

Initial Application Date: 11-5-01

Application #01-01-5-3398

COUNTY OF HARNETT LAND USE APPLICATION

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: 03-0507-0226 OUT OF 17 PIN: 0506-15-8687 OUT OF
Zoning: RA 20R Subdivision: COLONIAL HILLS Lot #: 76 Lot Size: 2649
Flood Plain: X Panel: _____ Watershed: NA Deed Book/Page: 1450-729 Plat Book/Page: PLAT CABINET E PG 76 B.

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: TAKE HWY 27 TO DOC'S ROAD, LEFT ON DOC'S ROAD TO COLONIAL HILLS, 1 mile BEFORE LANDFILL ON RIGHT.

PROPOSED USE:

Sg. Family Dwelling (Size 65 x 36) # 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>45</u>	Rear	<u>25</u> <u>200</u>
Side	<u>10</u>	<u>17.5</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

11-5-01
Date

77

76

75

N 62°19'25"E 100.00'

N 26°38'09"W 281.67'

S 26°38'21"E 283.53'

S 63°23'22"W 100.00'



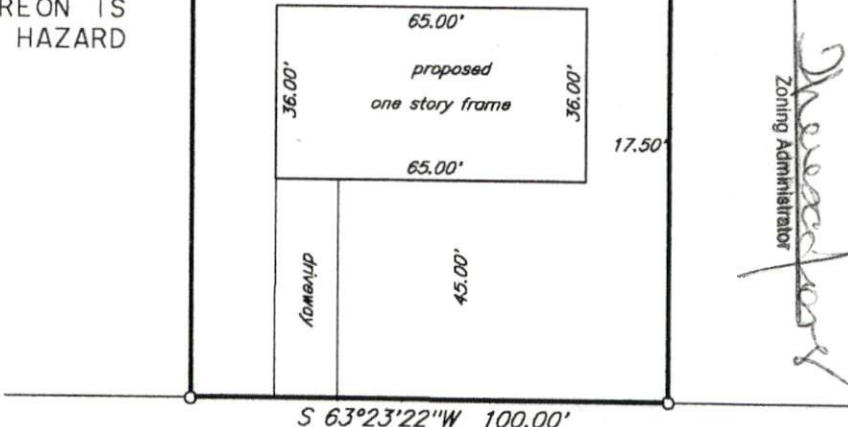
SITE PLAN APPROVAL

DISTRICT R2008 USE SFD

#BEDROOMS 3

Date 11-7-09
Zoning Administrator [Signature]

BASED ON THE F. I. R. M. PANELS
IT IS MY OPINION THAT THE
PROPERTY SHOWN HEREON IS
OUTSIDE THE FLOOD HAZARD
AREA



Colonial Hills Drive 50'R/W

plot plan

Owner: PRG Holdings, LLC

Subdivision: Colonial Hills, Phase One

Map Cab: _____ Slide: _____

Harnett County North Carolina

Scale 1" = 40' Date: 2001-277 House No. _____

Required Property Line Setbacks

	Minimum	Actual
Front	25'	45'
Side	10'	17.5'
Corner	20'	200'
Rear	25'	—
Nearest Building	10'	—

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:

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 same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, and utility easements, permits, and rights of way as the same may appear of record

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of

NORTH CAROLINA
-CUMBERLAND COUNTY

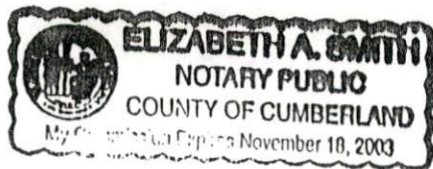
I, a Notary Public for said County and State, do hereby certify that DAVID C. RAYNOR and spouse SUE RAYNOR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Elizabeth A. Smith
Notary Public

My commission expires:

