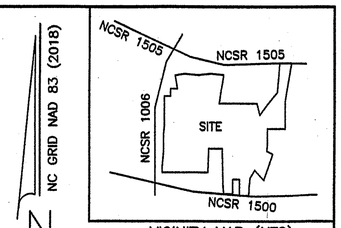
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	25.00'	37.74'	86°29'26"	34.26'	N 06°54'28"W
C-2	304.97'	207.91'	39°03'41"	203.91'	N 16°48'25"E
C-3	285.00'	16.23'	3°15'49"	16.23'	N 01°01'46"E
C-4	285.00'	292.10'	58°43'25"	279.48'	N 32°01'23"E
C-5	285.00'	43.32'	8°42'32"	43.28'	N 65°44'21"E
C-6	25.00'	21.03'	48°11'23"	20.41'	S 85°48'42"E
C-7	50.00'	73.35'	84°03'01"	66.95'	N 76°15'29"E
C-8	50.00'	41.15'	47°09'23"	40.00'	N 10°39'17"E
C-9	50.00'	41.15'	47°09'23"	40.00'	N 36°30'06"W
C-10	50.00'	44.76'	51°17'39"	43.28'	N 85°43'37"W
C-11	50.00'	40.77'	46°43'19"	39.65'	S 45°15'53"W
C-12	25.00'	21.03'	48°11'23"	20.41'	S 45°59'55"W
C-13	25.00'	39.27'	90°00'00"	35.36'	N 64°54'23"W
C-14	325.00'	5.00'	0°52'54"	5.00'	N 19°27'56"W
C-15	325.00'	147.37'	25°58'48"	146.11'	N 06°02'05"W
C-16	375.00'	16.63'	2°32'25"	16.62'	S 05°41'06"W
C-17	375.00'	110.40'	16°52'03"	110.00'	S 04°01'08"E
C-18	375.00'	48.79'	7°27'14"	48.75'	S 16°10'46"E
C-19	25.00'	39.27'	90°00'00"	35.36'	S 25°05'37"W
C-20	335.00'	146.01'	24°58'22"	144.86'	S 57°36'26"W
C-21	335.00'	267.34'	45°43'23"	260.30'	S 22°15'33"W
C-22	255.00'	155.29'	34°53'32"	152.90'	N 16°50'37"E
C-23	25.00'	42.21'	96°44'07"	37.37'	S 82°39'27"W
C-24	50.00'	88.88'	101°50'56"	77.83'	S 70°35'43"W
C-25	50.00'	41.15'	47°09'23"	40.00'	N 34°54'07"W
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
C-49	375.00'	125.69'	19°12'17"	125.11'	S 45°50'48"E
C-50	375.00'	420.48'	64°14'25"	398.77'	S 03°13'09"W
C-51	25.00'	21.03'	48°11'23"	20.41'	S 11°14'40"W
C-52	50.00'	28.38'	32°31'16"	28.00'	S 03°24'37"W
C-53	50.00'	88.88'	101°50'56"	77.63'	S 70°35'43"W
C-54	50.00'	41.15'	47°09'23"	40.00'	N 34°54'07"W
C-55	50.00'	41.15'	47°09'23"	40.00'	N 12°15'16"E
C-56	50.00'	41.62'	47°41'47"	40.43'	N 59°40'51"E
C-57	25.00'	21.03'	48°11'23"	20.41'	N 59°26'03"E
C-58	325.00'	218.09'	38°26'54"	214.02'	N 18°06'54"E
C-59	325.00'	146.30'	25°47'31"	145.07'	N 19°00'18"W
C-60	325.00'	95.66'	16°51'52"	95.32'	N 37°19'59"W
C-61	325.00'	54.93'	9°41'01"	54.86'	N 50°36'26"W
C-60	325.00'	95.66'	16°51'52"	95.32'	N 37°19'59"W
C-61	325.00'	54.93'	9°41'01"	54.86'	N 50°36'26"W
C-62	285.00'	41.40'	8°19'26"	41.37'	S 51°17'14"E
C-63	335.00'	48.67'	8°19'26"	48.63'	S 51°17'13"W
C-64	387.00'	123.50'	18°17'04"	122.98'	N 68°52'39"E
C-65	25.00'	38.66'	88°36'31"	34.92'	S 10°01'19"E
C-66	525.00'	110.87'	12°05'58"	110.66'	S 28°13'58"W
C-67	525.00'	78.60'	8°34'42"	78.53'	S 17°53'38"W
C-68	475.00'	135.71'	16°22'12"	135.25'	S 21°47'23"W
C-69	475.00'	89.04'	10°44'26"	88.91'	S 35°20'42"W
C-70	725.00'	45.87'	3°37'29"	45.86'	S 42°31'40"W
C-71	725.00'	46.42'	3°40'07"	46.41'	S 46°10'28"W
C-72	335.00'	15.92'	2°43'19"	15.91'	S 46°38'51"W
C-73	335.00'	102.43'	17°31'08"	102.03'	S 36°31'38"W
C-74	335.00'	99.79'	17°04'03"	99.42'	S 19°14'02"W
C-75	335.00'	1.60'	0°16'27"	1.60'	S 10°33'47"W
C-76	335.00'	1.98'	0°20'18"	1.98'	S 10°15'56"W
C-77	335.88'	122.65'	20°55'22"	121.97'	S 00°23'14"E
C-78	25.00'	38.94'	89°15'00"	35.12'	S 33°25'11"W
C-79	425.00'	135.81'	18°18'33"	135.23'	S 68°53'24"W
C-80	375.00'	119.83'	18°18'33"	119.32'	N 68°53'24"E
C-81	25.00'	39.27'	90°00'00"	35.36'	S 56°57'20"E
C-82	50.00'	44.04'	50°28'18"	42.63'	S 37°11'28"E
C-83	50.00'	70.11'	80°20'16"	64.50'	N 77°24'15"E
C-84	50.00'	104.47'	119°43'10"	86.48'	N 22°37'28"W
C-85	25.00'	30.77'	70°31'44"	28.87'	N 47°13'11"W
C-86	285.00'	63.08'	12°40'51"	62.95'	N 05°36'54"W
C-87	285.00'	48.25'	9°42'02"	48.19'	N 05°34'32"E
C-88	285.00'	80.06'	16°05'42"	79.80'	N 19°28'24"E
C-89	285.00'	106.88'	21°29'16"	106.26'	N 37°15'53"E
C-90	775.00'	10.00'	0°44'22"	10.00'	N 47°38'20"E
C-91	775.00'	88.65'	6°33'14"	88.60'	N 43°59'32"E
C-92	525.00'	85.20'	9°17'52"	85.10'	N 36°03'59"E
C-93	525.00'	163.22'	17°48'46"	162.56'	N 22°30'40"E
C-94	475.00'	53.88'	6°29'56"	53.85'	N 16°51'15"E
C-95	475.00'	115.02'	13°52'28"	114.74'	N 27°02'27"E
C-96	25.00'	39.91'	91°27'43"	35.80'	N 79°42'33"E
C-97	25.00'	36.66'	84°01'13"	33.46'	S 78°15'16"E
C-98	25.00'	38.67'	88°38'10"	34.93'	S 15°25'02"W



