

- LEGEND:
- EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - ECM - EXISTING CONCRETE MONUMENT
 - EMN - EXISTING MAG NAIL
 - CP - COMPUTED POINT
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET
 - PG - PAGE
 - DB - DEED BOOK
 - PB - PLAT BOOK
 - ET - ELECTRIC TRANSFORMER
 - CONC - CONCRETE
 - UP - UTILITY POLE
 - CL - CENTERLINE
 - NTS - NOT TO SCALE
 - ESMT - EASEMENT
 - ⊙ - IRON STAKE SET

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 5609 PAGE 299 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:110,000.17 AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(S) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.03'
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATUM/EPOCH: SEPTEMBER 2023
 DATES OF SURVEY: NAD 83
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOID MODEL: 2018
 COMBINED GRID FACTOR: 0.9999785335573
 UNITS: U.S. SURVEY FOOT

NOTES:

IRON STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE

AREA BY COORDINATES

HORIZONTAL CONTROL ESTABLISHED USING RTK GPS UNIT, CARLSON BRX7 REFERENCED TO NAD 83 GEOID 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

JOHNSTON COUNTY WATER ONSITE SUBSURFACE SEPTIC SYSTEMS

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP # 3720260200K; EFF DATE: 6/20/2018 ZONE X

ALL EASEMENTS OUTSIDE OF RIGHT-OF-WAY WILL BE MAINTAINED BY OTHERS AND NOT THE RESPONSIBILITY OF N.C.D.O.T.

SITE DATA:

MAXIMUM IMPERVIOUS ALLOWED PER LOT = 5,667 SF

IMPERVIOUS AREA IS DEFINED AS ASPHALT, CONCRETE BLOCK, STONE, SLATE, CONCRETE OR OTHER HARDENED MATERIAL.

ZONED AR JOHNSTON COUNTY ZONING SETBACKS

FRONT - 25'
 SIDE - 10'
 REAR - 25'
 CORNER - 25'

MIN LOT SIZE - 30000 SF
 AVERAGE LOT SIZE - 46,509 SF
 TOTAL LOTS - 15

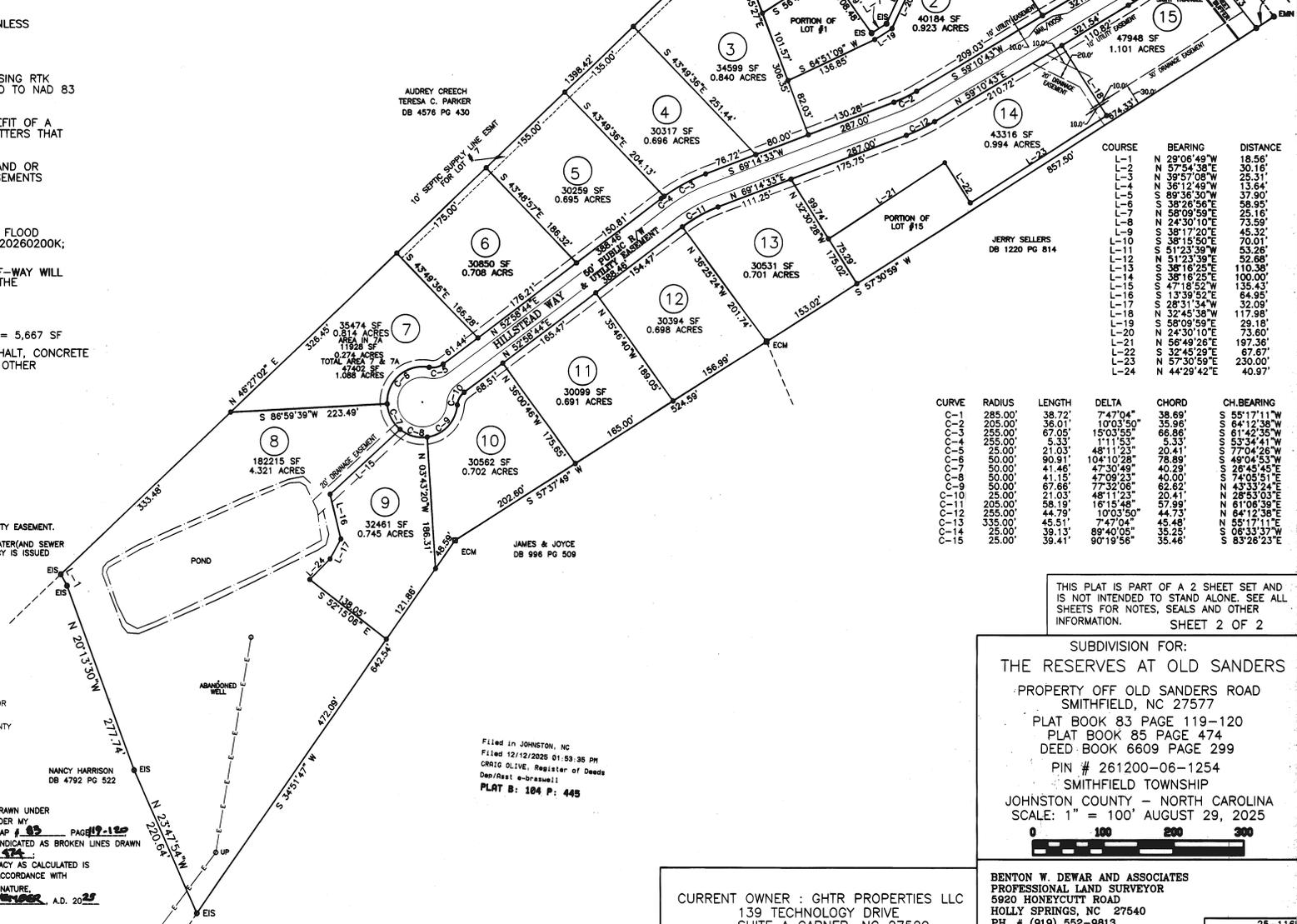
TOTAL AREA IN LOTS - 697676 SF
 TOTAL AREA IN ROAD R/W - 69705 SF
 NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT. NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER(AND SEWER WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.



