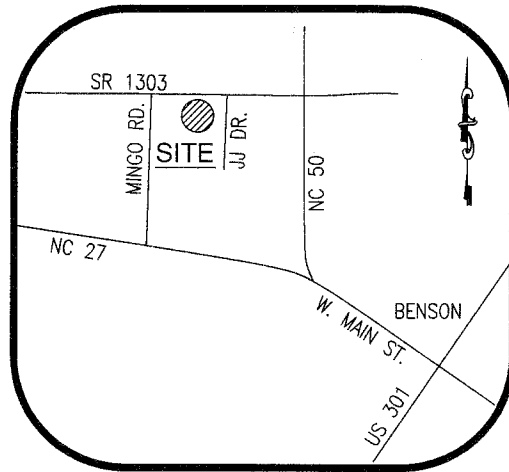




VICINITY
NTS

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATIONS WITHIN THE TOWN OF BENSON PLANNING JURISDICTION.

10/14/2020
DATE SUBDIVISION ADMINISTRATOR

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.

10/13/2020
DATE OWNER

Filed in JOHNSTON COUNTY, NC
Filed 10/16/2020 10:00:32 AM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 92 P: 53

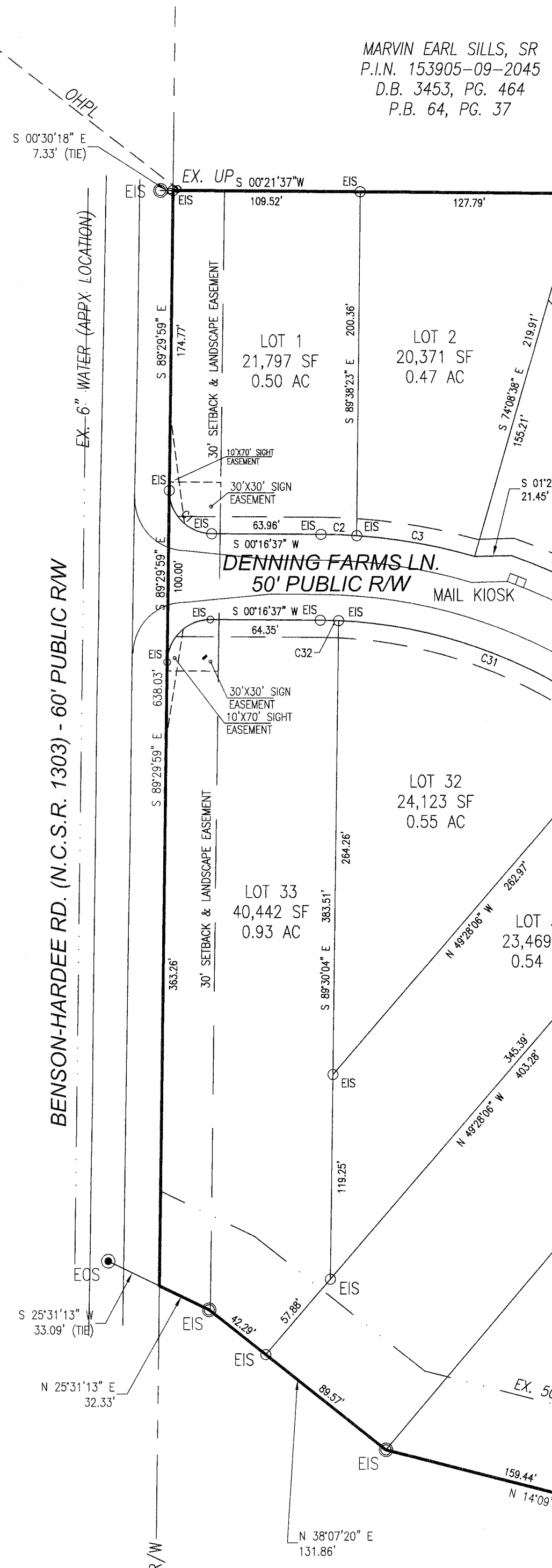
REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

10/16/2020
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



MARVIN EARL SILLS, SR
P.I.N. 153905-09-2045
D.B. 3453, PG. 464
P.B. 64, PG. 37

GENERAL NOTES:

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

SURVEY NOTATION

EIP EXISTING IRON PIPE
EIS EXISTING IRON STAKE
EIPD EXISTING IRON PIPE DISTURBED
SIS SET IRON STAKE
R/W RIGHT-OF-WAY

C32
L=10.36'
R=285.00'
CH=N 01°21'30" E
10.76'

C33
L=39.17'
R=25.00'
CH=N 44°36'41" W
35.29'

C1
L=39.37'
R=25.00'
CH=S 45°23'19" W
35.42'

C2
L=20.96'
R=335.00'
CH=N 02°04'10" E
20.96'

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 5304, PAGE 318); 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 12TH DAY OF OCTOBER A.D., 2020.

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 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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

DEVELOPER

STEEL BRIDGE CROSSING, LLC
5160 NC HIGHWAY 42W
GARNER, NC 27529

TOWN OF BENSON: ZONED - R-20
P.I.N. 152908-99-7230
DEED BOOK 5304, PAGE 318
DEED BOOK 5628, PAGE 434

PLAT BOOK 89, 211

SETBACKS:
FRONT - 30'
SIDE - 10'
SIDE (TOTAL) - 20'
SIDE CORNER - 20'
REAR - 25'

LOTS IS SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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:		SURVEY INFORMATION:	
DESIGNED BY: EE, PA	HORIZONTAL SCALE: 1" = 60'	DRAWN BY: EE, PA	VERTICAL SCALE: N/A
CHECKED BY: JEG	DATE CREATED: 10-12-2020		

LOCATION:
BENSON-HARDEE RD.
BANNER TOWNSHIP
JOHNSTON COUNTY, NC

PROPERTY DEVELOPER(S):
STEEL BRIDGE CROSSING, LLC
5160 NC HIGHWAY 42W
GARNER, NC 27529

EASEMENT MAP
FOR
LOT 1 & LOT 33
DENNING FARMS

EE PROJECT: 4844

S - 1
SHEET 1 OF 1

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