VICINITY MAP (NTS)

COURSE	BEARING	DISTANCE
L-1	N 85°39'40"W	19.31'
L-2	N 85°20'43"W	103.17'
L-3	N 82°26'26"W	18.59'
L-4	N 59°26'42"W	28.99'
L-5	N 55°40'22"W	46.81'
L-6	N 52°20'54"W	47.80'
L-7	N 50°09'11"W	12.41'
L-8	S 70°05'37"W	65.34'
L-9	N 06°57'19"E	14.13'
L-10	N 06°57'19"E	100.00'
L-11	S 06°57'19"W	83.38'
L-12	N 48°58'30"W	9.11'
L-13	N 19°54'23"W	91.58'
L-14	N 54°11'38"W	40.65'
L-15	S 59°57'00"W	82.86'
L-16	S 03°03'42"E	73.19'
L-17	S 14°31'57"W	28.17'
L-18	S 14°31'57"W	19.48'
L-19	S 14°31'57"W	65.08'
L-20	S 62°39'52"E	21.89'
L-21	S 70°19'45"E	42.64'
L-23	S 06°57'19"W	100.00'
L-24	N 65°21'38"E	58.70'
L-25	N 06°57'19"E	100.00'
L-26	S 03°35'41"W	7.60'
L-27	S 16°29'47"E	100.73'
L-28	N 35°41'32"E	95.45'
L-29	N 05°43'42"W	181.55'
L-30	N 08°10'18"E	5.84'
L-31	N 08°10'18"E	191.35'
L-32	N 61°18'34"E	89.08'
L-33	N 61°18'34"E	82.41'
L-34	N 52°42'11"E	6.88'
L-35	N 52°42'11"E	62.20'
L-36	N 05°11'17"W	17.86'
L-37	N 50°04'25"E	135.03'
L-38	N 32°21'25"E	153.37'
L-39	N 38°00'07"E	43.18'
L-40	N 84°48'43"E	56.30'
L-41	N 47°07'30"W	22.36'
L-42	N 42°52'30"E	50.00'
L-43	N 80°11'15"W	82.30'
L-44	N 80°11'15"W	3.66'
L-45	S 80°11'15"E	84.82'
L-46	S 06°57'19"W	98.69'
L-47	S 29°28'36"W	10.86'
L-48	S 29°28'35"W	157.57'
L-49	S 29°28'36"W	5.63'
L-50	N 29°28'35"E	106.26'
L-51	N 29°28'35"E	67.79'
L-52	S 42°17'54"W	108.62'
L-53	S 42°17'54"W	100.07'
L-54	S 42°17'54"W	38.69'
L-55	S 42°17'54"W	88.87'
L-56	S 17°05'27"W	55.02'
L-57	S 25°24'05"W	58.19'
L-58	S 25°24'05"W	161.29'
L-59	S 23°14'39"E	124.59'
L-60	S 10°11'30"W	25.36'
L-61	S 10°11'30"W	120.19'
L-62	S 10°11'30"W	40.06'
L-63	S 01°52'09"E	96.15'
L-64	S 03°35'40"W	100.17'
L-65	S 27°12'07"E	146.73'
L-66	S 28°54'03"E	50.13'
L-67	S 28°54'03"E	54.61'
L-68	S 28°54'03"E	44.15'
L-69	S 66°44'45"W	16.35'
L-70	S 10°19'11"W	81.50'
L-71	S 65°33'18"W	30.46'
L-72	S 14°33'50"E	88.35'
L-73	S 17°39'41"E	16.16'
L-74	S 77°29'07"E	20.36'
L-75	S 07°54'41"E	70.57'
L-76	S 25°25'07"W	117.71'
L-77	S 54°53'33"W	90.05'
L-78	N 60°40'27"W	376.92'
L-79	N 60°40'27"W	20.18'
L-80	N 60°40'27"W	33.45'
L-81	N 60°40'27"W	54.75'
L-82	N 60°40'27"W	61.34'
L-83	N 86°06'08" W	5.56'
L-84	N 86°02'50" W	31.97'
L-85	N 85°06'44" W	74.21'
L-86	N 83°17'29" W	27.15'
L-87	N 06°27'51" E	15.74'
L-88	S 04°28'01" W	16.71'
L-89	N 59°25'15" W	36.82'
L-90	N 55°40'22" W	47.74'
L-91	N 52°20'54" W	48.52'
L-92	N 50°09'11" W	39.03'
L-93	N 48°40'09" W	40.88'
L-94	N 48°58'30" W	28.89'
L-95	N 86°35'17" W	153.57'
L-96	N 26°12'56" E	255.29'
L-97	N 78°52'19" E	64.02'
L-98	N 10°04'37" E	134.62'
L-99	N 59°47'38" E	88.85'
L-100	N 79°32'32" E	86.85'
L-101	N 45°22'03" E	191.99'
L-102	N 17°30'44" E	266.55'
L-103	N 57°55'27" E	161.51'
L-104	N 17°44'38" E	216.78'
L-105	N 73°22'03" E	114.54'
L-106	N 18°26'15" E	137.78'
L-107	N 12°02'40" W	120.89'
L-108	N 20°42'08" E	112.20'
L-109	S 88°11'36" E	160.14'
L-110	N 08°55'27" E	599.06'
L-111	S 89°03'13" E	500.91'
L-112	S 88°58'10" E	100.02'
L-113	N 02°21'40" E	320.12'
L-114	S 02°30'49" W	25.78'
L-115	S 78°11'56" E	86.49'
L-116	N 67°10'25" E	36.06'
L-117	N 67°10'25" E	69.69'
L-118	N 76°35'25" E	53.31'
L-119	N 76°35'25" E	118.81'
L-120	N 76°35'25" E	6.83'
L-121	S 74°52'20" E	105.93'
L-122	S 89°49'13" E	116.61'
L-123	N 84°30'01" E	439.72'
L-124	S 13°24'58" W	61.31'
L-125	S 13°44'09" W	285.67'
L-126	S 11°30'04" E	107.55'
L-127	S 40°01'39" E	138.60'
L-128	S 25°54'49" E	121.19'
L-129	S 61°33'50" E	20.26'
L-130	S 56°16'17" E	95.58'
L-131	S 14°26'56" W	15.91'
L-132	N 83°34'21" W	125.52'
L-133	S 12°20'50" W	121.01'
L-134	S 58°44'20" W	83.66'
L-135	S 04°28'01" E	135.65'
L-136	S 31°29'07"W	42.84'
L-137	S 03°00'35"E	31.05'
L-138	S 03°00'35"E	84.18'
L-139	S 01°54'14"E	79.74'
L-140	S 21°15'41"W	75.07'
L-141	S 17°27'56"W	98.45'
L-142	S 17°22'02"W	79.82'
L-143	S 55°26'35"W	63.22'
L-144	S 08°16'32"E	40.05'
L-145	S 08°16'32"E	67.57'
L-146	S 01°39'42"W	73.43'
L-147	S 34°10'12"W	18.82'
L-148	S 80°23'34"W	114.83'
L-149	S 52°40'22"W	22.73'
L-150	S 52°40'22"W	53.89'
L-151	S 31°21'00"W	87.11'
L-152	S 87°51'48"W	168.49'
L-153	S 87°51'48"W	71.65'
L-154	N 08°07'50"W	164.11'
L-155	N 19°15'42"W	60.69'
L-156	N 59°44'07"E	39.21'
L-157	N 78°02'41"E	12.46'
L-158	S 11°57'19"E	30.23'
L-159	N 11°57'19"W	15.94'
L-160	N 11°57'19"W	37.02'
L-161	S 78°02'41"W	12.48'
L-162	S 59°44'07"W	29.49'
L-163	N 15°14'30"W	77.85'
L-164	N 16°45'43"W	113.50'
L-165	N 32°34'48"W	62.26'
L-166	S 60°47'02"E	20.34'
L-167	S 56°16'17"E	95.58'
L-168	S 54°16'33"E	60.64'
L-169	S 19°15'42"E	50.94'

