

REVISIONS

PROJECT NAME

WEST HALES STREET SUBDIVISION

TAX ID# 153910-46-5596
WEST HALES ST
BANNER TOWNSHIP
TOWN OF BENSON
JOHNSTON COUNTY
NORTH CAROLINA

CLIENT

ABJ INVESTMENTS, LLC

2031 Middle Road
Fayetteville, North Carolina 28312
Phone: (910) 485-5790
Fax: (910) 678-9988

PROJECT INFORMATION

SURVEYED BY:	MIKE
DRAWN BY:	SEAN
CHECKED BY:	JIMMY
PROJECT NUMBER:	1509

DRAWING SCALE

HORIZONTAL: 1"=60'

DATE SURVEYED

JUNE 19, 2020

SHEET NUMBER

1

OF

2



**VICINITY MAP
NOT TO SCALE**

TOWN OF BENSON TOWN MANAGER CERTIFICATION

I HEREBY CERTIFY THAT THE TOWN OF BENSON, NC HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTRY OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE BENSON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

Fred Wilson, Jr.
TOWN MANAGER
07/13/2020
DATE

CERTIFICATE OF APPROVAL OF THE INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BENSON SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED WEST HALES STREET, OR THAT A SECURITY BOND IN THE AMOUNT OF \$853,206.75 OR CASH IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE TOWN OF BENSON TO ASSURE COMPLETION OF ALL IMPROVEMENTS IN THE CASE OF DEFAULT.

Fred Wilson, Jr.
TOWN MANAGER
07/13/2020
DATE

AREA: (BY COORDINATE COMPUTATION)
364,098 SF (8.36 AC)

PIN NO: 153910-46-5596

ZONING: R-6

20' FRONT
6' SIDE (INTERIOR)
10' SIDE (STREET)
20' REAR

SOURCE OF TITLE
DB 5389, PG 590
JOHNSTON COUNTY
REGISTER OF DEEDS

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COMBINED SCALE FACTOR: 0.99987542
LOCALIZATION POINT N: 598,528.091 E: 2,135,030.158
CONTROL ESTABLISHED VIA NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC SURVEY VIRTUAL REFERENCE SYSTEM.
- LINE NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS MAP.
- NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- 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, CEMETERIES, AND FLOOD AREAS.
- THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT IS 3,300 SF.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP# 3720152800K OF THE FLOOD INSURANCE RATE, DATED OCTOBER 3, 2006.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____ 2020 AT _____

