

Initial Application Date: 4-11-01

Application #01- 01-5-1774

OFFICE OF HARNETT LAND USE APPLICATIONS

Planning Department

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: PRG HOLDINGS LLC Address: 4108 COUNTRYDOWN
City: GREENVILLE State: NC Zip: 27834 Phone #: 252-321-6237

APPLICANT: PRG HOLDINGS LLC Address: 4108 COUNTRYDOWN
City: GREENVILLE State: NC Zip: 27834 Phone #: 252-321-6237

PROPERTY LOCATION: SR #: 1116 SR Name: DOC'S ROAD
Parcel: 03-0507-0222 ~~0222~~ PIN: 0506-15-2687 out of
Zoning: RA 20 R Subdivision: COLONIAL HILLS Lot #: 2 Lot Size: 0.618 AC
Flood Plain: X Panel: 150 Watershed: NA Deed Book/Page: 1450/729 Plat Book/Page: PLAT CABINETS PG-76B

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE 27 TO DOC'S Rd, LEFT ON DOC'S TO COLONIAL HILLS 1 mi before LANDFILL on right

PROPOSED USE:

Sg. Family Dwelling (Size 50 x 30 40 x 30) # of Bedrooms 3 Basement _____ Garage _____ Deck _____

Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____

Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____

Comments: _____

Number of persons per household _____

Business Sq. Ft. Retail Space _____ Type _____

Industry Sq. Ft. _____ Type _____

Home Occupation (Size _____ x _____) # Rooms _____ Use _____

Accessory Building (Size _____ x _____) Use _____

Addition to Existing Building (Size _____ x _____) Use _____

Other _____

Water Supply: County Well (No. dwellings _____) Other _____

Sewer: Septic Tank/ Existing: YES NO County Other _____

Erosion & Sedimentation Control Plan Required? YES NO

Structures on this tract of land: Single family dwellings _____ Manufactured homes _____ Other (specify) _____

