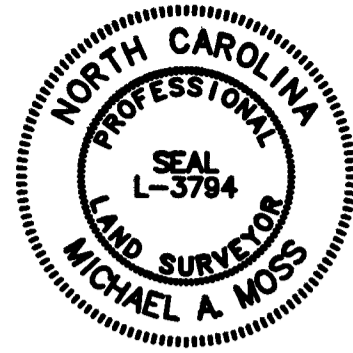


I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL



THIS 7TH DAY OF DECEMBER A.D. 2023.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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 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.

12-7-23
DATE OWNER(S) (ABJ INVESTMENTS, LLC)

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

12-8-2023
DATE REVIEW OFFICER

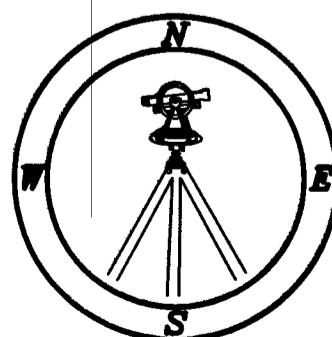
JOHNSTON COUNTY REGISTER OF DEEDS

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

Filed in JOHNSTON, NC
Filed 12/08/2023 11:15:44 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst mrodriguez
PLAT B: 99 P: 498



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.

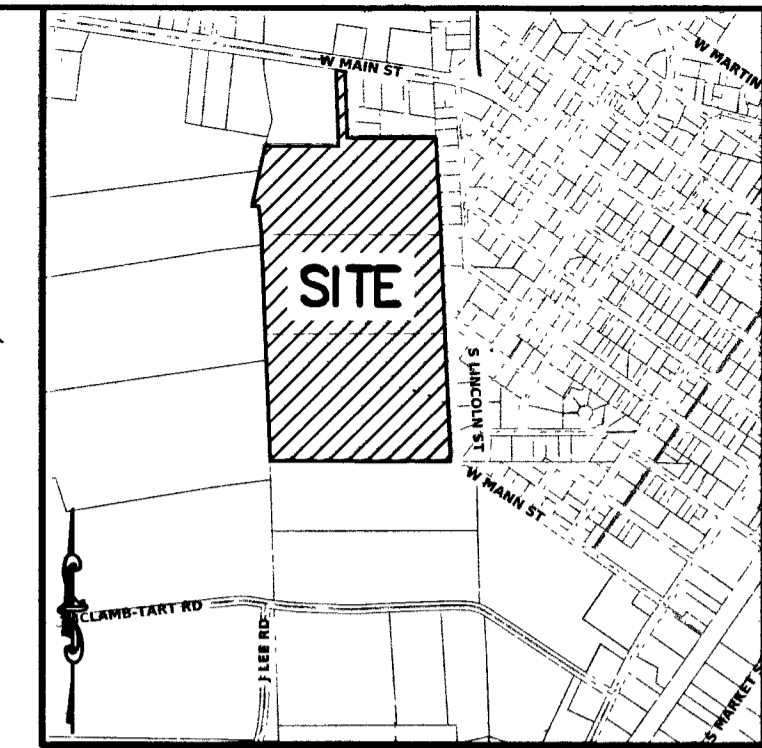
12-7-2023
DATE PLANNING ADMINISTRATOR

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARD IN THE SUBDIVISION, OR THAT A SECURITY BOND IN THE AMOUNT OF \$200,000 OR CASH IN THE AMOUNT OF \$200,000 HAS BEEN POSTED WITH THE TOWN OF BENSON TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

Kimberly Pickett
TOWN MANAGER DATE 12/7/23

SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	20.808 AC.
LESS R/W =	3.640 AC.
OPEN SPACE =	0.113 AC.
NET AREA =	17.055 AC.
TOTAL LOTS =	48
AVERAGE LOT SIZE =	0.355 AC.
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION



VICINITY MAP

PIN# REFERENCE:

PIN# 153909-05-9849
PIN# 153909-15-0301
PIN# 153913-04-9548
PIN# 153913-13-0867

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- NO - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- GV - GAS VALVE
- FOM - FIBER-OPTIC MARKER
- S.T. - SIGHT TRIANGLE
- REI - REFERENCE IRON
- SCM - STORMWATER CONTROL MEASURE

MINIMUM BUILDING SETBACKS

STREET YARD 25'
SIDE YARD INTERIOR 10'
SIDE YARD STREET 20'
REAR 25'

NOTES:

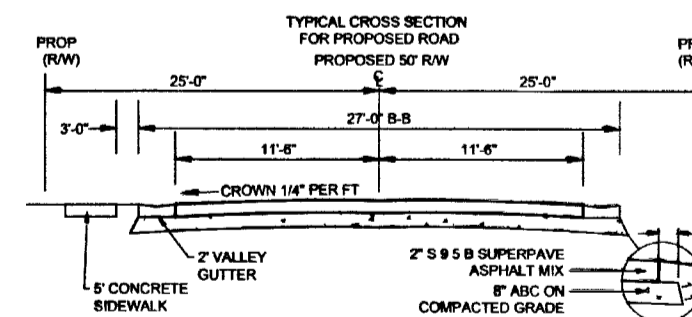
- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STREET TREES AND LANDSCAPING BUFFERS.
- 4) THE MAXIMUM IMPERVIOUS LIMIT FOR ALL LOTS IS 6,000 S.F.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

