SUBDIVISION PLAT FOR:
TOBACCO ROAD
PHASE 1

PROPERTY OFF BENSON ROAD
& PINEY GROVE ROAD

DEED BOOK 1129 PAGE 85
DEED BOOK 4153 PAGE 1596

BLACK RIVER TOWNSHIP
HARNETT COUNTY – NORTH CAROLINA
SCALE 1" = 100'

0 100 200 300

ZONED R-30
HARNETT COUNTY
DATE: 7-18-2023
SCALE 1" = 100'

*MAXIMUM IMPERVIOUS ALLOWED PER LOT – 5,500 SF
PROPERTY IS LOCATED WITHIN 1 MILE OF VOLUNTARY AGRICULTURAL DISTRICT

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-26	25.00'	39.27'	90°00'00"	35.36'	S 38°02'41"E
C-27	25.00'	39.27'	90°00'00"	35.36'	S 51°57'19"W
C-28	25.00'	38.02'	87°08'34"	34.46'	S 36°36'58"E
C-29	325.00'	55.39'	9°45'55"	55.32'	S 85°04'12"E
C-30	325.00'	29.70'	5°14'07"	29.69'	N 87°25'47"E
C-31	205.00'	197.99'	55°20'08"	190.38'	N 57°08'39"E
C-32	25.00'	21.03'	48°11'23"	20.41'	N 05°22'54"E
C-33	50.00'	78.92'	90°26'07"	70.98'	N 26°30'16"E
C-34	50.00'	52.36'	60°00'00"	50.00'	S 78°16'40"E
C-35	50.00'	41.15'	47°09'23"	40.00'	S 24°41'59"E
C-36	50.00'	41.15'	47°09'23"	40.00'	S 22°27'24"W
C-37	50.00'	27.60'	31°37'53"	27.25'	S 61°51'02"W
C-38	25.00'	21.03'	48°11'23"	20.41'	S 53°34'17"W
C-39	255.00'	89.79'	20°10'29"	89.33'	S 39°33'50"W
C-40	255.00'	156.49'	35°09'39"	154.04'	S 67°13'54"W
C-41	375.00'	1.54'	0°14'06"	1.54'	S 84°55'46"W
C-42	375.00'	96.64'	14°45'56"	96.37'	N 87°34'13"W
C-43	25.00'	36.14'	82°49'09"	33.07'	S 58°24'11"W
C-44	375.00'	151.76'	23°11'12"	150.72'	S 28°35'12"W
C-45	25.00'	38.09'	87°18'18"	34.51'	N 03°28'21"W
C-46	25.00'	40.45'	92°41'42"	36.18'	N 86°31'39"E
C-47	325.00'	27.43'	4°50'06"	27.42'	N 09°22'22"E
C-48	325.00'	161.04'	28°23'23"	159.39'	N 25°59'06"E

HARNETT COUNTY JURISDICTION
PROPERTY ZONED RA-30
MINIMUM BUILDING SETBACKS
FRONT – 35'
SIDE – 10'
REAR – 25'
CORNER SIDE – 20'
MIMIMUM LOT SIZE WITH COUNTY WATER – 25,000 SQ.FT.

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-24	N 65°21'38"E	58.70'	L-47	S 29°28'35"W	10.86'
L-28	N 35°41'32"E	95.45'	L-48	S 29°28'35"W	157.57'
L-29	N 05°43'42"W	181.55'	L-49	S 29°28'36"W	5.63'
L-30	N 08°10'18"E	5.84'	L-50	N 29°28'35"E	106.26'
L-31	N 08°10'18"E	191.35'	L-51	N 29°28'35"E	67.79'
L-32	N 61°18'34"E	69.08'	L-52	S 42°17'54"W	108.62'
L-33	N 61°18'34"E	82.41'	L-53	S 42°17'54"W	100.07'
L-34	N 52°42'11"E	6.88'	L-54	S 42°17'54"W	38.69'
L-35	N 52°42'11"E	62.20'	L-55	S 42°17'54"W	88.87'
L-36	N 05°11'17"W	17.86'	L-56	S 17°05'27"W	55.02'
L-37	N 50°04'25"E	135.03'	L-57	S 25°24'05"W	58.19'
L-38	N 32°21'25"E	153.37'	L-58	S 25°24'05"W	161.29'
L-39	N 38°00'07"E	43.18'	L-59	S 23°14'39"E	124.59'
L-40	N 84°48'43"E	56.30'	L-60	S 10°11'30"W	25.36'
L-41	N 47°07'30"W	22.36'	L-61	S 10°11'30"W	120.19'
L-42	N 42°52'30"E	50.00'	L-62	S 10°11'30"W	40.06'
L-43	N 80°11'15"W	82.30'	L-63	S 01°52'09"E	96.15'
L-44	N 80°11'15"W	3.66'	L-64	S 03°35'40"W	100.17'
L-45	S 80°11'15"E	84.82'	L-65	S 27°12'07"E	146.73'
L-46	S 06°57'19"W	98.69'			