RECORDED IN BOOK _____ PAGE _____

REGISTER OF DEEDS BY ASST. REG. OF DEEDS

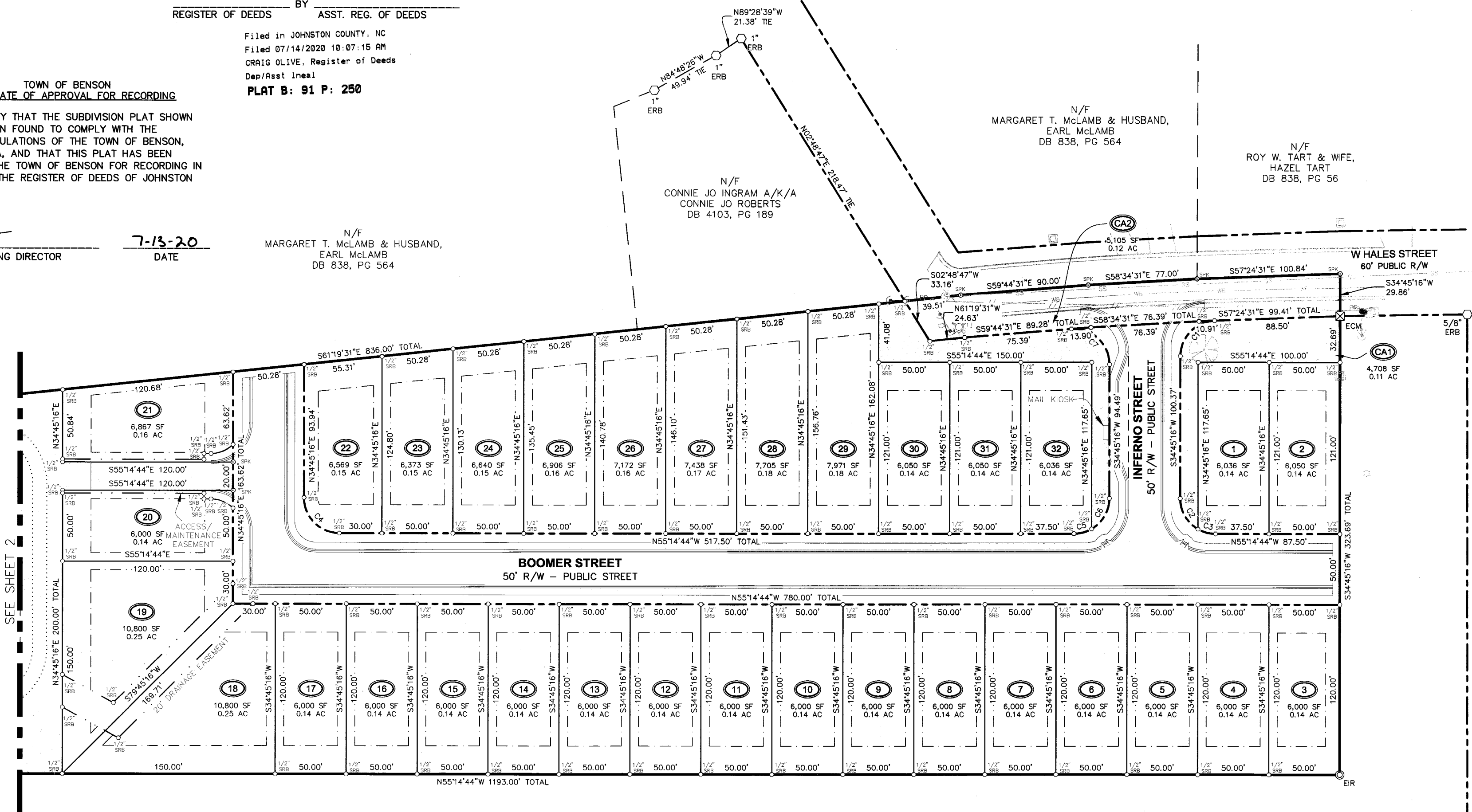
Filed in JOHNSTON COUNTY, NC
Filed 07/14/2020 10:07:15 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 91 P: 250

**TOWN OF BENSON
CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF BENSON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF BENSON FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

EP
PLANNING DIRECTOR
7-13-20
DATE

N/F
MARGARET T. McLAMB & HUSBAND,
EARL McLAMB
DB 838, PG 564



I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SHOWN, PAGE HEREON OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 2 DAY OF JULY, 2020.

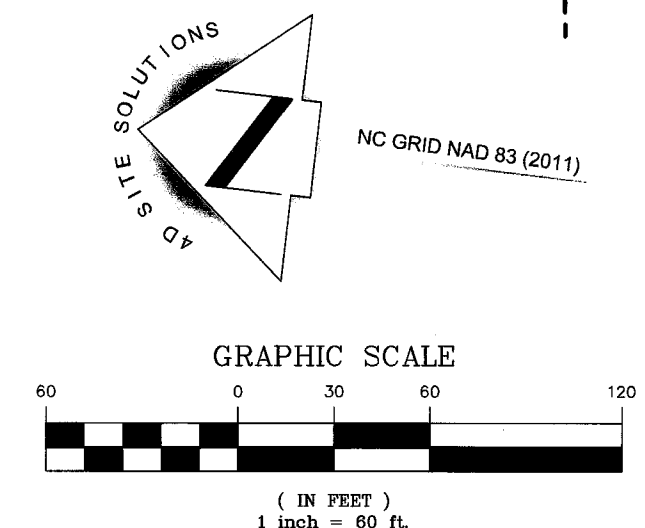
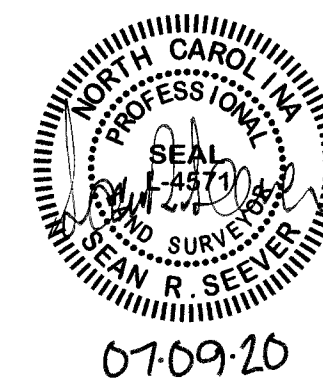
Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

