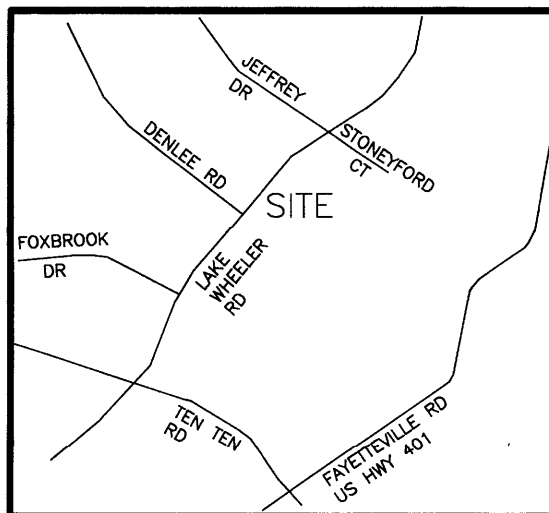




VICINITY MAP (NOT TO SCALE)

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES (U.S. SURVEY FEET)
- 2) AREAS COMPUTED BY COORDINATE METHOD
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) # 5 REBAR STAKES SET AT LOT CORNERS UNLESS OTHERWISE NOTED
- 5) 50' RIPARIAN BUFFERS MEASURED FROM TOP OF CREEK BANK

TIE TO NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

I, ETHAN N. STAUFFER CERTIFY THAT THIS SURVEY WAS TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE TIE:

CLASS OF SURVEY:	AA
POSITIONAL ACCURACY:	.04'
TYPE OF GPS FIELD PROCEDURE:	RTK VRS
DATES OF SURVEY:	1/06/22
DATUM/EPOCH:	NAD83/(2011) 2010.00
PUBLISHED/FIXED CONTROL USE:	FIXED CONTROL
GEOID MODEL:	12B
COMBINED GRID FACTOR:	0.9998865
UNITS:	U.S. SURVEY FEET
GNSS RECEIVER USED:	SPECTRA SP60

5/23/22 *Ethan N. Stauffer*
DATE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF FLOODWAY INFORMATION:

PROPERTY SHOWN HEREON DOES NOT GRAPHICALLY APPEAR TO BE IN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON COMMUNITY MAP NUMBER 3720078000J EFFECTIVE DATE: MAY 2, 2006

5/23/22 *Ethan N. Stauffer*
DATE PROFESSIONAL LAND SURVEYOR

THIS SURVEY:

- 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

5/23/22 *Ethan N. Stauffer*
DATE PROFESSIONAL LAND SURVEYOR

SURVEYORS STATEMENT:

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS; ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY THE PRESENT OWNERS AT TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY OTHER NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN SUCH AS: UNDERGROUND UTILITIES WETLANDS, TOXIC OR HAZARDOUS WASTE MATERIALS, ETC.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, ETHAN N. STAUFFER, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING A DEED DESCRIPTION RECORDED IN BOOK 2180, PAGE 310 OF THE WAKE COUNTY REGISTRY; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2180, PAGE 310, AND THAT THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 23RD DAY OF MAY, A.D., 2022

ETHAN N. STAUFFER

PROFESSIONAL LAND SURVEYOR (PRINTED)



L - 3839
LICENSE NUMBER
WAKE COUNTY, NC 121
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/06/2022 15:13:58



BOOK: BM2022 PAGE: 01063

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST FOR EXISTING STRUCTURE WITH RESPECT TO DIVISION OF PROPERTY LINES

I HEREBY CERTIFY THAT LOT(S) 7 SHOWN ON THIS PLAT

FOR 7 HAS BEEN REVIEWED WITH RESPECT TO MINIMUM AVAILABLE SPACE TO PROVIDE FOR REPAIR OF AN EXISTING WASTEWATER DISPOSAL SYSTEM IN ACCORDANCE WITH REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE EXISTING WASTEWATER SYSTEM IS LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT LOT(S) AND MEETS MINIMUM SETBACK REQUIREMENTS AS SPECIFIED IN THE AFOREMENTIONED REGULATIONS.

THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK OR WASTEWATER SYSTEM MODIFICATIONS, REPAIRS. ADDITIONALLY, ANY CHANGE IN USE, SITE ALTERATION OR MISREPRESENTATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

5-22-22 *[Signature]*
DATE NC LICENSED SOIL SCIENTIST (SEAL)

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 2

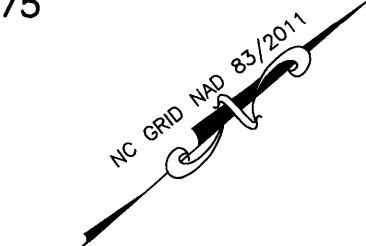
SHOWN ON THIS PLAT FOR 2 HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) 2 SHOWN ON THIS PLAT FOR 2 HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS, THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

5-27-22 *[Signature]*
DATE NC LICENSED SOIL SCIENTIST (SEAL)