LINE	BEARING	DISTANCE
L-1	S 84°18'10" W	169.45'
L-2	S 03°11'53" E	74.93'
L-3	S 03°11'09" E	59.55'
L-4	S 03°15'06" E	52.93'
L-5	S 03°43'06" E	67.81'
L-6	S 03°43'06" E	19.59'
L-7	S 03°43'06" E	36.25'
L-8	S 89°47'46" W	167.86'
L-9	S 00°12'14" E	15.12'
L-10	S 89°47'46" W	50.00'
L-11	N 89°50'43" W	135.16'
L-12	S 00°12'14" E	80.72'
L-13	N 00°12'14" W	40.00'
L-14	N 02°09'33" W	49.78'
L-15	S 83°38'06" W	46.69'
L-16	N 01°59'21" W	168.46'
L-17	N 02°08'06" W	111.68'
L-18	N 01°57'56" W	6.71'
L-19	S 81°26'15" E	61.54'
L-20	S 01°57'31" E	13.41'
L-21	S 00°12'14" E	4.90'
L-22	N 89°50'43" W	134.85'
L-23	S 00°12'14" E	56.57'
L-24	N 00°12'14" W	57.19'
L-25	S 00°12'14" E	58.88'
L-26	N 00°12'14" W	37.31'
L-27	N 24°05'15" W	73.66'
L-28	N 24°05'15" W	82.44'
L-29	N 01°59'21" W	157.91'
L-30	N 02°08'06" W	111.68'
L-31	N 01°57'56" W	222.77'
L-32	S 87°37'44" W	166.48'
L-33	S 87°37'44" W	166.22'
L-34	S 87°37'44" W	165.96'
L-35	S 87°37'44" W	165.70'
L-36	S 87°37'44" W	164.34'
L-37	S 87°37'44" W	161.84'
L-38	S 69°36'33" W	146.68'
L-39	S 71°51'35" E	147.38'
L-40	N 87°37'44" E	158.98'
L-41	N 87°37'44" E	159.87'
L-42	N 87°37'44" E	159.87'
L-43	N 87°37'44" E	159.87'
L-44	N 87°37'44" E	159.87'
L-45	S 87°37'44" W	159.87'
L-46	S 87°37'44" W	159.87'
L-47	S 87°37'44" W	159.87'
L-48	S 87°37'44" W	160.45'
L-49	N 65°54'45" E	121.52'
L-50	N 65°54'45" E	127.08'
L-51	N 87°37'44" E	158.05'
L-52	N 87°37'44" E	159.87'
L-53	N 87°37'44" E	159.87'
L-54	N 87°37'44" E	159.87'
L-55	S 87°37'44" W	159.78'
L-56	S 87°37'44" W	159.78'
L-57	S 87°37'44" W	159.78'
L-58	S 87°37'44" W	159.78'
L-59	S 87°37'44" W	164.65'
L-60	S 69°26'34" W	128.90'
L-61	S 11°53'56" W	122.60'
L-62	S 01°57'56" E	204.11'
L-63	S 02°08'06" E	111.66'
L-64	S 01°59'21" E	110.29'
L-65	S 01°59'21" E	47.68'
L-66	S 24°05'15" E	13.03'
L-67	S 24°05'15" E	75.35'
L-68	S 24°05'15" E	67.71'
L-69	N 00°12'14" W	83.04'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	16.91'	25.00'	16.59'	S 17°24'46" W
C-2	79.07'	205.00'	78.58'	S 13°02'18" E
C-3	7.59'	255.00'	7.59'	S 23°14'05" E
C-4	71.79'	255.00'	71.55'	S 14°19'02" E
C-5	17.27'	255.00'	17.27'	S 04°18'42" E
C-6	38.17'	25.00'	34.57'	S 46°06'30" E
C-7	40.37'	25.00'	36.13'	N 43°53'30" E
C-8	6.69'	25.00'	6.67'	N 10°02'34" W
C-9	14.33'	25.00'	14.14'	N 34°08'16" W
C-10	59.95'	50.00'	56.43'	N 16°12'37" W
C-11	41.15'	50.00'	40.00'	N 41°43'06" E
C-12	41.15'	50.00'	40.00'	N 88°52'29" E
C-13	41.15'	50.00'	40.00'	S 43°58'08" E
C-14	57.78'	50.00'	54.62'	S 12°42'50" W
C-15	14.33'	25.00'	14.14'	S 29°23'43" W
C-16	6.69'	25.00'	6.67'	S 05°18'01" W
C-17	38.77'	1025.00'	38.77'	S 01°17'15" E
C-18	39.11'	25.00'	35.24'	N 45°01'29" W
C-19	39.43'	25.00'	35.47'	S 44°58'31" W
C-20	39.11'	25.00'	35.24'	N 45°01'29" W
C-21	39.43'	25.00'	35.47'	S 44°58'31" W
C-22	32.69'	975.00'	32.69'	N 01°09'53" W
C-23	4.19'	975.00'	4.19'	N 02°14'54" W
C-24	38.24'	205.00'	38.19'	N 07°42'57" W
C-25	22.88'	25.00'	22.09'	N 39°16'48" W
C-26	57.40'	50.00'	54.30'	N 32°36'43" W
C-27	88.22'	50.00'	77.21'	N 50°49'22" E
C-28	41.15'	50.00'	40.00'	S 55°03'07" E
C-29	54.25'	50.00'	51.63'	S 00°23'31" E
C-30	19.77'	25.00'	19.26'	S 08°02'18" W
C-31	4.55'	255.00'	4.55'	S 14°06'07" E
C-32	49.93'	255.00'	49.85'	S 07°58'51" E
C-33	38.17'	25.00'	34.57'	S 46°06'30" E
C-34	40.37'	25.00'	36.13'	N 43°53'30" E
C-35	27.34'	205.00'	27.32'	N 06°11'31" W
C-36	50.36'	205.00'	50.23'	N 17°03'01" W
C-37	17.58'	255.00'	17.58'	N 22°06'46" W
C-38	70.04'	255.00'	69.82'	N 12°16'08" W
C-39	10.73'	255.00'	10.73'	N 03°11'40" W
C-40	16.09'	25.00'	15.81'	N 20°24'02" W