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED : Lee R. Hines Jr PE

DATE : 10-27-2023

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

ANY PARCELS OR EXCLUDED AREAS ARE TO BE SERVED INTERNALLY WITH NO ACCESS ONTO DEPARTMENTAL RIGHT OF WAY

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 IS SO AS TO MAINTAIN THE INTREGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT. THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALEVIATE ANY ISSUES JEOPARDIZING THE INTREGRITY OF THE ROADWAY.

PUBLIC PLAT DECLARATION

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL STREETS AND ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF

TOBACCO ROAD AND IT SHALL BE THEIR RESPONSIBILITY TO BRING SUCH STREETS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFOR SUCH STREETS ON THIS PLAT ARE ADDED INTO THE NORTH CAROLINA STATE HIGHWAY SYSTEM. IF THE DISTRICT ENGINEER HAS NOT RECOMMENDED THAT THE N.C. DEPARTMENT OF TRANSPORTATION ACCEPT MAINTENANCE RESPONSIBILITY FOR THE REQUIRED PUBLIC ROAD IMPROVEMENTS BY THE TIME THAT THE COUNTY HAS ISSUED BUILDING PERMITS FOR SEVENTY FIVE PERCENT (75%) OF THE LOTS SHOWN ON THE RECORD PLAT, THE COUNTY SHALL NOT ISSUE ANY MORE PERMITS UNTILL THE DISTRICT ENGINEER MAKES A RECOMMENDATION AND FORMALLY NOTIFIES THE SUBDIVISION ADMINISTRATOR.

JOM Developers Inc by _____
OWNER

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.

I, HEREBY CERTIFY THAT THIS DEVELOPMENT DEPICTED BELOW HAS BEEN GRANTED FINAL APPROVAL BY THE HARNETT COUNTY DEVELOPMENT REVIEW BOARD PURSUANT TO THE REGULATIONS SET FORTH BY E-911, ADDRESSING, ENVIRONMENTAL HEALTH, FIRE MARSHALL, PLANNING, AND PUBLIC UTILITIES OF HARNETT COUNTY, NC, SUBJECT TO RECORDATION IN THE HARNETT COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

_____ 11/1/23
DEVELOPMENT REVIEW BOARD CHAIRMAN — DATE

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Sheila K Bennett REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sheila K Bennett
REVIEW OFFICER

11-2-2023

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

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. 20 23

_____
BENTON W. DEWAR, NCPLS - 3040

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1129 PAGE 85 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN AND WERE PLATTED FROM INFORMATION AS REFERENCED HERON: THAT THE RATIO OF PRECISION AS CALCULATED WAS 10,000+ AND THAT THE GLOBAL NAVAGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY : CLASS A
POSITIONAL ACCURACY : 0.03
TYPE OF GPS FIELD PROCEDURE : RTK
DATES OF SURVEY : 11-1-22
DATUM/EPOCH : NAD 83
PUBLISHED/FIXED-FIXED CONTROL USE : VRS
GEOID MODEL : 2018
COMBINED GRID FACTOR : 0.999981451653
UNITS : US SURVEY FEET

STORMWATER CERTIFICATION

I, HEREBY CERTIFY THAT THE STORMWATER CONVEYANCE FACILITIES ARE CONSTRUCTED AND INSTALLED IN GENERAL CONFORMANCE WITH THE ORDINANCES, RULES, REGULATIONS, AND DRAINAGE DESIGN STANDARDS OF HARNETT COUNTY, THE STATE OF NORTH CAROLINA, AND APPROVED STORMWATER PERMIT AND EROSION CONTROL PLAN.

_____ 11/2/23
PROFESSIONAL ENGINEER — DATE

NORTH CAROLINA PROFESSIONAL SEAL 023728 ENGINEER KEITH M. ROBERTS

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

NOTES:
IRON STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP # 3720068200J; EFF DATE: 10/03/2006 ZONE X

AREA BY COORDINATES

HORIZONTAL CONTROL ESTABLISHED USING RTK GPS UNIT, CARLSON BRx7 REFERENCED TO NAD 83 GEIOD 2018

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS THAT IT MAY DISCLOSE

PROPERTY SUBJECT TO BOTH ABOVE AND OR BELOW GROUND UTILITIES AND OR EASEMENTS

ONLY VISBLE GRAVE MARKER ARE ENCOMPASSED BY THE CEMETERY LOT

FIRE HYDRANTS TO BE PLACES NO FURTHER THAN 500' APART

STREET LIGHTS TO BE PLACES NO FURTHER THAN 300' APART

98 TOTAL NUMBER OF LOTS BEING RECORDED IN THIS PHASE (PHASE I)

6 TOTAL OPEN SPACE LOTS BEING RECORDED IN THIS SUBDIVISION THAT TOTAL 33.9 ACRES

INDIVIDUAL ON SITE SEPTIC SYSTEM FOR ALL LOTS
WATER TO BE PROVIDED BY HARNETT COUNTY PUBLIC UTILITIES

ANY WETLANDS PRESENT ON THE SITE WILL BE LOCATED IN THE OPEN SPACE

NO ENCROACHMENTS INTO THE WETLANDS WILL BE ALLOWED

LOTS TO BE INTERNALLY ACCESSED ONLY

THIS PROPERTY IS LOCATED WITHIN 1 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT

FOUNDATION SURVEYS ARE REQUIRED ON ALL RESIDENTIAL STRUCTURES (IF APPLICABLE)

ALL ROAD IN THIS SUBDIVISION ARE 50' PUBLIC RIGHT OF WAY AND UTILITY EASEMENT

* 5,500 SF MAXIMUM IMPERVIOUS ALLOWED PER LOT

Instrument #:2023018607
Recorded: 11/02/2023 03:18:45 PM
Fee Amt: $126.00 Page 1 of 6
Harnett County, North Carolina
Matthew S. Willis, Register of Deeds
BK 2023 PG 563 - 568 (6)

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR AGENT OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED, ALL OF THE LAND SHOWN HERON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HARNETT COUNTY EXCEPT:_____

Oct 27, 20 23

0693-34-3064.000 0693-15-9477.000
0693-24-7759.000 0693-25-9588.000
0693-15-9477.000 0693-36-9238.000
TAX PARCEL I.D. NUMBER

JOM Developers Inc by _____ OWNER
VP _____ OWNER

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
WM - WATER METER
WV - WATER VALVE
FH - FIRE HYDRANT
RED - REDUCER
IRON STAKE SET

OWNERS INFORMATION:

PIN # 0693-24-3054.000
DEED BOOK 1129 PAGE 85
KATHY H. STANCIL
3041 BENSON RD
ANGIER, NC 27501
34 +/- ACRES

PIN # 0693-24-7759.000
DEED BOOK 4153 PAGE 1596
KATHY H. STANCIL
18 +/- ACRES

PIN # 0693-16-4023.000
DEED BOOK 1129 PAGE 85
KATHY H. STANCIL
53 +/- ACRES

PIN # 0693-15-9477.000
DEED BOOK 1129 PAGE 85
KATHY H. STANCIL
506 SPIDER LILY LN
ANGIER, NC 27501
11 +/- ACRES

PIN # 0693-25-9588.000
DEED BOOK 1129 PAGE 85
KATHY H. STANCIL
16 +/- ACRES

PIN # 0693-36-9238.000
DEED BOOK 1129 PAGE 85
KATHY H. STANCIL
5247 PINEY GROVE RD
ANGIER, NC 27501
27 +/- ACRES

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 1 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

SUBDIVISION PLAT FOR:
TOBACCO ROAD
PHASE 1 & 3
PROPERTY OFF BENSON ROAD & PINEY GROVE ROAD
DEED BOOK 1129 PAGE 85
DEED BOOK 4153 PAGE 1596
BLACK RIVER TOWNSHIP
HARNETT COUNTY - NORTH CAROLINA

ZONED R-30
HARNETT COUNTY

DATE: 7-18-2023

23-76L
SFARMII\23\700

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	25.00'	37.74'	86°29'26"	34.26'	N 06°54'28"W
C-2	304.97'	207.91'	39°03'41"	203.91'	N 16°48'25"E
C-3	285.00'	16.23'	3°15'49"	16.23'	N 01°01'46"E
C-4	285.00'	292.10'	58°43'25"	279.48'	N 32°01'23"E
C-5	285.00'	43.32'	8°42'32"	43.28'	N 65°44'21"E
C-6	25.00'	21.03'	48°11'23"	20.41'	S 85°48'42"E
C-7	50.00'	73.35'	84°03'01"	66.95'	N 76°15'29"E
C-8	50.00'	41.15'	47°09'23"	40.00'	N 10°39'17"E
C-9	50.00'	41.15'	47°09'23"	40.00'	N 36°30'06"W
C-10	50.00'	44.76'	51°17'39"	43.28'	N 85°43'37"W
C-11	50.00'	40.77'	46°43'19"	39.65'	S 45°15'53"W
C-12	25.00'	21.03'	48°11'23"	20.41'	S 45°59'55"W
C-13	25.00'	39.27'	90°00'00"	35.36'	N 64°54'23"W
C-14	325.00'	5.00'	0°52'54"	5.00'	N 19°27'56"W
C-15	325.00'	147.37'	25°58'48"	146.11'	N 06°02'05"W
C-16	375.00'	16.63'	2°32'25"	16.62'	S 05°41'06"W
C-17	375.00'	110.40'	16°52'03"	110.00'	S 04°01'08"E
C-18	375.00'	48.79'	7°27'14"	48.75'	S 16°10'46"E
C-19	25.00'	39.27'	90°00'00"	35.36'	S 25°05'37"W
C-20	335.00'	146.01'	24°58'22"	144.86'	S 57°36'26"W
C-21	335.00'	267.34'	45°43'23"	260.30'	S 22°15'33"W
C-22	255.00'	155.29'	34°53'32"	152.90'	N 16°50'37"E
C-23	25.00'	42.21'	96°44'07"	37.37'	S 82°39'27"W
C-24	50.00'	88.88'	101°50'56"	77.63'	S 70°35'43"W
C-25	50.00'	41.15'	47°09'23"	40.00'	N 34°54'07"W

COURSE	BEARING	DISTANCE
L-1	N 85°39'40"W	19.31'
L-2	N 85°20'43"W	103.17'
L-3	N 82°26'26"W	18.59'
L-4	N 59°26'42"W	28.99'
L-5	N 55°40'22"W	46.81'
L-6	N 52°20'54"W	47.80'
L-7	N 50°09'11"W	12.41'
L-8	S 70°05'37"W	65.34'
L-9	N 06°57'19"E	14.13'
L-10	N 06°57'19"E	100.00'
L-11	S 06°57'19"W	83.38'
L-12	N 48°58'30"W	9.11'
L-13	N 19°54'23"W	91.58'
L-14	N 54°11'38"W	40.65'
L-15	S 59°57'00"W	82.86'
L-16	S 03°03'42"E	73.19'
L-17	S 14°31'57"W	28.17'
L-18	S 14°31'57"W	19.48'
L-19	S 14°31'57"W	65.08'
L-20	S 62°39'52"E	21.89'
L-21	S 70°19'45"E	42.64'
L-23	S 06°57'19"W	100.00'
L-24	N 65°21'38"E	58.70'
L-25	N 06°57'19"E	100.00'
L-26	S 03°35'41"W	7.60'
L-27	S 16°29'47"E	100.73'

*MAXIMUM IMPERVIOUS ALLOWED PER LOT – 5,500 SF

PROPERTY IS LOCATED WITHIN 1 MILE OF VOLUNTARY AGRICULTURAL DISTRICT

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

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.

