

Initial Application Date: 4-11-01

Application #01- 01-5-1775

CITY OF HARNETT LAND USE APPLICAT

• Planning Department

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-7525

Fax: (910) 893-2793

LANDOWNER: PRG HOLDINGS LLC Address: 4108 COUNTRY DOWN
City: GREENVILLE State: NC Zip: 27834 Phone #: 252-321-6231

APPLICANT: PRG HOLDINGS Address: 4108 COUNTRY DOWN
City: GREENVILLE State: NC Zip: 27834 Phone #: 252-321-6231

PROPERTY LOCATION: SR #: 1116 SR Name: DOC'S Rd
Parcel: 03-0507-0226 out of 04 PIN: 0506-15-8687 out of
Zoning: R20R Subdivision: COLONIAL HILLS Lot #: 4 Lot Size: .608
Flood Plain: Panel: 150 Watershed: NA Deed Book/Page: 1450-729 Plat Book/Page: PLAT CABINET E PL 74B

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE HWY 27 TO DOC'S
Left on DOC'S TO COLONIAL HILLS, ONE
mile before landfill.

PROPOSED USE:

Sg. Family Dwelling (Size 50x30 40x30 # 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>
Side	<u>10</u>	<u>25</u>	Corner	<u>20</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
MBR/MGR

4-11-01
Date

SITE PLAN APPROVAL

DISTRICT RAZOR USE SFD

#BEDROOMS 3

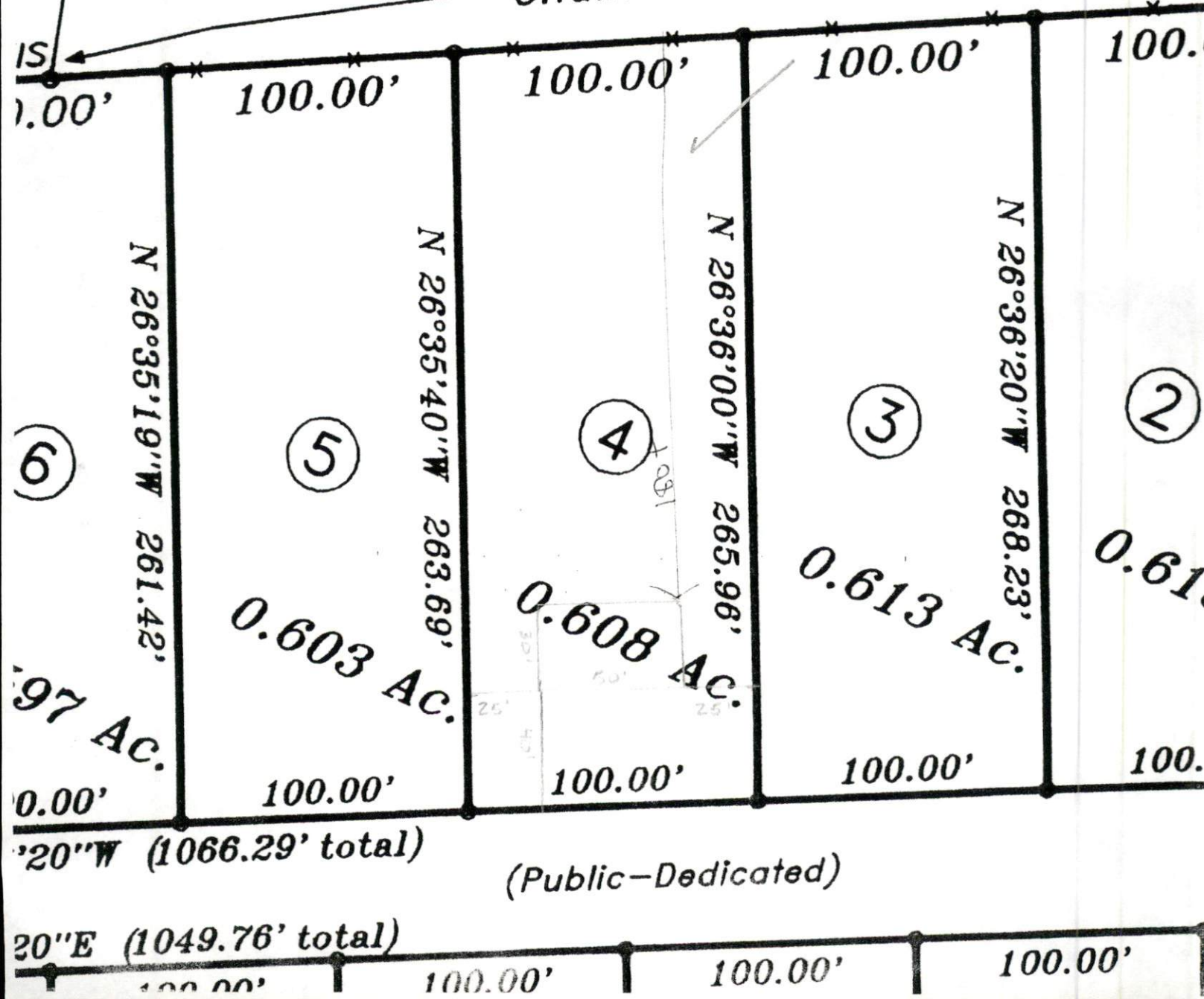
Date 4-17-01 J. Messinger
Zoning Administrator