PROPOSED ROAD SECTION DETAIL
TYPICAL DETAIL

SHEET OF 1 OF 4
FINAL SUBDIVISION PLAT FOR
BENSON VILLAGE, PHASE 1

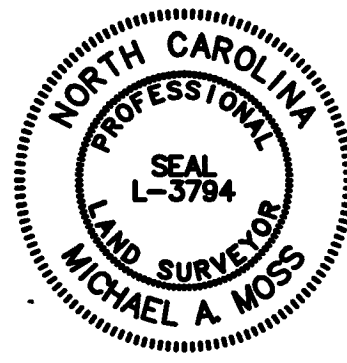
WEST MAIN STREET (NC HWY. 27)
OWNER: ABJ INVESTMENTS, LLC
REF: D.B. 6098, PAGE 604
REF: D.B. 6083, PAGE 602
REF: D.B. 6081, PAGE 968
REF: D.B. 6179, PAGE 620
REF: D.B. 6216, PAGE 274
REF: P.B. 94, PAGE 359

TOWN OF BENSON
JOHNSTON COUNTY, NORTH CAROLINA
100 50 0 100 200

SCALE 1"=100'
SEPTEMBER 7, 2023
REVISED DECEMBER 6, 2023
ZONED R-11



(X:\SUBS\WCLAMB-BENSON - JC)



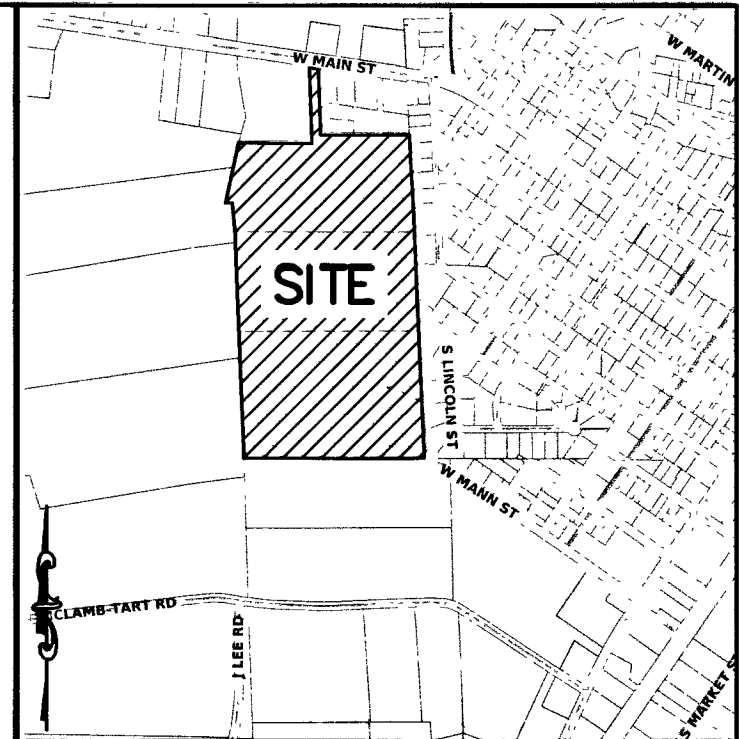
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 7TH DAY OF DECEMBER A.D. 2023.