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

I, BENTON W. DEWAR CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 6609 PAGE 299 MAP # 83 PAGE 119-120 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK 82 PAGE 424 THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:110,000.17 THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF NOVEMBER, A.D. 2025

BENTON W. DEWAR, NCLPS - 3040



COURSE	BEARING	DISTANCE
L-1	N 29°06'49" W	18.56'
L-2	N 57°54'38" E	30.16'
L-3	N 38°57'08" W	13.64'
L-4	S 89°36'30" W	37.90'
L-5	S 38°26'56" W	58.95'
L-6	S 73°09'58" E	25.16'
L-7	N 24°30'10" E	73.59'
L-8	S 38°17'20" W	45.32'
L-9	N 34°15'50" E	70.01'
L-10	S 51°23'39" W	53.26'
L-11	N 51°23'39" W	52.68'
L-12	N 34°15'50" E	113.64'
L-13	S 38°18'25" W	100.00'
L-14	S 47°18'52" W	135.43'
L-15	N 13°39'52" E	64.95'
L-16	S 28°31'34" W	32.09'
L-17	N 32°45'38" W	117.98'
L-18	S 58°09'58" W	29.18'
L-19	N 44°30'10" E	73.60'
L-20	N 56°49'26" E	197.36'
L-21	S 32°45'29" E	87.67'
L-22	S 57°30'59" E	230.00'
L-23	N 44°29'42" E	40.97'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	285.00'	38.72'	7°47'04"	38.69'	S 51°17'11" W
C-2	205.00'	36.01'	10°03'50"	35.96'	S 64°12'38" W
C-3	255.00'	67.05'	15°03'55"	66.86'	S 81°42'35" W
C-4	255.00'	5.33'	1°11'51"	5.33'	S 53°34'41" W
C-5	25.00'	21.03'	48°11'23"	20.41'	S 77°04'26" W
C-6	50.00'	90.91'	104°10'28"	78.89'	S 49°04'53" W
C-7	50.00'	41.46'	47°30'49"	40.09'	S 28°45'45" E
C-8	50.00'	41.15'	47°09'23"	40.00'	S 74°05'51" E
C-9	50.00'	67.66'	77°32'06"	62.62'	N 43°33'24" E
C-10	25.00'	21.03'	48°11'23"	20.41'	N 26°50'00" E
C-11	205.00'	58.19'	16°15'48"	57.99'	N 61°09'39" E
C-12	255.00'	44.79'	10°03'50"	44.73'	N 64°12'38" E
C-13	335.00'	45.51'	7°47'04"	45.48'	N 55°17'11" E
C-14	25.00'	39.13'	89°40'05"	38.25'	S 08°13'17" W
C-15	25.00'	39.41'	90°19'56"	35.46'	S 83°26'23" E

THIS PLAN IS PART OF A 2 SHEET SET AND IS NOT INTENDED TO STAND ALONE. SEE ALL SHEETS FOR NOTES, SEALS AND OTHER INFORMATION. SHEET 2 OF 2

SUBDIVISION FOR:
 THE RESERVES AT OLD SANDERS
 PROPERTY OFF OLD SANDERS ROAD
 SMITHFIELD, NC 27577
 PLAT BOOK 83 PAGE 119-120
 PLAT BOOK 85 PAGE 474
 DEED BOOK 6609 PAGE 299
 PIN # 261200-06-1254
 SMITHFIELD TOWNSHIP
 JOHNSTON COUNTY - NORTH CAROLINA
 SCALE: 1" = 100' AUGUST 29, 2025

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

CURRENT OWNER : GHTR PROPERTIES LLC
 139 TECHNOLOGY DRIVE
 SUITE A GARNER, NC 27529

Filed in JOHNSTON, NC
 Filed 12/12/2025 01:53:36 PM
 CRR10 OLIVE, Register of Deeds
 Dep/Rest e-braswell
 PLAT B: 104 P: 445