

STATE OF NORTH CAROLINA JOHNSTON COUNTY

I, LINDA H. BAKER, notary public of the county
and within my said, certify that DAVID J. JONES
of said county and surveyor, personally appeared before me
and was acknowledged the execution of the foregoing
instrument. Witness my hand and official stamp or seal, this
10 day of DECEMBER, 1999.

Notary Public
My commission expires 12-17-99

STATE OF NORTH CAROLINA WAKE COUNTY

LIMWOOD J. JONES certify that this plot was drawn under my supervision from an actual survey made under my supervision or deed description recorded in Book _____ page _____ that the boundaries not surveyed are shown as broken lines plotted from information found in book _____ page _____ that the error closure is cal. by lat. and dep. is 1:10000 that this plot was prepared in accordance with G.S. 30 as amended.

Witness my original signature, registration number and date _____ day of Sept, A.D., 1976

Land Surveyor

(Circular Stamp: NORTH CAROLINA, SURVEYOR, J. JONES, 1-381)

1-381 Reg.

[illegible]

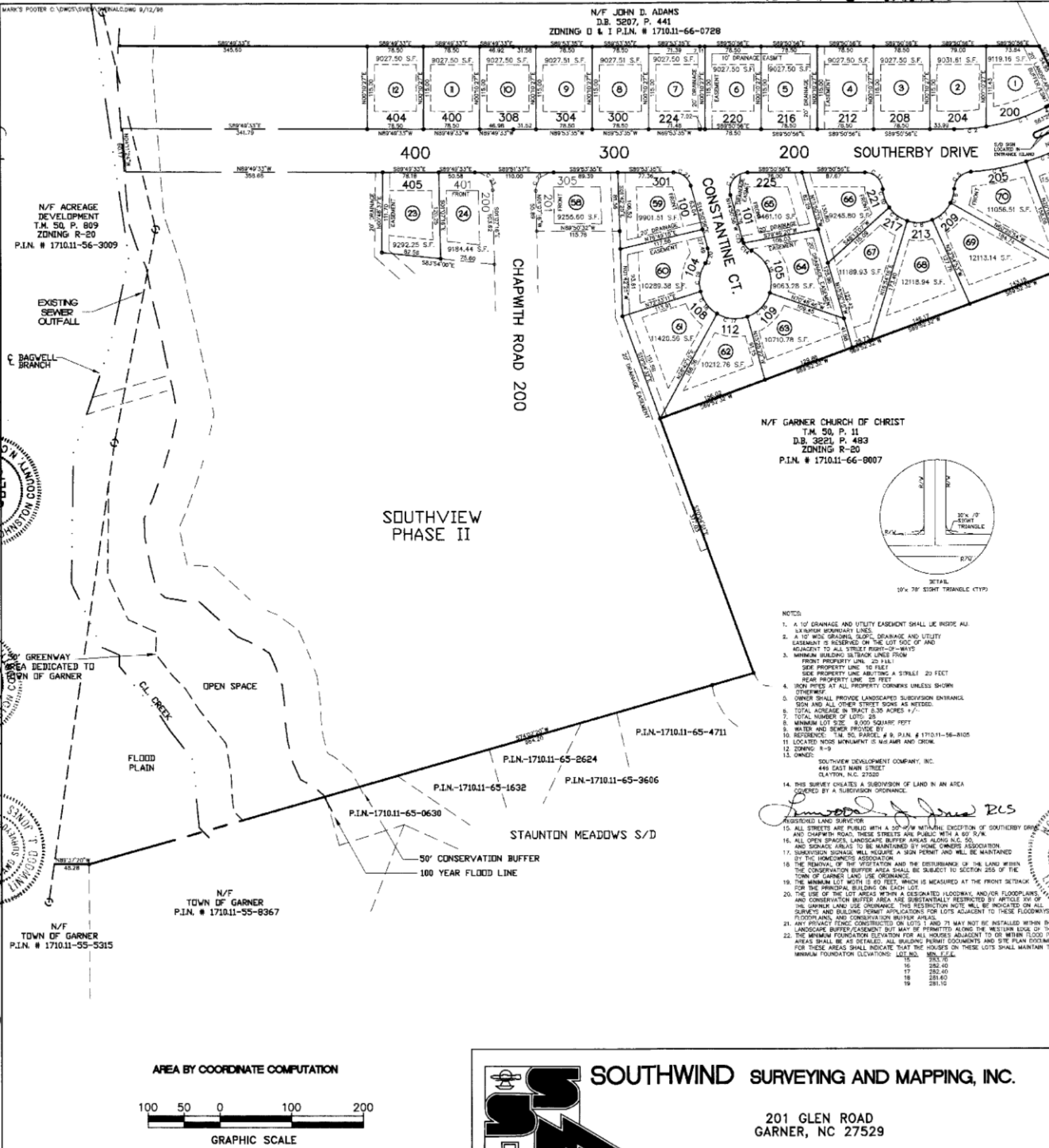
TOWN OF GARNER

N/F

TOWN OF GARNER

P.I.N. # 1710.11-55-5315

100



CURVE DATA TABLE						
CURVE #	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD
1	17°59'34"	205.76	44.59	98.98	27°01'12"W	87.73
2	9°52'07"	285.16	52.65	585°17'11"W	45.16	45.16
3	9°50'05"	243.76	27.79	79.63	56°22'10"W	59.36
4	12°01'02"	343.76	39.47	57°04'49"W	78.44	78.44
5	59°58'09"	25.00	60.41	26.88	84°49'56"E	33.92
6	2°31'31"E	50.00	20.81	51.95	51°04'15"E	53.09
7	4°02'40"W	50.00	18.55	35.52	54°12'25"E	34.78
8	41°16'05"	50.00	18.71	35.81	50°01'40"W	35.05
9	5°02'09"W	25.00	16.41	31.92	58°33'48"W	31.19
10	31°23'29"W	50.00	14.55	27.59	58°21'35"W	27.15
11	06°10'09"E	25.00	73.39	24.66	54°04'47"E	24.66
12	105°00'50"	25.00	92.58	45.81	N37°39'04"E	96.61
13	12°41'08"	25.00	6.78	5.54	N61°12'35"W	5.54
14	25°33'05"	25.00	45.41	15.49	N41°17'11"W	15.83
15	7°57'05"W	50.00	61.40	15.29	S25°24'15"E	55.79
16	34°17'08"	50.00	25.64	47.39	S43°26'50"E	45.63
17	50°24'05"	50.00	23.56	44.03	N04°14'33"W	42.62
18	45°06'08"	50.00	20.77	39.98	S27°42'42"E	38.36
19	17°14'15"	50.00	81.87	41.23	N09°42'45"E	46.01
20	48°11'05"	50.00	11.88	20.87	S09°04'45"E	20.41
21	75°02'05"	50.00	18.20	32.74	S55°29'18"E	20.43
22	91°12'05"	25.00	29.34	39.86	N44°23'34"E	35.73
23	58°42'07"	25.00	24.44	38.76	S45°28'14"E	34.95
24	09°36'00"	25.00	24.83	39.10	S19°34'24"E	35.20
25	90°04'00"	25.00	62.18	19.44	S71°02'17"E	31.48
26	90°00'30"	25.00	25.00	20.82	N45°32'21"E	25.26