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.

Sheila K Bennett
REVIEW OFFICER

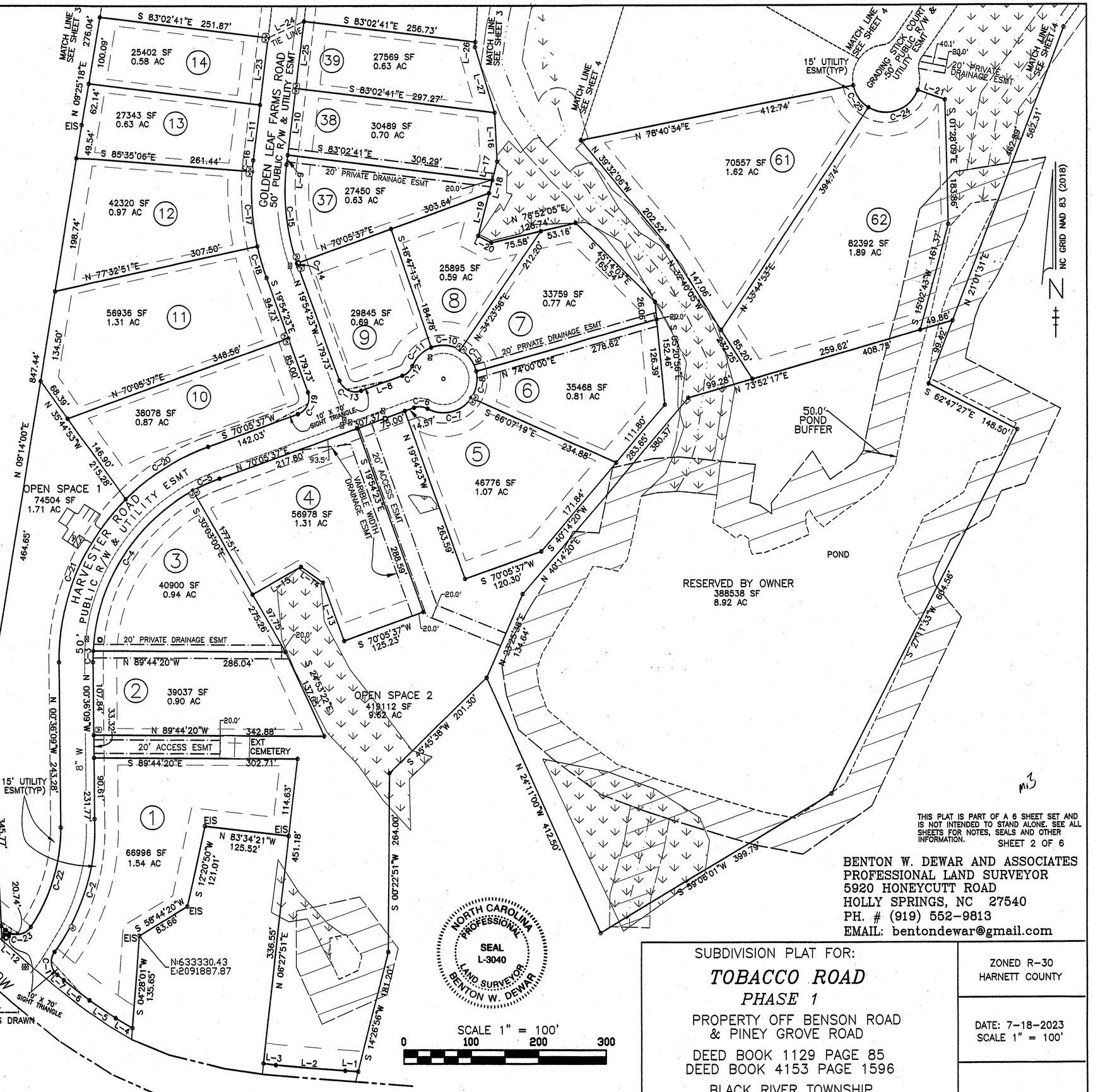
11-2-2023
DATE

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.

B. W. Dewar
BENTON W. DEWAR NCPLS – 3040

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 1:10,0004; 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

B. W. Dewar
BENTON W. DEWAR, NCPLS – 3040



RECORDED MAP # 2023 – 564 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 2 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

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

ZONED R-30
HARNETT COUNTY

DATE: 7-18-2023
SCALE 1" = 100'

23-76L
SFARMII\23\700

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

PHASE 1

PHASE 2

LOOPING 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

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

20' PUBLIC UTILITY ESMT

20' PRIVATE DRAINAGE ESMT

10' X 70' SIGHT TRIANGLE

15' UTILITY ESMT (TYP)

TEMPORARY TURNAROUND & EASEMENT

LOT	AREA	ACRES
15	30690 SF	0.70 AC
16	38962 SF	0.89 AC
17	25295 SF	0.58 AC
18	25098 SF	0.58 AC
19	41393 SF	0.96 AC
20	29399 SF	0.67 AC
21	25459 SF	0.58 AC
22	25072 SF	0.58 AC
23	25199 SF	0.58 AC
24	25160 SF	0.58 AC
25	25945 SF	0.60 AC
26	25582 SF	0.59 AC
27	53491 SF	1.23 AC
28	45336 SF	1.04 AC
29	37042 SF	0.85 AC
30	28138 SF	0.65 AC
31	34088 SF	0.78 AC
32	37019 SF	0.85 AC
33	40987 SF	0.94 AC
34	42937 SF	0.99 AC
35	35517 SF	0.82 AC
36	31476 SF	0.72 AC
40	25380 SF	0.58 AC
41	32621 SF	0.75 AC
42	29012 SF	0.67 AC
43	29405 SF	0.68 AC
44	32045 SF	0.74 AC
45	28206 SF	0.65 AC
46	25410 SF	0.58 AC
47	36209 SF	0.83 AC
48	32261 SF	0.74 AC
49	37825 SF	0.87 AC
50	35263 SF	0.81 AC
65	83405 SF	1.91 AC
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
10-2-23

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 OWNICAL 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