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

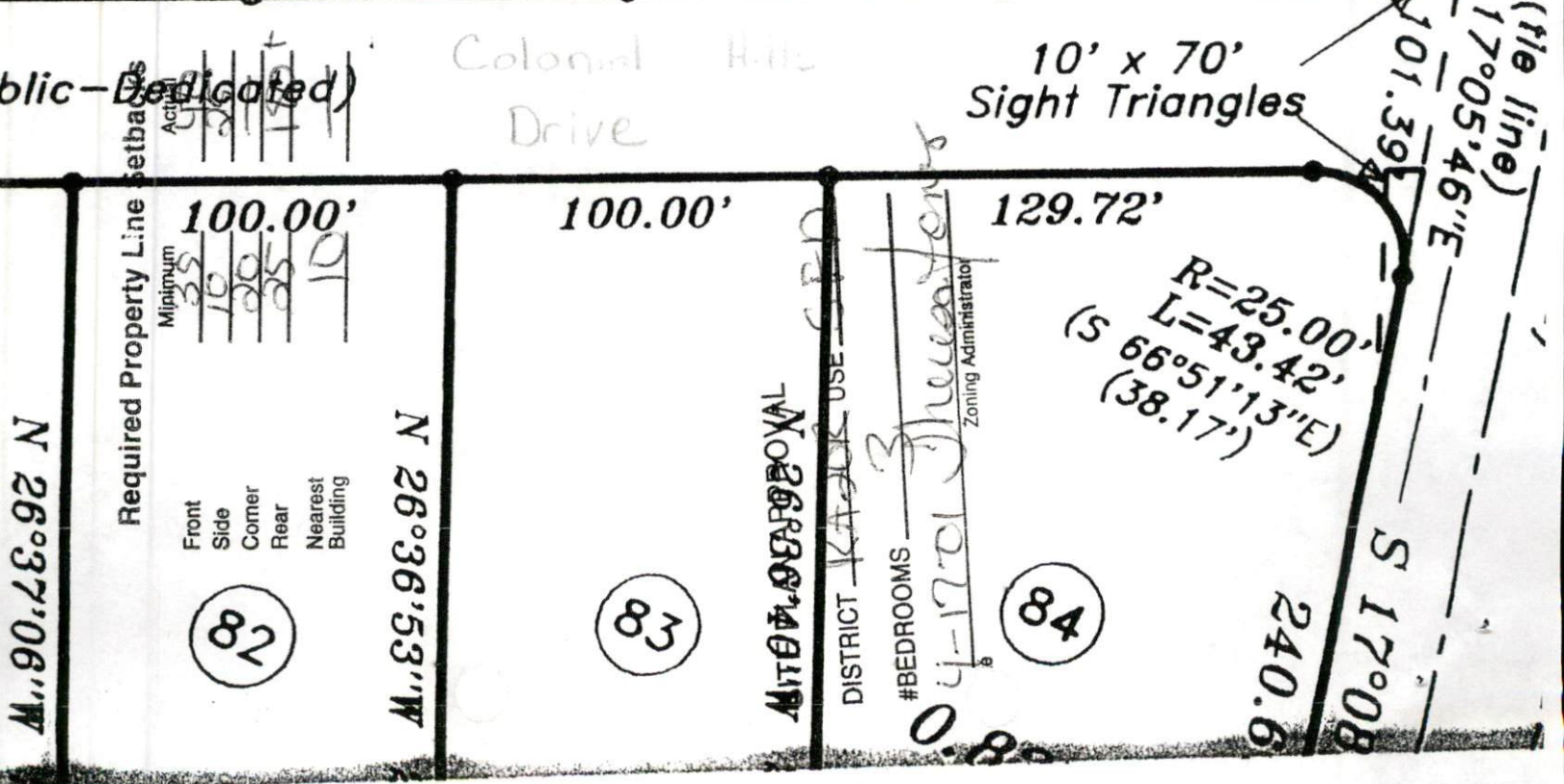
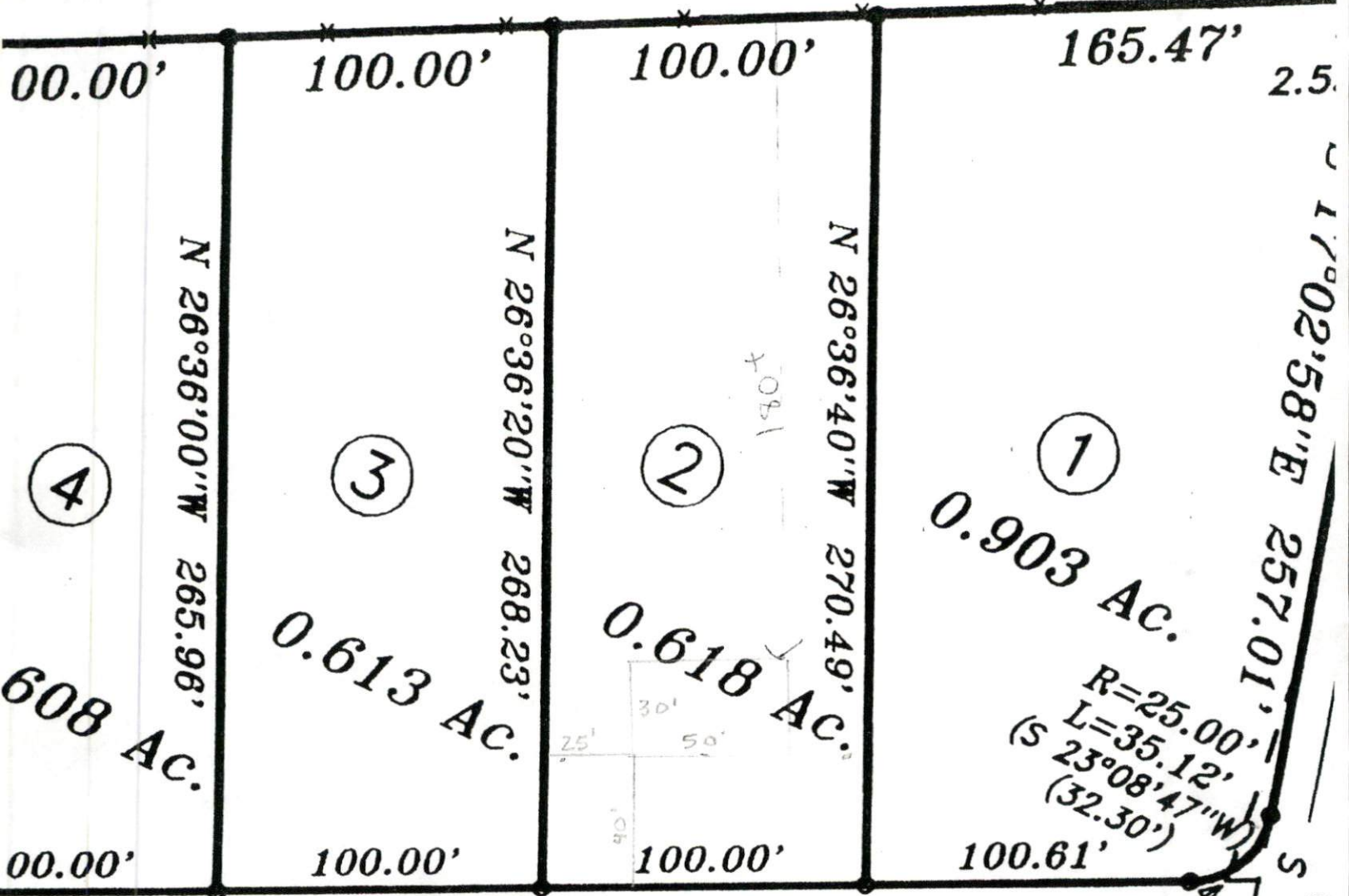
Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35</u>	<u>40</u>	Rear	<u>25</u> <u>180+</u>
Side	<u>10</u>	<u>25</u>	Corner	<u>20</u> <u>—</u>
Nearest Building	<u>10</u>	<u>—</u>		