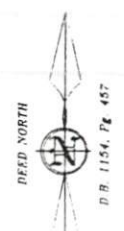
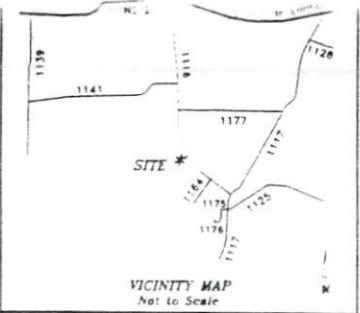
Carroll J. Horner
D.B. 1326, Pg. 21
PIN 050627-40

Required Property Line Setbacks

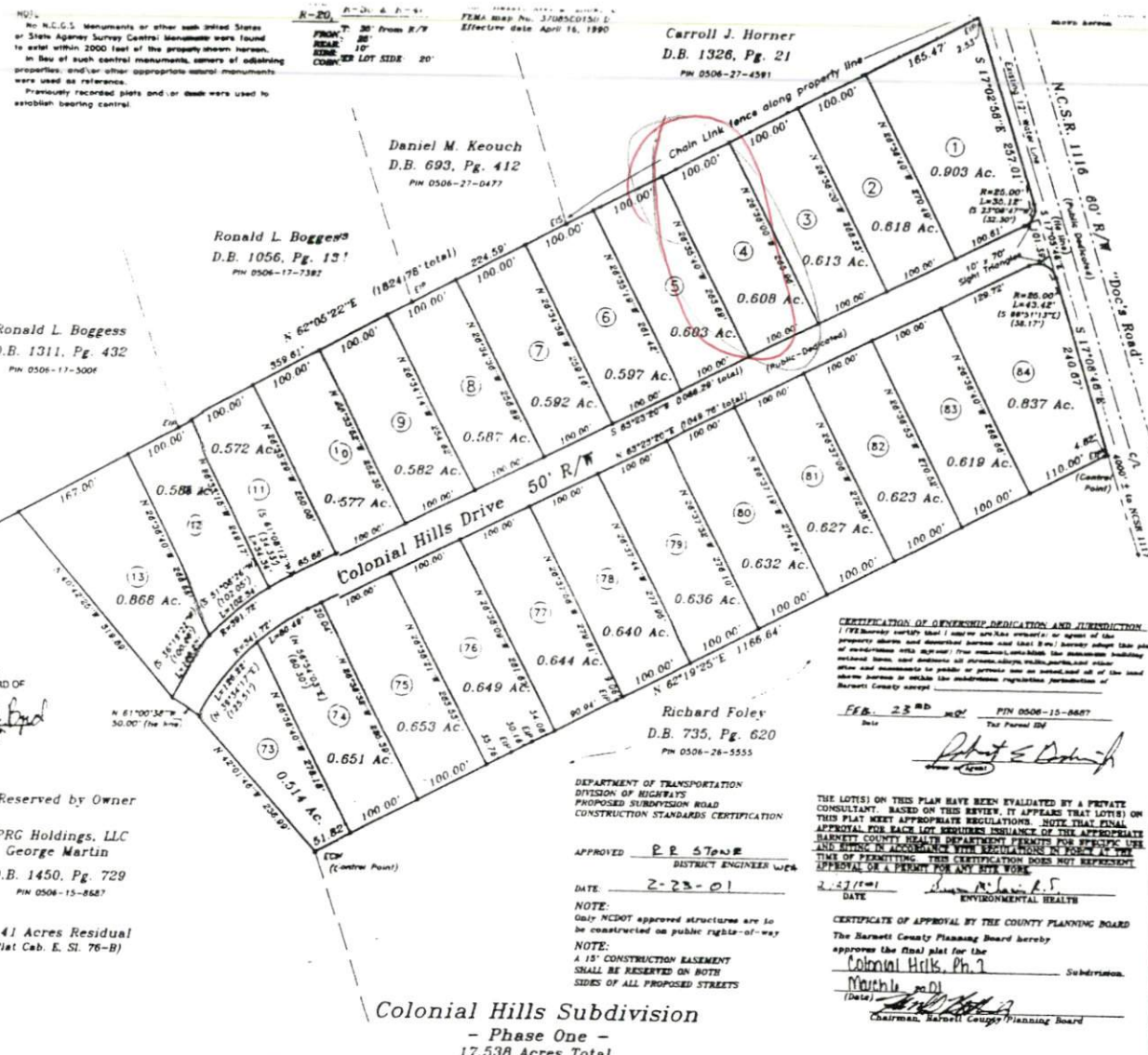
	Minimum	Actual
Front	35	200
Side	10	25
Corner	20	-
Rear	25	180+
Nearest Building	10	-