*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–49	375.00'	173.76'	26°32'53"	172.21'	S 42°10'30"E
C–50	375.00'	420.45'	64°14'25"	398.77'	S 03°13'09"W
C–51	25.00'	21.03'	48°11'23"	20.41'	S 11°14'40"W
C–52	50.00'	28.38'	32°31'16"	28.00'	S 03°24'37"W
C–53	50.00'	88.88'	101°50'56"	77.63'	S 70°35'43"W
C–54	50.00'	41.15'	47°09'23"	40.00'	N 34°54'07"W
C–55	50.00'	41.15'	47°09'23"	40.00'	N 12°15'16"E
C–56	50.00'	41.62'	47°41'47"	40.43'	N 59°40'51"E
C–57	25.00'	21.03'	48°11'23"	20.41'	N 59°26'03"E
C–58	325.00'	218.09'	38°26'54"	214.02'	N 16°06'54"E
C–59	325.00'	146.30'	25°47'31"	145.07'	N 16°00'18"W
C–60	325.00'	95.66'	16°51'52"	95.32'	N 37°19'59"W
C–61	325.00'	54.93'	9°41'01"	54.86'	N 50°36'26"W
C–62	285.00'	41.40'	8°19'26"	41.37'	S 51°17'14"E
C–63	335.00'	48.67'	8°19'26"	48.63'	N 51°17'13"W
C–64	387.00'	123.50'	18°17'04"	122.98'	N 68°52'39"E

COURSE	BEARING	DISTANCE
L–65	S 27°12'07"E	146.73'
L–66	S 28°54'03"E	50.14'
L–67	S 28°54'03"E	54.81'
L–68	S 28°54'03"E	44.15'
L–69	S 86°44'45"W	16.35'
L–70	S 10°19'11"W	81.50'
L–71	S 65°33'18"W	30.46'
L–72	S 14°33'50"E	88.35'
L–73	S 17°39'41"E	16.16'
L–74	S 77°29'07"E	20.36'
L–75	S 07°54'41"E	70.57'
L–76	S 25°25'07"W	117.71'
L–77	S 54°53'33"W	90.05'
L–78	N 60°40'27"W	376.92'
L–79	N 60°40'27"W	20.18'
L–80	N 60°40'27"W	33.45'
L–81	N 60°40'27"W	54.75'
L–82	N 60°40'27"W	61.34'
L–169	S 19°15'42"E	50.94'

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.

NC GRID NAD 83 (2018)

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 Sheila K Bennett
11-2-23

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

N 88°18'19"E 731.32'
148.79' 102.80' MATCH LINE SEE SHEET 3 479.73'
EIS
PHASE 2
PHASE 1
S 30°48'06"E 191.65'
S 13°44'09"W 285.67'
S 47°07'30"E 257.16'
50' PUBLIC R/W & UTILITY ESMT
CROP ROAD
S 47°07'30"E 302.63'
MATCH LINE SEE SHEET 3
N 42°52'30"E 300.00'
S 47°07'30"E 130.00'
100.00'
390.47'
160.47'
39000 SF
0.90 AC
65
66
49
64
63
50
51
52
53
54
55
56
57
58
59
60
61
62
30000 SF
0.69 AC
54281 SF
1.25 AC
43843 SF
1.01 AC
40935 SF
0.94 AC
37322 SF
0.86 AC
36729 SF
0.84 AC
40219 SF
0.92 AC
42246 SF
0.97 AC
52020 SF
1.19 AC
46731 SF
1.07 AC
40697 SF
0.93 AC
63167 SF
1.45 AC
70557 SF
1.62 AC
82392 SF
1.89 AC
388538 SF
8.92 AC
RESERVED BY OWNER
OPEN SPACE 2
419112 SF
9.62 AC
POND
OPEN SPACE 3
240471 SF
5.52 ACRES
OPEN SPACE 4
305053 SF
7.00 ACRES
SEE SHEET 6 FOR PARNET TRACT
S 88°00'04" W 95.08'
N 59°44'07"E BURLEY AVENUE 50' PUBLIC R/W & UTILITY ESMT S 59°44'07"W
10' X 70' SIGHT TRIANGLE
15' UTILITY ESMT (TYP)
20' PRIVATE DRAINAGE ESMT
PHASE 3
PHASE 1
PHASE LINE
SEE SHEET 5
MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 2
N 42°52'30"E 331.15'
N 84°02'51"W 90.92'
140.01'
230.93'
N 34°33'04"E 110.26'
518.40'
82.40'
N 06°22'10"E 108.60'
50' BUFFER
S 66°40'27"E 493.75'
S 60°40'27"E 440.86'
S 60°40'27"E 362.83'
N 18°00'54"E 313.19'
N 39°32'06"W 202.52'
N 32°40'55"W 147.06'
N 73°52'17"E 259.62'
408.75'
N 33°44'53"E 394.74'
S 78°40'34"W 412.74'
N 61°05'57"E 389.65'
S 15°02'43"W 161.37'
N 21°01'31"E 183.19'
S 01°28'10"E 160.82'
S 35°20'22"W 250.52'
N 35°20'22"E 236.71'
S 55°26'56"E 66.89'
S 55°26'56"E 121.93'
S 34°33'04"W 279.53'
N 42°52'30"E 414.40'
L–65 LINE 8" W
C–62 C–63 C–61 C–60 C–59 C–58 C–57 C–56 C–55 C–54 C–53 C–52 C–51 C–50 C–49 C–97 C–98 C–69
L–82 L–81 L–80 L–79 L–78 L–77 L–76 L–75 L–74 L–73 L–72 L–71 L–70 L–69 L–68 L–67 L–96
C–78 C–79 C–80 C–81 L–161 L–162 L–163 L–169 L–157 L–156 L–155
S 40°01'39"E 138.60'
S 25°54'49"E 347.19'
S 00°40'01"E 524.24'
316.88'
562.31'
462.39'
148.79'
99.28'
235.25'
85.20'
49.86'
395.42'
100.55'
47.72'
69.81'
352.55'
419.60'
415.96'
394.38'
183.19'
162.39'
108.60'
100.00'
11.77'
114.78'
279.53'
536.88'
130.00'
306.00'
100.00'
L–71 L–72 L–73 L–74 L–75 L–76 L–77

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

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

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 4129 4153 PAGE 85 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

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 4 OF 6

SCALE 1" = 100'
0 100 200 300

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

RECORDED MAP # 2023 – 566
HARNETT CO. REG. OF DEEDS

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

ZONED R–30
HARNETT COUNTY

DATE: 7–18–2023
SCALE 1" = 100'