11-18-2003



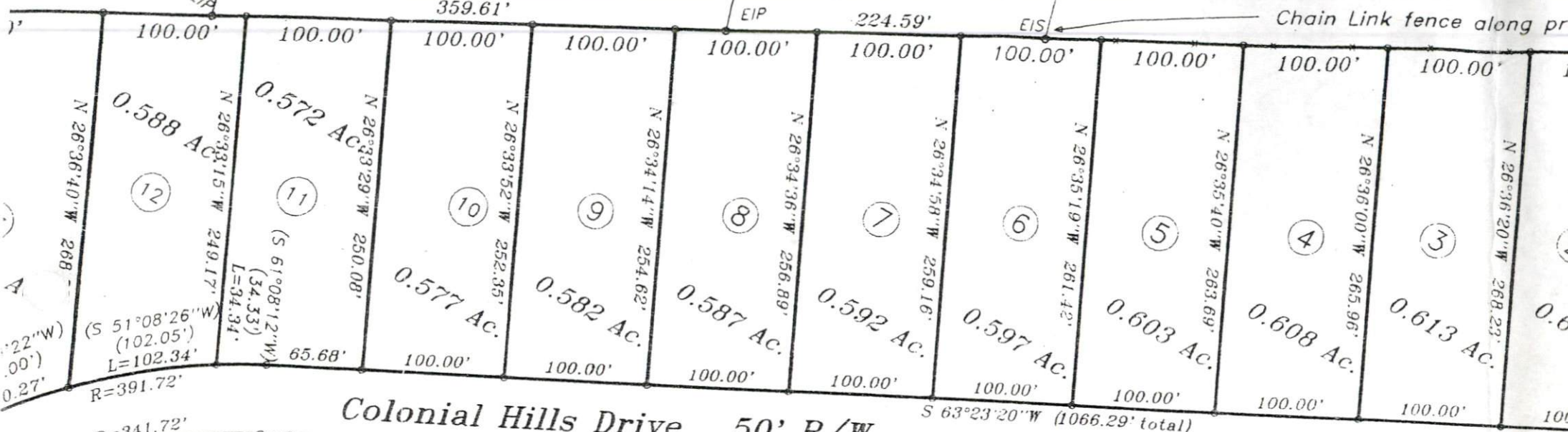
[Affix notary seal or stamp]

North Carolina - Herkett County Elizabeth A. Smith,
The foregoing certificate(s) of Notary of Cumberland County
Notary Public (Notarios Publico) in/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.

Kimberly S. Hargrove by Edwina MyLean
Deputy

FADATAMIZAREALEST\prg-deed

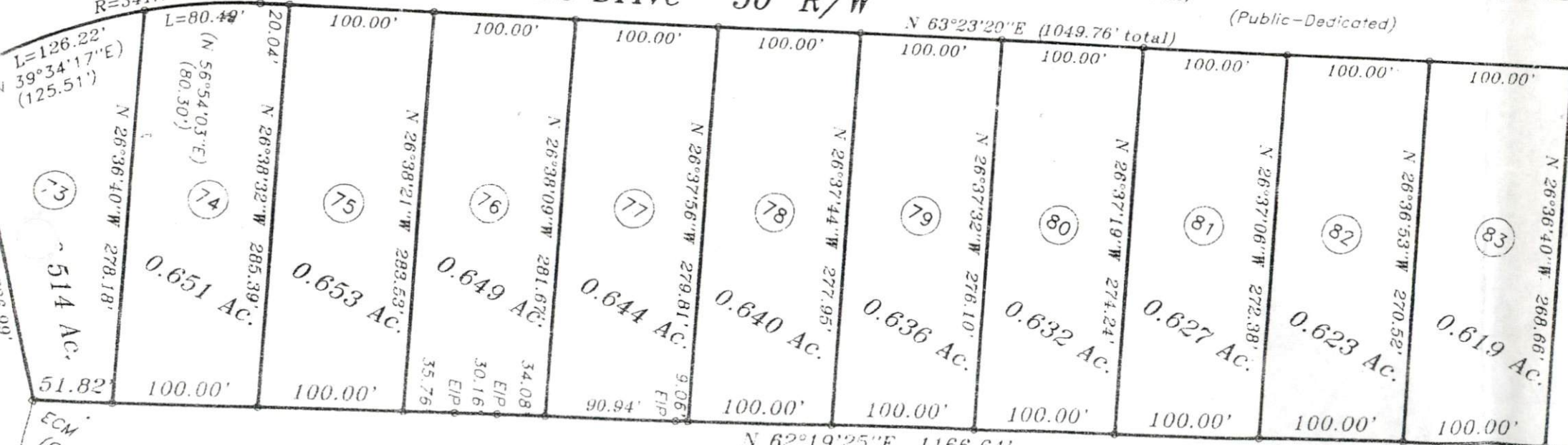
N 62°05'22"E (1824.78' total)



Colonial Hills Drive 50' R/W

N 63°23'20"W (1066.29' total)