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



VICINITY MAP

PIN# REFERENCE:

- PIN# 153909-05-9849
- PIN# 153909-15-0301
- PIN# 153913-04-9548
- PIN# 153913-13-0867

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- O - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
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- LP - LIGHT POLE
- WM - WATER METER
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- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FD - FIRE HYDRANT
- GV - GAS VALVE
- FOM - FIBER-OPTIC MARKER
- S.T. - SIGHT TRIANGLE
- REI - REFERENCE IRON
- BFE - BASE FLOOD ELEVATIONS
- SCM - STORMWATER CONTROL MEASURE

MINIMUM BUILDING SETBACKS

- STREET YARD 25'
- SIDE YARD INTERIOR 10'
- SIDE YARD STREET 20'
- REAR 25'

Filed in JOHNSTON, NC
Filed 12/08/2023 11:15:44 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst mrodriguez
PLAT B: 99 P: 499

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STREET TREES AND LANDSCAPING BUFFERS.
- 4) THE MAXIMUM IMPERVIOUS LIMIT FOR ALL LOTS IS 6,000 S.F.

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOLS

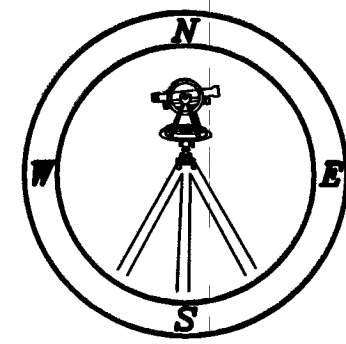
SHEET OF 2 OF 4
FINAL SUBDIVISION PLAT FOR
BENSON VILLAGE, PHASE 1

WEST MAIN STREET (NC HWY. 27)
OWNER: ABJ INVESTMENTS, LLC
REF: D.B. 6098, PAGE 604
REF: D.B. 6083, PAGE 602
REF: D.B. 6081, PAGE 968
REF: D.B. 6179, PAGE 620
REF: D.B. 6216, PAGE 274
REF: P.B. 94, PAGE 359