27	48°11'00"	25.00	11.80	20.87	N82°05'15"W	20.41
28	47°33'08"	36.00	19.51	27.09	S26°16'08"E	26.25
29	10°47'27"	36.00	42.68	19.68	S10°47'27"E	41.21
30	63°05'06"	36.00	20.70	35.69	S74°08'10"E	39.39
31	35°48'00"	50.00	16.16	31.25	N25°42'40"W	30.75
32	39°09'00"	50.00	17.80	24.06	N10°09'23"W	33.60
33	45°54'00"	50.00	21.69	40.81	S26°04'00"E	35.60
34	40°11'30"	25.00	11.39	21.83	S54°06'00"E	22.41
35	90°03'30"	25.00	49.08	29.67	S44°49'20"E	26.06
36	50°00'30"	25.00	25.00	29.27	N44°49'23"W	25.26
37	90°00'30"	25.00	25.00	29.27	S45°16'27"W	25.26

NOTES:

1. A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXISTING BOUNDARY LINES.
2. A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS
3. MINIMUM BUILDING SETBACK LINES FROM:
FRONT PROPERTY LINE: 20 FEET
SIDE PROPERTY LINE: 10 FEET
SIDE PROPERTY LINE ADJUTING A STREET: 20 FEET
REAR PROPERTY LINE: 25 FEET
4. IRON PIPES AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE
5. OWNER SHALL PROVIDE LANDSCAPED SUBDIVISION ENTRANCE SIGN AND ALL OTHER STREET SIGNS AS NEEDED.
6. TOTAL ACREAGE IN TRACT 8.35 ACRES +/-
7. TOTAL NUMBER OF LOTS: 28
8. MINIMUM LOT SIZE: 8,000 SQUARE FEET
9. WATER AND SEWER PROVIDE BY:
10. RESERVATION: T.M. SO. PARK, # 9, P.L.N. # 171011-56-8105
11. LOCATED NOS MONUMENT IS WAS AIR AND CRIM.
12. ZONING: R-9
13. OWNED:
SOUTHWEST DEVELOPMENT COMPANY, INC.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STRETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF GARNER'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION WITHIN TWELVE MONTHS AFTER THE DATE HEREON HAS BEEN INSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SECURITY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER LAND USE ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE GARNER BOARD OF ALDERMAN, SUBJECT TO IT'S BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW:

9-18-96
DATE

Mary Lou Rand
TOWN CLERK

PRINT

TH CAROL
SIGN



OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF GAINESVILLE. I HEREBY EXPRESSLY ACCEPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE BOARD OF ALCORP. ANY PROPERTY SHOWN ON THIS PLAN DESIGNATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF ALDORMEN IN THE PUBLIC INTEREST.

DATE 9-13-76 WALL Row R LEE
 (SEAL) **NOTARY PUBLIC** **Bank Lee**
 (SEAL) **NOTARIZED** **MAK 1-11**

FINAL PLAT FOR:		PHASE I	
SOUTHVIEW			
GARNER, N.C.			
TOWNSHIP ST. MARY'S		COUNTY WAKE	
SURVEYED BY DRC/BJ		DRAWN BY TMH	
DATE 9/12/96	SCALE 1"=100'	DRAWING NO. SW940	