(Public-Dedicated)



N 62°19'25"E 1166.64'

Richard Foley
D.B. 735, Pg. 620
PIN 0506-26-555

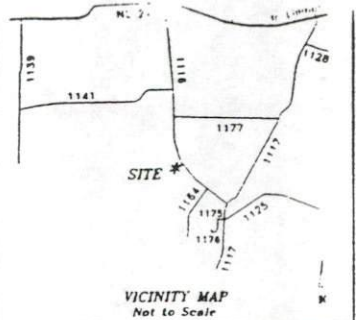
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION
CONSTRUCTION

CERTIFICATION OF OWNERSHIP
I (WE) hereby certify that I am (we) the owner (owners) of the property shown and described in the subdivision map of back lines, and easements shown hereon.
Harnett C.

A

4599

ECM
(Control Point)



NOT: No R.E.C.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 central monuments, stations of adjoining proprietors, and/or other appropriate natural monuments were used as references. Properly recorded plats and/or deeds were used to establish bearing control.

PERM map No. 37003C0130-D Effective date: April 16, 1990

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

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

Ronald L. Bogges
D.B. 1056, Pg. 13!
PH 0506-17-7387

Ronald L. Bogges
D.B. 1311, Pg. 432
PH 0506-17-5004

Thomas E. Tedder
D.B. 1039, Pg. 420
PH 0506-16-1861

- LEGEND:**
- Lines Surveyed
 - - - Right of Way Lines
 - EM/LS Existing Iron Pipe or Stone
 - ELM Existing Concrete Monument
 - PK Existing P.S. Mark
 - PMS P.S. Mark Set
 - CS Iron Stake Set
 - CSS Cotton Stake Set
 - RMS Railroad Stake
 - LS Existing Lightwood Stake
 - LP Power Pole
 - ONE Overhead Electric Lines
 - CP Calculated Point
 - TP Telephone Pole/Post
 - MN Monuments
 - WU Water Meter
 - WU Water Meter
 - ES Existing
 - C/C Conduit
 - C/C Conduit
 - CB Cast Concrete
 - DB Drive Base
 - MB Main Base
 - SB Stake of Iron
 - PM Parcel Marker
 - Surveys
 - Acres
 - Sq. Ft. square feet

MAD 27 North American Datum of 1827
MAD 83 North American Datum of 1883
N.C.E.S. North Carolina Geodetic Survey

NOTES:
* Iron Stake set of all property corners unless noted otherwise.
* Areas determined by coordinates method.
* All distances/measurements are horizontal ground distances unless otherwise indicated.



BOARD OF COMMISSIONERS OF THE HARNETT COUNTY BOARD OF COMMISSIONERS
APPROVES THIS PLAT
DATE: 2-23-01

North Carolina
Harnett County

I, Robert Edward Godwin, Jr., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (land descriptions recorded to Book 1652, Page 722, etc.) (other), that the ratio of precision as calculated by latitude and departure is 1:10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in references 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 this 15th day of February, A.D. 2001.



I hereby certify that this survey creates a subdivision of land within the area of Harnett Co. that has an assurance that it registers pursuant to law.
Robert E. Godwin, Jr., P.L.S.

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

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

State of North Carolina
County of Harnett

I, Weta P. Wood, Register of Deeds of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Weta P. Wood 2-20-01
Register of Deeds