TOWN OF BENSON
JOHNSTON COUNTY, NORTH CAROLINA

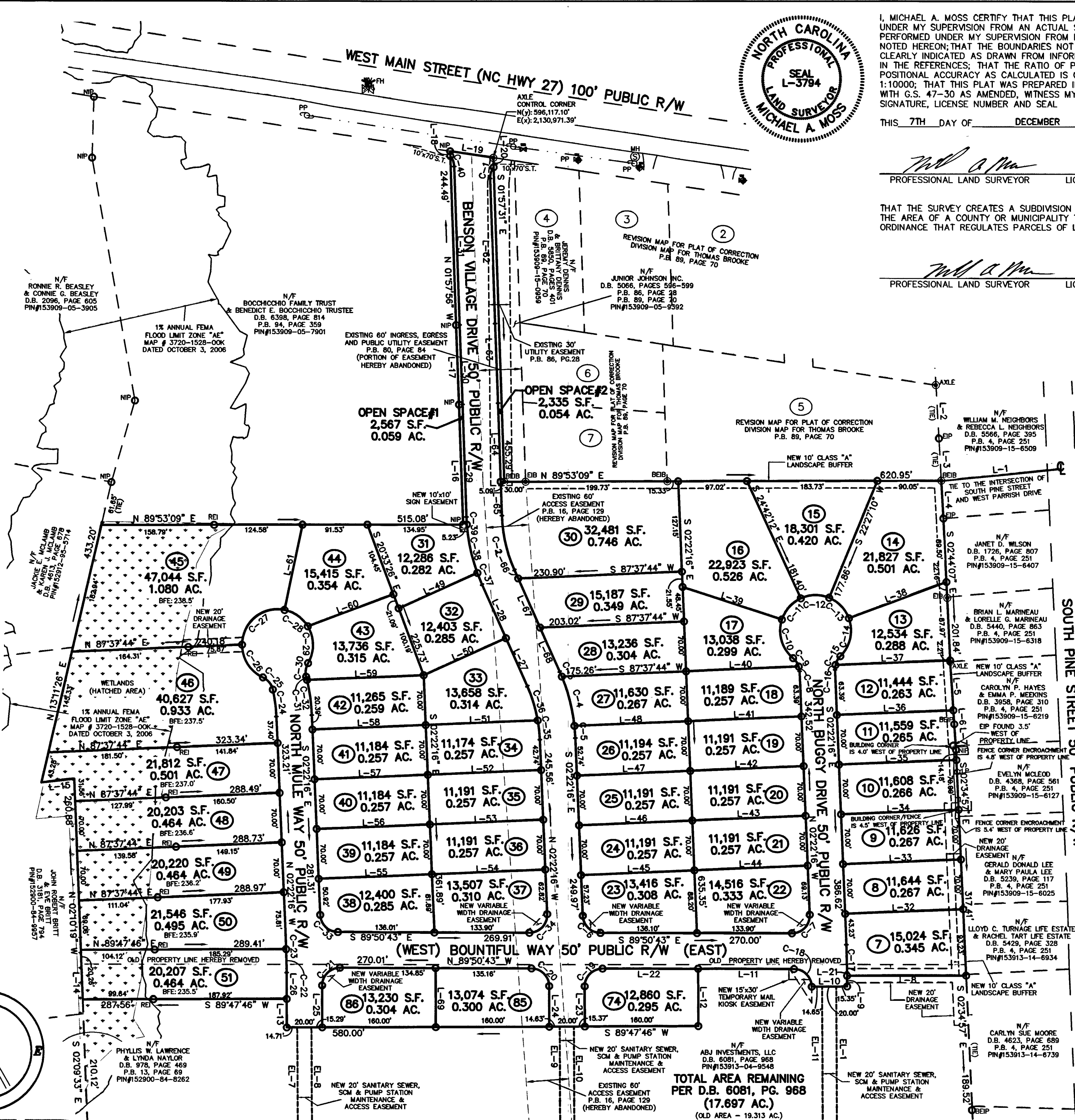


SCALE 1"=100'
SEPTEMBER 7, 2023
REVISED DECEMBER 6, 2023
ZONED R-11



MATCH LINE - SEE SHEET 3 OF 4

TOTAL AREA REMAINING
PER D.B. 6081, PG. 968
(17,697 AC.)
(OLD AREA - 19,313 AC.)



ADOPTED FROM NC GRID NAD 83/2011

C:\SUBS\WCLAMB-BENSON - JC

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 7TH DAY OF DECEMBER A.D. 2023.



MINIMUM BUILDING SETBACKS

STREET YARD	25'
SIDE YARD INTERIOR	10'
SIDE YARD STREET	20'
REAR	25'

PIN# REFERENCE:

PIN# 153909-05-9849
PIN# 153909-15-0301
PIN# 153913-04-9548
PIN# 153913-13-0867

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
EC-1	171.31'	515.50'	170.53'	N 80°16'32" E
EC-2	164.67'	495.50'	163.91'	S 80°16'32" W

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

N/F
PHYLLIS W. LAWRENCE
& LYNDY NAYLOR
D.B. 878, PAGE 469
P.B. 13, PAGE 69
PIN#152900-84-8262

ECM
N(y): 594,310.41'
E(x): 2,150,416.02'

EASEMENT LINE TABLE

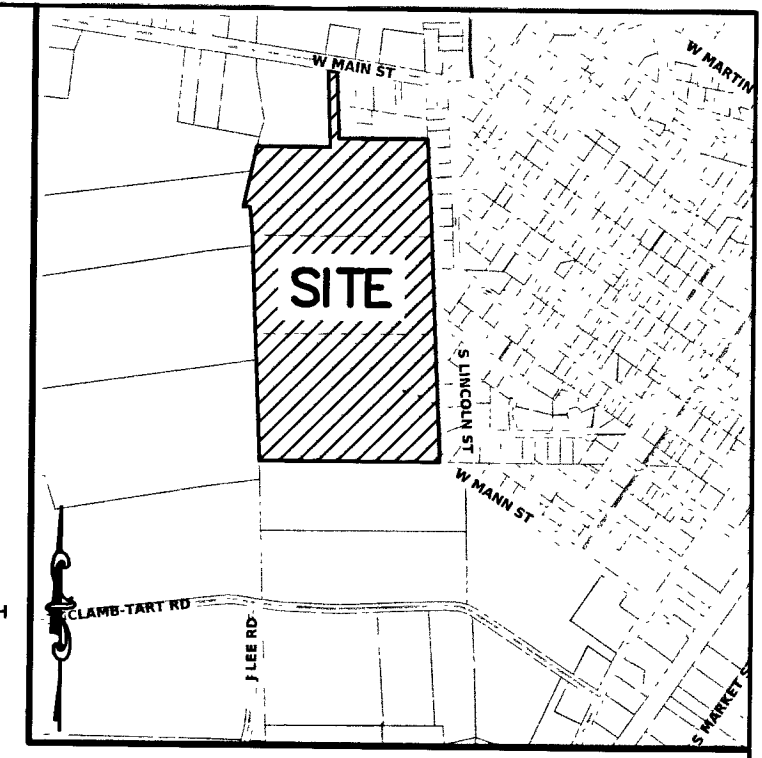
LINE	BEARING	DISTANCE
EL-1	S 00°18'26" E	169.54'
EL-2	S 64°22'12" W	38.55'
EL-3	S 17°25'42" E	11.36'
EL-4	S 70°43'48" W	20.01'
EL-5	N 17°25'42" W	29.32'
EL-6	N 64°22'12" E	37.99'
EL-7	N 00°19'15" W	139.99'
EL-8	S 00°19'15" E	140.01'
EL-9	N 00°15'29" W	104.30'
EL-10	S 00°15'29" E	104.30'
EL-11	N 00°18'26" W	169.52'
EL-12	S 70°43'48" W	3.68'
EL-13	S 70°43'48" W	17.60'
EL-14	S 70°43'48" W	20.03'
EL-15	S 70°43'48" W	2.52'
EL-16	N 16°07'14" W	38.36'
EL-17	N 66°37'26" E	25.10'
EL-18	N 70°45'19" E	198.01'
EL-19	N 44°47'46" E	42.66'
EL-20	N 89°47'46" E	76.75'
EL-21	S 67°42'14" E	72.28'
EL-22	S 54°49'32" E	98.80'
EL-23	N 35°10'28" E	11.33'
EL-24	S 54°49'32" E	20.00'
EL-25	S 35°10'28" W	31.33'
EL-26	N 54°49'32" W	51.41'
EL-27	S 02°34'57" E	111.84'
EL-28	N 54°49'32" W	65.13'
EL-29	N 67°42'14" W	66.05'
EL-30	S 89°47'46" W	64.49'
EL-31	S 44°47'46" W	26.10'
EL-32	S 70°45'19" W	197.28'
EL-33	S 66°37'26" W	6.76'
EL-34	S 16°07'14" E	19.64'
EL-35	S 19°16'12" E	60.00'
EL-36	N 70°43'48" E	63.84'
EL-37	N 19°16'12" W	60.00'