LEGEND:
EIP – EXISTING IRON PIPE
EIS – EXISTING IRON STAKE
CP – COMPUTED POINT
DB – DEED BOOK
PG – PAGE
R/W – RIGHT OF WAY
SF – SQUARE FEET
PC – PLAT CABINET
EXT – EXISTING
NTS – NOT TO SCALE
⊠ – WATER VALVE
– FIRE HYDRANT
Ⓦ – WATER METER
Ⓡ – REDUCER
◉ – IRON STAKE SET
▨ – WETLANDS

SEE SHEET 6 FOR PARNET TRACT

MATCH LINE SEE SHEET 4

OPEN SPACE 3
417128 SF
9.58 AC

OPEN SPACE 4
241653 SF
5.55 AC

POND

OPEN SPACE 2
419112 SF
9.62 AC

50' BUFFER

30' BUFFER

20' BUFFER

PHASE 1

PHASE 2

LOOPING COURT
50' PUBLIC R/W & UTILITY ESMT

GRADING STICK COURT
50' PUBLIC R/W & UTILITY ESMT

FRONT LEAF LANE
50' PUBLIC R/W & UTILITY ESMT

GOLDEN LEAF FARMS ROAD
50' PUBLIC R/W & UTILITY ESMT

20' PUBLIC UTILITY ESMT

20' PRIVATE DRAINAGE ESMT

15' UTILITY ESMT (TYP)

10' X 70' SIGHT TRIANGLE

8" W

TIE LINE

TEMPORARY TURNAROUND & EASEMENT

LOT	SF	AC
15	30690	0.70
16	38962	0.89
17	25295	0.58
18	25098	0.58
19	41393	0.96
20	29399	0.67
21	25459	0.58
22	25072	0.58
23	25199	0.58
24	25160	0.58
25	25945	0.60
26	25582	0.59
27	53491	1.23
28	45336	1.04
29	37042	0.85
30	28138	0.65
31	34088	0.78
32	37019	0.85
33	40987	0.94
34	42937	0.99
35	35517	0.82
36	31476	0.72
37	37825	0.87
38	32261	0.74
39	36209	0.83
40	25380	0.58
41	32621	0.75
42	29012	0.67
43	29405	0.68
44	32045	0.74
45	28206	0.65
46	25410	0.58
47	36209	0.83
48	32261	0.74
49	37825	0.87
50	35263	0.81
65	83405	1.91
66		

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, Sheila K Bennett REVIEW OFFICER OF HARNETT COUNTY, CERTOFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
1-2-23

NORTH CAROLINA PROFESSIONAL SEAL L-3040 LAND SURVEYOR BENTON W. DEWAR

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 4153 PAGE 1596 MAP # ____ PAGE ____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION OR POSITIONAL ACURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANE WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18th DAY OF OCTOBER A.D. 2023

BENTON W. DEWAR, NCPLS – 3040

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY, THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

BENTON W. DEWAR NCPLS – 3040

RECORDED MAP # 2023 – 565 HARNETT CO. REG. OF DEEDS

THIS PLAT IS PART OF A 6 SHEET SET AND IS NOT INTENDED TO STAND ALONE. SEE ALL SHEETS FOR NOTES, SEALS AND OTHER INFORMATION. SHEET 3 OF 6

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9813
EMAIL: bentondewar@gmail.com

NC GRID NAD 83 (2018)

23-76L
SFARMII\23\700