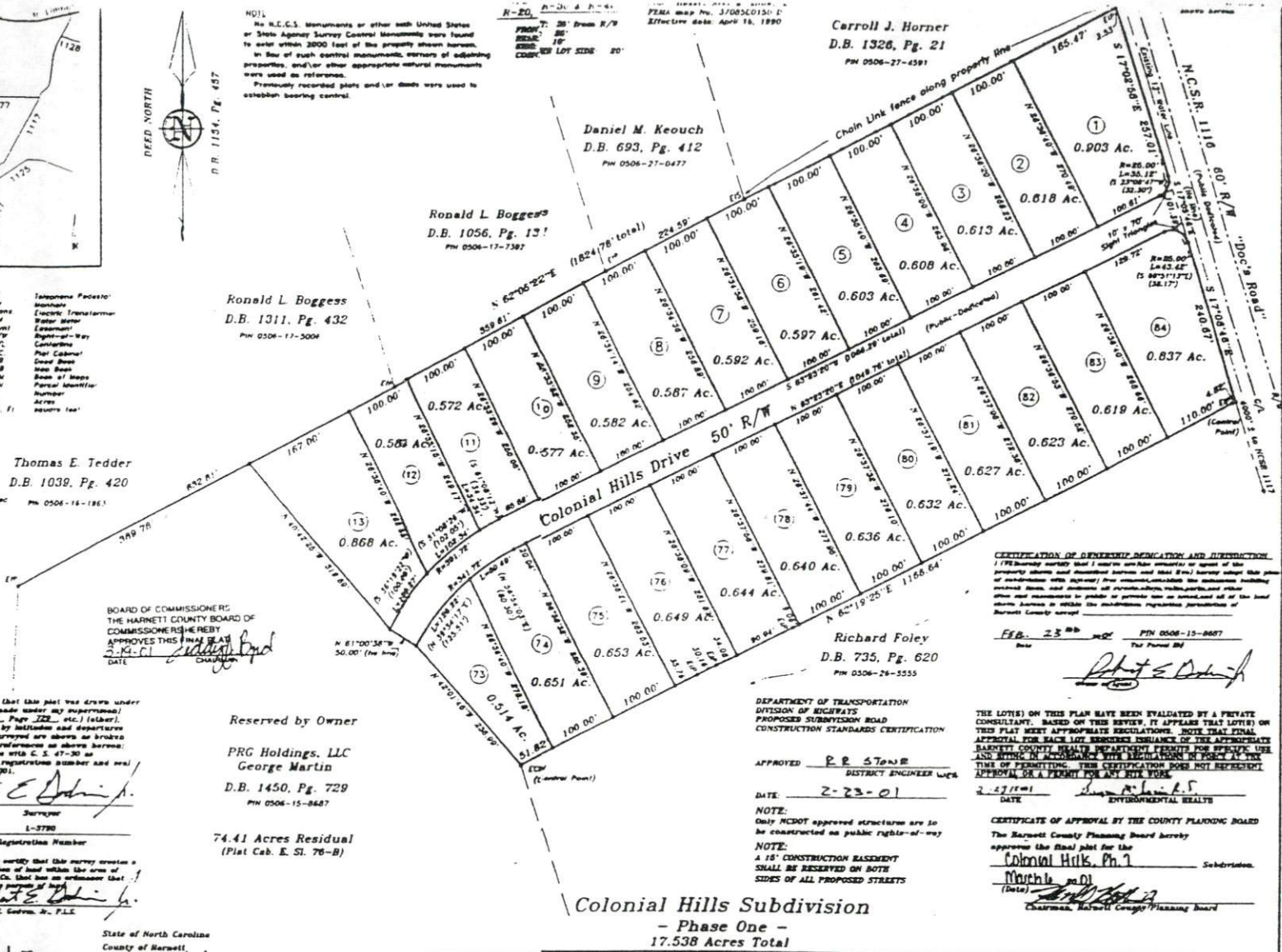
REFERENCE:
Deed Book 1450, Page 729;
Plat Cab. E. Slide 76-B;

HARNETT COUNTY, N.C.
FILED DATE: 3/20/2001 TIME: 1:00 pm
MAP NUMBER: 8001-271

REGISTER OF DEEDS
KIMBERLY S. BARRINGER

Kimberly S. Barringer
(Deputy) Register of Deeds

Harnett County Map Number 2001-271



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

APPROVED: R. E. Stone
DISTRICT ENGINEER W-6

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

CERTIFICATION OF OWNERSHIP, DESIGNATION AND INTERESTS
I, Robert E. Godwin, Jr., certify that I own and have control or agent of the property shown and described herein and that I am hereby giving the plan of subdivision with (insert) (see subdivision) (insert) the subdivision including natural lines, and including all easements, rights, and interests, and other and interests in public or private use as indicated on the land shown herein to which the subdivision registration jurisdiction of Harnett County apply.

FEB. 23 2001 PH 0506-15-8687
The Public Use

Robert E. Godwin, Jr.
Chairman, Harnett County Planning Board

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 APPLICANT BY 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 OR 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. 2
Martha (Date)
Chairman, Harnett County Planning Board

Colonial Hills Subdivision
- Phase One -
17.538 Acres Total

Revisions:	Survey For: PRG DEVELOPMENT, LLC - George Martin 4100 Countrydown, Greenville, NC 27634 (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/SHIP: 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. MA05006	