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

[Signature]
Signature of Applicant

member / mgr,
Date
4-11-01

Chain Link fence along property line



Public - Dedicated

Colonial Hills Drive

10' x 70' Sight Triangles

Required Property Line	Setbacks
Front	5
Side	5
Corner	5
Rear	5
Nearest Building	10

DISTRICT USE - SPD
 #BEDROOMS
 1021-1
 Zoning Administrator

2.5

17°02'58"E

257.01'

S 17°05'46"E

101.39'

(the line)

S 17°08'

240.6

100.61'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

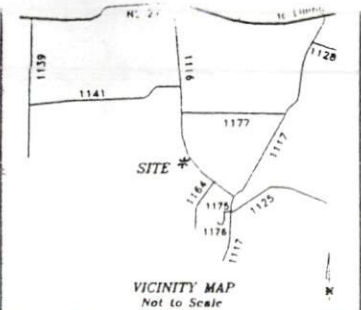
100.00'

100.00'

100.00'

100.00'

100.00'



NO. 1
No. N.C.G.S. Monuments or other such United States or State Agency Survey Control Monuments were found to exist within 2000 feet of the property shown herein. In lieu of such control monuments, corners of adjoining properties and/or other appropriate natural monuments were used as reference. Previously recorded plats and/or deeds were used to establish bearing control.