23–76L
SFARMII\23\700

COURSE	BEARING	DISTANCE
L-66	S 28°54'03"E	50.13'
L-136	S 31°29'07"W	42.84'
L-137	S 03°00'35"E	31.05'
L-138	S 03°00'35"E	84.18'
L-139	S 01°54'14"E	79.74'
L-140	S 21°15'41"W	75.07'
L-141	S 17°27'56"W	98.45'
L-142	S 17°22'02"W	79.82'
L-143	S 55°26'35"W	63.22'
L-144	S 08°16'32"E	40.05'
L-145	S 08°16'32"E	67.57'
L-146	S 01°39'42"W	73.43'
L-147	S 34°10'12"W	18.82'
L-148	S 80°23'34"W	114.83'
L-149	S 52°40'22"W	22.73'
L-150	S 52°40'22"W	53.89'
L-151	S 31°21'00"W	87.11'
L-152	S 87°51'48"W	168.49'
L-153	S 87°51'48"W	71.65'
L-154	N 08°07'50"W	164.11'
L-155	N 19°15'42"W	60.69'
L-156	N 59°44'07"E	39.21'
L-157	N 78°02'41"E	12.46'
L-158	S 11°57'19"E	30.23'
L-159	N 11°57'19"W	15.94'
L-160	N 11°57'19"W	37.02'
L-161	S 78°02'41"W	12.49'
L-162	S 59°44'07"W	29.49'
L-163	N 15°14'30"W	77.85'
L-164	N 16°45'43"W	113.50'
L-165	N 32°13'34"W	61.98'
L-166	S 60°47'02"E	20.34'
L-167	S 56°16'17"E	95.58'
L-168	S 54°16'33"E	60.64'
L-169	S 19°15'42"E	50.94'

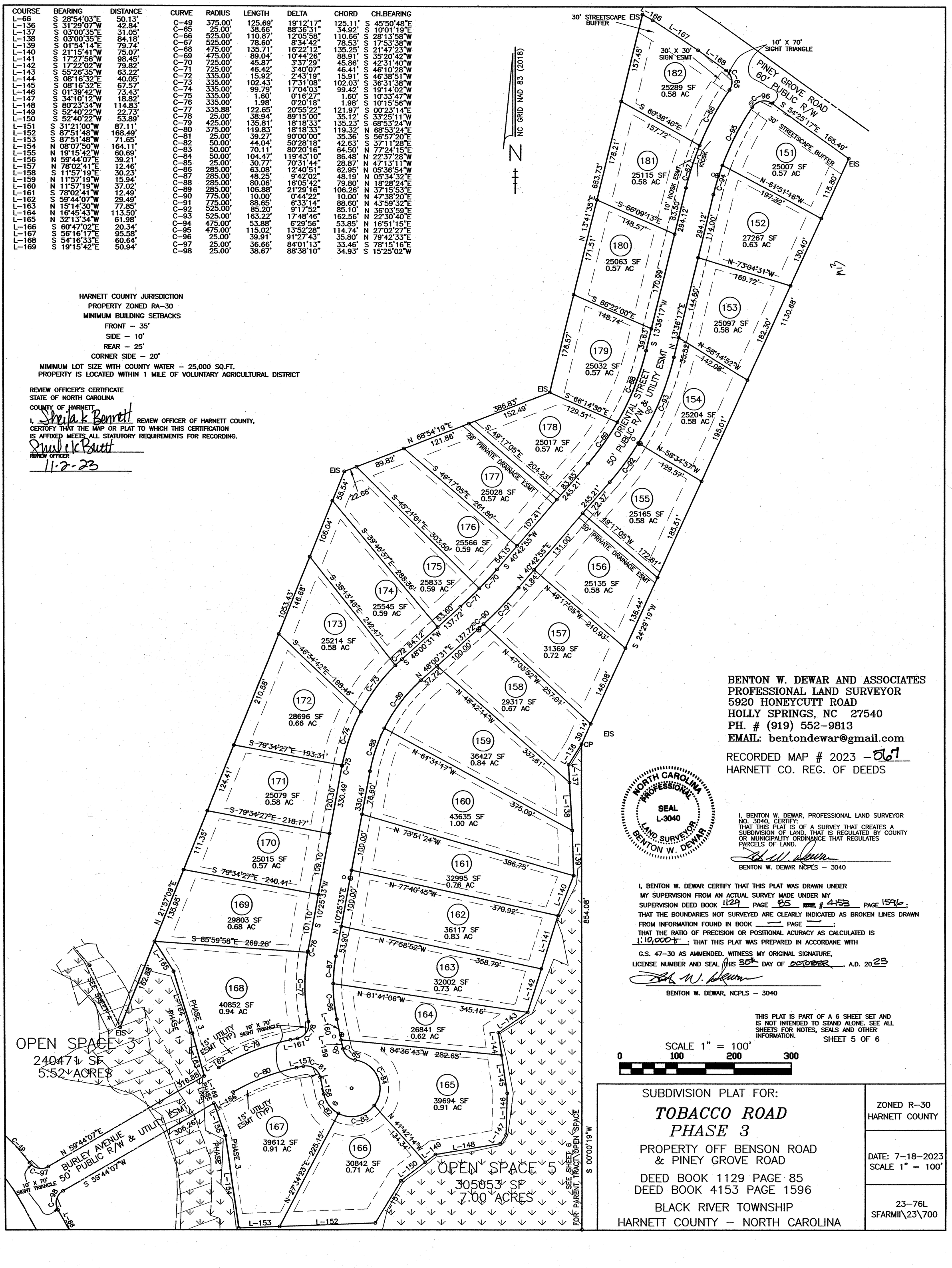
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-49	375.00'	125.69'	19°12'17"	125.11'	S 45°50'48"E
C-65	25.00'	38.66'	88°36'31"	34.92'	S 10°01'19"E
C-66	525.00'	110.87'	12°05'58"	110.66'	S 28°13'58"W
C-67	525.00'	78.60'	8°34'42"	78.53'	S 17°53'38"W
C-68	475.00'	135.71'	16°22'12"	135.25'	S 21°47'23"W
C-69	475.00'	89.04'	10°44'26"	88.91'	S 35°20'42"W
C-70	725.00'	45.87'	3°37'29"	45.86'	S 42°31'40"W
C-71	725.00'	46.42'	3°40'07"	46.41'	S 46°10'28"W
C-72	335.00'	15.92'	2°43'19"	15.91'	S 46°38'51"W
C-73	335.00'	102.43'	17°31'08"	102.03'	S 36°31'38"W
C-74	335.00'	99.79'	17°04'03"	99.42'	S 19°14'02"W
C-75	335.00'	1.60'	0°16'27"	1.60'	S 10°33'47"W
C-76	335.00'	1.98'	0°20'18"	1.98'	S 10°15'56"W
C-77	335.88'	122.65'	20°55'22"	121.97'	S 00°23'14"E
C-78	25.00'	38.94'	89°15'00"	35.12'	S 33°25'11"W
C-79	425.00'	135.81'	18°18'33"	135.23'	S 68°53'24"W
C-80	375.00'	119.83'	18°18'33"	119.32'	N 68°53'24"E
C-81	25.00'	39.27'	90°00'00"	35.36'	S 56°57'20"E
C-82	50.00'	44.04'	50°28'18"	42.63'	S 37°11'28"E
C-83	50.00'	70.11'	80°20'16"	64.50'	N 77°24'15"E
C-84	50.00'	104.47'	119°43'10"	86.48'	N 22°37'28"W
C-85	25.00'	30.77'	70°31'44"	28.87'	N 47°13'11"W
C-86	285.00'	63.08'	12°40'51"	62.95'	N 05°36'54"W
C-87	285.00'	48.25'	9°42'02"	48.19'	N 05°34'32"E
C-88	285.00'	80.06'	16°05'42"	79.80'	N 18°28'24"E
C-89	285.00'	106.88'	21°29'16"	106.26'	N 37°15'53"E
C-90	775.00'	10.00'	0°44'22"	10.00'	N 47°38'20"E
C-91	775.00'	88.65'	6°33'14"	88.60'	N 43°59'32"E
C-92	525.00'	85.20'	9°17'52"	85.10'	N 36°03'59"E
C-93	525.00'	163.22'	17°48'46"	162.56'	N 22°30'40"E
C-94	475.00'	53.88'	6°29'56"	53.85'	N 16°51'15"E
C-95	475.00'	115.02'	13°52'28"	114.74'	N 27°02'27"E
C-96	25.00'	39.91'	91°27'43"	35.80'	N 79°42'33"E
C-97	25.00'	36.66'	84°01'13"	33.46'	S 78°15'16"E
C-98	25.00'	38.67'	88°38'10"	34.93'	S 15°25'02"W