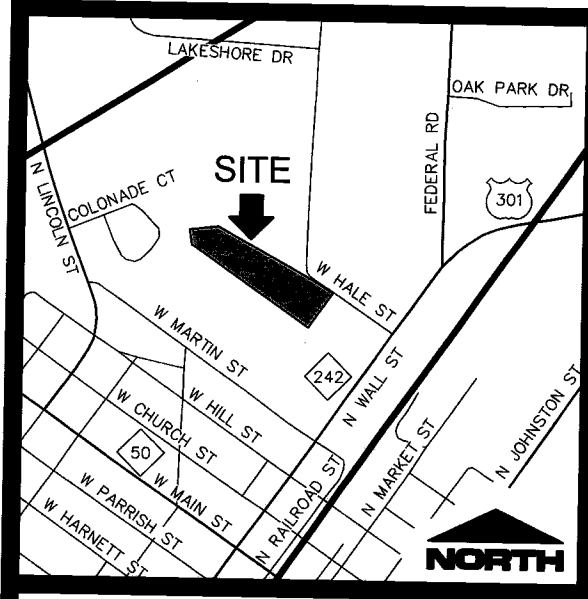
I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS SURVEY WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION. THIS GPS SURVEY WAS PERFORMED TO C-2II FGCC SPECIFICATIONS RTK GPS WITH VRS FIELD PROCEDURES WERE USED. THE COORDINATES WERE OBTAINED THROUGH A GRID TO GROUND ADJUSTMENT USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS SURVEY WAS PERFORMED ON SEPTEMBER 27, 2019 USING TWO TRIMBLE 5700 RECEIVERS.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571





VICINITY MAP
NOT TO SCALE

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	38.33	25.00	S78°40'23"W	34.68
C2	26.18	25.00	S04°45'16"W	25.00
C3	13.09	25.00	S40°14'44"E	12.94
C4	39.27	25.00	S10°14'44"E	35.36
C5	13.09	25.00	S70°14'44"E	12.94
C6	26.18	25.00	N64°45'16"E	25.00
C7	41.23	25.00	N12°29'37"W	36.72

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, Stephanie Richter REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Stephanie Richter
REVIEW OFFICER

DATE: 7-14-2020

Filed in JOHNSTON COUNTY, NC
Filed 07/14/2020 10:07:15 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 91 P: 251

N 597,041.368
E 2,134,981.496
NC GRID NAD 83
(2011)