FRONT: 30' from R/W
REAR: 10'
CORNER LOT SIDE: 20'

FEMA Map No. 37083C0150 E
Effective date April 16, 1990

Carroll J. Horner
D.B. 1326, Pg. 21
PIN 0506-27-4591

- LEGEND:**
- Lines Surveyed
 - - - Lines Not Surveyed
 - Right of Way Lines
 - Existing Iron Pipe or Stake
 - Existing Concrete Monument
 - Existing P.E. Nail
 - P.E. Nail Set
 - Iron Stake Set
 - Cotton Stake Set
 - Railroad Stake
 - Existing Lighthouse Stake
 - Power Pole
 - CP
 - ONE
 - CP
- TP Telephone Pedestal
 - MH Manhole
 - ET Electric Transformer
 - WM Water Meter
 - ES Electric Service
 - EM Right-of-Way
 - CL Centerline
 - PC Plat Corner
 - DB Dead Bolt
 - MB Iron Bolt
 - BM Bench of Maps
 - PI Personal Identifier
 - Number
 - Area square feet
 - Sq Ft

NAD 27 North American Datum of 1927
NAD 83 North American Datum of 1983
N.C.G.S. North Carolina Geodetic Survey

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.

Thomas E. Tedder
D.B. 1039, Pg. 420
PIN 0506-16-1963



North Carolina
Harnett County

I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from the actual survey made under my supervision (and descriptions recorded in Book 1450, Page 222, etc.) (insert), that the ratio of precision as calculated by latitudes and departures is 1:10,000, that the boundaries not surveyed are shown as broken lines obtained from information found in reference as above herein, that this plat was prepared in accordance with G. S. 47-30 as amended, witness my original signature, registration number and seal on 18th day of February, A.D. 2001.



Robert E. Godwin, Jr., P.L.S.
Surveyor
L-5790
Registration Number

I hereby certify that this survey creates a subdivision of land within the area of Harnett Co. that has an intention that regulatory purpose in law.

Ronald L. Bogges
D.B. 1311, Pg. 432
PIN 0506-17-5008

Ronald L. Bogges
D.B. 1056, Pg. 131
PIN 0506-17-7382

Daniel M. Keouch
D.B. 693, Pg. 412
PIN 0506-27-0477

BOARD OF COMMISSIONERS
THE HARNETT COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THIS FINAL PLAT
DATE 3-19-01
CHAIRMAN

Reserved by Owner
PRG Holdings, LLC
George Martin
D.B. 1450, Pg. 729
PIN 0506-15-8687

74.41 Acres Residual
(Plat Cab. E. Sl. 76-B)

HARNETT COUNTY, N.C.
FILED DATE 3/22/2001 TIME 1:00 pm
MAP NUMBER 0506-271

REGISTER OF DEEDS
KIMBERLY S. HARRISON
By: [Signature]
(Deputy) Register of Deeds

State of North Carolina
County of Harnett

I, [Signature], Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

[Signature] 3-20-01
Review Officer Date

REFERENCE:
Deed Book 1450, Page 729;
Plat Cab. E. Slide 76-B;

Harnett County Map Number 0506-271

Revisions:	Survey For: PRG DEVELOPMENT, LLC - George Martin 4108 Countrydown, Greenville, NC 27834 (252)321-8237	STREAMLINE 870 N.C. Hwy Phone: 910-8
TOWN/SHIP: BARBECUE	COUNTY: HARNETT	DATE: 2-15-2001 S
STATE: NORTH CAROLINA	PID 030507 0226	SCALE: 1" = 100' D
ZONE: RA-20R Parcel Number: 0506-15-8687		CHECKED & CLOSURE

Colonial Hills Subdivision
- Phase One -
17.538 Acres Total

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

APPROVED: P. R. Stone
DISTRICT ENGINEER w/gw

DATE: 2-23-01

NOTE:
Only NC DOT approved structures are to be constructed on public right-of-way

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

CERTIFICATE
I, [Signature], property owner of the individual parcels shown on this plat, certify that the same are in accordance with the laws of North Carolina.

DATE: 2-23-01

THE LOTS ON THIS CERTIFICATE IN THIS PLAT MEET APPROVAL FOR THE HARNETT COUNTY AND STATE AT THE TIME OF PERMIT APPROVAL OF A

CERTIFICATE
The Harnett approves the
Colonial
Hills
Subdivision
(Date)