N/F
DEBORAH L. JERNIGAN &
CHRISTOPHER J. JERNIGAN
D.B. 650, PAGE 694
P.B. 13, PAGE 69
PIN#152900-83-1501

N/F
ASHLYN CARSON
& RICHARD CARSON
D.B. 6300, PAGE 807
P.B. 64, PAGE 207
PIN# 153913-13-7605

N/F
CAROLYN E. JERNIGAN
& JERRY W. JERNIGAN
D.B. 3914, PAGE 421
P.B. 64, PAGE 207
PIN# 153913-13-8518

N/F
ABJ INVESTMENTS, LLC
D.B. 6216, PAGE 274
P.B. 64, PAGE 207
PIN#153913-13-7435



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- ONIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
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- PP - OVERHEAD LINE
- OHL - LIGHT POLE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- GV - GAS VALVE
- FOM - FIBER-OPTIC MARKER
- S.T. - SIGHT TRIANGLE
- REI - REFERENCE IRON
- SCM - STORMWATER CONTROL MEASURE

Filed in JOHNSTON, NC
Filed 12/08/2023 11 15 44 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst Rodriguez
PLAT B: 99 P: 500

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STREET TREES AND LANDSCAPING BUFFERS.
- 4) THE MAXIMUM IMPERVIOUS LIMIT FOR ALL LOTS IS 6,000 S.F.

LINE TYPE LEGEND

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

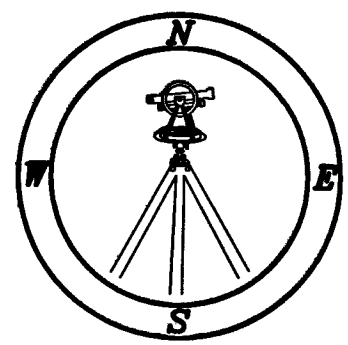
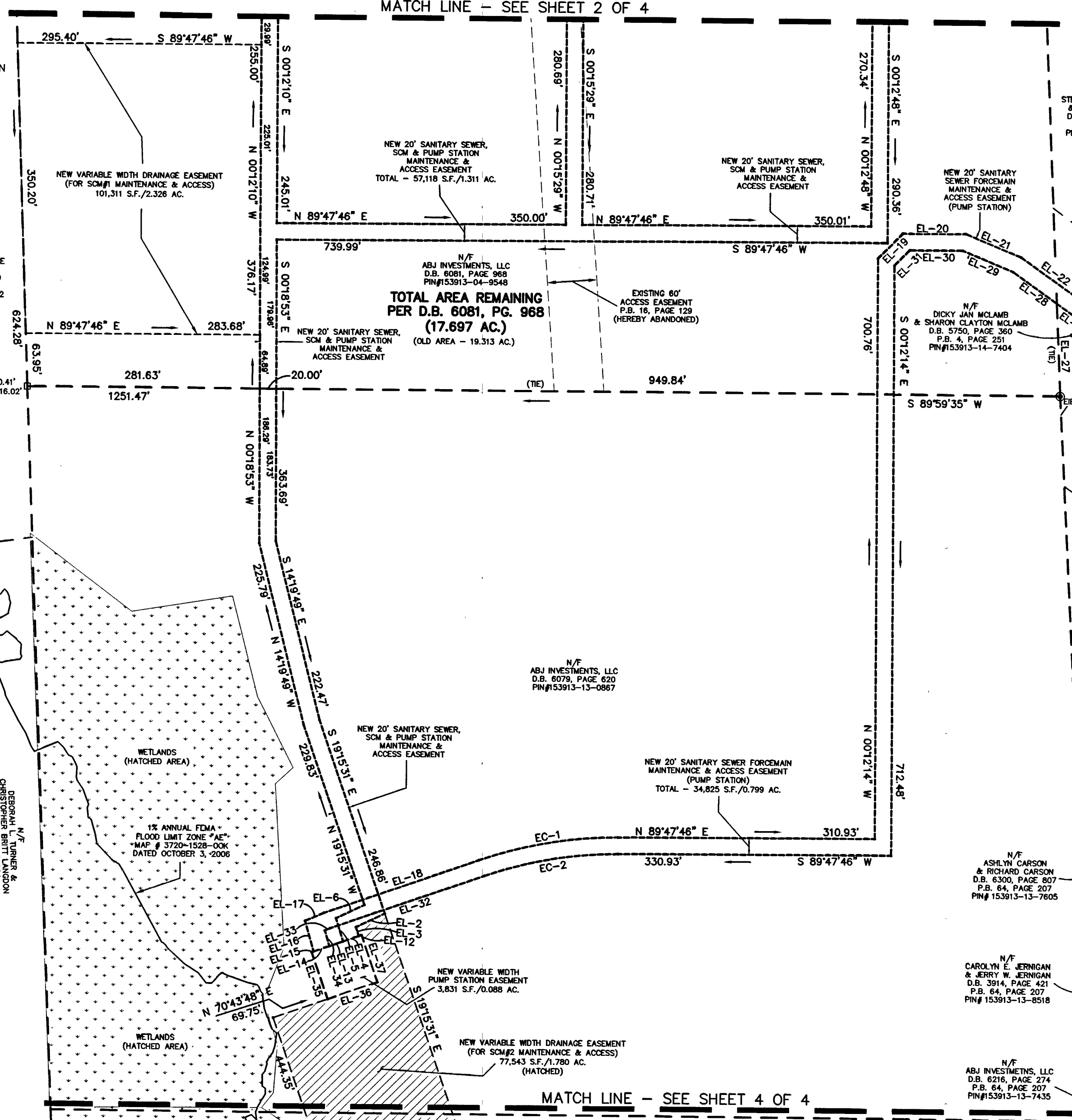
SHEET OF 3 OF 4
FINAL SUBDIVISION PLAT FOR
BENSON VILLAGE, PHASE 1