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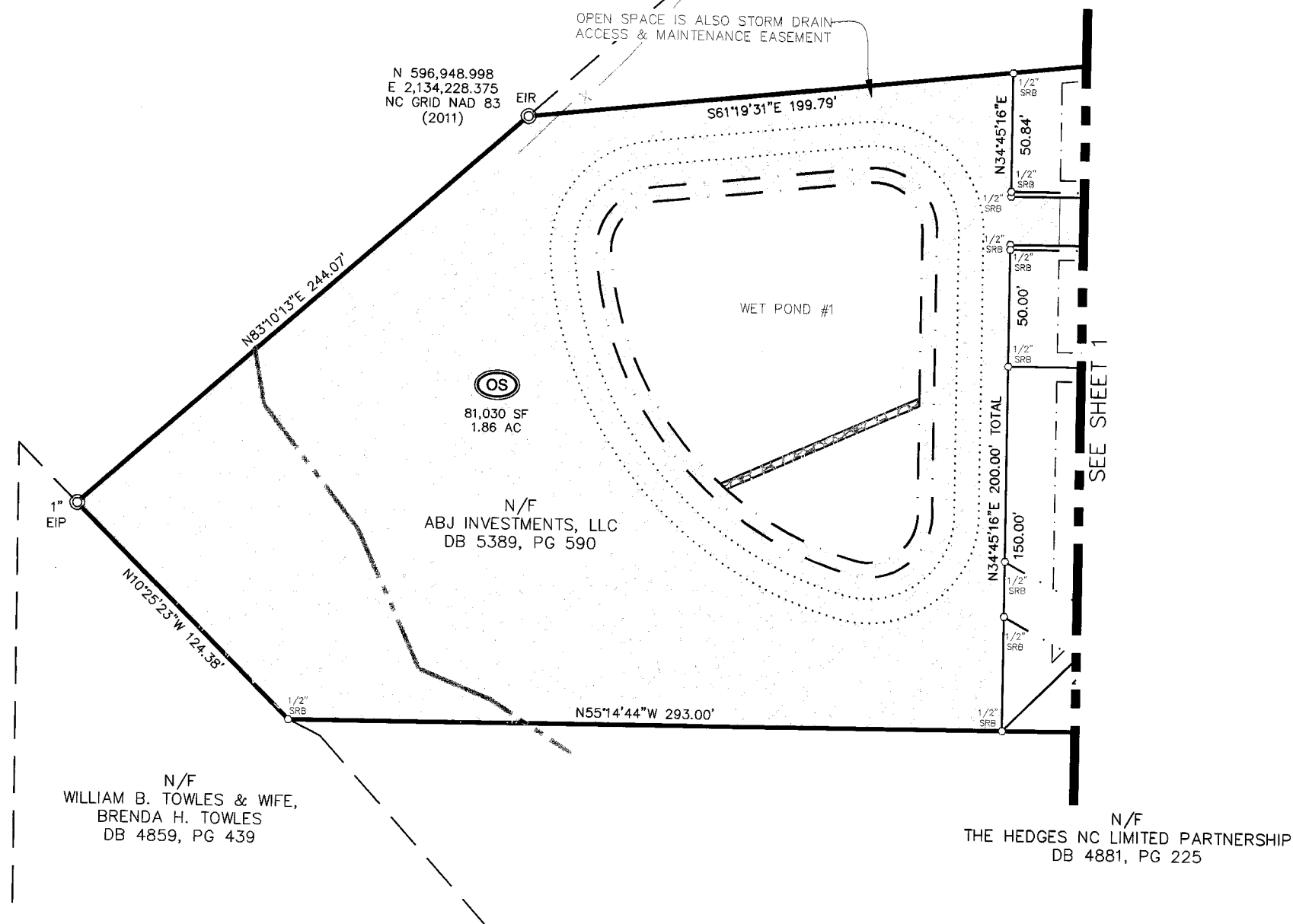
SHEET NUMBER

2

OF

2

- LEGEND:
- ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ERB - EXISTING REBAR
 - SPK - SET PK NAIL
 - SRB - SET REBAR
 - COMPUTED POINT
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SS - SANITARY SEWER LINE
 - W - WATER LINE
 - OVERHEAD UTILITY
 - FENCE LINE
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - HARDWOOD TREE
 - GRAVEL
 - ASPHALT
 - CONCRETE
 - WETLANDS



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BENSON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER, AND WATER LINES TO THE TOWN OF BENSON.

B. Sampson 7/9/20
OWNER(S) DATE

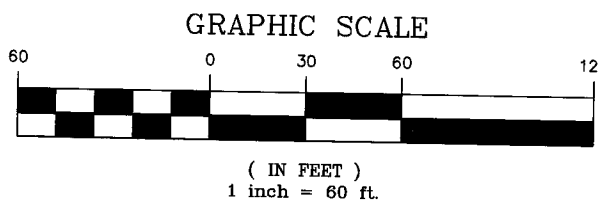
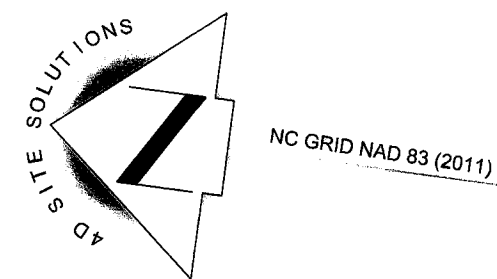
Sampson COUNTY, NORTH CAROLINA

I, Natasha A Ward, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

Brian Raynor PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS 9th DAY OF July, 2020.

Natasha A Ward
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/25



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.

Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571

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Sean R. Seever
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Sean R. Seever
PROFESSIONAL LAND SURVEYOR - L-4571