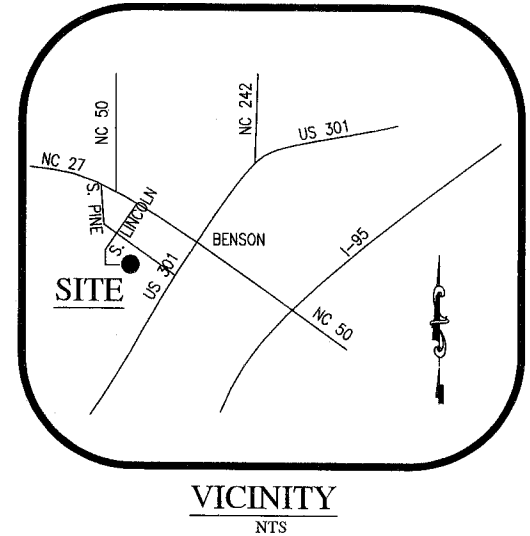
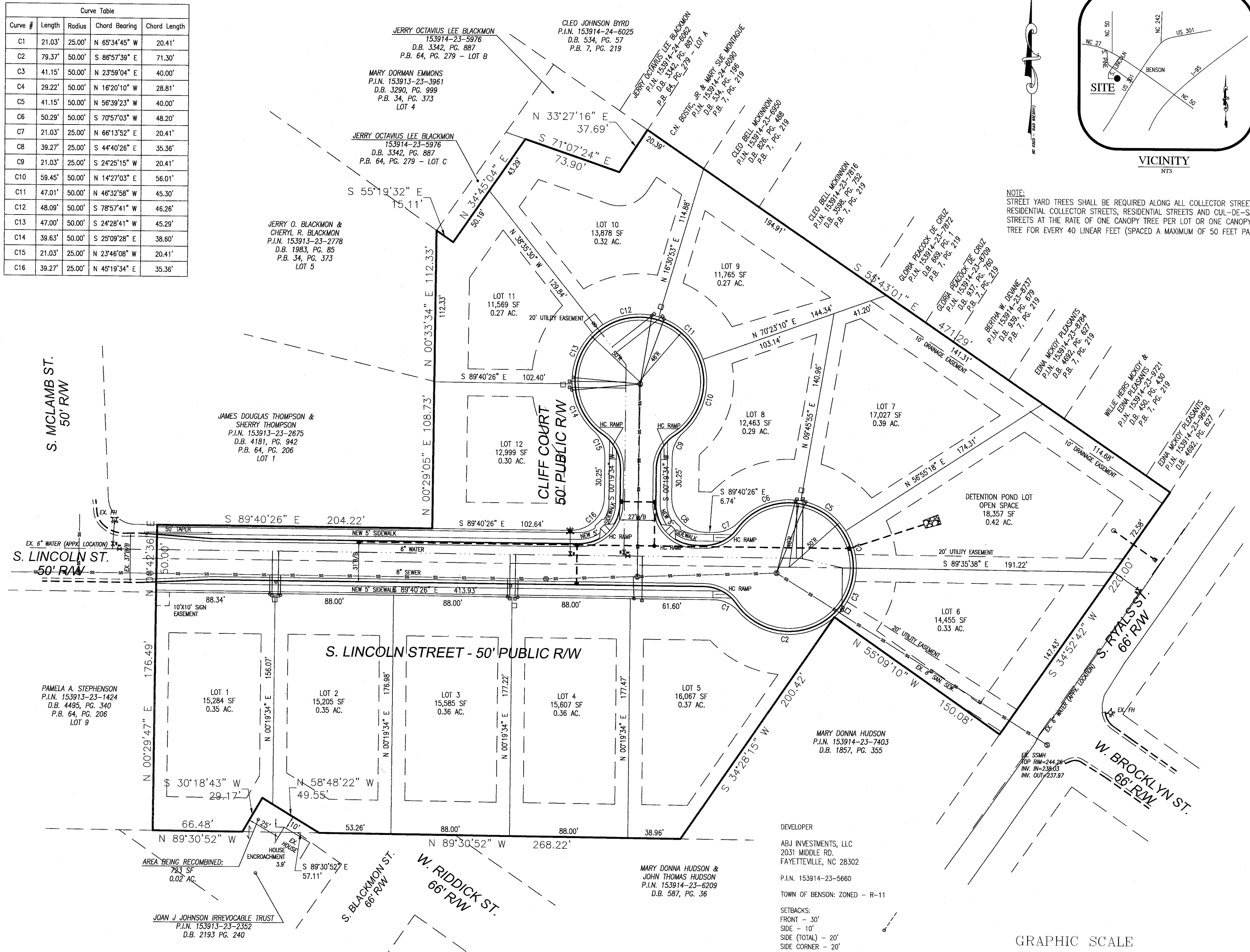


Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	21.03'	25.00'	N 65°34'45" W	20.41'
C2	79.37'	50.00'	S 86°57'39" E	71.30'
C3	41.15'	50.00'	N 23°59'04" E	40.00'
C4	29.22'	50.00'	N 16°20'10" W	28.81'
C5	41.15'	50.00'	N 56°39'23" W	40.00'
C6	50.29'	50.00'	S 70°57'03" W	48.20'
C7	21.03'	25.00'	N 66°13'52" E	20.41'
C8	39.27'	25.00'	S 44°40'26" E	35.36'
C9	21.03'	25.00'	S 24°25'15" W	20.41'
C10	59.45'	50.00'	N 14°27'03" E	56.01'
C11	47.01'	50.00'	N 46°32'58" W	45.30'
C12	48.09'	50.00'	S 78°57'41" W	46.26'
C13	47.00'	50.00'	S 24°28'41" W	45.29'
C14	39.63'	50.00'	S 25°09'28" E	38.60'
C15	21.03'	25.00'	N 23°46'08" W	20.41'
C16	39.27'	25.00'	N 45°19'34" E	35.36'



NOTE: STREET YARD TREES SHALL BE REQUIRED ALONG ALL COLLECTOR STREETS, RESIDENTIAL COLLECTOR STREETS, RESIDENTIAL STREETS AND CUL-DE-SAC STREETS AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET PART).

Enoch Engineers, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 1403 NC Highway 50 South - Benson, NC 27504
 Phone: (919) 894-7765 Fax: (919) 894-8190
 E-mail: general@enochengineers.com
 NC Firm License #C-2061

PLAN INFORMATION:	
DESIGNED BY: EE, PA	HORIZONTAL SCALE: 1"=50'
DRAWN BY: EE, PA	VERTICAL SCALE: N/A
CHECKED BY: JEG	DATE CREATED: 10-06-2021
SURVEY INFORMATION:	

LOCATION:
 LINCOLN ST.
 TOWN OF BENSON
 BANNER TOWNSHIP
 JOHNSTON COUNTY, NC
 PROPERTY DEVELOPER(S):
 ABJ INVESTMENTS, LLC
 2031 MIDDLE RD.
 FAYETTEVILLE, NC 28302

**SUBDIVISION MAP
 FOR
 CLIFFWOOD SUBDIVISION
 PHASE 3**

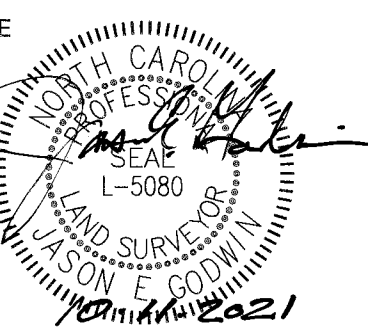
EE PROJECT: 4862
S - 1
 SHEET 1 OF 2

I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5804, PAGE 329); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK PAGE); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11th DAY OF OCTOBER A.D., 2021.