WEST MAIN STREET (NC HWY. 27)
OWNER: ABJ INVESTMENTS, LLC
REF: D.B. 6098, PAGE 604
REF: D.B. 6083, PAGE 602
REF: D.B. 6081, PAGE 968
REF: D.B. 6179, PAGE 620
REF: D.B. 6216, PAGE 274
REF: P.B. 94, PAGE 359
TOWN OF BENSON

JOHNSTON COUNTY, NORTH CAROLINA
100 50 0 100 200

SCALE 1"=100'

SEPTEMBER 7, 2023
REVISED DECEMBER 6, 2023
ZONED R-11



ADOPTED FROM NC GRID NAD 83/2011

C:\SUBS\MCLAMB-BENSON - JO

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 7TH DAY OF DECEMBER A.D. 2023.



Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

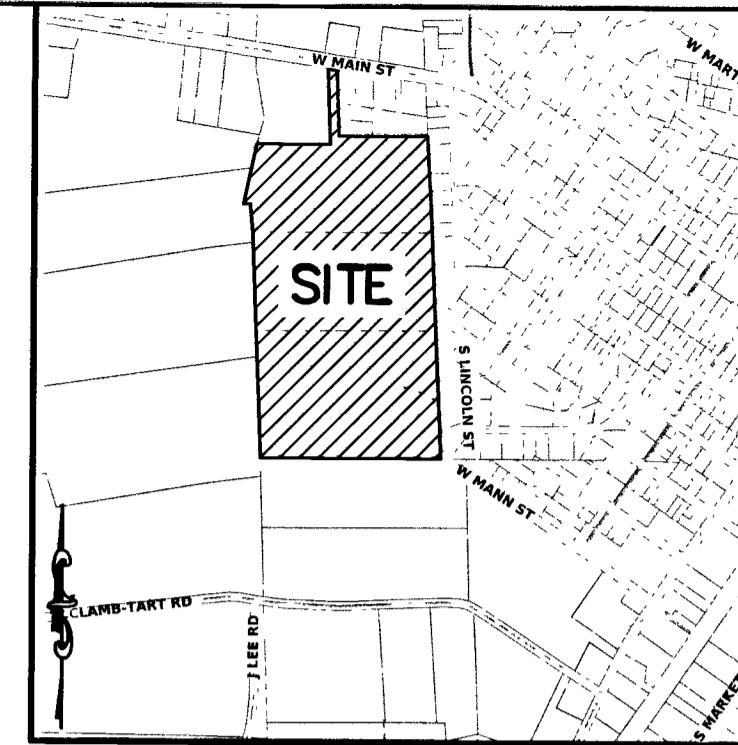
Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

NOTES:

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- 2) THERE IS NO NC GS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STREET TREES AND LANDSCAPING BUFFERS.
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LINE TYPE LEGEND

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	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS



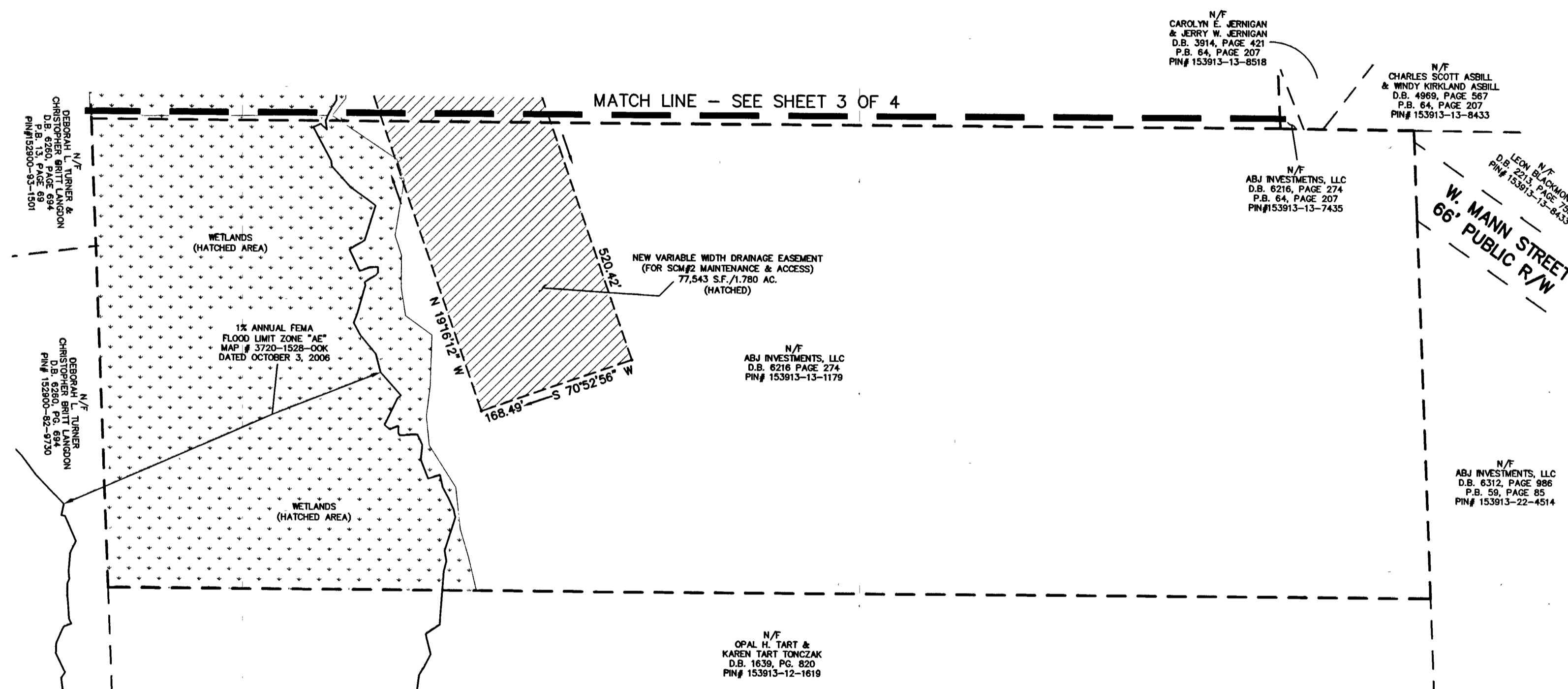
VICINITY MAP

PIN# REFERENCE: LEGEND:

PIN# 153909-05-9849	EIP - EXISTING IRON PIPE
PIN# 153909-15-0301	EIB - EXISTING IRON BAR
PIN# 153913-04-9548	BEIP - BENT IRON PIPE
PIN# 153913-13-0867	BEIB - BENT IRON BAR
PIN# 153913-13-1179	CM - CONCRETE MONUMENT
	EPK - EXISTING PK NAIL
	SPK - SET PK NAIL
	NIP - NEW IRON PIPE SET
	O - NEW IRON PIPE SET
	R/W - RIGHT OF WAY
	CATV - CABLE TV BOX
	EB - ELECTRIC BOX
	TEL - TELEPHONE PEDESTAL
	PP - POWER POLE
	OHL - OVERHEAD LINE
	LP - LIGHT POLE
	WM - WATER METER
	WV - WATER VALVE
	CO - SEWER CLEAN-OUT
	CC - CONCRETE
	CB - CATCH BASIN
	MH - MANHOLE
	FH - FIRE HYDRANT
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	FOM - FIBER-OPTIC MARKER
	S.T. - SIGHT TRIANGLE
	REI - REFERENCE IRON
	SCM - STORMWATER CONTROL MEASURE

MINIMUM BUILDING SETBACKS

STREET YARD	25'
SIDE YARD INTERIOR	10'
SIDE YARD STREET	20'
REAR	25'



SHEET OF 4 OF 4
FINAL SUBDIVISION PLAT FOR
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