

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) LOTS TO BE SERVED BY COMMUNITY WATER AND INDIVIDUAL SEPTIC SYSTEMS
- 6) CLUSTER SUBDIVISION ZONED R-30
- 7) A 5' WIDE UTILITY EASEMENT IS RESERVED ALONG ALL SIDE LOT LINES
- 8) A 10' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL EXTERIOR LOT LINES
- 9) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT OF WAYS
- 10) IN ADDITION TO IRON PINS ON THE RIGHT OF WAY, EACH LOT IS REFERENCED BY AN IRON PIN 25' ALONG THE LOT LINE FROM THE RIGHT OF WAY
- 11) EASEMENTS ARE CENTERED ON CHANNELS OR STRUCTURES WHERE APPLICABLE. OTHERWISE, THE EASEMENTS ARE TO BE CENTERED ON THEIR RESPECTIVE LOT LINE

LEGEND

FFE	FINISHED FLOOR ELEVATION
FP	100 YEAR FLOOD PLAIN
RB	RIPARIAN BUFFER
PBSL	PERIMETER BUILDING SETBACK LIMIT
ICC	INTERNAL CONTROL CORNER
IPF	IRON PIPE/PIV FOUND
IPS	IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PKNS	PARKER-KALON NAIL SET
TLO	THE LINE ONLY
P/P	POWER POLE
R/W	RIGHT OF WAY
SF	SQUARE FEET
AC	ACRE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
BOM	BOOK OF MAPS
CL	CENTERLINE
OPW	OVER HEAD POWER WIRE
100'	STREET ADDRESS
---	LINE NOT SURVEYED

NC GRID (NAD 83)

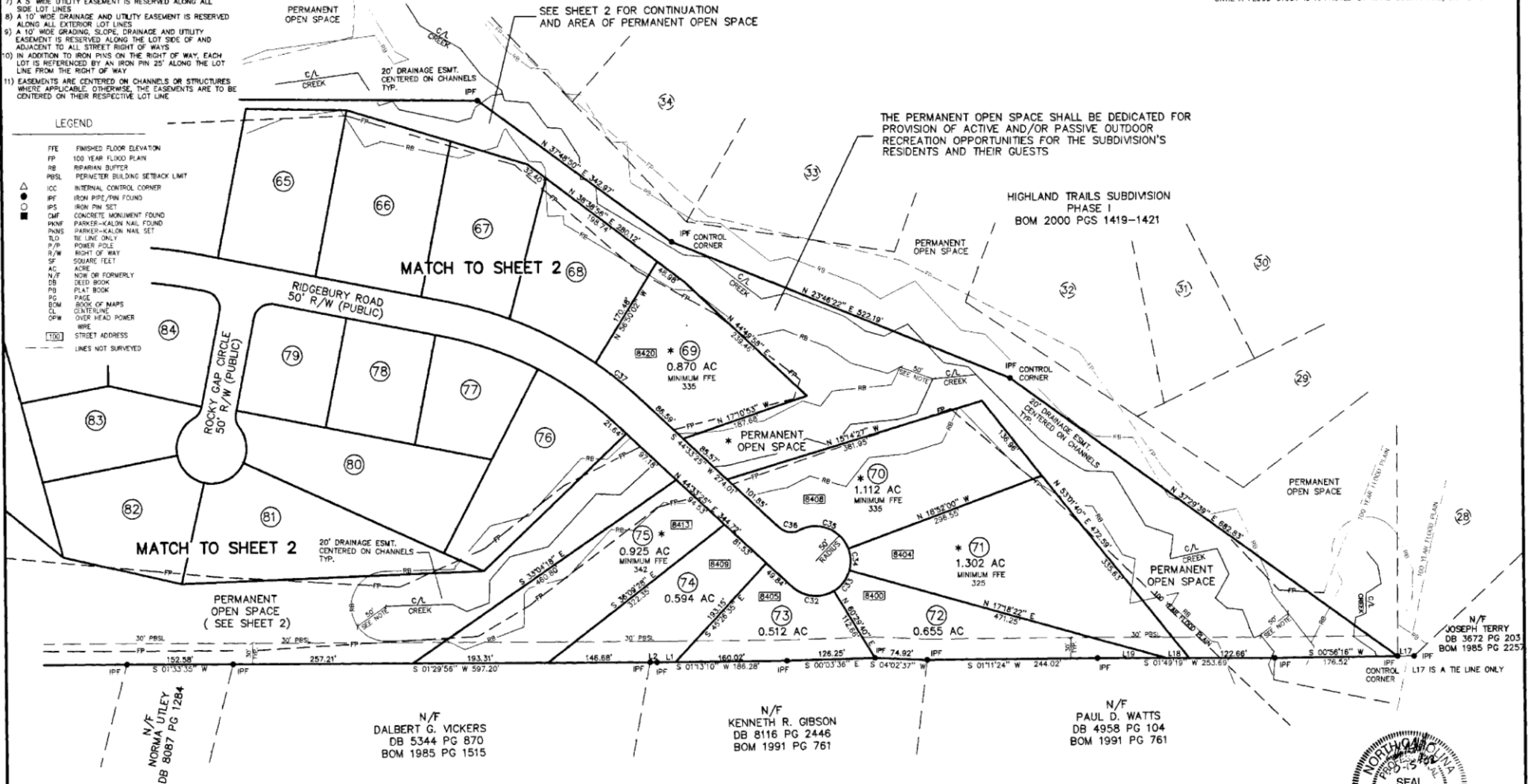
NOTE:
FOR GRID TIE SEE
BOM 2000 PGS 1419-1421

NOTE:

- 1) MINIMUM FINISHED FLOOR ELEVATIONS (FFE) AND 100 YEAR FLOOD PLAIN (FP) FROM BLACKBURN CONSULTING ENGINEERING.
234 EAST MAIN STREET CLAYTON NC 27520
- 2) RIPARIAN BUFFERS (RB) WHERE SHOWN ARE MEASURED 50 FEET FROM THEIR ADJACENT BANKS

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDERS ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.



NOTE: THIS MAP IS BEING RECORDED ON THREE SHEETS. SEE SHEET 2 FOR SUBDIVISION CONTINUATION AND SHEET 1 FOR ALL CERTIFICATES.

STATE OF NORTH CAROLINA, WAKE COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION

AND RECORDING THIS _____ DAY OF _____

2002 AT _____

LAURA M. RIDDICK by _____
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

RECORDED IN BOM 2002 PG 1086

HIGHLAND TRAILS SUBDIVISION, PHASE II

A CLUSTER SUBDIVISION
PANTHER BRANCH TOWNSHIP, WAKE COUNTY

NORTH CAROLINA

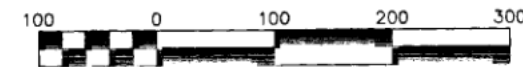
DATE: OCTOBER 15, 2002

SHEET 3 OF 3

WAKE COUNTY, NC 687
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/06/2002 AT 15:18:06

BOOK: BH2002 PAGE: 01886

RESTRICTIVE COVENANTS
RECORDED IN DB 9718 PG 101



Scale 1" = 100'



S-54-99

FINAL PLAT



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S-54-99