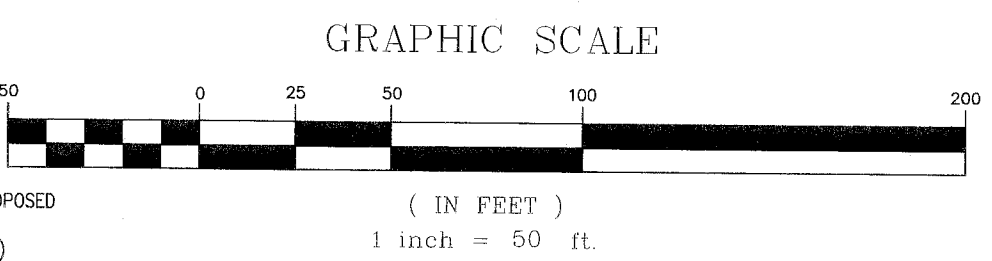
Jason E. Godwin
 JASON E. GODWIN
 L-5080
 REGISTRATION NUMBER

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THUS X OR:
 X A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Jason E. Godwin
 JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
 NO. L-5080



DEVELOPER
 ABJ INVESTMENTS, LLC
 2031 MIDDLE RD.
 FAYETTEVILLE, NC 28302
 P.I.N. 153914-23-5660
 TOWN OF BENSON: ZONED - R-11
 SETBACKS:
 FRONT - 30'
 SIDE - 10'
 SIDE (TOTAL) - 20'
 SIDE CORNER - 20'
 REAR - 25'
 MIN. LOT AREA: 11,000 SF
 MIN. LOT FRONTAGE: 70'
 APPROXIMATELY 715 LF OF STREETS PROPOSED
 TOTAL ACREAGE: 5.31 ACRES (231,299SF)
 12 PROPOSED LOTS
 OPEN SPACE REQUIRED - 1,245SF/LOT = 14,940SF (0.34 AC.)
 OPEN SPACE PROVIDED = 18,357SF (0.42 AC.)
 ALL LOTS SHALL BE SERVED BY TOWN OF BENSON WATER AND SEWER



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TN EXPORT FROM RESIDENTIAL DEVELOPMENT

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UN-MOWN MEADOW)	0.0	0.6	0.0	
PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.)	0.42	1.2	0.504	
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	0.93	14.0	13.020	
LOTS (READ TN EXPORT FROM GRAPH 2)	3.96	4.3	17.028	
TOTALS	5.31		30.552	
AVERAGE FOR SITE				5.754

NITROGEN EXPORT IS 5.754 LBS/AC/YR WHICH IS GREATER THAN THE 3.6 LBS/AC/YR LIMIT. NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPs WILL BE REQUIRED. PROJECT IS NOT LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT.

IMPERVIOUS AREA

231,299SF (5.31 AC.) IN SUBDIVISION

30,234SF ASPHALT
4,615SF WALKS
+ 48,000SF (4,000SF IMPERVIOUS PER 12 LOTS) (1.10 AC.)
82,849SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (1.90 AC.)

1.90 AC./5.31 AC. = 35.8%

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM (Major Subdivisions Only).
HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

CERTIFICATE OF OWNERSHIP AND 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.

10/6/21 DATE OWNERS SIGNATURE

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 3720152800K
EFFECTIVE DATE: OCTOBER 3, 2016

10-6-21 DATE SURVEYOR SIGNATURE

MINIMUM BUILDING SETBACKS

SUBJECT TO TOWN OF BENSON MINIMUM BUILDING SETBACK REQUIREMENTS, CONSULT WITH TOWN OF BENSON PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

10/14/21 DATE REVIEW OFFICER SIGNATURE

JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____ 20____ AT _____ BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

NOTES:

- ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT 5' EACH SIDE OF ALL LOT LINES.
- A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF A STREET INTERSECTION.
- ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE RESERVING PROPER AREAS FOR SEPTIC SYSTEMS.
- NEW 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER PROVIDED BY JOHNSTON COUNTY AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL APPLICABLE REGULATIONS.
- ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
- EACH LOT IS LIMITED TO 4,000 SF OF IMPERVIOUS AREA OR A TOTAL OF 48,000 SF TOTAL FOR THE 12 LOTS IN THIS SUBDIVISION. IMPERVIOUS AREA INCLUDES ALL BUILDINGS, SHEDS, SIDEWALKS, COVERED PORCHES, DRIVEWAYS AND SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, BRICK, SLATE OR STONE THAT IMPEDES THE INFILTRATION OF WATER INTO THE SOIL. THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT SHOULD INCLUDE ANY IMPERVIOUS AREA PROPOSED WITHIN THE PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE FRONT LOT LINE.

GENERAL NOTES:

- AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
- ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
- EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
- NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
- NO RECOVERABLE NCGS MONUMENTATION EXISTS WITHIN 2000 FEET OF THIS SITE.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
- IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

NOTE: ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

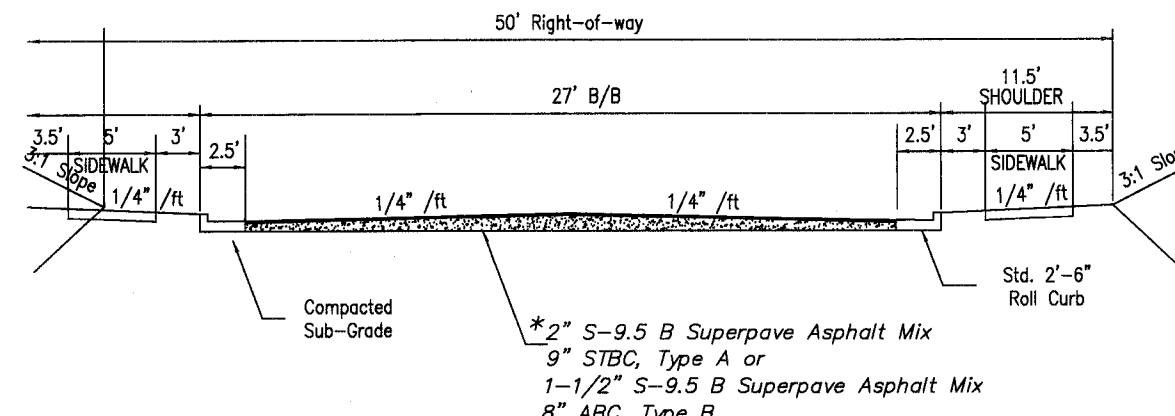
I, Erica Rojas AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
a) APPROVED/TAKEN OVER BY TOWN OF BENSON FOR PUBLIC ROADS, OR
b) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR
c) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