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.
PROPERTY IS LOCATED WITHIN 1 MILE OF VOLUNTARY AGRICULTURAL DISTRICT

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.

Sheila K Bennett
REVIEW OFFICER
11-2-23



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

RECORDED MAP # 2023 - 567
HARNETT CO. REG. OF DEEDS

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

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

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 1129 PAGE 85 ~~BOOK~~ # 4153 PAGE 1596; 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 30th DAY OF OCTOBER, A.D. 2023

BENTON W. DEWAR, NCPLS - 3040

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 5 OF 6

SCALE 1" = 100'
0 100 200 300

SUBDIVISION PLAT FOR:

TOBACCO ROAD
PHASE 3

PROPERTY OFF BENSON ROAD & PINEY GROVE ROAD

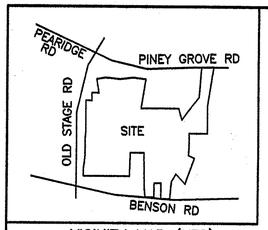
DEED BOOK 1129 PAGE 85
DEED BOOK 4153 PAGE 1596

BLACK RIVER TOWNSHIP
HARNETT COUNTY - NORTH CAROLINA

ZONED R-30
HARNETT COUNTY

DATE: 7-18-2023
SCALE 1" = 100'

23-76L
SFARMII\23\700



VICINITY MAP (NTS)

PROPERTY IS LOCATED WITHIN 1 MILE OF VOLUNTARY AGRICULTURAL DISTRICT

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.

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
W– WATERLINE

NC GRID NAD 83 (2018)

PHASE 1
PHASE 2
PHASE 3

PINEY GROVE ROAD
NCSR # 1505
60' PUBLIC R/W

LOGAN & JESSICA HIGGINBOTHAM DB 3697 PG 917
ANTONIO SANCHEZ DB 3577 PG 621
SARA EZELL DB 3388 PG 93
TERRY BRIGGS DB 2615 PG 354
WOLL & WILLIAM STEPHENSON DB 2050 PG 650
LINDA STEPHENSON DB 1540 PG 142
OWEN SHERK DB 3339 PG 388
SOCORRO ROJAS MARIA BEDOLLA DB 2059 PG 826
HAROLD PARTIN DB 592 PG 984
CP POINT IN POND
RUN OF CREEK IS PROPERTY LINE LINE SHOWN FOR REFERENCE ONLY
KEVIN & SANDRA OWENS DB 3360 PG 90
KEVIN & SANDRA OWENS DB 3295 PG 928
POND
30.0' POND BUFFER
HUGHIE & JAMES GARDNER DB 10E PG 385 DB 449 PG 74
CHARLES MOORE DB 751 PG 952
TRENT WILSON DB 993 PG 494
TRENT WILSON DB 859 PG 243
TRENT WILSON DB 2722 PG 660
TRENT WILSON DB 3007 PG 228
CAROL B. HOFFMAN D.B. 3431 PG. 884
WRKDR PROPERTIES LLC D.B. 4162 PG. 439
JUNE & PATRICK EASON D.B. 6460 PG. 909
JUNE & PATRICK EASON D.B. 3460 PG. 909
SUSAN ADAMS DB 744 PG 112
RESERVED BY OWNER 388538 SF 8.92 AC
OPEN SPACE 1 7504 SF 0.17 AC
OPEN SPACE 2 419112 SF 9.62 AC
OPEN SPACE 3 240471 SF 5.52 ACRES
OPEN SPACE 4 241853 SF 5.55 AC
OPEN SPACE 5 308083 SF 7.00 ACRES
30.0' RIPARIAN BUFFER
50.0' POND BUFFER
15" UTILITY ESMT (TYP)
LOOPING COURT 60' PUBLIC R/W & UTILITY ESMT
EXT AXLE
ANGLE IRON

AREA CHART

TOTAL AREA TO R/W
202.97 ACRES
AREA IN PHASE 1
123.23 ACRES
AREA IN PHASE 2
79.58 ACRES
AREA TO NEW R/W
0.14 ACRES

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.

Sheila K Bennett
REVIEW OFFICER

11-2-23

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

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 1129 PAGE 85 ~~MAP #~~ 4153 PAGE 1596; 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 30th DAY OF OCTOBER, A.D. 2023

BENTON W. DEWAR, NCPLS – 3040

RECORDED MAP # 2023 – 568 HARNETT CO. REG. OF DEEDS

SCALE 1" = 300'
0 300 600 900

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

SEE SHEET 1 FOR CALL AND CURVE TABLES

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 6 OF 6

SUBDIVISION PLAT FOR:
TOBACCO ROAD
PHASE 1 & 3
PROPERTY OFF BENSON ROAD & PINEY GROVE ROAD
DEED BOOK 1129 PAGE 85
DEED BOOK 4153 PAGE 1596
BLACK RIVER TOWNSHIP
HARNETT COUNTY – NORTH CAROLINA

ZONED R-30
HARNETT COUNTY

DATE: 7-18-2023
SCALE 1" = 300'

23-76L
SFARMII\23\700