Chain Link fence along proper





- LEGEND:**
- Lines Surveyed
 - Right of Way Lines
 - Existing Concrete Monument
 - Existing P.S. Mark
 - P.S. Mark Set
 - Iron Stake Set
 - Cotton Swath Set
 - Railroad Spike
 - Existing Lightwood Stake
 - Power Pole
 - Overhead Electric Lines
 - CP
 - Concurred Point
 - 50 FT
 - Square Feet
 - Telephone Pole
 - Electric Transformer
 - Water Meter
 - Right-of-Way
 - Plat Capable
 - Iron Stake
 - Iron Pipe
 - Pole of Wood
 - Personal Identifier
 - Acres
 - Square Feet
- NOTES:**
- * Iron Stake set of all property corners unless noted otherwise.
 - * Areas determined by coordinate method.
 - * All distances/measurements are horizontal ground distances unless otherwise indicated.



BOARD OF COMMISSIONERS
THE HARNETT COUNTY BOARD OF
COMMISSIONERS HEREBY
APPROVES THIS FINAL PLAT
DATE 3-14-01

Robert Edward Gentry, Jr., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (land descriptions recorded in Book 1450, Page 729, etc.) (other), that the rules of precision as calculated by latitude and departures are 1:10,000, that the boundaries and surveyed are shown as broken lines plotted from information found in reference as shown hereon; that this plat was prepared in accordance with G.S. 47-30 as amended; Witness my original signature, registration number and seal this 14th day of February, A.D. 2001.

Robert E. Gentry, Jr.
Surveyor
L-3790
Registration Number

I hereby certify that this survey creates a subdivision of land within the area of Harnett Co. that has an ordinance that requires platting of such

Robert E. Gentry, Jr.
Robert E. Gentry, Jr., P.L.S.

HARNETT COUNTY, N.C.
FILED DATE 3/24/2001 TIME 1:00 PM
MAP NUMBER 8001-271

REGISTER OF DEEDS
KIMBERLY S. BARRONPK
By *Traci Smith*
(Deputy) Register of Deeds

State of North Carolina
County of Harnett
I, *Meta P. Wood*, Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer Date 3-20-01

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

Harnett County Map Number 2001-271

Revisions:	Survey For: PRG DEVELOPMENT, LLC - George Martin 4100 Countrydown, Greenville, NC 27834 (252)321-6237	STREAMLINE LAND SURVEYING, Inc. 870 N.C. Hwy. 55 West, Coats, N.C. 27521 Phone: 910-897-7715 Fax: 910-897-7284
TOWN/SHP: BARBECUE	COUNTY: HARNETT	DATE: 2-15-2001 SURVEYED BY: R.E.G.
STATE: NORTH CAROLINA	PID 030507 0226	SCALE: 1" = 100' DRAWN BY: M.G.G.
ZONE: RA-20R Parcel Number: 0506-15-8687	CHECKED & CLOSURE BY:	FIELD BOOK 2000-02 DRAWING FILE NO. MA031001.AK

CERTIFICATION OF OWNERSHIP, DEDICATION AND JURISDICTION
I, the undersigned, certify that I own or have control or agent of the property shown and described herein and that I do hereby submit this plat to the public use and convenience of the community, and that I do hereby dedicate and convey to the public or private use or enjoyment of all of the land shown herein to which the subdivision regulations jurisdiction of Harnett County apply.

