10.64'
L-16	S 32°53'53" W	31.52'
L-17	N 53°13'13" E	19.20'
L-18	N 53°13'13" E	30.82'
L-19	N 43°31'56" E	13.36'
L-20	N 76°36'10" E	16.29'
L-21	S 33°36'32" E	21.76
L-22	S 33°36'32" E	42.87
L-23	S 37°34'15" E	29.88
L-24	S 37°34'15" E	30.25
L-25	S 41°34'12" E	37.42
L-26	S 41°34'12" E	24.39
L-27	S 44°40'35" E	55.71
L-28	S 44°40'35" E	1.79
L-29	S 46°19'28" E	59.08
L-30	S 46°39'07" E	19.13
L-31	S 46°39'07" E	80.00
L-32	S 46°39'07" E	12.49
L-33	S 46°52'23" E	51.91
L-34	S 47°05'05" E	15.60
L-35	S 47°05'05" E	41.32
L-36	S 47°46'28" E	38.70
L-37	S 47°46'28" E	18.60
L-38	S 48°22'12" E	33.12
L-39	S 50°58'12" E	33.42
L-40	S 54°47'12" E	32.22'
L-41	N 41°03'00" W	21.92'
L-42	S 83°32'41" W	62.51'
L-43	N 29°37'27" W	30.56'
L-44	S 59°11'40" W	13.12'
L-45	N 85°19'37" W	24.49'
L-46	S 75°29'42" W	39.28'
L-47	S 18°05'39" W	17.22'
L-48	S 87°52'21" W	36.68'
L-49	S 36°47'50" W	10.40'
L-50	S 16°30'10" E	5.55'
L-51	N 41°03'00" W	35.59'
L-52	S 83°32'41" W	58.27'
L-53	N 29°37'27" W	38.41'
L-54	S 75°29'42" W	7.28'
L-55	S 75°29'42" W	139.66'
L-56	N 51°58'55" W	56.67'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	25.00'	35.46'	81°16'05"	32.56'	S 07°44'10" E
C-2	25.00'	39.27'	90°00'00"	35.36'	S 88°44'54" W
C-3	300.00'	36.33'	6°56'21"	36.31'	N 42°46'56" W
C-4	300.00'	32.65'	6°14'11"	32.64'	N 36°11'40" W
C-5	25.00'	22.22'	50°54'54"	21.49'	N 07°37'08" W
C-6	50.00'	45.24'	51°50'19"	43.71'	N 08°04'50" W
C-7	50.00'	40.20'	46°04'16"	39.13'	N 57°02'08" W
C-8	50.00'	43.30'	49°37'10"	41.96'	S 75°07'09" W
C-9	50.00'	52.38'	60°01'03"	50.01'	S 20°18'03" W
C-10	50.00'	54.08'	61°58'20"	51.48'	S 40°41'39" E
C-11	50.00'	5.91'	6°46'21"	5.91'	S 75°04'00" E
C-12	25.00'	20.12'	46°06'55"	19.58'	S 55°23'43" E
C-13	350.00'	85.00'	13°54'51"	84.79'	S 39°17'41" E
C-14	25.00'	39.27'	90°00'00"	35.36'	S 01°15'06" E
C-15	25.00'	39.27'	90°00'00"	35.36'	N 88°44'54" E
C-16	25.00'	39.27'	90°00'00"	35.36'	S 01°15'06" E
C-17	25.00'	39.27'	90°00'00"	35.36'	N 01°15'06" W
C-18	25.00'	33.92'	77°44'27"	33.92'	N 82°24'09" E
C-19	25.00'	21.03'	48°11'23"	20.41'	S 67°50'35" W
C-20	50.00'	17.34'	19°52'10"	17.25'	S 82°00'12" W
C-21	50.00'	55.70'	63°49'21"	52.86'	S 40°09'27" W
C-22	50.00'	46.21'	52°57'27"	44.59'	S 18°13'57" E
C-23	50.00'	41.13'	47°08'10"	39.98'	S 68°16'46" E
C-24	50.00'	40.00'	45°50'12"	38.94'	N 65°14'03" E
C-25	50.00'	40.80'	46°45'26"	39.68'	N 18°56'14" E
C-26	25.00'	21.03'	48°11'23"	20.41'	N 19°39'13" E
C-27	25.00'	21.03'	48°11'23"	20.41'	S 67°50'35" W
C-28	50.00'	27.60'	31°37'21"	27.25'	S 76°07'37" W
C-29	50.00'	47.43'	54°21'21"	45.68'	S 33°08'16" W
C-30	50.00'	40.00'	45°50'12"	38.94'	S 16°57'31" E
C-31	50.00'	40.00'	45°50'12"	38.94'	S 62°47'43" E
C-32	50.00'	40.00'	45°50'12"	38.94'	N 71°22'05" E
C-33	50.00'	46.16'	52°53'29"	44.53'	N 22°00'15" E
C-34	25.00'	60.30'	138°11'23"	46.71'	N 64°39'13" E

Certificate of Ownership and Dedication

I (we)hereby certify that I am(we are)the owner(s) or agent of the property shown and described hereon, which is located in the subdivision jurisdiction of Harnett County, North Carolina and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish minimum building setback lines, dedicate all streets, alleys, walks, parks and/or other sites and easements to public or private use as noted. Furthermore, I (we) dedicate all sanitary sewer and/or water lines to the County of Harnett.