10/6/21 DATE DEVELOPER/OWNER SIGNATURE ABJ Investments

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

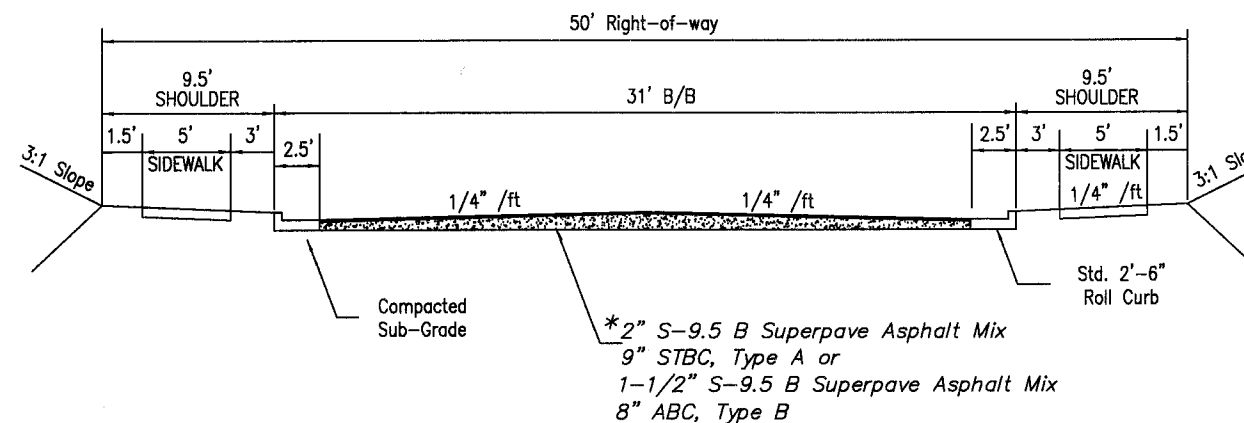
I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF TOWN OF BENSON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

10-12-21 DATE SUBDIVISION ADMINISTRATOR SIGNATURE



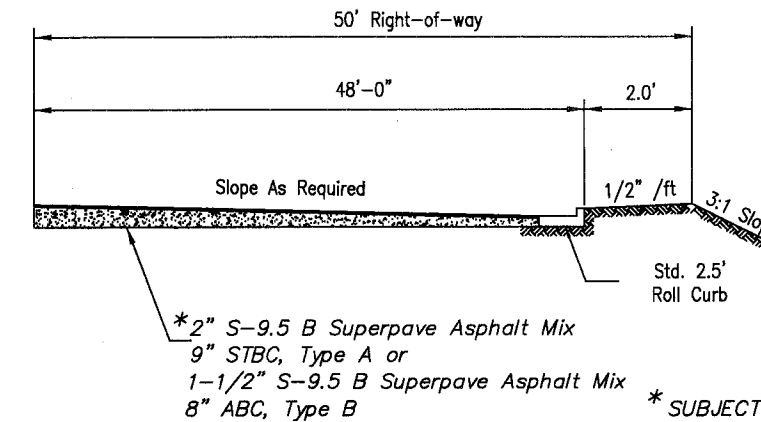
TYPICAL 27' B-B ROAD SECTION
RESIDENTIAL STREET
Not To Scale

* SUBJECT TO STANDARDS OUTLINED ON PAGE 23 OF THE NC SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS AND ENGINEERED FIELD SOILS TESTS.



TYPICAL 31' B-B ROAD SECTION
RESIDENTIAL COLLECTOR STREET
Not To Scale

* SUBJECT TO STANDARDS OUTLINED ON PAGE 23 OF THE NC SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS



TYPICAL CUL-DE-SAC
Not To Scale

* SUBJECT TO STANDARDS OUTLINED ON PAGE 23 OF THE NC SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS AND ENGINEERED FIELD SOILS TESTS.

Filed in JOHNSTON COUNTY, NC
Filed 10/14/2021 09:42:42 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 94 P: 314

Professional Engineer Seal for Jason E. Godwin, License No. L-5080, dated 10.6.21.

Enoch
Engineers, P.A.
CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:	HORIZONTAL SCALE:	2
	VERTICAL SCALE:	N/A
	DATE CREATED:	10-06-2021
DESIGNED BY:	EL, PA	SURVEY INFORMATION:
DRAWN BY:	EL, PA	
CHECKED BY:	JEG	

LOCATION:
LINCOLN ST.
TOWN OF BENSON
BANNER TOWNSHIP
JOHNSTON COUNTY, NC
PROPERTY DEVELOPER(S):
ABI INVESTMENTS, LLC
2031 MIDDLE RD.
FAYETTEVILLE, NC 28302

SUBDIVISION MAP
FOR
CLIFFWOOD SUBDIVISION
PHASE 3

EE PROJECT: 4862
S - 2
SHEET 2 OF 2

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