REFERENCES

AS SHOWN HEREON
DB 2180 PG 310
BOM 1967 PG 270
DB 16111 PG 2531
BOM 8219 PG 1628
BOM 1969 PG 280

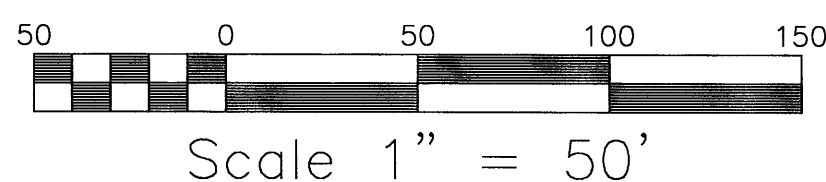
SITE DATA

PIN # 0780922686
TAX ID # 0018968
DB 2180 PG 310
BOM 1967 PG 270
NUMBER OF LOTS 2
AREA IN LOT 1 (GROSS) 1.910 ACRES
AREA IN LOT 1 50' R/W 0.437 ACRES
AREA IN LOT 2 (GROSS) 1.091 ACRES
AREA IN LOT 2 50' R/W 0.150 ACRES
3.001 TOTAL ACRES (GROSS)
2.414 TOTAL ACRES (NET)

PROPERTY LOCATED IN TOWN OF GARNER ETJ LOTS TO BE SERVED BY INDIVIDUAL WELLS AND PRIVATE SEWER SYSTEMS

ZONED R-40

TOWN OF GARNER MINIMUM BUILDING SETBACK LIMITS (R-40)
FRONT YARD 35'
REAR YARD 25'
SIDE YARD 10'
CORNER SIDE YARD 25'
MINIMUM LOT SIZE: 40,000 SF (0.92 ACRES)
MINIMUM LOT WIDTH: 100 FEET
SETBACKS MUST BE MEASURED FROM THE ULTIMATE RIGHT-OF-WAY AS SHOWN IN THE WAKE COUNTY TRANSPORTATION PLAN.



I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER UNIFIED DEVELOPMENT ORDINANCE AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE REVIEWING BOARD, SUBJECT TO ITS BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

JEFFREY S. TRIEZENBERG
PLANNING DIRECTOR/ (PRINT)

Jeffrey S. Triezenberg
PLANNING DIRECTOR/ (SIGNATURE)

REVIEW OFFICER'S CERTIFICATE

WAKE COUNTY NORTH CAROLINA

I, Dana Bonford, REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/3/22 *Dana Bonford*
DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, WAKE COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION

AND RECORDING THIS 2022 DAY OF AT

BY [Signature]
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

FINAL PLAT OF
MINOR SUBDIVISION
FOR

ROBERT F. TYSINGER
AND
DOROTHY M. TYSINGER

SWIFT CREEK TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

DATE: JANUARY 28, 2022
REVISION DATE: MAY 23, 2022
CASE NUMBER: MP-22-01

RECORDED IN BOM **2022** PG **1063**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF GARNER, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

5/30/22 *Robert F. Tysinger* *Dorothy M. Tysinger (POA)*
DATE OWNER (PRINTED) OWNER (SIGNATURE)

5/30/22 *Robert F. Tysinger* *Dorothy M. Tysinger (POA)*
DATE OWNER (PRINTED) OWNER (SIGNATURE)

LEGEND

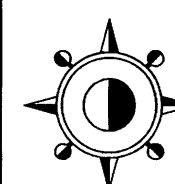
- EIR EXISTING REBAR FOUND
- EIP EXISTING IRON PIPE/PIN (FOUND)
- IPS IRON PIN SET - # 5 REBAR
- EPKN EXISTING PARKER KALON NAIL FOUND
- EQM EXISTING CONCRETE MONUMENT FOUND
- MNS MAG-MAIL SET
- GRID CONTROL CORNER
- COMPUTED POINT
- PROPERTY ADDRESS
- FIRE HYDRANT
- POWER POLE
- EDGE OF PAVEMENT
- SQUARE FEET
- AC
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- NOW OR FORMERLY
- TIE LINE ONLY
- SANITARY SEWER MANHOLE
- DEED BOOK
- PAGE
- PLAT BOOK
- GUY WIRE
- OVER HEAD POWER WIRE
- RIGHT-OF-WAY
- LINES NOT SURVEYED

SITE ADDRESS
7325 LAKE WHEELER RD
RALEIGH NC, 27603

OWNER CONTACT:
ROBERT F. TYSINGER
DOROTHY M. TYSINGER
7325 LAKE WHEELER ROAD
RALEIGH NC, 27603
DB 2180 PG 310
BOM 1967 PG 270

ORIGINAL SUBMITTAL JANUARY 28, 2022
REVISION DATE MAY 10, 2022
ACCESS TO LOT 2 AND ADDITIONAL
RIGHT-OF-WAY ADDED. ZONING
REVISION DATE MAY 23, 2022
ADDED ACCESS EASEMENT AND
LOT ADDRESSES

MP-22-01



GREENBROOK
SURVEYING, P.C.
C-4414

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Clayton, North Carolina 27520

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ethan@greenbrooksurveying.com