12/5/2019 — Date

DocuSigned by: Henry Montague CA — 76FC6EA97E54A8... — Owner

Public Plat Dedication

All roads in this subdivision are hereby declared public. The maintenance of all streets and roads in this subdivision shall be the responsibility of Penny Road Developers, Inc. 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 to 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.

12/5/2019 — Date

DocuSigned by: Henry Montague CA — 76FC6EA97E54A8... — Owner or Agent

Stormwater Certificate

I (we)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.

12/5/2019 — Date

DocuSigned by: Henry Montague CA — 76FC6EA97E54A8... — Owner

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED L.R. Hines Jr. P.E. — DISTRICT ENGINEER

DATE: DEC 5, 2019

ONLY NCDOT APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY.

THE 10' X 70' SIGHT TRIANGLES TAKES PRECEDENCE OVER ANY SIGN EASEMENTS.

NOTE:
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

A 15' CONSTRUCTION EASEMENT SHALL BE RESERVED ON BOTH SIDES OF ALL PROPOSED STREETS.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING /PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

State of North Carolina
County of Harnett

I, Michele W Temple, Review Officer of Harnett County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

DocuSigned by: Michele W Temple — 0A9E36A... — Review Officer — 1/17/2020 — Date

State of North Carolina
County of Harnett

I hereby certify that the development hereon has been granted final approval by the Harnett County Development Review Board pursuant to the regulations set forth by E-911 Addressing, Environmental Health, Fire Marshall, Planning, and Public Utilities of Harnett County, N.C., subject to recordation in the Harnett County Office of Register of Deeds within thirty days of the date below.

DocuSigned by: Landon Chandler — 1/17/2020

Development Review Board Chairman — Date

NORTH CAROLINA PROFESSIONAL SEAL L-4000 LAND SURVEYOR Thomas Lester Stancil

See Sheet One of Three and Two of Three for additional signatures, cerifications references, seals, notes, call tables statements etc..

FEMA FLOOD HAZARD STATEMENT
A portion of Lots shown on this plat are located within the FEMA 100 year Zone "AE", Flood Hazard Area as shown on FEMA map No. 3720064200J
Effective date: 10/03/06

Harnett County
Minimum Building
Setback Requirements

FRONT: 30 feet
REAR: 20 feet
SIDE: 10 feet
CORNER LOT SIDE: 20 feet

Site Data and Notes

Property shown hereon is located Watershed District IV, and the maximum impervious area shall be limited to 24% with curb and gutter.
Property shown hereon is located in Meduim Density Residential and Environmentally Sensitive Area.
No lot in Quail Glen Subdivision shall have direct access to SR 2215.
92.921 Ac. Net (In Traverse) In Entire Subdivision
24.297 Ac. Net (In Traverse) In Phase 4A
4.859 Ac. Net Required 20% Open Space
6.751 Ac. In Traverse Provided Open Space (27.8%)
38 Lots planned with Harnett County Municipal Sewer and Water = 1.6 DUA
Minimum lot size = 0.347 Ac. or 15,100 sq. ft.
Maximum lot size = 0.600 Ac. or 26,142 sq. ft.
Average lot size = 0.395 Ac. or 17,219 sq. ft.
All streets shown hereon are to be 50' Public Dedicated R/W and 50' Utility Easements.
All construction shall be in accordance with Harnett County and/or NC DOT Standards.
All lots shall be served by Harnett County Municipal Water and Sewer.
All Drainage easements are to be permanent & public. The maintenance of all said drainage easements shall be responsibility of individual lot owners that border all such easements
The homeowners association shall be responsible for maintaining the streetscape buffer all open space, sidewalks and street trees. Street Trees MAY NOT be removed.
Fire Hydrants and Street Lights shall be installed per Harnett County Regulations.
Any lots impacted by Flood Hazard Areas will require an elevation certificate prior
This development is within one mile of a Voluntary Agricultural District.

References
Deed Book 1744, Page 221 (40' SS Easement)
Deed Book 1843, Page 481 (20' Access Easement)
Deed Book 2347, Page 320 (10' and 30' Powerline Easement)
Deed Book 3635, Page 817 (Title to Penny Road)
Deed Book 3635, Page 823 (Title to Penny Road)
Deed Book 3698, Page 559 (Various Powerline Easements)
Deed Book 3699, Page 773 (20' Access Easement)
Map Book 3, Page 106
Plat Cabinet 1, Slide 18
Map Number 2001-1360
Map Number 2001-1316
Map Number 2001-1366
Map Number 2002-889
Map Number 2003-335
Map Numbers 2007-635 through 2007-637
Map Number 2016-334
Map Number 2019-258
Map Number 2019-338
Others as shown and/or noted hereon

Sheet Three of Three
Phase 4A
Quail Glen Subdivision

Revisions:

30 0 60 — Horizontal Scale

Owned by, Surveyed and Mapped for:
Penny Road Developers, LLC
10305 Penny Road Raleigh, NC 27606 919-362-7336

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-2602

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STATE: NORTH CAROLINA	PID: 110662 0022 & 110662 0022 36	SCALE: 1" = 60'	DRAWN BY: PAN
ZONE: RA-30 & CONS	PIN: 0652-93-2092.000 & 0652-83-6751.000	CHECKED & CLOSURE BY: VW	

FIELD BOOK: LHBR909.cgr
DRAWING FILE NO.: LHBR-909Y