DATE 2-23-01 PIN 0506-15-8687
The Parcel ID

Robert E. Gentry, Jr.
Surveyor

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

APPROVED *R. P. Stone*
DISTRICT ENGINEER W/P

DATE: 2-23-01


NOTE:
Only NCDOT approved structures are to be constructed on public rights-of-way

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

THE LOTS) ON THIS PLAN HAVE BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW, IT APPEARS THAT LOTS) ON THIS PLAN MEET APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL FOR EACH LOT REQUIRES INSURANCE OF THE APPROPRIATE HARNETT COUNTY HEALTH DEPARTMENT PERMITS FOR SPECIFIC USE AND BEING IN ACCORDANCE WITH REGULATIONS IN FORCE AT THE TIME OF PERMITTING. THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OF A PERMIT FOR ANY SITE WORK.

DATE 2-27-01
ENVIRONMENTAL HEALTH

CERTIFICATE OF APPROVAL BY THE COUNTY PLANNING BOARD
The Harnett County Planning Board hereby approves the final plat for the
Colonial Hills, Ph. 1
Meta P. Wood
(Date) Chairman, Harnett County Planning Board

<p style="text-align: center;">HARNETT COUNTY NC 11/14/2000</p> <p style="text-align: center;">10 \$260.00</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>STATE OF NORTH CAROLINA</p>  </div> <div style="text-align: center;"> <p>Real Estate Excise Tax</p> </div> </div> <p style="text-align: center; margin-top: 20px;">Excise Tax \$260.00</p>	<p style="text-align: center;">HARNETT COUNTY NC</p> <p style="font-size: 1.2em; text-align: center;">Book 1450</p> <p style="font-size: 1.2em; text-align: center;">Pages 0729-0730</p> <p style="font-size: 0.8em;">FILED 2 PAGE(S) 11/14/2000 1:10 PM KIMBERLY S. HARGROVE Register Of Deeds</p> <p style="text-align: right; margin-top: 20px;">RLDNP File #00RE-337</p> <p style="text-align: center;">Recording Time, Book and Page</p>
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Tax Lot No. _____ Parcel Identifier No. 0506-15-8687

Verified by _____ County on the ____ day of _____, 20__

by _____

Prepared by/Mail after recording to: Richard M. Lewis, Jr., P.O. Drawer 1358, Fayetteville, NC 28302

Brief Description for the Index: 96 Acres, Barbecue Twp. Harnett County

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of November, 2000, by and between:

03-0507-022
 Title: Deed

GRANTOR	GRANTEE
DAVID C. RAYNOR and spouse, SUE RAYNOR <i>PO box 70 Linden, NC 28356</i>	PRG HOLDINGS, LLC, a North Carolina limited liability company Mailing Address: 4108 Countrydown Greenville, NC 27834

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership

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

WITNESSETH, that 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 or near the City/Town of Lillington, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL of that certain parcel as shown on a map entitled "PROPERTY OF WALTER C. MOORMAN" duly recorded in Plat Cabinet E, Page 76B, and being more particularly described in deed recorded in Book 509, Page 85, Harnett County, North Carolina Registry.

The property hereinabove described was acquired by instrument recorded in Book 1154, Page 457-459, Harnett County, North Carolina, Registry.

A map showing the above described property is recorded in Plat Cabinet E, Page 76B, Harnett County, North Carolina, Registry.

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 of the premises in fee simple, has the right to convey the

Directors, effective the day and year first above written.

David C. Raynor [SEAL]
DAVID C. RAYNOR

Sue Raynor [SEAL]
SUE RAYNOR

NORTH CAROLINA
CUMBERLAND COUNTY

I, a Notary Public for said County and State, do hereby certify that DAVID C. RAYNOR and spouse SUE RAYNOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

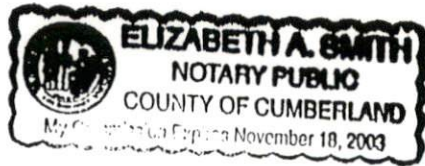
Witness my hand and notarial seal, this the 9th day of November, 2000.

Elizabeth A. Smith
Notary Public

My commission expires:

11-18-2003

[Affix notary seal or stamp]



North Carolina - ~~Harnett~~ Cumberland County Elizabeth A. Smith,
The foregoing certificate(s) of Notary of Cumberland County
Notary Public (Notarios Public) is/are certified to be
correct. This instrument was presented for registration
and recorded in this office at Book 1450 page 729-730
this 14th day of Nov. 2000
at 1:10 o'clock P. M.
Kimberly S. Hatgrove by Edna M. Lee
The Notary of Deeds - Asst. Deputy.